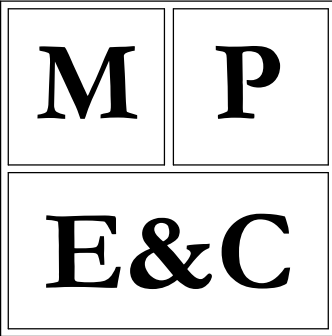


Renovations to Edisto Beach Fire Department

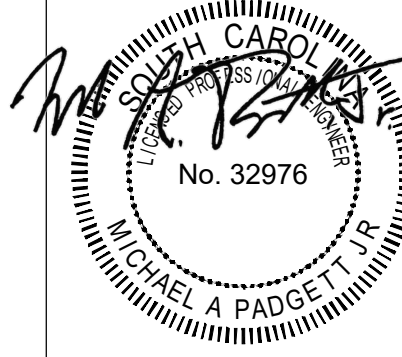
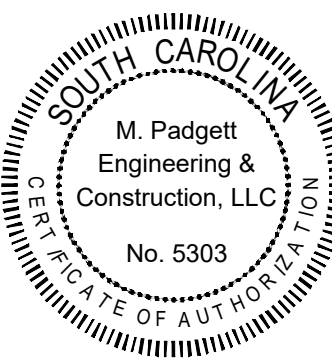
2413 Murray St

Edisto Island, SC 29438

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ABBREVIATIONS				
<div>ACT ACOUSTICAL TILE</div> <div>AFF ABOVE FINISHED FLOOR</div> <div>AL ALUMINUM</div> <div>ANOD ANODIZED</div> <div>BO BOTTOM OF</div> <div>CO CENTER OF</div> <div>CONT CONTINUOUS</div> <div>ELEV ELEVATION</div> <div>EXST EXISTING</div> <div>EXT EXTERIOR</div> <div>GA GAUGE</div> <div>GC GENERAL CONTRACTOR</div> <div>GYP BD GYPSUM BOARD</div> <div>INSUL INSULATED</div> <div>MAX MAXIMUM</div> <div>MIN MINIMUM</div> <div>NTS NOT TO SCALE</div> <div>OC ON CENTER</div> <div>OH OPPOSITE HAND</div> <div>SIM SIMILAR</div> <div>SPEC SPECIFICATIONS</div> <div>TO TOP OF</div> <div>TYP TYPICAL</div> <div>UNO UNLESS NOTED OTHERWISE</div> <div>VIF VERIFY IN FIELD</div> <div>WD WOOD</div>				



M. Padgett Engineering
& Construction, LLC
PO Box 6996,
Florence, SC 29502
tel: 843-908-4569
fax: 866-384-7749
mp.eng.con@gmail.com
www.mpadgettengineering.com



2020.02.06

Date/Revisions:

2020.02.06

Construction Documents

Project:

Renovations to Edisto Beach
Fire Department
2413 Murray St.
Edisto Island, SC 29438

COVER SHEET

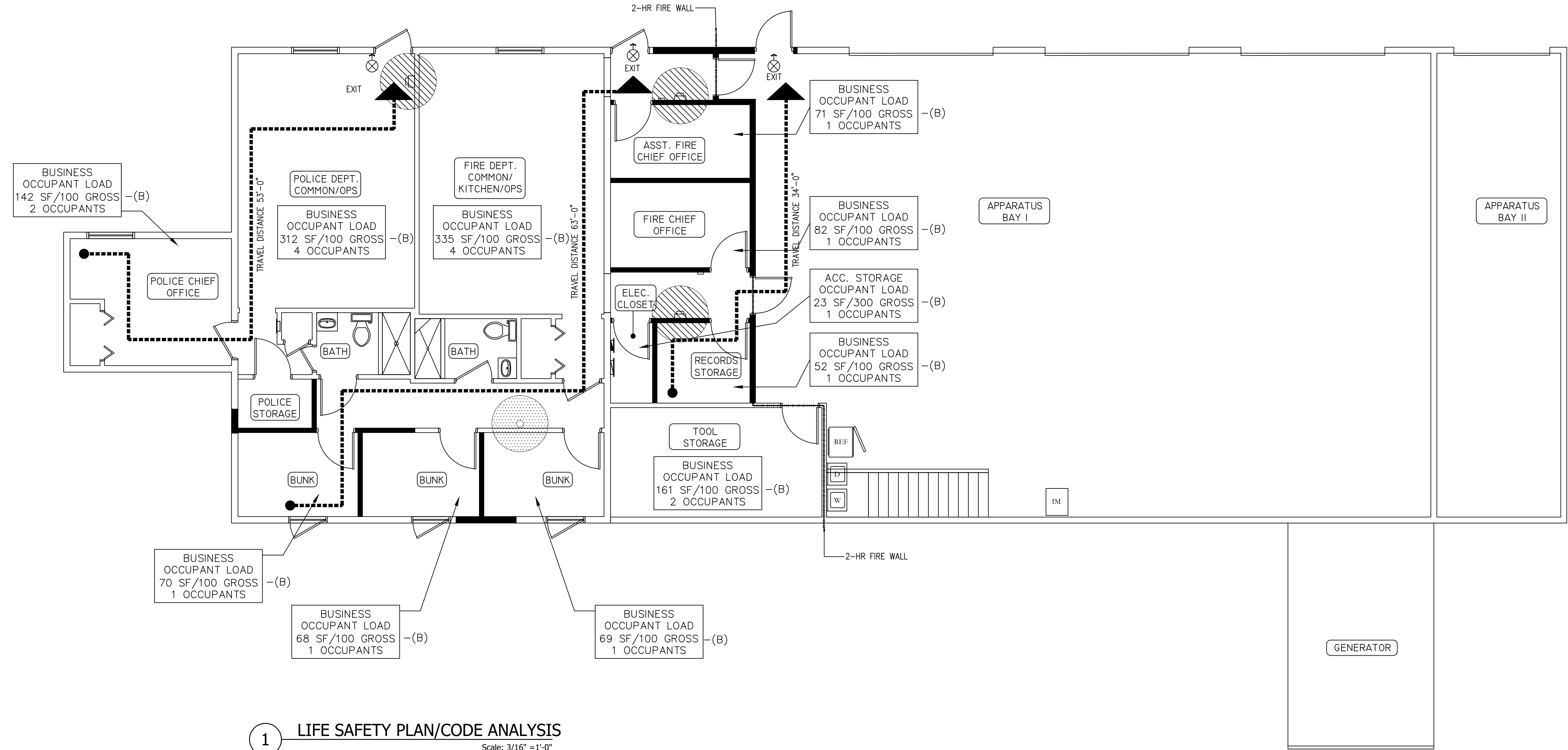
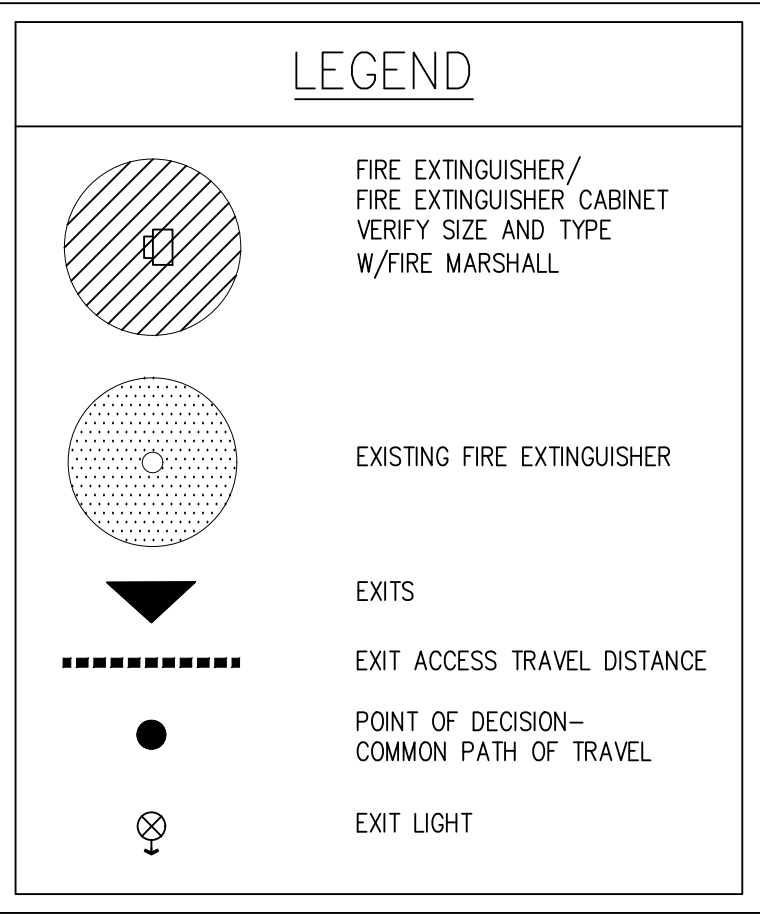
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CS



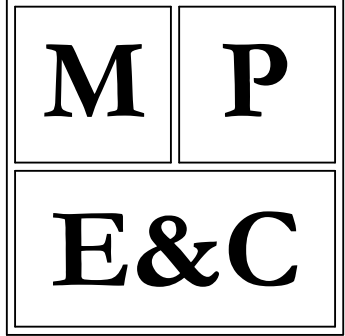
1 LIFE SAFETY PLAN/CODE ANALYSIS
Scale: 3/16" =1'-0"

Item	Per Code	Required/Proposed	Determination/Provided
Occupancy Group	B	B	B
Occupant Load	-	19 MAX - 1858/100 GROSS	19 People
Construction Type	II - B	II - B	II - B
Height Limitation	55'-0"/3 Stories	35'-0"/3 Stories	35'-0"/1 Story
Area Limitation	23,000 SF	1858 SF	1,858 SF
Fire Resistance Rating	-	2-HR	2-HR
Exit Access Travel Distance	75' Max	<75' Max	< 75'
Number of Exits	-	3	3
Egress Path Width	-	5" Required	105" (Provided)
Fire Alarm System	-	-	-
Fire Sprinkler System	-	-	-
Exit Lighting	At Exits	At Exits	At Exits
Emergency Lighting	1 Candlewatt/SF Per NFPA 10	At Exits, Typical, > 1 CW/SF	At Exits, Typical, > 1 CW/SF
Fire Extinguishers	-	3	4 (provided)
Electrical	Exterior Shut Off	Exterior Shut Off	Exterior Shut Off

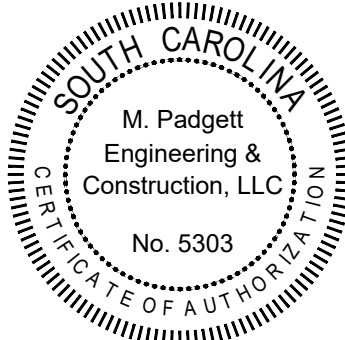
CODE SUMMARY - FIRE AREA 2 (NOT INCLUDED IN SCOPE OF PROJECT)
CODE SUMMARY - FIRE AREA 3 (NOT INCLUDED IN SCOPE OF PROJECT)
CODE SUMMARY - FIRE AREA 4 (NOT INCLUDED IN SCOPE OF PROJECT)

INFORMATION LISTED BELOW AND HEREIN IS WHERE APPLICABLE FOR THIS PROJECT. SOME ITEMS MAY NOT BE RELEVANT.

1. APPLICABLE BUILDING CODES AND REGULATIONS:
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LIFE SAFETY
PLAN/ CODE
ANALYSIS

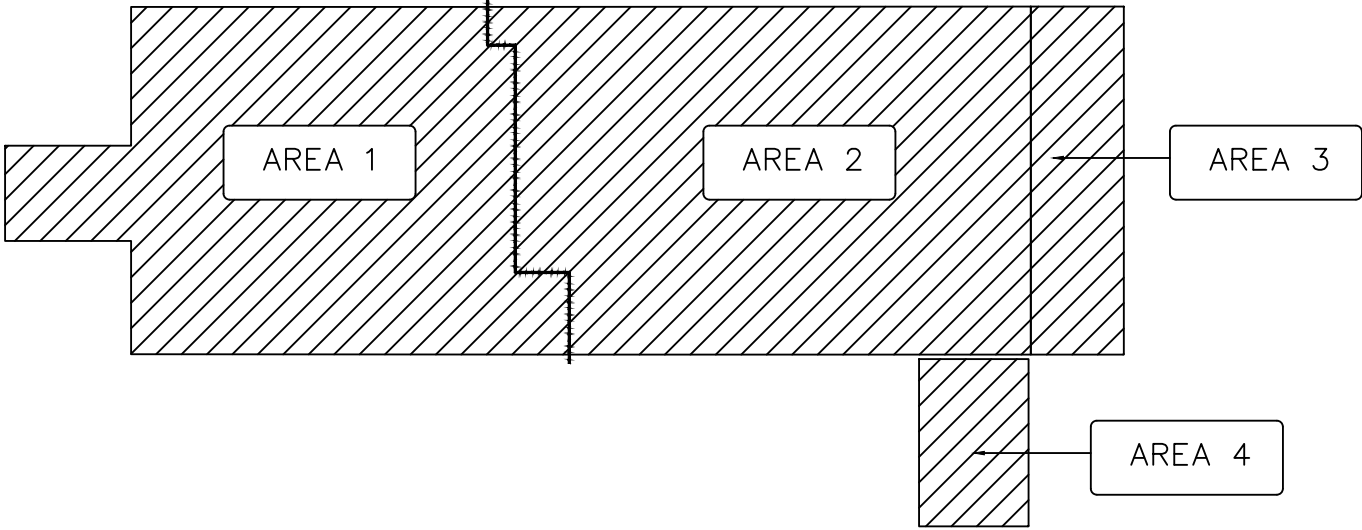
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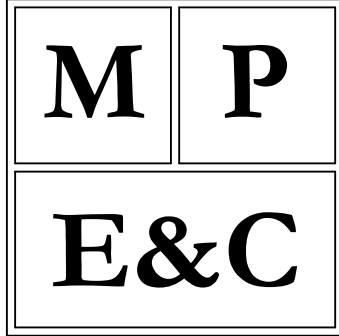
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Proj#: J1870

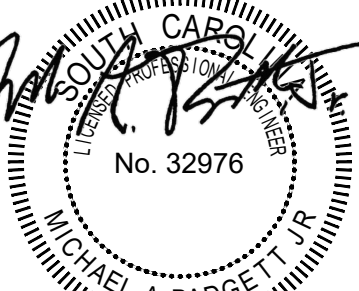
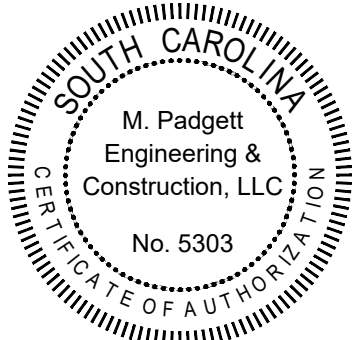
LS1



<div>GENERAL NOTES</div> <div>*NOTE: THESE ARE GENERAL DEMOLITION NOTES. ALL NOTES MAY NOT BE UTILIZED.</div> <div><div>1. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS AND DETERMINE THE EXTENT OF WORK PRIOR TO ANY AND ALL CONSTRUCTION. NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND ACTUAL CONDITIONS.</div><div>2. COMPLY WITH ALL LOCAL, STATE, AND FEDERAL CODES, LAWS AND REGULATIONS.</div><div>3. REQUIRED PERMITS AND FEES FOR INSPECTIONS ARE TO BE BY THE GENERAL CONTRACTOR.</div><div>4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS,CONSTRUCTION METHODS AND CRAFTSMANSHIP. ALL NEW WORK IS TO BE PLUMB, LEVEL, AND SQUARE.</div><div>5. VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.</div><div>6. THE CONTRACTOR IS RESPONSIBLE TO BRING DISCREPANCIES OR CONFLICTS BETWEEN DRAWINGS AND SPECIFICATIONS TO THE IMMEDIATE ATTENTION OF THE PROJECT MANAGER BEFORE BID OPENING FOR RESOLUTION. DO NOT ASSUME CORRECTNESS OF ONE DOCUMENT OR THE OTHER.</div><div>7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK WITH OTHER TRADES AND THE OWNER'S SELF-PERFORMED WORK WHEREVER AND WHENEVER THEY OVERLAP.</div><div>8. COORDINATE CONSTRUCTION ACTIVITIES WITH OWNER'S SCHEDULE.</div><div>9. DO NOT SCALE DRAWINGS. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF NEW FINISH OR FACE OF EXISTING WALL.</div><div>10. ALL EXISTING CONDITIONS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION OPERATIONS. PROTECT ADJACENT AREAS FROM DUST AND DEBRIS. MINIMIZE DAMAGE TO EXISTING LANDSCAPING AND PAVING. DAMAGED LANDSCAPING AND PAVING MUST BE REPLACED IN KIND. MAINTAIN A CLEAN, SAFE WORK ENVIRONMENT AT ALL TIMES.</div><div>11. PROVIDE PEDESTRIAN PROTECTION AROUND THE CONSTRUCTION AREAS. PROVIDE FLAGGERS AND ADDITIONAL PEDESTRIAN PROTECTION AS REQUIRED WHEN MOVING EQUIPMENT OR VEHICLES ON THE PEDESTRIAN SPINE. COORDINATE THESE EFFORTS WITH PROJECT MANAGER.</div><div>12. EXISTING UTILITIES AND IRRIGATION LINES ARE TO REMAIN UNLESS OTHERWISE NOTED. PATCH AND REPAIR OR REPLACE EXISTING PAVING, FINISHES, ETC. WHERE AFFECTED BY NEW CONSTRUCTION.</div><div>13. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE INSPECTION SERVICES</div><div>14. CONTRACTOR STORAGE AREA: A SMALL STORAGE AREA FOR TOOLS AND MATERIALS NEAR THE PROJECT SITE WILL BE PROVIDED. COORDINATE STORAGE AREA WITH PROJECT MANAGER.</div><div>15. TRASH AND RECYCLING: CONTRACTOR TO PROVIDE DUMPSTER AND RECYCLING PICKUP FOR PROJECT. COORDINATE DUMPSTER LOCATION WITH PROJECT MANAGER.</div><div>16. TEMPORARY TOILET FACILITIES: CONTRACTOR TO PROVIDE PORTABLE TOILET(S) FOR CONTRACTOR USE DURING THE PROJECT. COORDINATE TOILET LOCATION WITH PROJECT MANAGER.</div></div>	<div>DEMOLITION PLAN GENERAL NOTES</div> <div>*NOTE: THESE ARE GENERAL DEMOLITION NOTES. ALL NOTES MAY NOT BE UTILIZED.</div> <div><div>1. ALL DEMOLITION IS TO COMPLY WITH THE BUILDING RULES / REGULATIONS FOR DUST CONTROL CONSTRUCTION. PROTECT HVAC DISTRIBUTION AND ANY OTHER REQUIREMENTS.</div><div>2. CONTRACTOR SHALL INVENTORY AND MARK DAMAGED CONDITIONS AND PROTECT EXISTING TO REMAIN CONDITIONS BEFORE PROJECT COMMENCEMENT. DOCUMENT EXISTING DAMAGE WITH OWNER AND ARCHITECT.</div><div>3. PRIOR TO COMMENCING ANY DEMOLITION WORK, VERIFY THAT A WALL IS NOT A BEARING WALL, AND THAT NO INTERRUPTION WITH ANY SERVICE, I.E. ELECTRICAL OR MECHANICAL SHALL BE EXPERIENCED BY THE OWNER. NOTIFY ARCHITECT IMMEDIATELY IF WALLS OR OTHER ITEMS TO BE REMOVED MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.</div><div>4. THE CONTRACTOR SHALL REMOVE ALL WALL CONDUITS, SWITCH PLATES, TELEPHONE, OR ELECTRICAL DEVICES NOT INDICATED ON OTHER PLANS WITHIN THIS DOCUMENT SET. ALL WALL CONDUITS, SWITCH PLATES, TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT SHALL BE REMOVED AND STUBBED AT SOURCE PANEL.</div><div>5. PRIOR TO DEMOLITION OF ELECTRICAL AND COMMUNICATIONS OUTLETS, COORDINATE WITH OWNER FOR SCOPE OF WORK TO PULL LINES OUT, CLEAN OUT PLENUM, PATCH AND REPAIR. PLENUM SHALL REMAIN CLEAN OF ABANDONED CABLES.</div><div>6. REMOVE EXISTING MECHANICAL COMPONENTS AS REQUIRED TO ACCOMMODATE NEW HVAC DESIGN AND DUE TO CEILING-RELATED WORK. SALVAGE DEVICES AS PRACTICAL FOR REUSE. CLEAN/REPLACE SUPPLY AIR DIFFUSERS AND RETURN AIR GRILLES.</div><div>7. WHERE DEMOLITION IS TO TAKE PLACE IN THE AREA OF THE BUILDING WHERE THE FIRE SAFETY EQUIPMENT SUCH AS ALARMS, SPEAKERS, SMOKE DETECTORS, ETC. ARE LOCATED, THE BUILDING MANAGER/ OWNER REPRESENTATIVE MUST BE NOTIFIED THREE (3) WORKING DAYS (OR AS REQUIRED AS PER THE RULES AND REQUIREMENTS), PRIOR TO THE START OF DEMOLITION.</div><div>8. CONTRACTOR TO COORDINATE WITH THE OWNER ALL CORE DRILLING, CUTTING AND CHOPPING WORK SHALL BE DONE WITH MINIMUM DAMAGE TO SURROUNDING SURFACES TO BE RETAINED.</div><div>9. ELECTRICAL CONTRACTOR TO VERIFY LOCATION OF EXISTING PANEL(S) / TRANSFORMERS/ SECURITY EQUIPMENT TO BE RELOCATED OR MODIFIED.</div><div>10. ALL PHYSICAL STRUCTURES AND FEATURES OF THE BUILDING AND IMPROVEMENTS INDICATED THAT ARE NOT ILLUSTRATED BY "DASHED" LINE, OR OTHERWISE SPECIFICALLY DESIGNATED TO BE REMOVED, SHALL REMAIN "AS IS". GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CAREFULLY STUDY THE DRAWINGS AND COMPARE THEM TO THE EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO SUBMISSION OF BIDS TO GENERAL CONTRACTOR AND OWNER.</div><div>11. ALL DEMOLITION IS TO COMPLY WITH THE BUILDING RULES / REGULATIONS FOR DUST CONTROL CONSTRUCTION. PROTECT HVAC WORK SHALL INCLUDE ALL DEMOLITION, PATCHING AND REPAIR REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. EXTENT OF WORK IS TO BE ASCERTAINED BY CONTRACTOR AT PRE-BID SITE VISIT AND SHALL BE SUFFICIENT TO ACCOMMODATE NEW WORK.</div><div>12. CONTRACTOR SHALL PATCH, SMOOTH AND FLUSH SURFACES WHERE EXISTING PARTITIONS, DOORS, WINDOWS AND ETC. HAVE BEEN REMOVED FROM PARTITIONS & FLOORS. PREPARE ALL REMAINING SURFACES TO RECEIVE NEW FINISHES.</div><div>13. LEVEL EXISTING CONCRETE FLOOR SLABS AS NECESSARY TO PROVIDE A LEVEL SURFACE VARYING NO MORE THAN 1/4" IN 10'-0". AT ALL REQUIRED LANDINGS, THERE SHALL NOT BE ANY SLOPE TO ACHIEVE LEVEL LANDING.</div><div>14. PATCH, REPAIR, MODIFY AND LEVEL CEILING TEES AS REQUIRED TO ACCOMMODATE NEW CEILING GRID LAYOUT. PATCH AND REPAIR AS REQUIRED TO ACHIEVE A UNIFORM LOOK.</div><div>15. ANY EXISTING EQUIPMENT INDICATED TO REMAIN MUST BE IN GOOD OPERATIONAL CONDITION. CONTRACTOR MUST VERIFY.</div><div>16. THE CONTRACTOR SHALL ERRECT ALL NECESSARY PLASTIC DROP CLOTH PARTITIONS TO PROTECT ADJACENT BUILDING PROPERTY AND INTERIOR SPACE WHILE DEMOLITION AND CONSTRUCTION IS IN PROGRESS.</div></div>	<div>REFLECTED CEILING PLAN- GENERAL NOTES</div> <div>*NOTE: THESE ARE GENERAL REFLECTED CEILING PLAN NOTES. NOT ALL NOTES MAY NOT BE UTILIZED. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.</div> <div><div>1. ALL LIGHT FIXTURES, CEILING GRID AND CEILING TILE WITHIN SCOPE OF WORK AREA ARE NEW UNLESS NOTED OTHERWISE.</div><div>2. FIXTURE TYPES ARE AS NOTED ON SYMBOL LEGEND.</div><div>3. CONTRACTOR TO LOCATE SUPPLY/RETURN AIR INDICATED ON ENGINEERING DRAWINGS AND AS REQUIRED BY LOCAL, STATE, AND BUILDING CODES AND TO PROPERLY BALANCE THE HVAC SYSTEM WITHIN THE SPACE. PROVIDE A TEST AND BALANCE CERTIFICATE UPON COMPLETION OF JOB.</div><div>4. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DUCTWORK AND PLUMBING LINES, TO COORDINATE WITH INSTALLATION OF LIGHT FIXTURES AS SHOWN ON CONSTRUCTION DOCUMENTS. CONTRACTOR WILL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY FIELD CONDITIONS WHICH WILL PROHIBIT INSTALLATION OF FIXTURES AS SHOWN.</div><div>5. CONTRACTOR TO REPLACE AND REFURBISH DAMAGED CEILING TILES AND GRID TO PRODUCE A UNIFORM COLOR AND APPEARANCE THROUGHOUT THE SPACE, UNLESS NOTED OTHERWISE.</div><div>6. ALL SWITCH PLATES SHALL MATCH BUILDING STANDARD UNLESS NOTED OTHERWISE.</div><div>7. SUBMIT CUT SHEETS OF ALL SPECIALTY LIGHTING (NONSTANDARD FIXTURES AND/OR EQUIPMENT IF APPLICABLE), FOR ARCHITECT'S /ENGINEER'S APPROVAL PRIOR TO ORDER PLACEMENT/INSTALLATION.</div><div>8. ALL EXIT SIGNS TO MATCH EXISTING AND BE CODE COMPLIANT, UNLESS NOTED OTHERWISE.</div><div>9. GANG LIGHT SWITCHES AS REQUIRED. REFERENCE REFLECTED CEILING PLAN FOR SWITCH LOCATIONS AS SHOWN.</div><div>10. REFER TO ENGINEERING PLANS FOR THE FOLLOWING: CIRCUITING AND WIRING OF LIGHT FIXTURES AND SWITCHES, LIFE SAFETY EQUIPMENT, AND EMERGENCY LIGHT FIXTURE INFORMATION.</div><div>11. WHERE ACOUSTICAL CEILING TILE MUST BE CUT, CUT TILES TO MAINTAIN A SHARP AND NEAT EDGE.</div><div>12. IF ADDITIONAL FIRE STROBES, ANNUNCIATORS, AND EXIT SIGNS ARE REQUIRED OTHER THAN WHAT IS INDICATED IN THE DRAWING, CONTRACTOR SHALL PROVIDE ADDITIONAL DEVICES AS REQUIRED BY CODE TIED TO BUILDING ALARM SYSTEM AS REQUIRED FOR NEW WALL LAYOUT.</div></div>	<div>FINISH PLAN GENERAL NOTES</div> <div>*NOTE: THESE ARE GENERAL FINISH INSTALLATION NOTES. ALL NOTES MAY NOT BE UTILIZED.</div> <div><div>1. ALL FINISHES REQUIRED BY THE ARCHITECT ARE INCLUDED HEREIN, SHOULD THERE BE ANY DISCREPANCIES, DISCONTINUED OR DELAYED MATERIALS, THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY AND CONSULTED BEFORE PROCEEDING. NO SUBSTITUTION OF MATERIALS SHALL BE ACCEPTED WITHOUT ARCHITECT'S FINAL APPROVAL.</div><div>2. INSTALL ALL MANUFACTURERS ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT, SHALL BE COMPLIED WITH.</div><div>3. ALL SURFACES SPECIFIED TO RECEIVE FLOOR COVERING SHALL BE SMOOTH, EVEN, AND FREE FROM DEFECTS. SURFACES NOT MEETING SUBSTRATE CONDITIONS REQUIRED BY FLOORING MANUFACTURER SHALL BE REPAIRED. CONTACT ARCHITECT FOR APPROVAL TO PROCEED IN CASE OF EXTREME FLOOR SLAB VARIATIONS.</div><div>4. NEW CARPET SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION METHODS/INSTRUCTIONS. ALL CARPET PATTERNS TO BE MATCHED. LAY CARPET IN PILE DIRECTION THAT BEST UTILIZES ITS QUANTITY UNLESS NOTED OTHERWISE.</div><div>5. NEW CARPET SHALL BE DIRECT-GLUED DOWN UNLESS NOTED OTHERWISE. DO NOT SEAM WARP TO WEFT.</div><div>6. CARPET TO CARPET TRANSITION AT DOORS SHALL OCCUR DIRECTLY UNDER CENTERLINE OF DOORS (IN CLOSED POSITION). INSTALL VINYL CARPET TRANSITION STRIP ON LOCATIONS WHERE THERE IS A CHANGE IN THE FLOOR LEVEL AND THE EDGE OF CARPET IS EXPOSED TO TRAFFIC. EXCEPT WHERE ANOTHER DEVICE, SUCH AS THRESHOLD, IS INDICATED, COLOR SHALL MATCH VINYL BASE SPECIFIED FOR THAT AREA.</div><div>7. ALL CARPET TO BE FROM ONE DYE LOT. NO HEAD SEAMS ALLOWED. CARPET SEAMS WITH CUT EDGES SHOULD BE SEALED WITH LATEX TO PREVENT RAVELING.</div><div>8. THE START AND STOP POINTS OF CARPET DESIGNS/SEAMS IN ALL AREAS ARE TO BE APPROVED BY THE ARCHITECT. SUBMIT CARPET SEAM DIAGRAM FOR ARCHITECT'S APPROVAL. PROVIDE DIRECT GLUE APPLICATION UNLESS NOTED OTHERWISE.</div><div>9. EXTEND CARPET INTO CLOSETS OF ROOMS INDICATED TO BE CARPETED UNLESS NOTED OTHERWISE.</div><div>10. CARPET TILE INSTALLATION SHALL BE QUARTER TURNED THROUGHOUT UNLESS NOTED OTHERWISE.</div><div>11. CONTRACTOR SHALL PERFORM MOISTURE TEST OF EXISTING SLAB PER MANUFACTURER'S RECOMMENDATIONS TO ENSURE OPTIMUM INSTALLATION OF FLOORING MATERIALS.</div><div>12. BUTT VINYL TILES TIGHTLY TO ADJACENT VERTICAL SURFACES, THRESHOLDS, NOSING AND EDGINGS. SCRIBE AROUND OBSTRUCTION, EXTEND TILES INTO TOE SPACES, DOOR REVEALS, CLOSETS AND SIMILAR OPENINGS. ASSUME ANY PATTERN SHOWN ON FINISH PLAN TO CONTINUE IN THE INDICATED MANNER UNDER ANY FREESTANDING EQUIPMENT, SUCH AS COPY MACHINES AND REFRIGERATORS.</div><div>13. INSTALL VINYL TILES WHERE PATTERN/GRAIN RUNS IN THE SAME DIRECTION. MATCH TILES FOR PATTERN AND COLOR BY USING TILES FROM CARTONS IN SAME SEQUENCE AS MANUFACTURED AND PACKAGED.</div><div>14. PROVIDE CUTOUTS FOR ALL ELECTRICAL AND TELEPHONE FLOOR OUTLETS AS REQUIRED. CARPET TO BE CAREFULLY CUT AROUND OUTLETS SO AS NOT TO UNRAVEL OR TEND TO PULL OUT AROUND OUTLET.</div><div>15. BEFORE MATERIALS ARE ORDERED/INSTALLED, CONTRACTOR SHALL SUBMIT THREE 12" X 12" SAMPLES OF EACH SPECIFIED FINISH, SHOWING COLOR AND FINISH TO ARCHITECT FOR APPROVAL.</div><div>16. PROVIDE AND APPLY PRIMER AND MINIMUM OF TWO (2) COATS OF ACRYLIC LATEX SEMI-GLOSS WALL PAINT, UNLESS NOTED OTHERWISE. FINISHED SURFACES SHALL BE FREE FROM RUNS, DROPS, RIDGES, WAVES, LAPS, BRUSH MARKS, AND VARIATIONS IN COLOR, TEXTURE, AND FINISH. THE HIDING SHALL BE COMPLETE AND EACH COAT SHALL BE APPLIED TO PRODUCE A FILM OF UNIFORM THICKNESS.</div><div>17. ALL MISCELLANEOUS GRILLES, DIFFUSERS, FIRE EXTINGUISHER CABINETS, ETC., SHALL BE PAINTED TO MATCH THE SURFACES ON WHICH THEY OCCUR UNLESS NOTED OTHERWISE. ALL METAL SURFACES SHALL BE PRIMED PRIOR TO PAINTING. INSIDE OF VISIBLE DUCT WORK SHALL BE PAINTED FLAT BLACK.</div><div>18. WHERE DEEP-TONE WALL COVERING OR PAINT IS TO BE INSTALLED, PRIME WALL WITH MATCHING COLOR PRIOR TO WALL COVERING INSTALLATION.</div><div>19. AT SOFFITS, PAINT UNDERSIDE OF SOFFIT FLAT FINISH WITH SAME COLOR AS FACE OF WALL UNLESS NOTED OTHERWISE.</div><div>20. DO NOT SEAM WALL COVERING IN MIDDLE OF WALLS OR COLUMNS.</div><div>21. INSTALL RUBBER BASE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PROVIDE COVE BASE THROUGHOUT UNLESS NOTED OTHERWISE. PROVIDE PRE-FORMED EXTERNAL CORNERS AT ALL CORNERS WHERE COVE BASE IS INSTALLED. JOIN ALL INSIDE CORNERS WITH MITERED SEAMS IN LIEU OF PRE-FORMED INTERNAL CORNERS.</div></div>
<div>POWER AND COMMUNICATION PLAN GENERAL NOTES:</div> <div>*NOTE: THESE ARE GENERAL POWER AND COMMUNICATION NOTES. ALL NOTES MAY NOT BE UTILIZED. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.</div> <div><div>1. ALL OUTLETS/RECEPTACLES INDICATED ON PLAN WITHIN SCOPE OF WORK AREA ARE NEW UNLESS NOTED OTHERWISE.</div><div>2. ALL OUTLETS IN EXISTING WALLS WHICH SHALL REMAIN ARE EXISTING TO REMAIN AS WELL U.N.O.</div><div>3. ALL COVER PLATES SHALL BE THE SAME COLOR AND FINISH AS THE BUILDING STANDARD SPECIFICATION UNLESS NOTED OTHERWISE. PROVIDE NEW COVER PLATES AS REQUIRED TO MATCH EXISTING.</div><div>4. TELEPHONE OUTLETS MUST INCLUDE BOTH TELEPHONE AND DATA LINES.</div><div>5. ALL OUTLETS OCCURRING ABOVE BUILT-IN COUNTER TOPS OR FURNITURE WORK SURFACES ARE TO BE MOUNTED HORIZONTALLY ABOVE BACK SPLASH UNLESS NOTED OTHERWISE. SEE PLAN FOR MOUNTING HEIGHTS. GROUNDED OUTLETS ARE TO BE INSTALLED AS REQUIRED BY CODE IN WET AREAS.</div><div>6. COORDINATE THERMOSTAT PLACEMENT WITH ARCHITECT. AT OFFICE LOCATIONS, THERMOSTATS TO BE CENTERED ABOVE LIGHT SWITCH, ADJACENT TO DOOR AT REQUIRED HEIGHT. PROVIDE NEW THERMOSTAT COVERS AS REQUIRED.</div><div>7. CONTRACTOR SHALL VERIFY REQUIREMENTS FOR OWNER'S TELEPHONE/IT RACK TO BE RELOCATED.</div><div>8. FURNITURE IS SHOWN FOR INFORMATIONAL PURPOSES ONLY AND IS TO BE PROVIDED AND INSTALLED BY OWNER'S FURNITURE VENDOR UNLESS NOTED OTHERWISE.</div><div>9. DIMENSIONS OF OUTLETS ARE FROM FINISHED FLOOR TO CENTER OF OUTLET.</div><div>10. ALL ELECTRICAL AND VOICE/DATA RECEPTACLES SHALL BE MOUNTED AT 18" AFF TO CENTERLINE OF BOX UNLESS NOTED OTHERWISE.</div><div>11. ELECTRICAL SUBCONTRACTOR SHALL RECORD ALL CIRCUITS AND CIRCUIT NUMBERS ON AS-BUILT DRAWINGS AND LABEL ALL CIRCUITS ON PANEL DIRECTORIES. LABELS TO BE TYPED.</div><div>12. TELEPHONE AND/OR ELECTRICAL OUTLETS ON OPPOSITE SIDES OF A COMMON PARTITION SHALL BE LOCATED ON SEPARATE STUD CAVITIES. NO BACK TO BACK OUTLETS WILL BE ALLOWED. WHERE SPECIFIC DIMENSIONS CONTRADICT THIS NOTE, THE ELECTRICAL CONTRACTOR SHALL RELOCATE ONE OUTLET TO THE OPPOSITE SIDE OF THE STUD NEAREST THAT DIMENSION.</div></div>	<div>PARTITION PLAN GENERAL NOTES:</div> <div>*NOTE: THESE ARE GENERAL PARTITION NOTES. ALL NOTES MAY NOT BE UTILIZED.</div> <div><div>1. THESE DRAWING MAY NOT REPRESENT ALL EXISTING SITE CONDITIONS. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS PRIOR TO ORDERING ANY MATERIALS OR PROCEEDING WITH THE WORK. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES OR QUESTIONS AND OBTAIN REQUIRED CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK DESCRIBED HERE IN.</div><div>2. CONTRACTOR SHALL VERIFY ALL DEMISING WALLS EXTEND FROM SLAB TO DECK AND MATCH CONSTRUCTION OF BUILDING STANDARD DEMISING WALL TYPES. GENERAL CONTRACTOR SHALL MAINTAIN RATING AT ALL EXISTING FIRE WALLS. FIRE SAFE AS REQUIRED AT FLOOR OR CEILING SLAB AND RATED CONDITIONS.</div><div>3. PROVIDE DRYWALL OPENINGS FOR SMOKE AND FIRE DAMPERS WHERE REQUIRED BY CODE.</div><div>4. PLANS FOR ALL FIRE PROTECTION EQUIPMENT MUST BE SUBMITTED TO THE FIRE PREVENTION BUREAU FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES.</div><div>5. ALL FIRE EXTINGUISHERS AND CABINETS SHALL REMAIN UNLESS NOTED OTHERWISE. CONTRACTOR SHALL ENSURE PROPER WORKING CONDITION, CODE COMPLIANCE AND QUANTITY.</div><div>6. CONTRACTOR SHALL PROVIDE ADEQUATE FIRE-RATED WOOD BLOCKING IN ALL PARTITIONS AS REQUIRED FOR SUPPORT OF NEW MILLWORK.</div><div>7. CONTRACTOR SHALL PROVIDE BUILDING STANDARD WATER LINES AS INDICATED ON PLAN (AT SINK,REFRIGERATOR AND COFFEE EQUIPMENT). PROVIDE CUT-OFF IN WALL BOX. RE-USE EXISTING IF AVAILABLE.</div><div>8. CONTRACTOR SHALL SUBMIT CUT SHEETS OF ALL SPECIALTY ITEMS, FINISHES AND EQUIPMENT IF APPLICABLE TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING.</div><div>9. ANY EXISTING EQUIPMENT OR NEW EQUIPMENT SPECIFIED WITHIN THIS DOCUMENT SET MUST BE IN GOOD OPERATIONAL CONDITION. CONTRACTOR MUST VERIFY. COORDINATE WITH BUILDING ENGINEER FOR ADDITIONAL INFORMATION & DIRECTION FOR ITEMS NOTED TO MATCH EXISTING.</div><div>10. CONTRACTOR SHALL CONFIRM ALL EXISTING AND AVAILABLE STOCK OF DOORS, FRAMES, BLINDS, HARDWARE, FIRE EXTINGUISHERS AND LIGHT FIXTURES WITH OWNER FOR ANY EXISTING BUILDING STANDARD ITEMS WHICH MAY BE ADDED TO MATCH EXISTING.</div><div>11. ALL INTERIOR DIMENSIONS SHOWN ARE FROM FACE OF FINISH WALL TO FACE OF FINISH WALL UNLESS NOTED OTHERWISE.</div><div>12. HINGE SIDE OF ALL DOORS SHALL BE 6" PERPENDICULAR FROM FINISH WALL UNLESS NOTED OTHERWISE.</div><div>13. PROVIDE A MINIMUM OF 1'-6" CLEAR ON THE PULL SIDE OF DOORS AND 1'-0" CLEAR ON THE PUSH SIDE OF DOORS.</div></div>	<div>MILLWORK GENERAL NOTES</div> <div>*NOTE: THESE ARE GENERAL MILLWORK NOTES. NOT ALL MAY BE UTILIZED.</div> <div><div>1. GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, MANUFACTURING, FACILITIES, HANDLING, AND TRANSPORTATION REQUIRED TO FABRICATE AND INSTALL ALL ITEMS OF MILLWORK SHOWN ON THE PROJECT DOCUMENTS UNLESS NOTED OTHERWISE.</div><div>2. ON AWARD OF CONTRACT, AND BASED ON FIELD DIMENSIONS, CONTRACTOR'S SHOP DRAWINGS AND SCHEDULES FOR ALL MILLWORK/CABINETWORK AND FINISHED CABINETRY SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL. NO FABRICATION OR INSTALLATION SHALL BEGIN UNTIL SHOP DRAWINGS HAVE BEEN APPROVED.</div><div>3. CONTRACTOR SHALL HAVE EXAMINED THE JOB SITE IN CONJUNCTION WITH THE CONSTRUCTION DOCUMENTS SO AS TO BE SATISFIED AS TO THE CONDITIONS UNDER WHICH THE WORK WILL BE PREFORMED.</div><div>4. FINISH WORK SHALL BE SMOOTH AND FREE FROM ABRASION, TOOL MARKS, RAISED GRAIN ETC. ON ALL EXPOSED SURFACES.</div><div>5. ALL MILLWORK SHALL BE PERFORMED IN ACCORDANCE WITH AWI (ARCHITECTURAL WOODWORK INSTITUTE) STANDARD COMMERCIAL GRADE.</div><div>6. FLOOR/BASE FINISHES SHALL EXTEND IN TO ALL OPEN KNEE SPACES.</div></div>	
<div><div><div><div><div><div>M</div><div>P</div></div><div><div>E&C</div></div></div><div><div>M. Padgett Engineering & Construction, LLC</div><div>PO Box 6996,</div><div>Florence, SC 29502</div><div>tel: 843-908-4569</div><div>fax: 866-384-7749</div><div>mp.eng.con@gmail.com</div><div>www.mpadgettengineering.com</div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div><div><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div><div><div><div></div></div></div></div><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M. Padgett Engineering
& Construction, LLC
PO Box 6996,
Florence, SC 29502
tel: 843-908-4569
fax: 866-384-7749
mp.eng.com@gmail.com
www.mpadgettengineering.com



2020.02.06

Date/Revisions:

2020.02.06

Construction Documents

Project:

Renovations to Edisto Beach
Fire Department
2413 Murray St.
Edisto Island, SC 29438

GENERAL ARCHITECTURAL NOTES

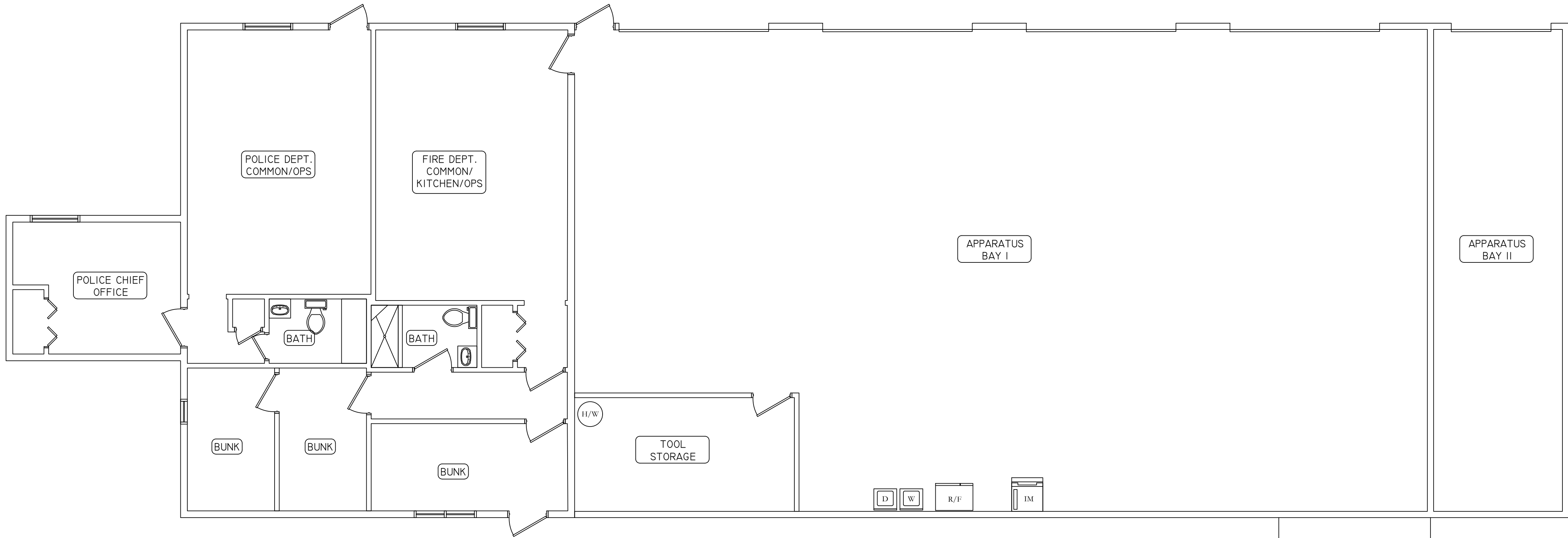
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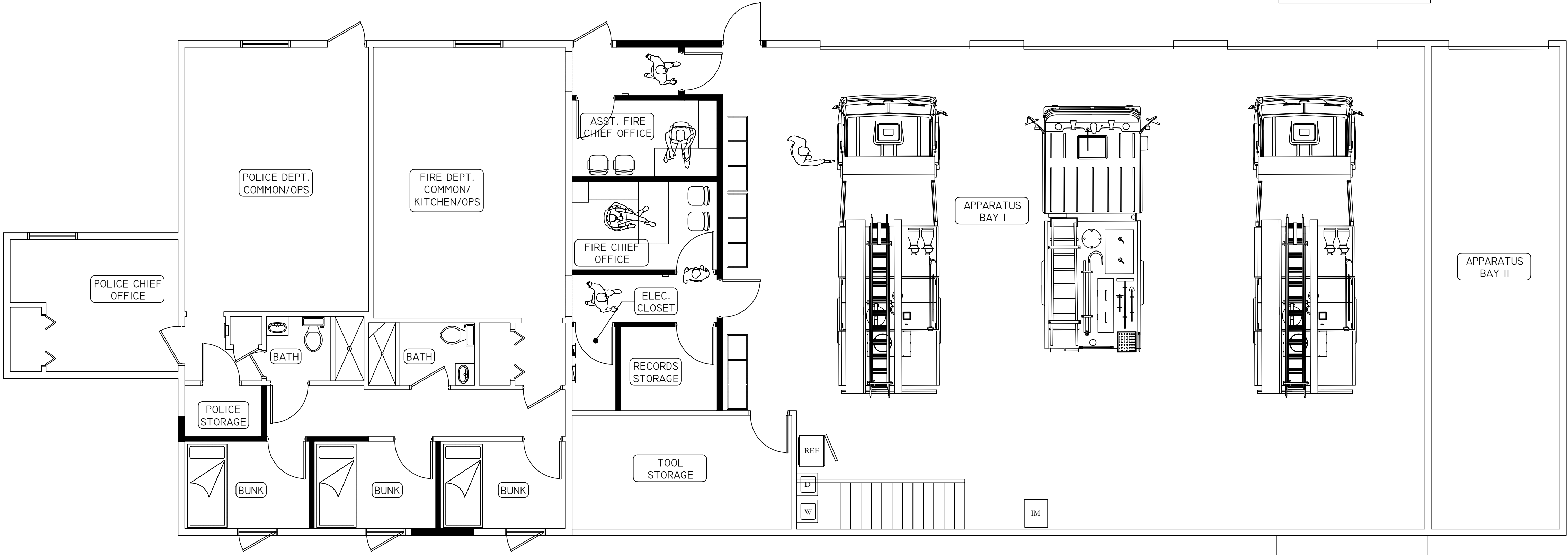
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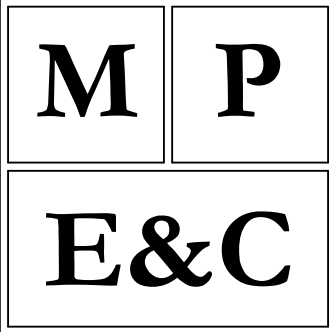


1 OVERALL FLOOR PLAN-EXISTING
Scale: 3/16" = 1'-0"

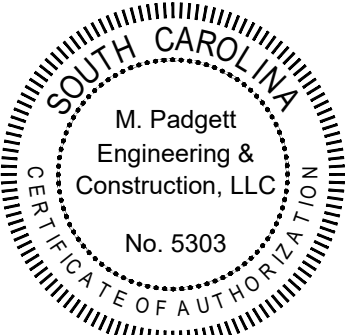


2 OVERALL FLOOR PLAN-NEW
Scale: 3/16" = 1'-0"

NOTE:
FURNITURE IS (NIC) NOT IN CONTRACT.
OWNER TO PROVIDE FURNITURE AND BID
SEPERATELY.



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OVERALL
FLOOR PLAN
EXIST/NEW

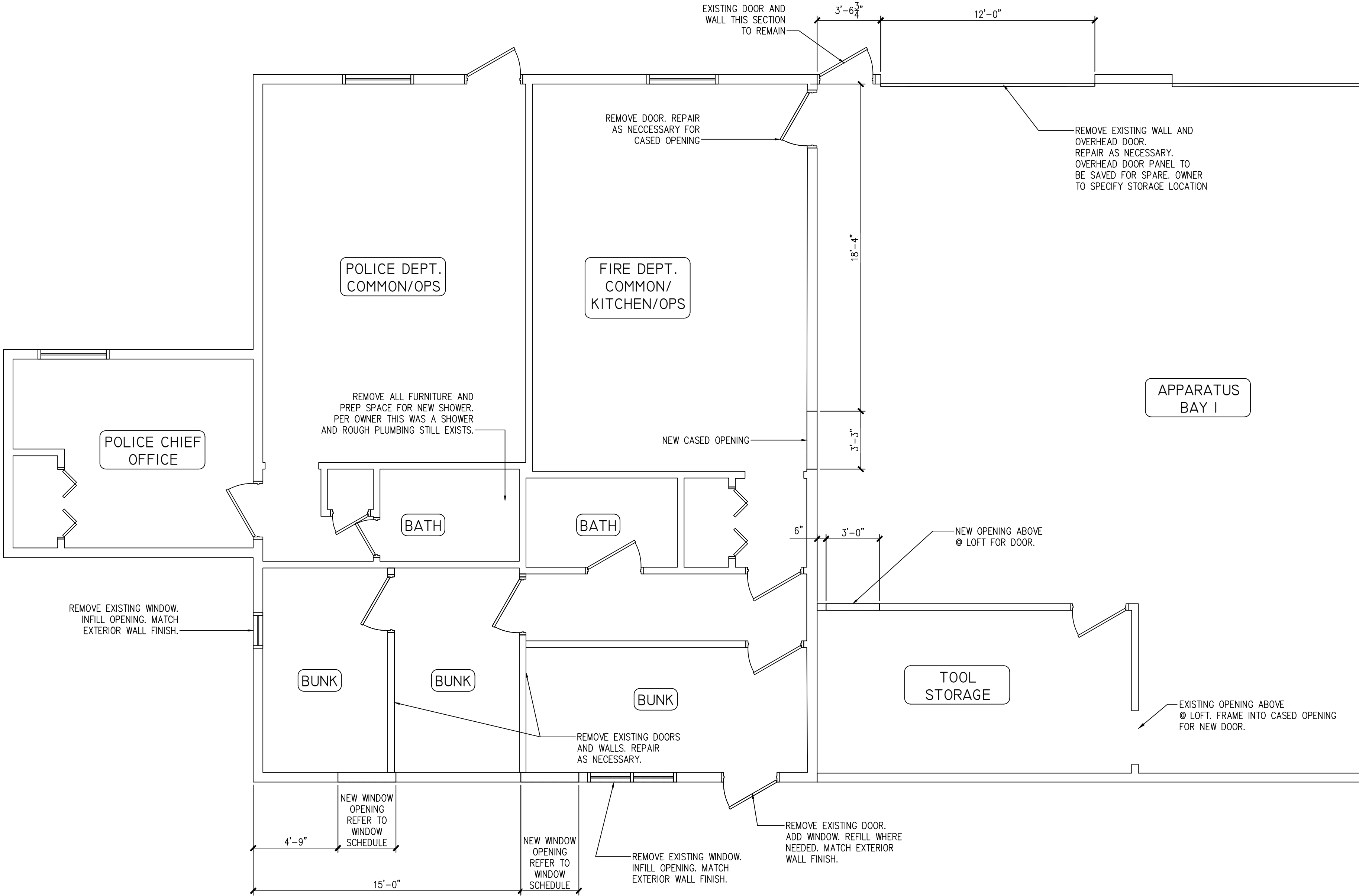
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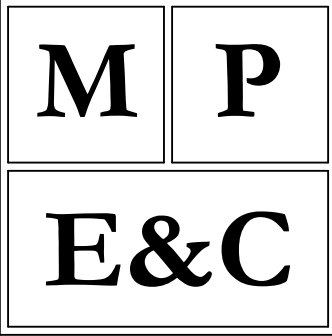
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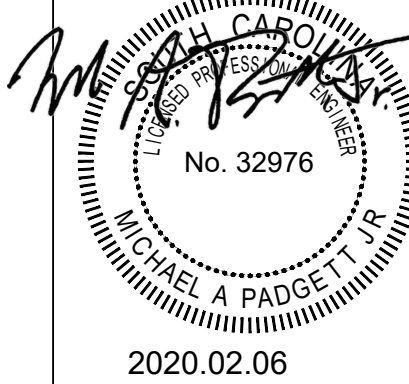
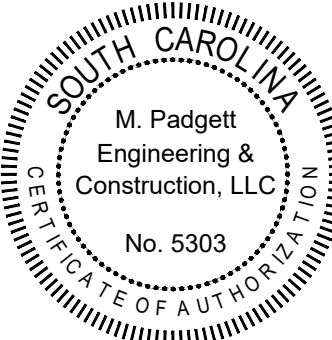


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1 FLOOR PLAN-DEMO
Scale: 1/4" = 1'-0"



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DEMOLITION
FLOOR PLAN

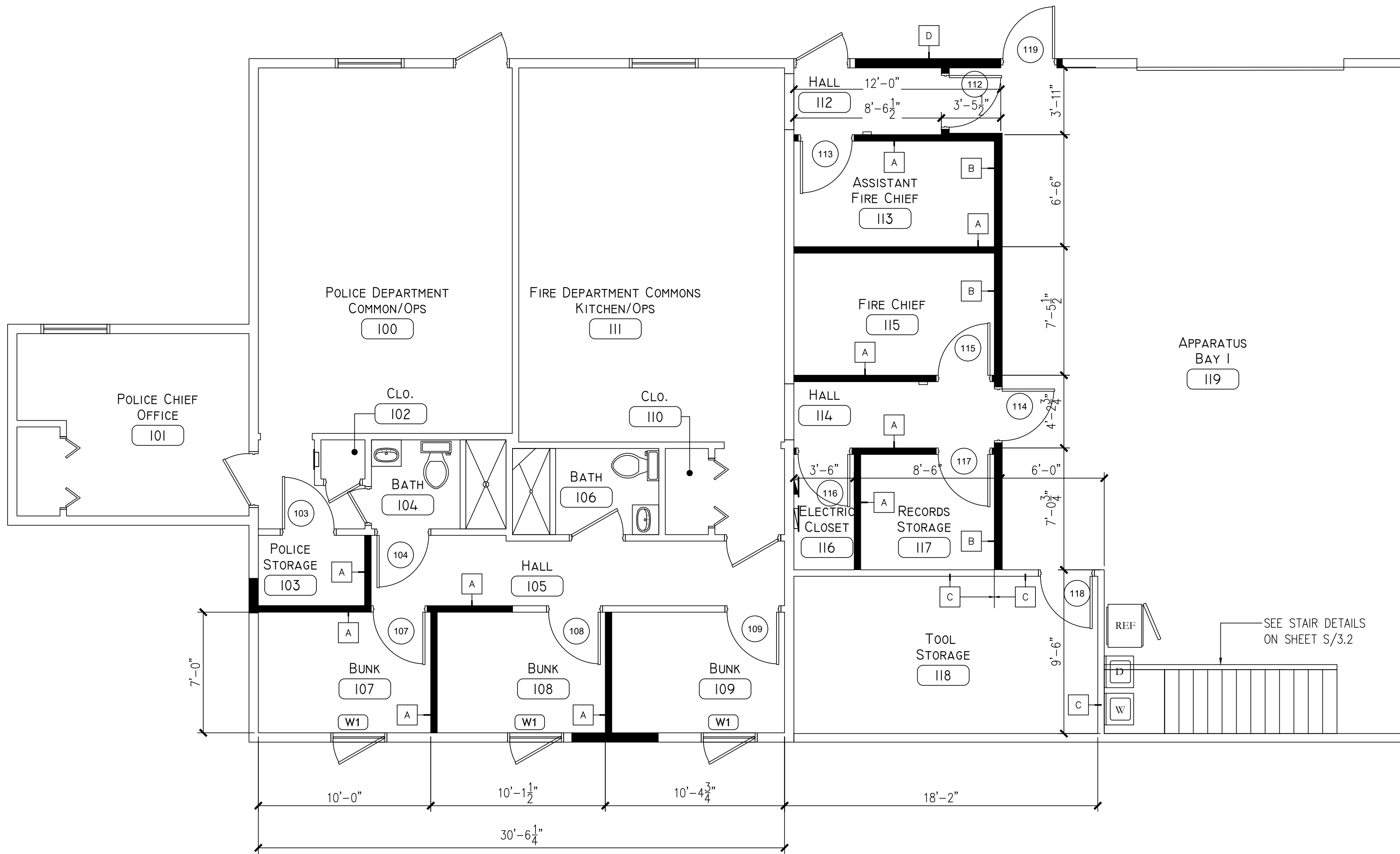
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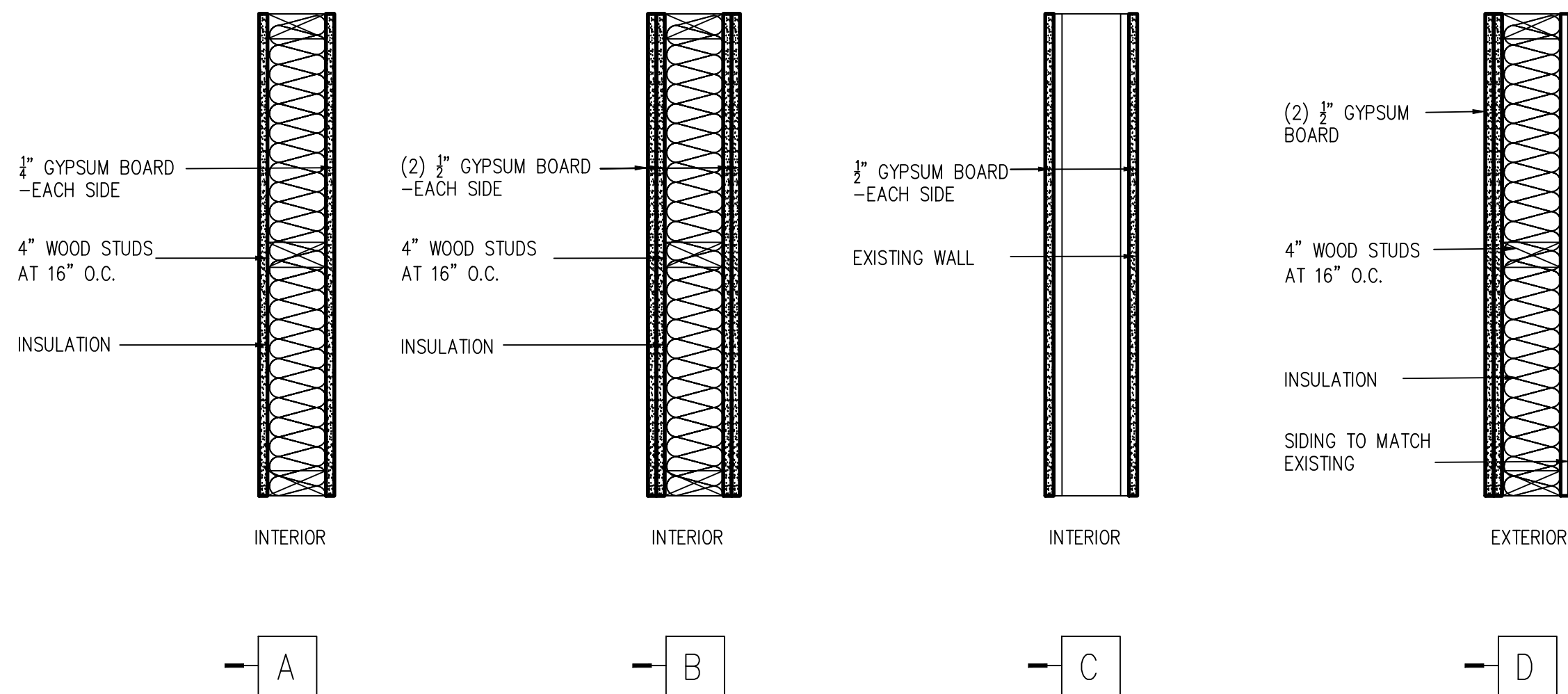
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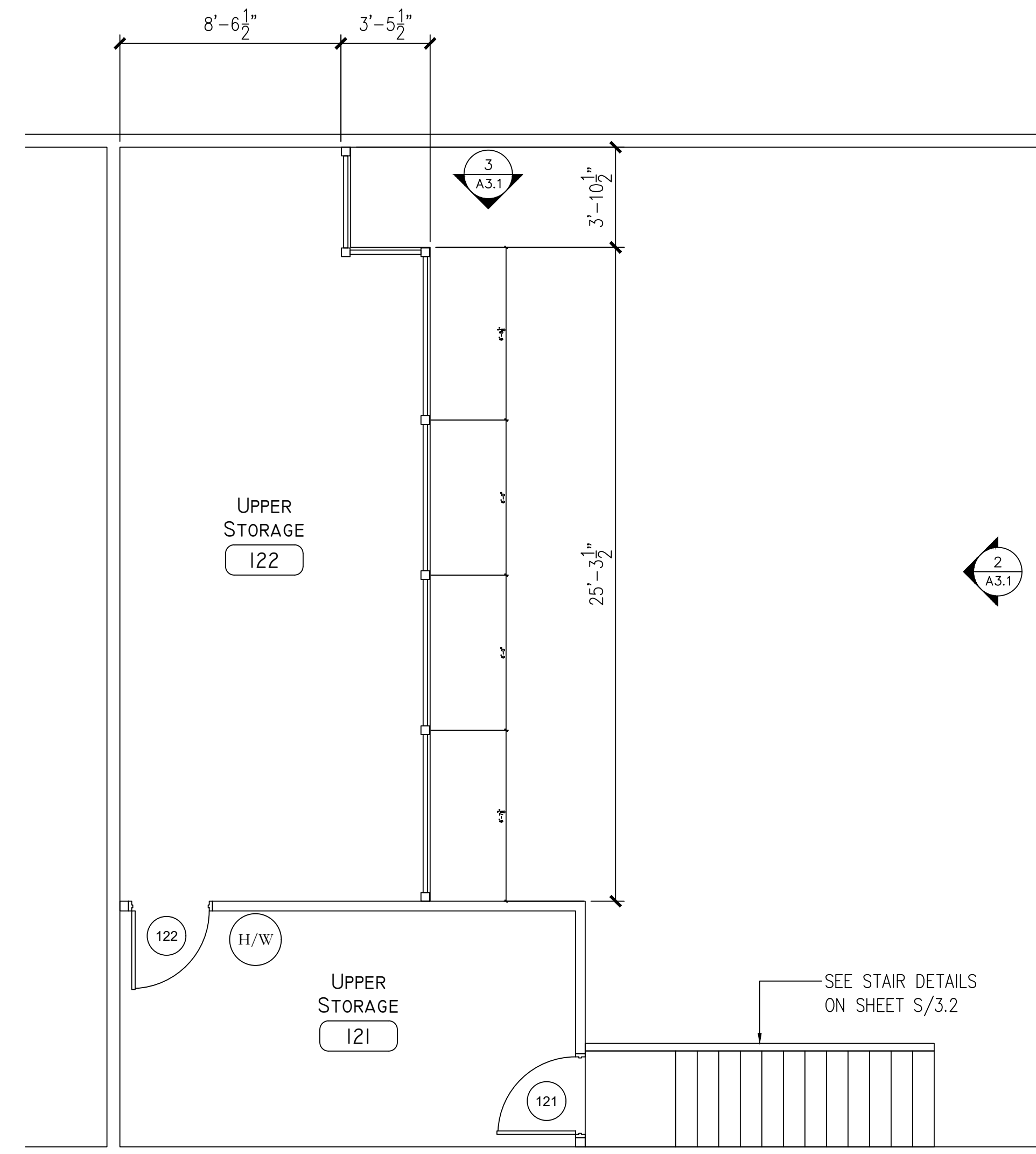
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1 ENLARGED FLOOR PLAN-1ST FLOOR
Scale: 1/4" = 1'-0"



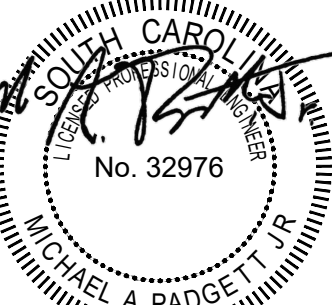
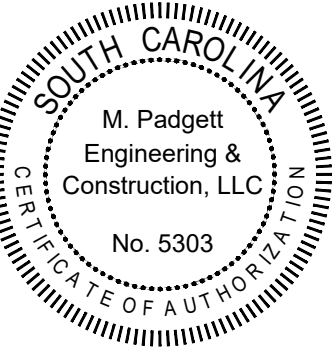
2 WALL PARTITION TYPE, TYPICAL
Scale: 3/4" = 1'-0"



3 ENLARGED FLOOR PLAN-LOFT
Scale: 1/4" = 1'-0"

M P
E&C

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ENLARGED
FLOOR PLAN

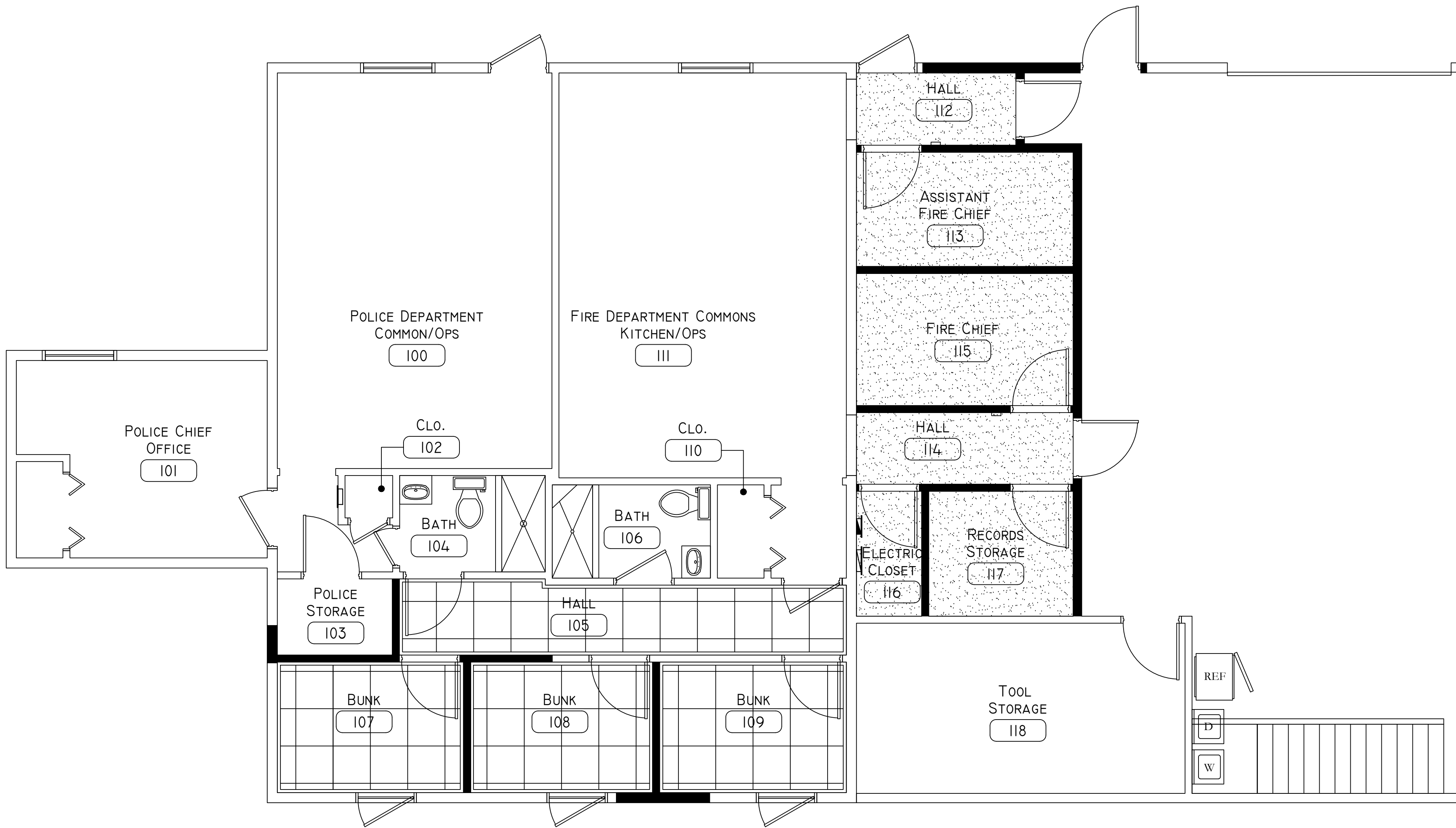
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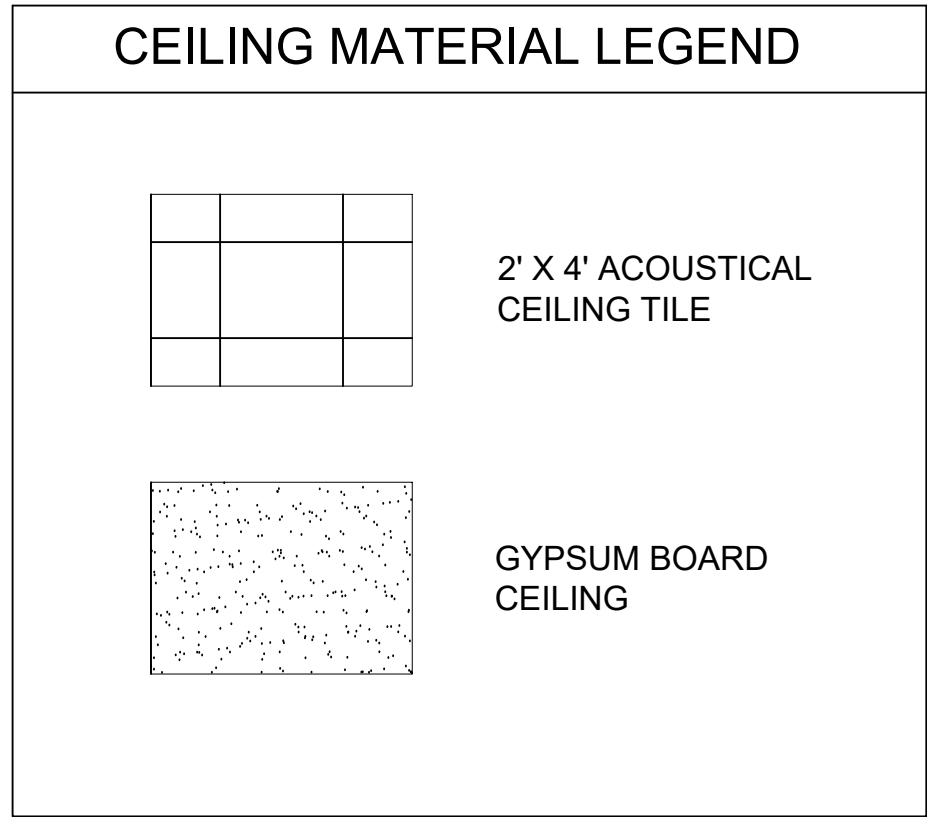
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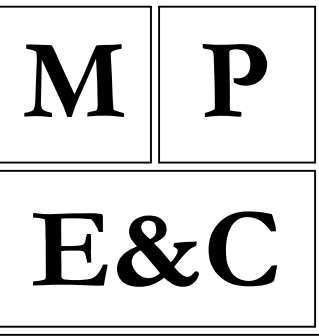
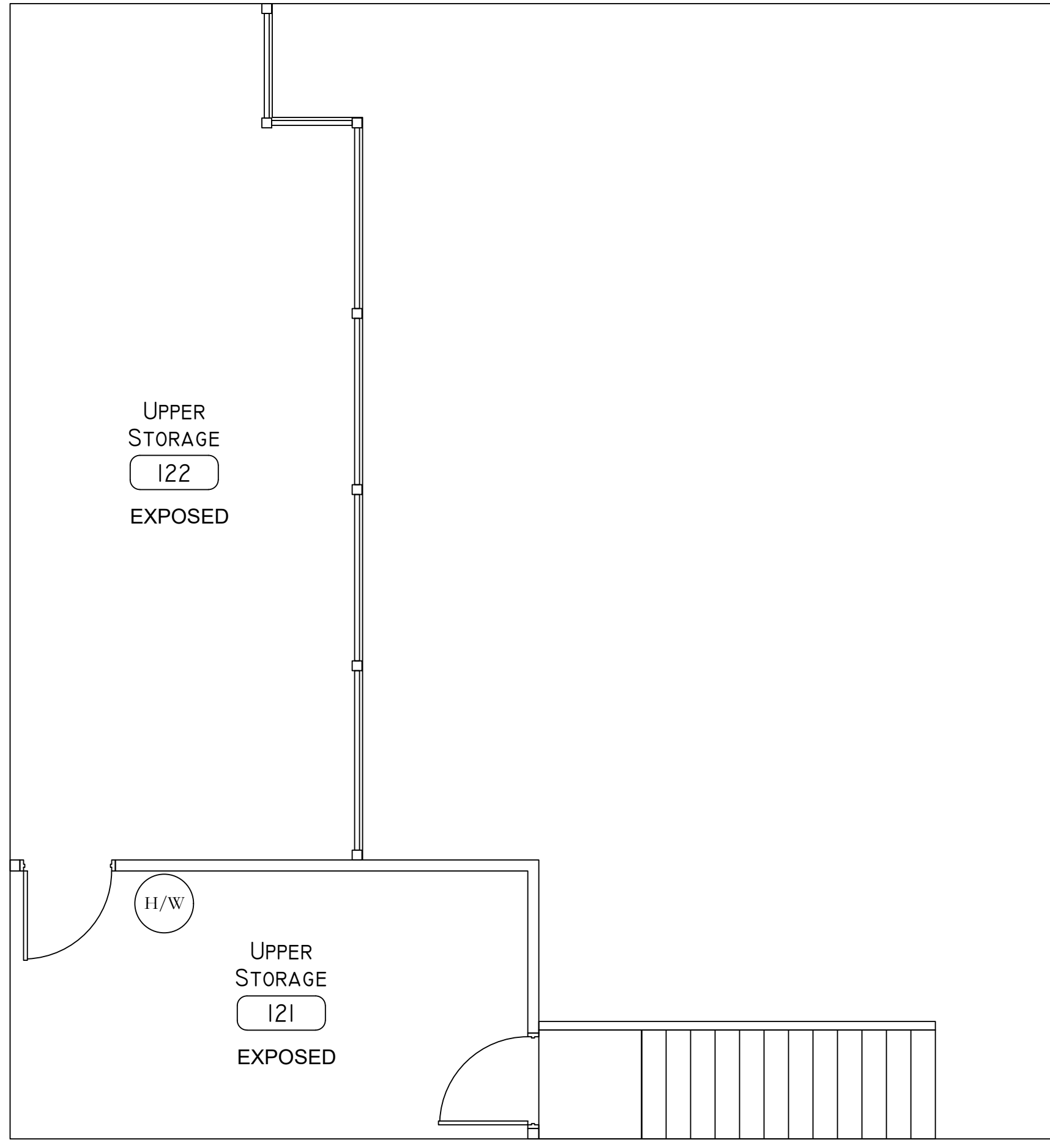
1 REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"

GENERAL NOTES

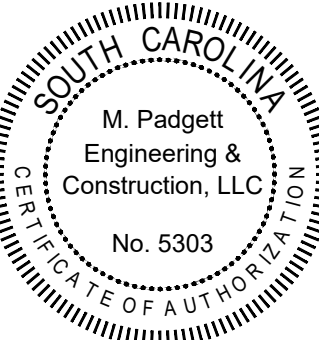
1. VERIFY LOCATIONS OF ALL LIGHT FIXTURES, AIR SLOTS, AIR SUPPLY AND RETURN GRILLES WITH PLANS AND COORDINATE INSTALLATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
2. AT ACOUSTICAL PANEL CEILINGS, LOCATE ELECTRICAL OR LIFE SAFETY FIXTURES AND DEVICES IN CENTER OF PANEL, UNLESS OTHERWISE NOTED.
3. SUPPORT FINISH EDGES OF CEILING WITH EDGE ANGLES ATTACHED TO WALL.
4. PAINT ALL MECHANICAL SLOTS, GRILLES OR ACCESS PANELS TO MATCH SURFACE ON WHICH THEY OCCUR, UNLESS OTHERWISE NOTED.
5. SEE MECHANICAL DWGS. FOR ALL DIFFUSERS, RETURNS AND EXHAUST FANS.
6. CONTRACTOR IS TO PROVIDE ALL MISCELLANEOUS MTL STUD FRAMING REQUIRED TO PROVIDE SOFFITS AND BULKHEADS AS GRAPHICALLY DEPICTED ON THE REFLECTED CEILING PLAN, SECTIONS AND ELEVATIONS.
7. CONCEAL ALL DUCTS, REFRIGERATION LINES, CONDENSATE LINES AND ANY OTHER PIPING, MECHANICAL AND ELECTRICAL CONDUIT IN AREAS WHERE CEILING DECK IS EXPOSED.
8. VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR ELEVATION TO FACE OF FINISHED MATERIAL AT THE DIMENSION POINT, UNLESS NOTED ABOVE FINISH FLOOR -"AFF".
9. CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED CEILING SYSTEM OR FACE OF FINISH MATERIAL AS SCHEDULED.



2 ENLARGED FLOOR PLAN-LOFT
Scale: 1/4" = 1'-0"



M. Padgett Engineering
& Construction, LLC
PO Box 6996,
Florence, SC 29502
tel: 843-908-4569
fax: 866-384-7749
mp.eng.con@gmail.com
www.mpadgettengineering.com



2020.02.06

Date/Revisions:

2020.02.06
Construction
Documents

Project:

Renovations to Edisto Beach
Fire Department
2413 Murray St.
Edisto Island, SC 29438

REFLECTED
CEILING PLAN

Scale: NTS

Drawn: TMH

Check: MP

Proj#: J1870

A2.4

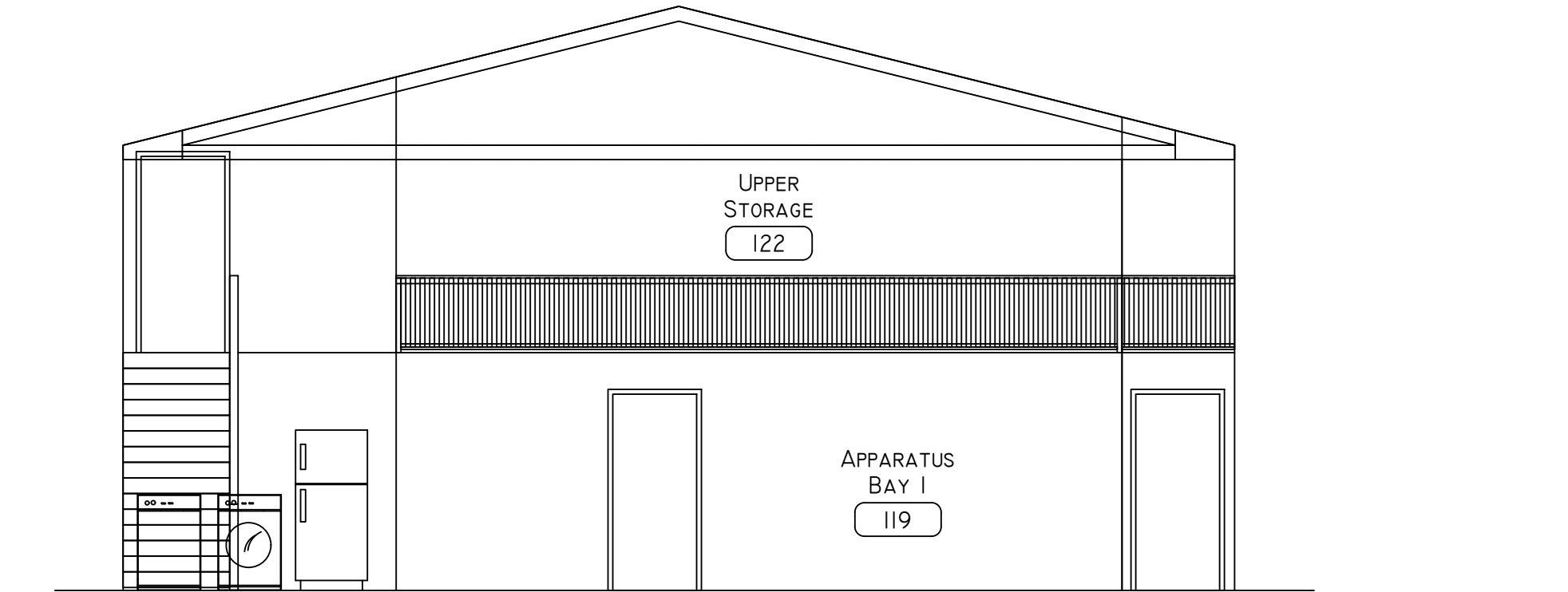
ROOM FINISH SCHEDULE						
ROOM		FLOOR		WALL		CEILING
NO.	ROOM NAME	BASE	FINISH	WALL		
				MAT.	FIN.	
103	POLICE STORAGE	RB	VCT	DW	PT	ACT
107	BUNK	RB	VCT	DW	PT	ACT
108	BUNK	RB	VCT	DW	PT	ACT
109	BUNK	RB	VCT	DW	PT	ACT
112	HALL	RB	VCT	DW	PT	GYP.
113	ASST. FIRE CHIEF	RB	VCT	DW	PT	GYP.
114	HALL	RB	VCT	DW	PT	GYP.
115	FIRE CHIEF	RB	VCT	DW	PT	GYP.
116	ELEC. CLOSET	RB	VCT	DW	PT	GYP.
117	RECORDS STORAGE	RB	VCT	DW	PT	GYP.
121	UPPER STORAGE	RB	VCT	DW	PT	GYP.
122	UPPER STORAGE	RB	VCT	DW	PT	GYP.

LEGEND							
ACT	ACOUSTIC TILE	DW	DRYWALL		P	PLYWOOD	VS
CPT	CARPET	RB	RUBBER BASE		PT	PAINT	VCT
QT	QUARRY TILE	FRP	FIBERGLASS REINFORCED PLASTIC		M	MDF BOARD	CT

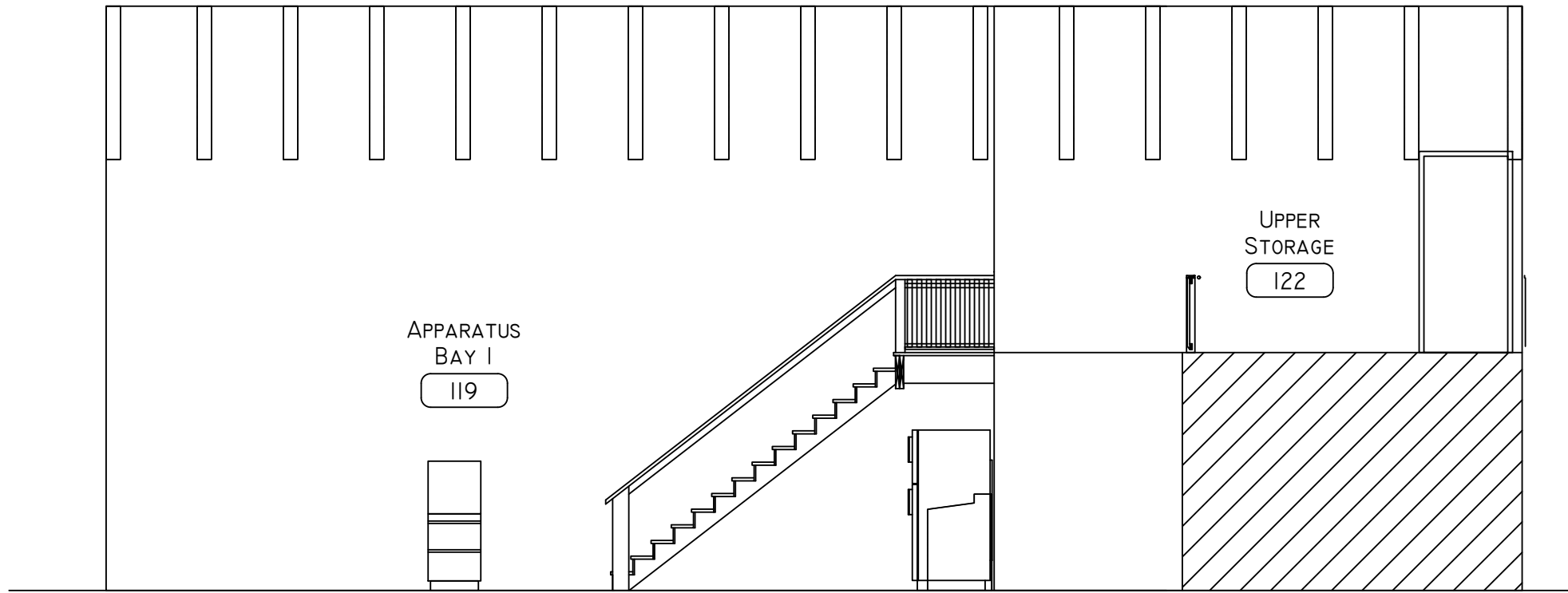
WINDOW SCHEDULE				
TAG	QTY.	SIZE	FRAME	NOTES
W1	3	3'-0" X 3'-6"	VINYL	EGRESS. IMPACT RATED

DOOR & FRAME SCHEDULE								
DOOR					FRAME		HARDWARE	
NO.	SIZE	MAT.	CORE	FINISH	MAT.	FINISH		
103	36"x84"x1-3/4"	W	SC	PT	W	PT	PER OWNER	
104	36"x84"x1-3/4"	W	SC	PT	W	PT	PER OWNER	AUTOMATIC LOCKING HARDWARE
107	36"x84"x1-3/4"	W	SC	PT	W	PT	PER OWNER	
108	36"x84"x1-3/4"	W	SC	PT	W	PT	PER OWNER	
109	36"x84"x1-3/4"	W	SC	PT	W	PT	PER OWNER	
112	36"x84"x1-3/4"	W	SC	PT	W	PT	PER OWNER	
113	36"X84"X1-3/4"	W	SC	PT	W	PT	PER OWNER	
114	36"X84"x1-3/4"	W	SC	PT	W	PT	PER OWNER	
115	36"X84"X1-3/4"	W	SC	PT	W	PT	PER OWNER	
116	36"X84"X1-3/4"	W	SC	PT	W	PT	PER OWNER	
117	36"x84"x1-3/4"	W	SC	PT	W	PT	PER OWNER	
118	36"x84"x1-3/4"	W	SC	PT	W	PT	PER OWNER	
119	36"X84"X1-3/4"	W	SC	PT	W	PT	PER OWNER	
121	36"x84"x1-3/4"	W	SC	PT	W	PT	PER OWNER	
122	36"X84"X1-3/4"	W	SC	PT	W	PT	PER OWNER	

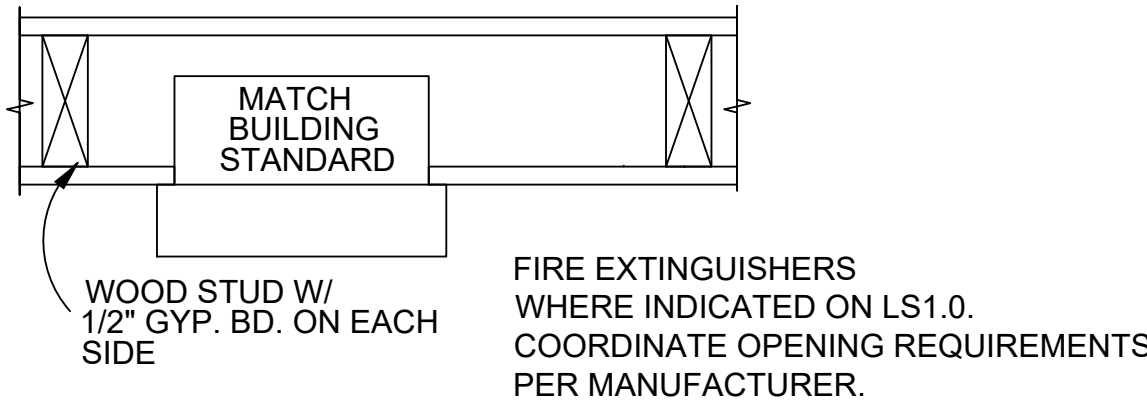
LEGEND							
AL	ALUMINUM	HM	HOLLOW METAL	PRE	PRE-FINISHED	W	WOOD
BB	BALL BEARING BOLTS	IN	INSULATED	PT	PAINT	WS	WEATHERSTRIPPING
C	CHAIN	LPRS	LEVER PRIVACY SET	SC	SOLID CORE	FF	FACTORY FINISH
CL	CLOSER	LS	LOCK SET	ST	STAIN		
DB	DEAD BOLT	NRP	NON REMOVABLE PIN	ST	STOP		
GL	GLAZING	PB	PANIC BAR	TH	ALUMINUM THRESHOLD		



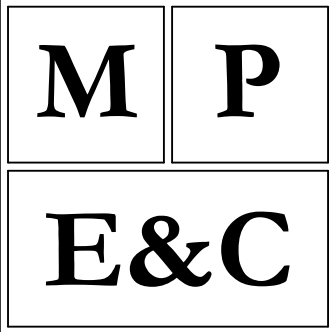
2 INTERIOR ELEVATIONS
Scale: 3/16" =1'-0"



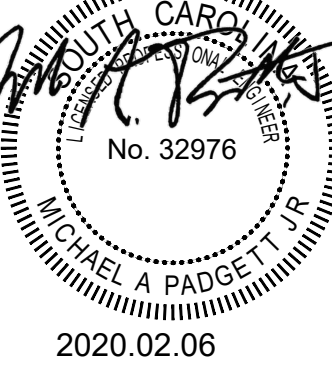
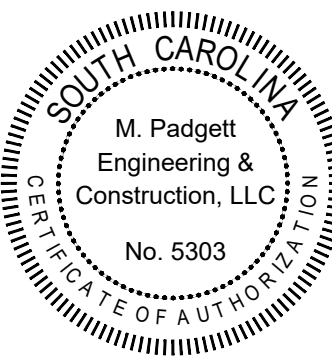
3 INTERIOR ELEVATIONS
Scale: 3/16" =1'-0"



4 SOLID BLOCKING DETAIL-TYPICAL
Scale: 3/4" =1'-0"



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SCHEDULES &
ELEVATIONS

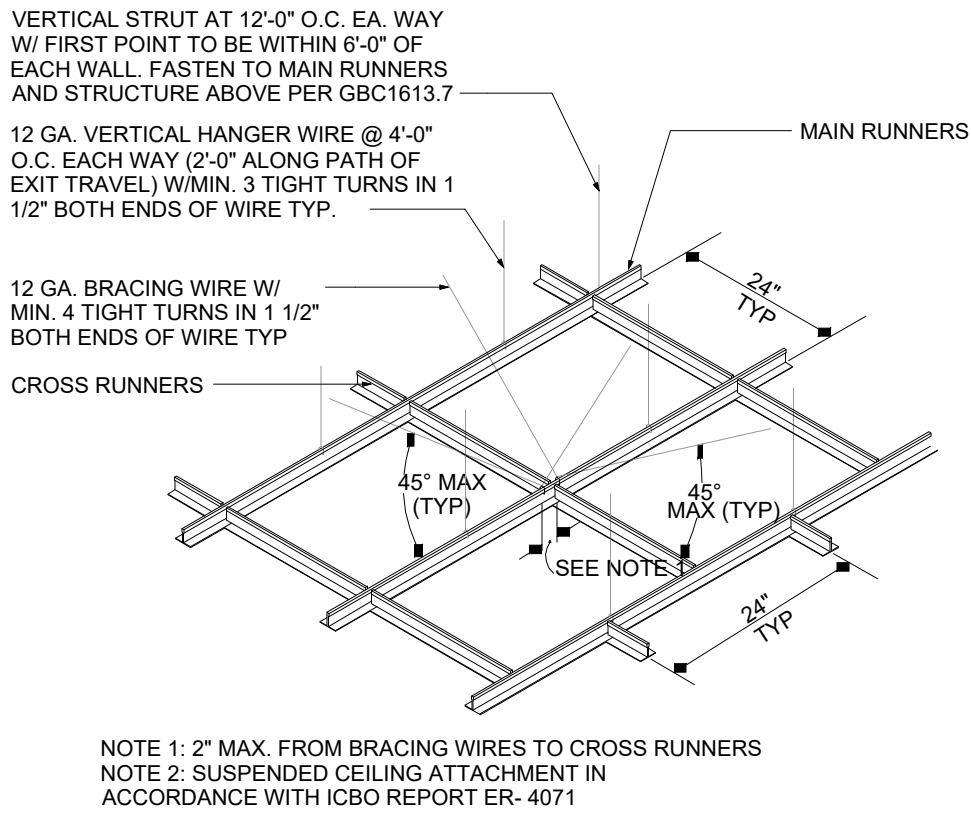
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Drawn: TMH

Check: MP

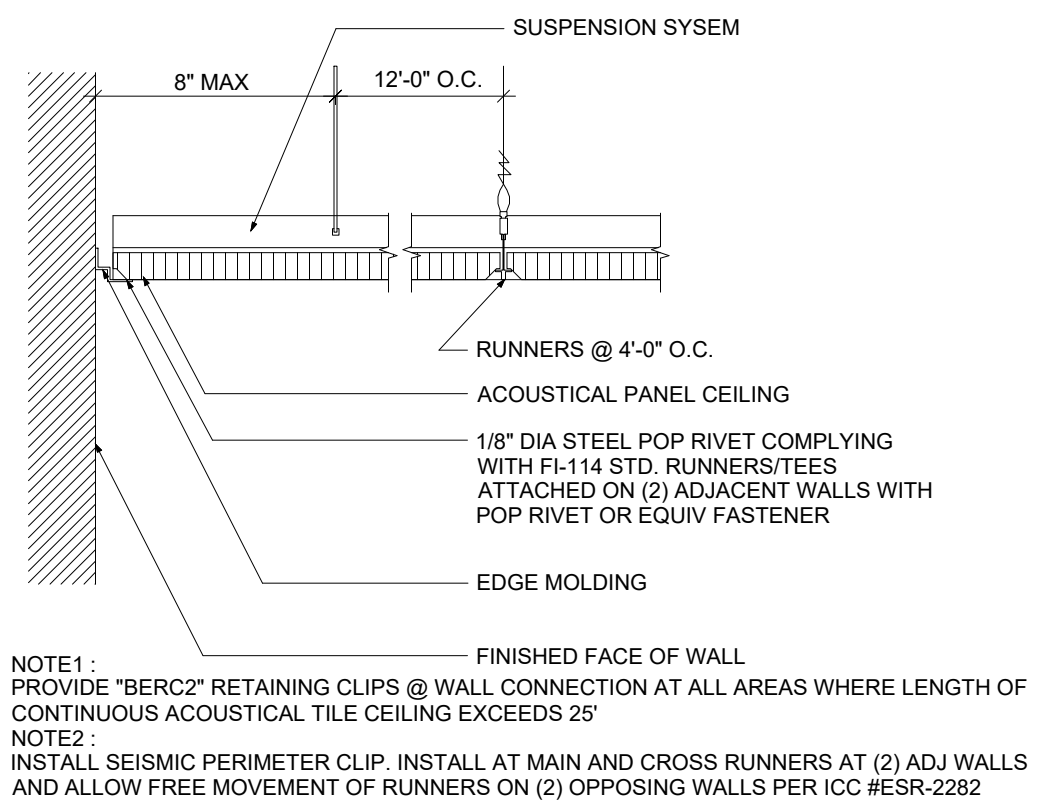
Proj#: J1870

A3.1

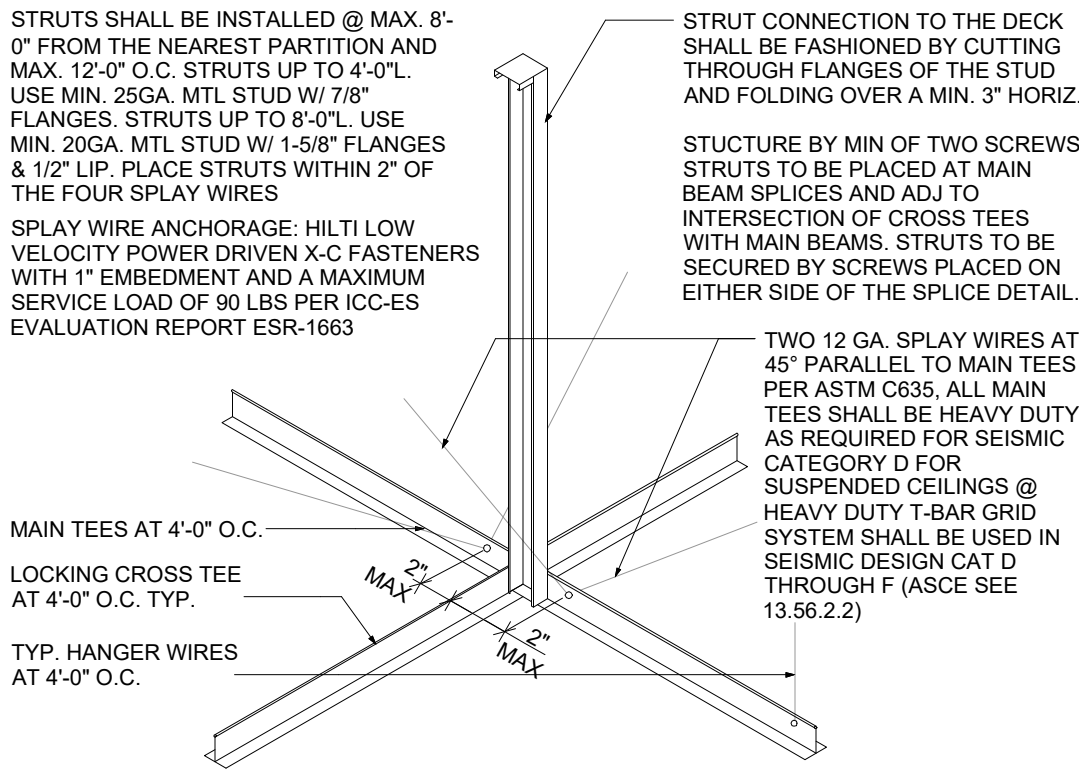


NOTE 1: 2" MAX. FROM BRACING WIRES TO CROSS RUNNERS
NOTE 2: SUSPENDED CEILING ATTACHMENT IN ACCORDANCE WITH ICBO REPORT ER- 4071

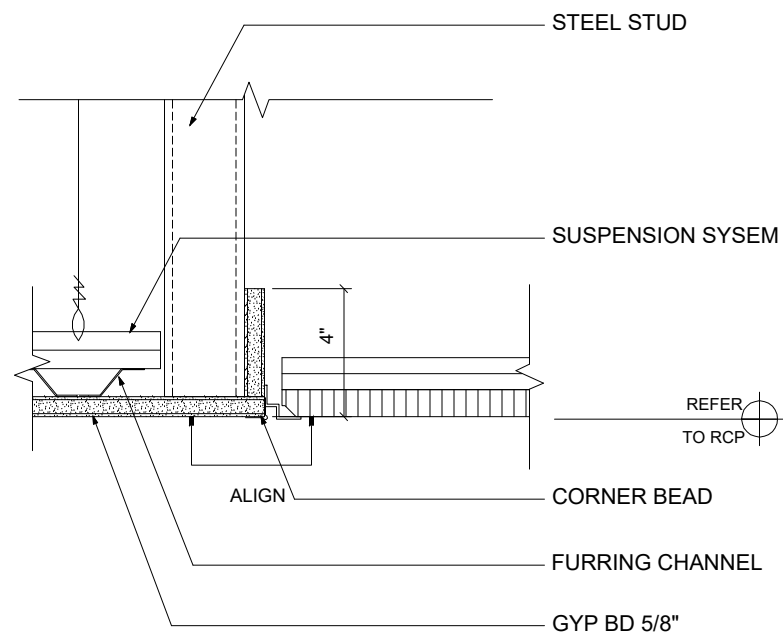
1 CEILING GRID AXONOMETRIC-TYPICAL
Scale: NTS



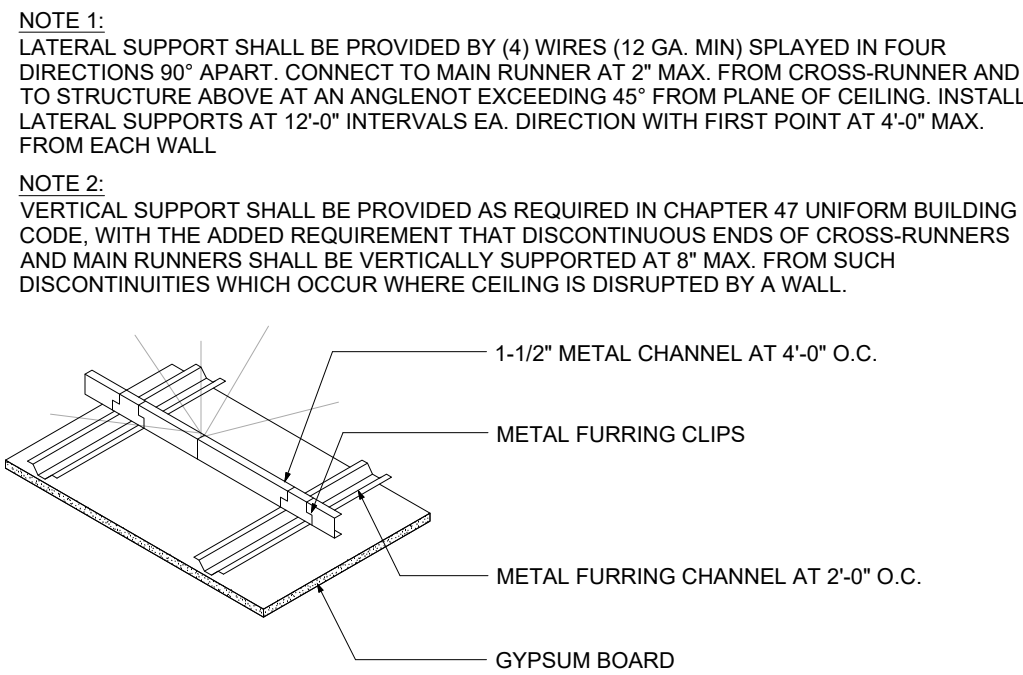
5 WALL CONNECTION AT ACOUSTICAL CEILING TILE-TYPICAL
NTS



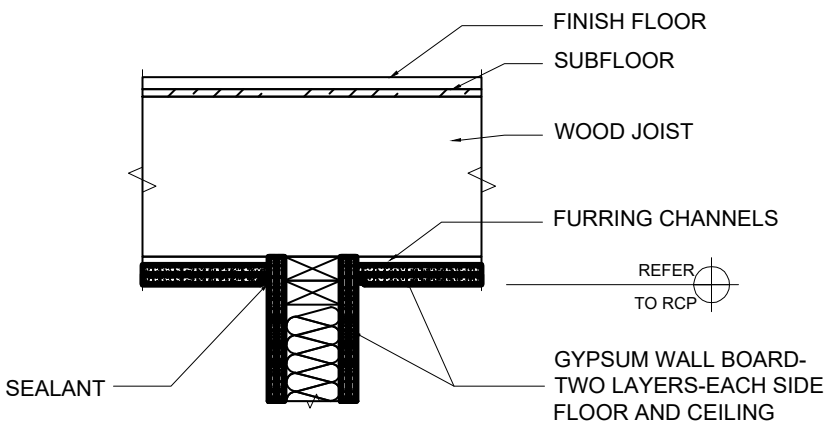
2 CEILING COMPRESSION STRUCT-TYPICAL
Scale: NTS



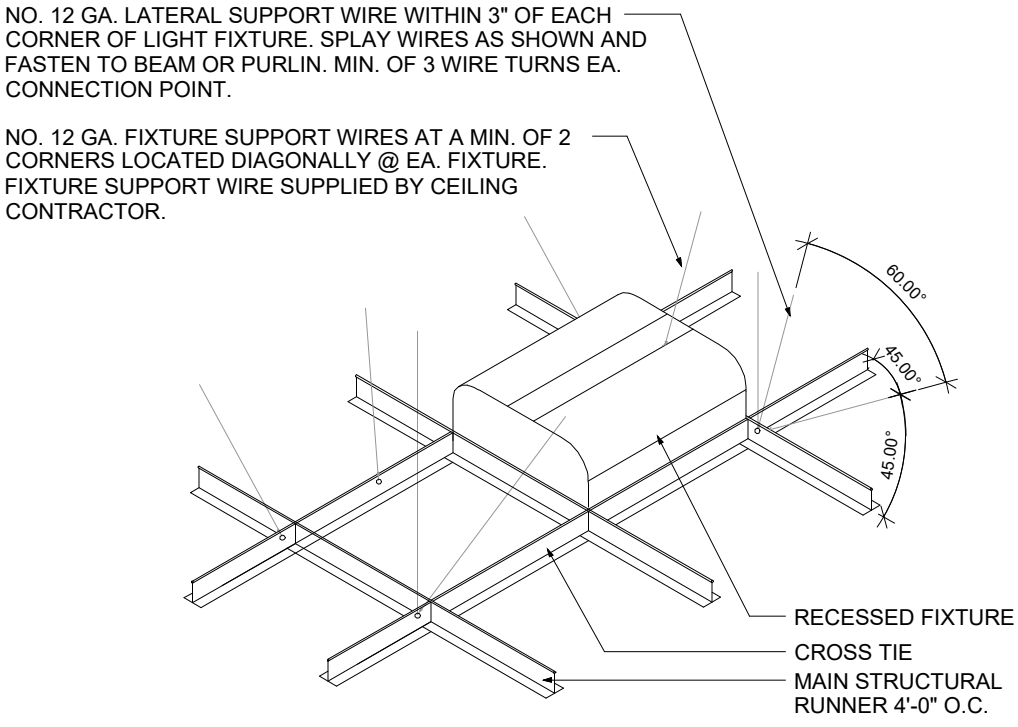
6 FLUSH GWB TO ACOUSTICAL CEILING TRANSITION-TYPICAL
Scale: NTS



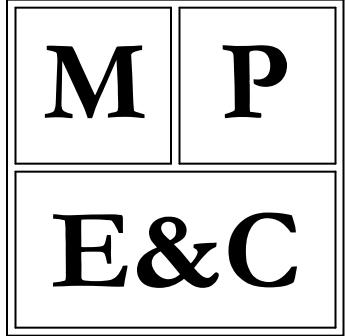
3 SUSPENDED GYP. CEILING AXONOMETRIC-TYPICAL
NTS



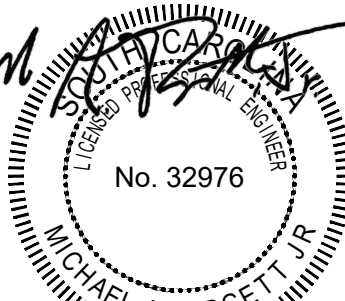
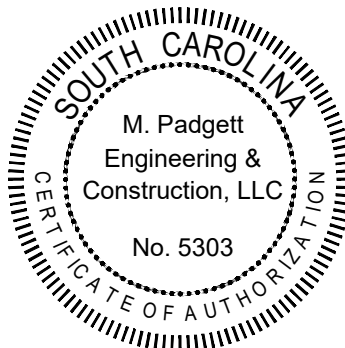
7 ACOUSTICAL CEILING 2 HOUR FIRE WALL DETAILS
Scale: NTS



4 CEILING GRID LIGHT FIXTURE-TYPICAL
Scale: NTS



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CEILING
DETAILS

Scale: NTS

Drawn: TMH

Check: MP

Proj#: J1870

A3.2

Structural Notes:

Notes listed below and herein are where applicable for this project. Some notes may not be relevant.

General Notes:

- The requirements of these general notes shall apply to all structural work. Installation shall be in accordance with the current building code, state and local codes and the latest amendments thereto.
- The work covered by this contract consists of furnishing all labor, equipment, materials and service necessary for and reasonably incidental to the proper completion of all work shown on the drawings and specified. Materials or products specified by trade name, manufacturer's name or catalog number shall be interpreted as establishing a standard of quality and design. Substitutions shall not be allowed unless they are submitted for review to use and approved by the engineer and/or architect.
- Contractor shall fully brace and otherwise protect all work in progress until the building is completed.
- Furnish copies of shop drawings for approval prior to purchasing.
- Contractor and sub-contractors shall coordinate with architectural, civil, structural, mechanical, electrical, fire protection, plumbing and all other trades for pipe routing and equipment placement. Avoid interference with architectural features, beams, footings, windows, etc. Notify architect immediately of any conflicts. Sleeves shall be installed where piping passes through structure. All openings through fire rated walls or floors shall be sealed with U.L. listed penetration and shall maintain the fire rated integrity of the wall or floor. The contractor shall verify fire ratings with architectural drawings prior to installation. Submit U.L. penetration details with shop drawings for engineer's review. Minimum ratings shall be as follows: walls - F=1, T=0; floor - F=1, T=1.
- Contractor shall keep a record of the locations of all concealed work and upon completion of the job, shall supply as-built drawings showing in colored pencil on black line prints any deviation from the original drawings. These drawings shall indicate dimensions of buried utility lines from building walls. The structural drawings shall be used in conjunction with the specifications and the architectural and mechanical drawings. If there is a discrepancy between drawings, it is the contractor's responsibility to notify the architect prior to performing work. In case of conflict the most stringent condition shall apply.
- All dimensions must be coordinated with architectural drawings and with equipment manufacturer (i.e. window, door, air handler, etc.). Contractor must obtain an architectural directive in case of any conflict. Refer to architectural drawings for dimensions not shown in structural drawings.
- All work shall be guaranteed, both material and installation, for a period of one year from acceptance by owner.
- All other materials not specified elsewhere herein to be of proper design, proper quality and installed per the manufacturer's specifications.
- Drawings are not to be scaled. All dimensions are to be read or calculated.
- Work not indicated as part of drawings but reasonably implied to be similar to that at corresponding places shall be repeated.
- All sections and details are typical at similar locations and where applicable.
- The dimensions on this project are considered as nominal dimensions. The shape and actual size of member units shall be considered in the building and layout plan.
- Framing materials and members and similar components specified in common sizes unless specifically noted.
- These plans are the property of MPE&C only. Any unauthorized use, reproduction, or otherwise is prohibited. Doing so is subject to prosecution.
- These plans are site specific to this particular project, site, and location only.

Structural Notes Continued:

Concrete and Reinforcing:

- All concrete work shall conform to the latest ACI "building code requirements for reinforced concrete, ACI-318".
- All concrete shall have a minimum 28-day compressive strengths as indicated below:

Concrete Max Strength /	Water Cement Ratio /	Aggregate /	Location
4000 psi	/ 0.45	/ Stone	/ Concrete U.N.O.
3000 psi	/ 0.52	/ Stone	/ Slab on Grade Foundations
- All reinforcing steel shall be intermediate grade, new billet steel, deformed bars, conforming to ASTM a-615, grade 60. All bars shall be securely supported and wired in place. Prior to pouring concrete. All reinforcing steel to be welded shall conform to ASTM a-706.
- All welded wire fabric (W.W.F.) in flat sheets only and shall conform to ASTM a-185.
- Unless noted, all bars marked continuous shall be spliced at all lap points and corners and developed at non-continuous ends as per typical details. Splice continuous top bars at center between supports and splice continuous bottom bars at supports.
- Concrete cover for reinforcing bars shown in typical details.
- Unless noted, temperature reinforcing (ASTM a-615-60) to be 0.0018 x concrete area.
- Provide #4 @ 12" O.C., with standard hook, top bars in all slabs at discontinuous ends unless otherwise noted on plans. Length of bars 1/4 of span, minimum 3'-0". Unless otherwise noted provide #4 @ 12" O.C. in all cantilevers. Bar length shall be cantilever span plus 10'-0" plus standard hook at cantilever ends.
- Where pipe sleeves (up to 2" in diameter) pass through concrete beams, provide additional stirrup each side of sleeve, sleeves for pipes 2" in diameter or larger must be steel or cast iron, and the location must be approved by the structural engineer.
- All construction joints shall be thoroughly cleaned just before placing new concrete in accordance with the building code.
- Provide 1"x1" chamfer of exposed corners of beams and/or columns.
- Contractor shall coordinate placement of, or box out for, all pipe sleeves, openings, etc., required for various trades.
- Contractor shall coordinate and notify other trades in sufficient time to allow them to set anchors, inserts, bolts, hangers, etc., as required for their use.
- See architectural drawings for details of flashing reglets, fascia details, etc.
- Under no circumstances shall concrete be pumped through aluminum pipes. Concrete shall not be placed in contact with aluminum, aluminum mixing drums, truck mixers, buggies, chutes, conveyors, tremie pipes, and other equipment made of aluminum shall not be used on this project.
- Slumps of over 4 inches will not be permitted unless the HRWR admixture (super plasticizer) is used. Maximum slump is then 8 inches unless otherwise directed by the engineer.
- No admixture shall be used in concrete except with the permission of the engineers and after laboratory design mix approval. All admixtures shall contain no more chloride ions than are present in municipal drinking water.
- Water reducing admixture shall conform to the ASTM C-494, Type A, and shall be used in all concrete.
- Air entraining admixture shall conform to ASTM C260. Air content of concrete shall be used as follows:

A.	For concrete exposed to soil and/or weather, 5%.
B.	For interior walls, columns, and slabs, 3%.
- Fly ash - ASTM C618, type c or type f should be used but not to exceed 20% cementitious content.
- All exposed concrete slabs shall receive a curing compound. The curing compound shall conform to ASTM C309 and shall have 30% solids minimum. Water/blanket curing as per ACI recommendation may be used as alternate.

Structural Notes Continued:

Masonry:

- Design and construction shall conform to building code requirements for masonry structures (ACI 530-11 ASCE 7-10) / TMS 402-11 and specifications for masonry structures ACI 530.1-11 / ASCE 7-10.
- Minimum net compressive strength of block assembly shall be 2000 psi (F'M) mortar for masonry shall be type "S" or "N".
- For all exterior and interior bearing, bed joints are to cover 100% of the masonry surfaces and all head joints are to cover 100% of the projected area of the face shells.
- Fill all cells as required with 3000 psi grout. Slump shall be 8 to 11 inches. Submit design mix for approval.
- Minimum horizontal joint reinforcing shall be 9 gage hot dip galvanized truss or ladder type joint reinforcing at 16" O.C., provide manufacture "T" and "L" shapes for intersections and corners, (minimum lap 8").
- Minimum vertical reinforcing shall be 1-#5 @ 48" or 1-#4 @ 32" O.C., (U.N.O.).
- Provide additional vertical reinforcing bar at every corner, intersection, control joint, and opening edges (U.N.O.).
- Minimum splice for vertical reinforcing is shown in detail 4-023, splice for horizontal joint reinforcing = 12".
- Walls are designed to be braced by floor or roof members, contractor shall provide temporary bracing during construction.
- All cells below first floor finished elevation must be fully grout filled.
- All knock out block horizontal bars shall have corner bars at all corners and wall intersections. Size and number of corner bars shall be same as horizontal bars.
- All intersecting walls and corner walls shall be laid in an overlapping masonry bonding pattern, with alternate units

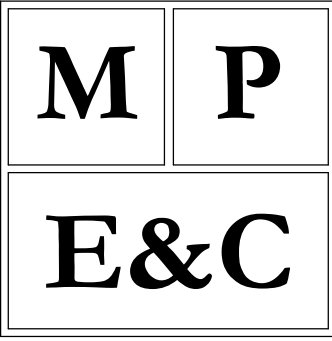
Light Gauge Metal Framing:

- All structural members shall be designed in accordance with American iron and steel institute, "specification for the design of cold formed structural members", 2007 Edition with 2009 supplements. Provide sign and sealed calculations and drawings for all light gauge structural elements of the building, including the exterior metal studs (curtain wall), and all exterior ceilings.
- All structural studs and joists 22, 20, and 18 gauges shall be formed from galvanized steel per ASTM A653, G60 coating meeting the requirements of ASTM C955 with a yield strength of 33,000 psi.
- All structural studs and joists 16, 14, and 12 gauges shall be formed from galvanized steel per ASTM a653, G60 coating meeting ASTM C955, with yield strength of 50,000 psi.
- All structural track and bridging shall be formed from galvanized steel per ASTM A653, G60 coating meeting the requirements of ASTM C595, with yield strength of 33,000 psi.
- With each type of metal framing required, provide manufacturer's standard steel runners (tracks), blocking, lintels, clip angels, shoes, reinforcements, fasteners, and accessories as recommended by manufacturer for applications indicated, as needed to provide a complete metal framing system.
- Provide galvanized finish to metal framing components complying with ASTM A653 for minimum G60 coating. Attach similar components by welding. Attach dissimilar components by welding, bolting or screw fasteners, as standard with manufacturer. All welding shall be performed by welders certified and experienced in light gauge structural steel framing work.
- Install metal framing systems in accordance with manufacturer's printed or written instructions and recommendations, unless otherwise indicated.
- Install continuous tracks sized to match studs.
- Set studs plumb, except as needed for diagonal bracing or required for non-plumb walls or warped surfaced and similar requirements.
- Where stud system abuts structural column or walls, including masonry wall, anchor ends of stiffeners to supporting structure.
- Secure studs to top and bottom runner tracks by either welding or screw fasteners at both inside and outside flanges.

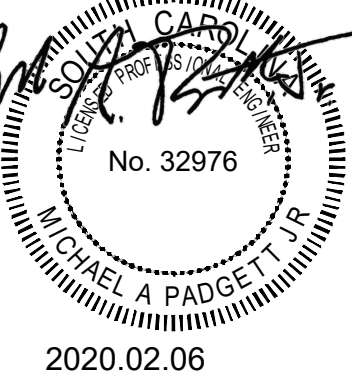
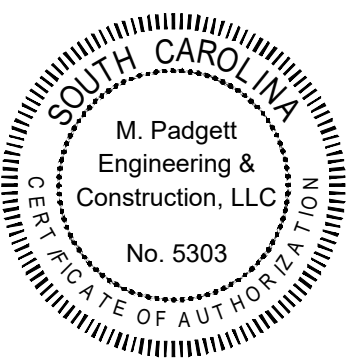
Structural Design Criteria / Property Info:

Information listed below and herein is where applicable for this project. Some items may not be relevant.

- Property/Structure/Site Info:
 - 2413 Murray St, Edisto Island, SC 29438
- Heights/Stories:
 - ~25' / 1
- Weather/Environment:
 - Extreme Frost Depth: 5"
 - Climate Zone: 3
- Classifications:
 - Construction Type: V
 - Occupancy Group: Mixed: R3, B, S-2
 - Occupancy Risk Category: IV
- Wind Zone
 - 157mph
 - Exposure: B
- Seismic:
 - Site Class: D
 - Seismic Design Category: D
 - Importance Factor: 1.5
 - Soil Capacity: Assumed 2000psf
 - Fundamental Harmonic Frequency (T): = 0.224s < 0.5s
 - Acceleration Parameters
 - SS = 0.808, MCER ground motion (period=0.2s)
 - S1 = 0.259, MCER ground motion (period=1.0s)
 - SMS = 0.951, Site-modified spectral acceleration value
 - SM1 = 0.488, Site-modified spectral acceleration value
 - SDS = 0.634, Numeric seismic design value at 0.2s SA
 - SD1 = 0.325, Numeric seismic design value at 1.0s SA
 - Flood Zone: AE (EL 9)
- Loads/Deflections:
 - Minimum Design Loads/Deflections: ASCE 7-10
 - Dead & Concentrated Loads: Actual
 - Roof Live Load: 20psf
 - Snow Load: 10 psf
 - Floor Live Load: 100 psf
 - Soil: See Seismic
- Applicable Building Codes and Regulations:
 - IBC 2018 w/ SC Modifications
 - IFC 2018 w/ SC Modifications
 - IEBC 2018 w/ SC Modifications
 - IPMC 2018 w/ SC Modifications
 - IMC 2018 w/ SC Modifications
 - IPC 2018 w/ SC Modifications
 - IFGC 2018 w/ SC Modifications
 - NEC 2017 (NFPA 70) w/ SC Modifications
 - ICC/ANSI A117.1-2017 w/ SC Modifications
 - See International Code Council for more information: <http://www.iccsafe.org/>
 - See National Fire Protection Association for more information: <http://www.nfpa.org/>
 - Other Relevant & Current Adopted Codes
 - As Required
 - Zoning & Ordinances:
 - Town of Edisto Beach, SC



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Date/Revisions:

2020.02.06

Construction Documents

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Fire Department
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Edisto Island, SC 29438

GENERAL
STRUCTURAL
NOTES

Scale: NTS

Drawn: TMH

Check: MP

Proj#: J1870

S1.1

Structural Notes Continued:

Structural steel:

1. All structural steel work shall be fabricated and erected in accordance with the latest AISC specifications.
2. Structural steel shall conform to:
 - A. Wide Flange (WF) - ASTM A992 (50 ksi)
 - B. Shapes (L,T,C,PL) - ASTM A36
 - C. Structural Tube (HSS) - ASTM A500 (46 ksi)
 - D. Steel pipe (HSS) - ASTM A500 (42 ksi)
 - E. Anchor Bolts - ASTM F1554 (36ksi) U.N.O.
 - F. Framing Bolts - ASTM A325 or A490
 - G. Shear Studs - ASTM A108
 - H. Welding Electrodes - E70XX
- J. All high strength bolts shall conform to ASTM specification A325 and shall be provided with hardened washers under the turned element (nut or bolt head).
- J. Installation and tightening of all high strength bolts shall conform to the "specification for structural joints using ASTM A325 or A490 bolts".
- K. Shop connections may be welded or high strength bolted. All bolts shall be 3/4" diameter minimum. All connections shall conform to the typical connection details shown on the plans unless specifically approved by the engineer.
- L. All field connections shall be bolted with high strength bolts, slip-critical (friction) type except where slotted holes are specified or where movement of the connected members is expected. In these cases provide oversized washer, hand tighten bolts, and tack weld washer to nut to verify assembly is held together.
- M. All welding shall conform to the American Welding Society Code, ans01.1, all welding shall be performed using E70XX U.N.O.
- N. Cuts, holes, copings, etc. Required in structural steel members for the work of other trades shall be shown in the structural steel shop drawings and shall be made in the shop. Holes shall be reinforced as required by the engineer.
- O. Burning of holes, cuts, etc. In structural steel members in the field will not be permitted, except with the specific approval of the engineer.
- P. All steel members exposed to weather (such as lintels, door jambs, etc.) Shall be hot dipped galvanized.
- Q. For miscellaneous steel, see architectural drawings.
- R. Any steel members required by the electrical or mechanical trades for the support of their equipment, which are not shown on architectural or structural drawings, shall be provided by the trade requiring such support.
- S. See specifications for painting of structural steel. All fabrication and erection marks shall be covered during field touch-up painting.
- T. All connections to be double angle framed beam connection per AISC unless noted otherwise. All bolts to be 3/4" minimum diameter unless noted otherwise. Shop connections may be welded or bolted. Welds are to be equal in strength to bolts.
- U. Design connections for the maximum shear (v in kips) listed in the table 3-6 "maximum total uniform load" at the bottom of each page in the "beam properties" of the 13th edition of the AISC "manual of steel construction. "minimum connection shall consist of two 3/4"ø bolts. Reactions shown are based on unfactored loads. Provide signed and sealed drawings and calculations by a professional engineer.
- V. When steel members are welded to embed plates in concrete, welding process should be performed in such way that embed plate does not overheat and expand. Such expansion will crack the concrete surrounding the embed plate and may weaken the structural capacity of the connection. We recommend to provide several single passes to built up the weld size require with cooling off periods to avoid the embed plate expansion. Under no circumstances provide more than 6" of 1/4" weld without allowing a cooling off period.
- W.

Structural Notes Continued:

Foundation Notes:

1. See Design Criteria regarding soils report if applicative. Foundation has been designed in accordance with this or assumed site conditions for contractor to verify.
2. Fill and subgrade preparation shall be in accordance with the geotechnical engineer recommendation if applicable.
3. All column footings shall be centered under column centerlines unless otherwise noted.
4. Backfilling against foundation walls shall be done carefully with small compaction equipment, after slabs on ground are in place and concrete has set. No trucks, bulldozers, etc. Shall be allowed closer than 6'-0" to any foundation wall. Any wall 3'-0" or higher must be braced during the construction process.
5. No foundations shall be placed above 1 vertical on 2 horizontal slopes extended from the closest edge of any undisturbed soil or other foundation structure. Bottom of footings shall not be less than 1'-0" below existing grade (U.N.O.).
6. For foundations size and reinforcing see schedule.
7. Elevator pit dimensions = verify with elevator manufacturers approved shop drawings.
8. Water proofing materials shall be provided on all sides and bottom of elevator core and escalator pit.
9. Contractor shall treat soil beneath building for termites.

Commodity Lumber:

1. All lumber specified in standard nominal dimensions and to be #2 southern pine or better unless otherwise specified. See architectural plans for additional information.
2. All structural wood shall follow the AWC Wood Frame Construction Manual and AWC Material Data Specifications, latest editions.
3. All exposed wood to be pressure treated per AWPA guidelines and applicable building codes. Wood to be treated specifically for above or below ground contact, whichever is in use.

Engineered Lumber, Trusses, Steel Beams:

1. All engineered lumber, where supplied, to be installed per manufacturer's specifications unless specifically stated on plans by engineer.
2. Trusses, where supplied, shall be designed by the manufacturer and installed per manufacturer's specifications.
3. LVL and TJI beams specified in Weyerhaeuser brand unless otherwise stated. Substitution of approved equivalents is acceptable.
4. Trimmable truss-joists specified in TrimJoist brand unless otherwise stated. Substitution of approve equivalents is acceptable.
5. All structural wood shall follow the AWC Wood Frame Construction Manual and AWC Material Data Specifications, latest editions.

Fasteners, Strapping, Hardware:

1. All strapping, fasteners, hardware, etc. to be Hot Dipped Galvanized or Stainless Steel per ASTM A123 or ASTM 153, unless otherwise specified.
2. Anchor bolts to be minimum ASTM A36. Threaded fasteners to be minimum ASTM A307.
3. All connections per IRC/IBC standard fastening schedules unless otherwise noted.
4. Bolts, Nails and Screw sizes specified in common sizes unless specifically noted.

Masonry:

1. All masonry to conform to ASTM C-90 unless otherwise specified.
2. All masonry to use Type S mortar unless specifically stated otherwise.

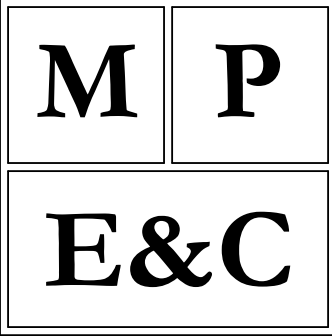
Other:

1. All other materials not specified elsewhere herein to be of proper design, proper quality and installed per the manufacturer's specifications.

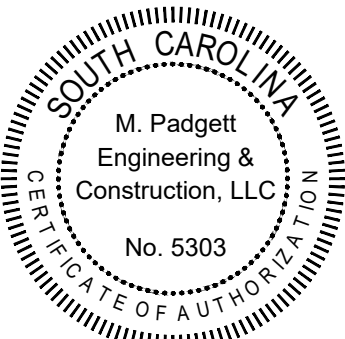
Structural Notes Continued:

Steel Joist:

1. Steel joist construction shall conform to the latest specifications of, and the joists shall be approved by, the steel joist institute.
2. Unless otherwise noted, bear short span joists minimum of 2-1/2" on steel beams and bear long span joist minimum of 4" on steel supports. In cases where joists bear on beams from one side only, joist seats shall extend a minimum of 1" past the centerline of supporting beam.
3. All joists bearing on beams shall be welded or bolted to those beams.
4. Provide bridging for all joists as shown on plan but not less than what is required by the steel joist institute or the steel joist designer. Bridging shall consist of minimum 1-1/4" x 1-1/4" x 7/64" angles, (U.N.O.).
5. All bridging shall be provided and installed by joist supplier.
6. All clips and connections shall be shop welded.
7. No field welding to bar joists except items specifically shown on structural drawings shall be allowed without specific permission from the engineer.
8. No joist shall be field spliced.
9. Maximum deflection of steel joists = L/240.
10. For painting of steel joist, see specifications.
11. Joist manufacturer shall submit with the shop drawings his catalog used for the manufacture of joists, indicating the load tables and sizes of all members used.
12. No loads exceeding 40 pounds may be hung from joists without specific permission from the structural engineer. Loads less than 40 pounds may be hung at panel points only. Any cost involved in reinforcing of joists shall be borne by the prime contractor requiring added loads.
13. All short span joists, and deep long span joists shall have uniform cross section, with standard dead load camber. Roof pitch is accomplished by sloped joists and support beams. Adjust joist seats as shown on drawings.
14. For specific joist ends, see roof sections.
15. Rigid connections of bottom chords of joists to columns shall be made only after the application of all the dead loads. Provide loose bolted connection of these bottom chords during erection.



M. Padgett Engineering
& Construction, LLC
PO Box 6996,
Florence, SC 29502
tel: 843-908-4569
fax: 866-384-7749
mp.eng.con@gmail.com
www.mpadgettengineering.com



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GENERAL
STRUCTURAL
NOTES-CONT.

Scale: NTS

Drawn: TMH

Check: MP

Proj#: J1870

S1.2

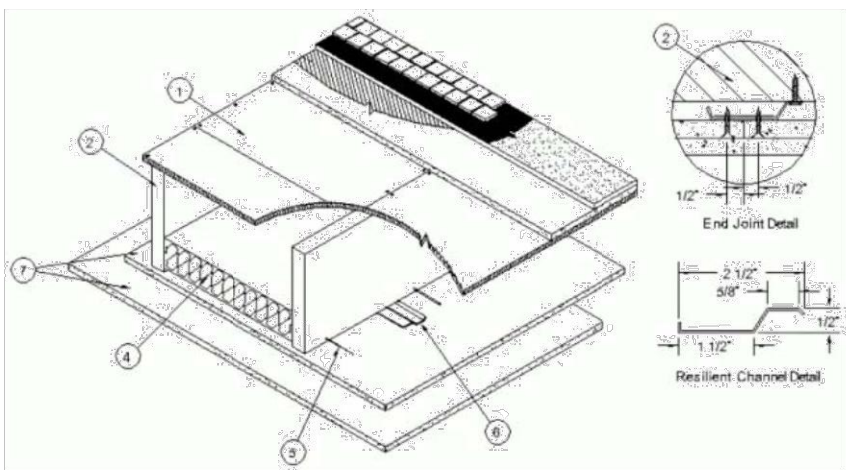
Design No. L541
May 24, 2019

Unrestrained Assembly Rating — 2 Hr.

Finish Rating — 74 Min.

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 [BSUW](#) or [BSUV](#).

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



1. **Flooring Systems** — The flooring system shall consist of one of the following:

System No. 3

Subflooring — Min 15/32 in. thick plywood wood structural panels, min grade “C-D”. Face grain of plywood to be perpendicular to joists with end joints located over wood joists and staggered min 32 in. between adjacent lengths. Plywood secured to wood joists with 6d common nails spaced 6 in. OC at the ends and 10 in. OC in the field.

Damping Compound - (Optional) — Applied to top surface of subfloor with a 1/4 in. square notched trowel for sound control.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer’s instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — Types LRK, HSLRK, CSD

USG MEXICO S A DE C V — Types LRK, HSLRK, CSD

Floor Mat Materials* - (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer’s instructions regarding the minimum thickness of floor topping over each floor mat material.

UNITED STATES GYPSUM CO — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25

Alternate Floor Mat Materials* - (Optional) — Nom 1/4 in. thick floor mat material loose laid over the subfloor. Floor topping thickness shall be as specified under **Floor Topping Mixture**.

GRASSWOIRX L L C — Type SC50

Alternate Floor Mat Material* — (Optional) - Floor mat material nominal 3/8 in. thick loose laid over the subfloor. Floor topping shall be a min 1-1/2 in. thick.

2. **Wood Joists** — Min 2 by 10, spaced 16 in. OC and effectively fireblocked in accordance with local codes.

3. **Cross Bridging - (Not Shown)** — Min 1 by 3 in. or min 2 by 10 solid blocking.

4. **Batts and Blankets*** — Nom 3 in. thick batts, supplied in 48 in. lengths, cut to nom 14-3/4 in. widths and installed 1 in. from bottom surface of wood joists.

THERMAFIBER INC — Type SAFB, SAFB FF

ROCKWOOL — Type SAFERISOUND

5. **Insulation Clips** — Nom 0.087 in. diam steel wire supplied in 15-7/16 in. lengths, friction fitted between wood joists. Four clips are used per 48 in. length of batt, installed 4 and 17-5/8 in. from each end of the batt.

6. **Resilient Channels** — Resilient channels, 2-1/2 in. wide by 1/2 in. deep, formed from No. 25 MSG galv steel and shaped as shown, spaced 16 in. OC perpendicular to joists. Channels overlapped 4 in. at splices and secured to each joist with one 1-7/8 in. long Type S bugle head steel screws. Additional resilient channels positioned so as to coincide with end joints of gypsum board (item 7). Additional channels shall extend min 3 in. beyond each side of board.

6A. **Steel Framing Members*** — (Optional, Not Shown) — As an alternate to Item 6 — Furring channels and Steel Framing Members as described below:
a. **Furring Channels** — Formed of No. 25 ga galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 16 in. OC, perpendicular to trusses. Channels secured to trusses as described in item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 19 SWG galv steel wire near each end of overlap. Additional resilient channels positioned so as to coincide with end joints of gypsum board (item 7). Additional channels shall extend min 3 in. beyond each side of board.

b. **Steel Framing Members*** — Used to attach furring channels (item a) to trusses (item 2). Clips spaced 32 in. OC and secured to the bottom chord to alternating joist with one No. 8 x 2-1/2 in. coarse drywall screw through center grommet. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in item a. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in item 7.

6B. **Alternate Steel Framing Members*** — (Optional, Not Shown) — As an alternate to Items 6 and 6A, furring channels and Steel Framing Members as described below:
a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 16 in. OC, perpendicular to joists. Channels secured to joists as described in item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap.

b. **Steel Framing Members*** — Used to attach furring channels (item a) to the wood joists (item 2). Clips spaced a max of 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to alternating joists with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clips for use with 2-9/16 in. wide furring channels, RSIC-1 (2.75) clips for use with 2-23/32 in. wide furring channels. Adjoining channels are overlapped as described in item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the wallboard butt joints, as described in item 7.

PAC INTERNATIONAL L L C — Types RSIC-1 or RSIC-1 (2.75)

6C. **Steel Framing Members*** — (Optional, Not Shown) — As an alternate to Item 6.

a. **Furring Channels** — Formed of No. 25 MSG galv steel, nominal 2-1/2 in. wide by 7/8 in. deep, spaced 16 in. OC, perpendicular to the joists. Channels secured to Cold Rolled Channels at every intersection with a 3/4 in. TEK screw through each furring channel leg. Ends of adjoining channels overlapped 12 in. and fastened together with two double strand No. 18 SWG galv steel wire ties, one at each end of overlap, or with two 3/4 in. TEK screws in each leg of the overlap section. Two furring channels positioned 3 in. OC, 1-1/2 in. on each side of gypsum board (item 7) end joints, each extending a min of 6 in. beyond both side edges of the board.

b. **Cold Rolled Channels** — 1-1/2 in. by 1/2 in., formed from No. 16 ga. galv steel, positioned vertically and parallel to joists, friction-fitted into the channel caddy on the Steel Framing Members (item 6C) and secured with two 3/4 in. TEK screws. Adjoining lengths of cold rolled channels lapped min. 12 in. and secured along bottom legs with four 3/4 in. TEK screws and wire-tied together with two double strand 18 SWG galv steel wire ties, one at each end of overlap.

c. **Steel Framing Members*** — Spaced 48 in. OC, max along joist, and secured to the joist on alternating joists with two, #10 x 1-1/2 in. screws through mounting holes on the hanger bracket.

PAC INTERNATIONAL L L C — Type RSIC-SI-CRCEZ Clip

6D. **Steel Framing Members*** — (Optional, Not Shown) — As an alternate to Item 6.

a. **Furring Channels** — Formed of No. 25 MSG galv steel, nominal 2-1/2 in. wide by 7/8 in. deep, spaced 16 in. OC perpendicular to joists and friction fit into Steel Framing Members (item 6D). Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap or with two TEK screws along each leg of the 6 in. overlap. Two furring channels, positioned 6 in. OC, 3 in. on each side of gypsum board (item 7) end joints. Butt joint channels held in place by strong back channels placed upside down, on top of, and running perpendicular to primary furring channels, extending 6 in. longer than length of gypsum side joint. Strong back channels spaced maximum 48 in. OC. Strong back channels secured to every intersection of primary furring channels with four 7/16 in. pan head screws, two along each of the legs at intersections. Butt joint channels run perpendicular to strong back channels and shall be minimum 6 in. longer than length of joint, secured to strong back channels with 7/16 in. pan head screws, two along each of the legs at intersection with strong back channels.

b. **Steel Framing Members*** — Used to attach furring channels (item 6D) to joists. Clips spaced 48 in. OC and secured along joist webs at each furring channel intersection with min. 3/4 in. long self-drilling #10 x 1-1/2 in. screws through each of the provided hole locations. Furring channels are friction fitted into clips.

PAC INTERNATIONAL L L C — Type RSIC-SI-1 Ultra

7. **Gypsum Board*** — Nom 5/8 in. thick, 4 ft wide gypsum board. Base layer installed with long dimension perpendicular to resilient/furring channels and side joints centered between wood joists. Butted end joints in adjacent rows staggered min 32 in. Base layer secured to resilient/furring channels with 1 in. long Type S bugle head steel screws spaced 16 in. OC in the field. End joints of base layer similarly fastened to additional pieces of resilient/furring channel positioned at end joint locations with 1 in. long Type S bugle head steel screws spaced 8 in. OC. Face layer installed with long dimension perpendicular to resilient/furring channels. Face layer secured to resilient/furring channels with 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC in the field. Butted end joints secured to base layer with 1-1/2 in. long Type G bugle head steel screws spaced 8 in. OC. Face layer side joints offset min 24 in. from base layer side joints. Face layer end joints offset min 16 in. from end joints of base layer. When **Steel Framing Members** (item 6A or 6B) are used, the butt joints in the gypsum board shall be supported by two furring channels. The two furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the joist with one RSIC-1, RSIC-1 (2.75) or Genie clip at each end of the channel.

When **Steel Framing Members** (item 6C) are used, nom 5/8 in. thick, 4 ft wide gypsum board, installed as described in item 7. Adjacent butt joints staggered minimum 48 in. OC.

When **Steel Framing Members** (item 6D) are used, nom 5/8 in. thick, 4 ft wide gypsum board, installed as described in item 7. Butt joints staggered minimum 24 in. OC.

AMERICAN GYPSUM CO — Type AG-C

CERTAINTED GYPSUM INC — Type C

CGC INC — Types C, IP-X2

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Types LGFC-C, LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C.

NATIONAL GYPSUM CO — Types FSK-C, FSW-C, FSW-G

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C.

UNITED STATES GYPSUM CO — Types C, IP-X2

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2

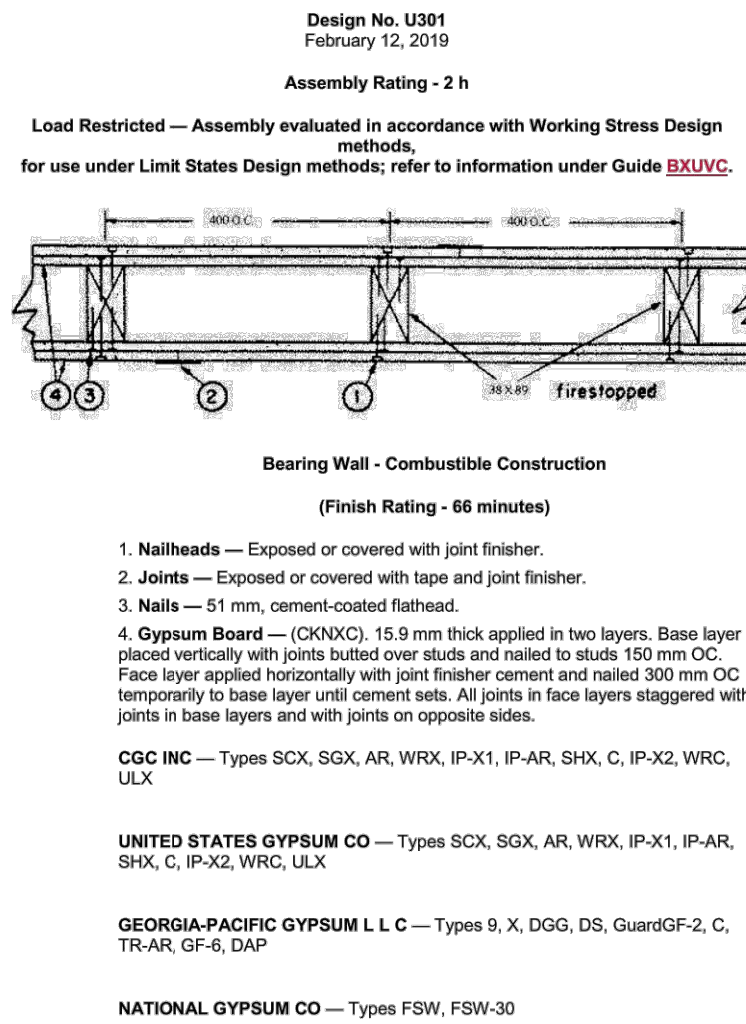
8. **Finishing System - (Not Shown)** — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

9. **Acoustical Sealant - (Optional)** — A bead of acoustical sealant applied to the top surface of the wood joists for sound-control sealing.

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

1 UL ASSEMBLY - L541

NTS



Bearing Wall - Combustible Construction

(Finish Rating - 66 minutes)

1. **Nailheads** — Exposed or covered with joint finisher.
2. **Joints** — Exposed or covered with tape and joint finisher.
3. **Nails** — 51 mm, cement-coated flathead.
4. **Gypsum Board** — (CKNXC), 15.9 mm thick applied in two layers. Base layer placed vertically with joints butted over studs and nailed to studs 150 mm OC. Face layer applied horizontally with joint finisher cement and nailed 300 mm OC temporarily to base layer until cement sets. All joints in face layers staggered with joints in base layers and with joints on opposite sides.

CGC INC — Types SCX, SGX, AR, WRX, IP-X1, IP-AR, SHX, C, IP-X2, WRC, ULX

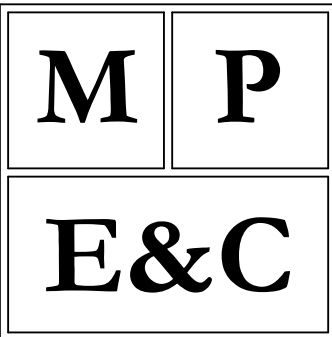
UNITED STATES GYPSUM CO — Types SCX, SGX, AR, WRX, IP-X1, IP-AR, SHX, C, IP-X2, WRC, L&X

GEORGIA-PACIFIC GYPSUM L L C — Types 9, X, DGG, DS, GuardGF-2, C, TR-AR, GF-6, DAP

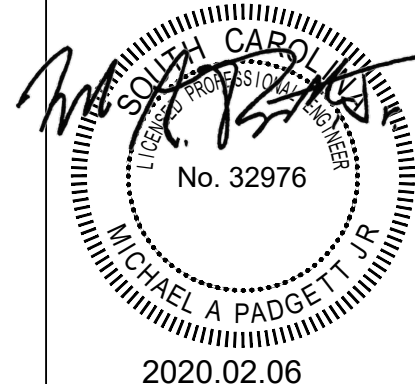
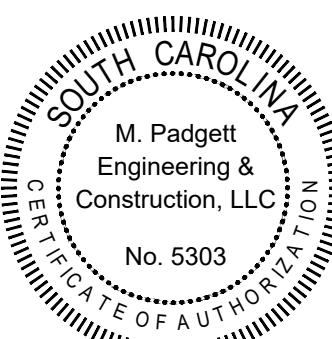
NATIONAL GYPSUM CO — Types FSW, FSW-30

2 UL ASSEMBLY - 301

NTS



M. Padgett Engineering
& Construction, LLC
PO Box 6996,
Florence, SC 29502
tel: 843-908-4569
fax: 866-384-7749
mp.eng.com@gmail.com
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Date/Revisions:

2020.02.06

Construction
Documents

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Fire Department
2413 Murray St.
Edisto Island, SC 29438

UL Details

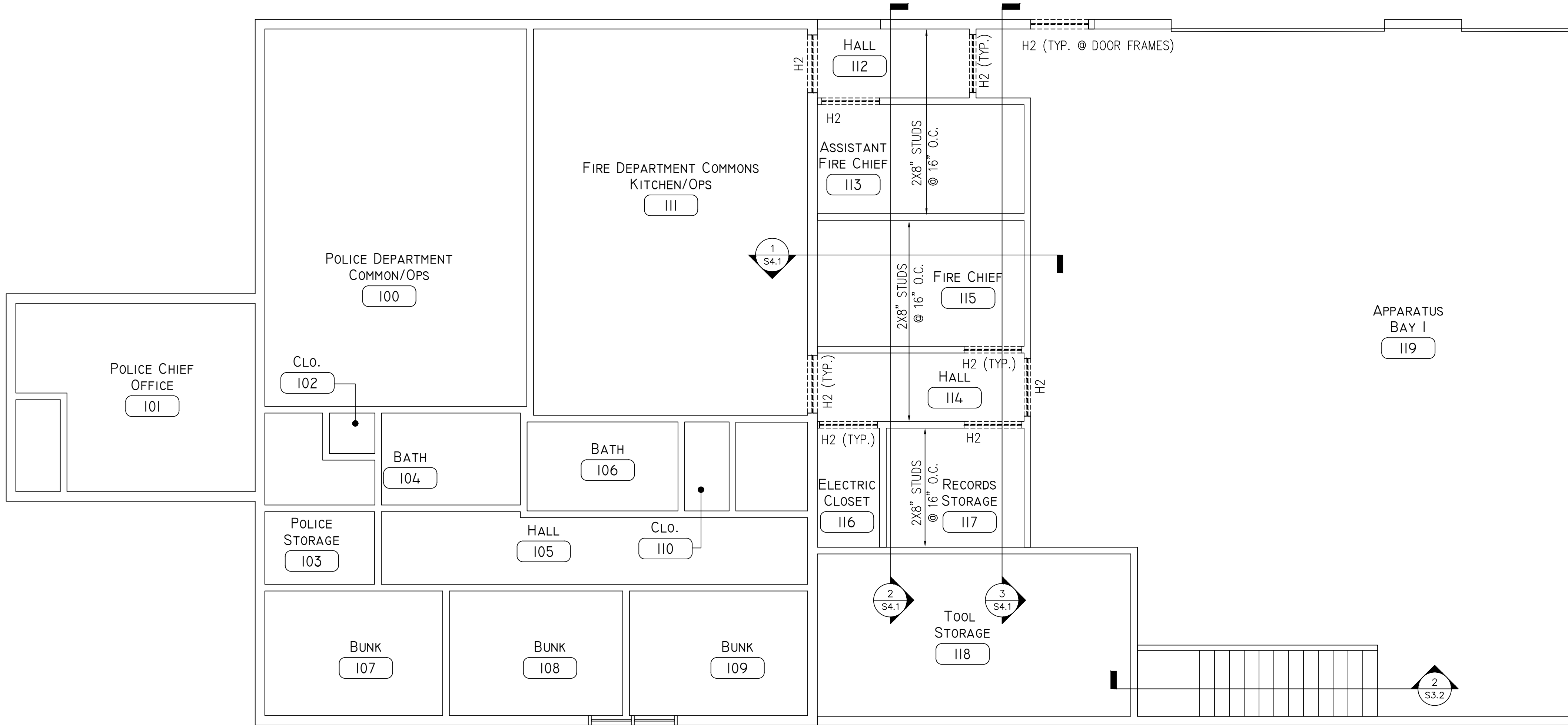
Scale: NTS

Drawn: TMH

Check: MP

Proj#: J1870

S1.3



MINIMUM WALL AND HEADER STUD REQUIREMENTS

		MAXIMUM HEADER SPAN (FT.)			
		3 ft	6 ft	9 ft	12 ft
NUMBER OF HEADER STUDS SUPPORTING EACH END OF THE HEADER					
		1	1	2	2
UNSUPPORTED WALL HEIGHT	STUD SPACING	NUMBER OF FULL LENGTH STUDS AT EACH END OF THE HEADER			
10 FEET OR LESS	16"o/c	2	2	3	3
GREATER THEN 10 FEET	16"o/c	2	2	3	3

DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x6's @ 16" O.C.)

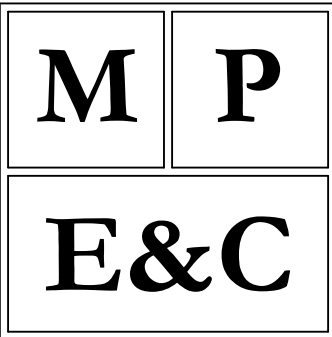
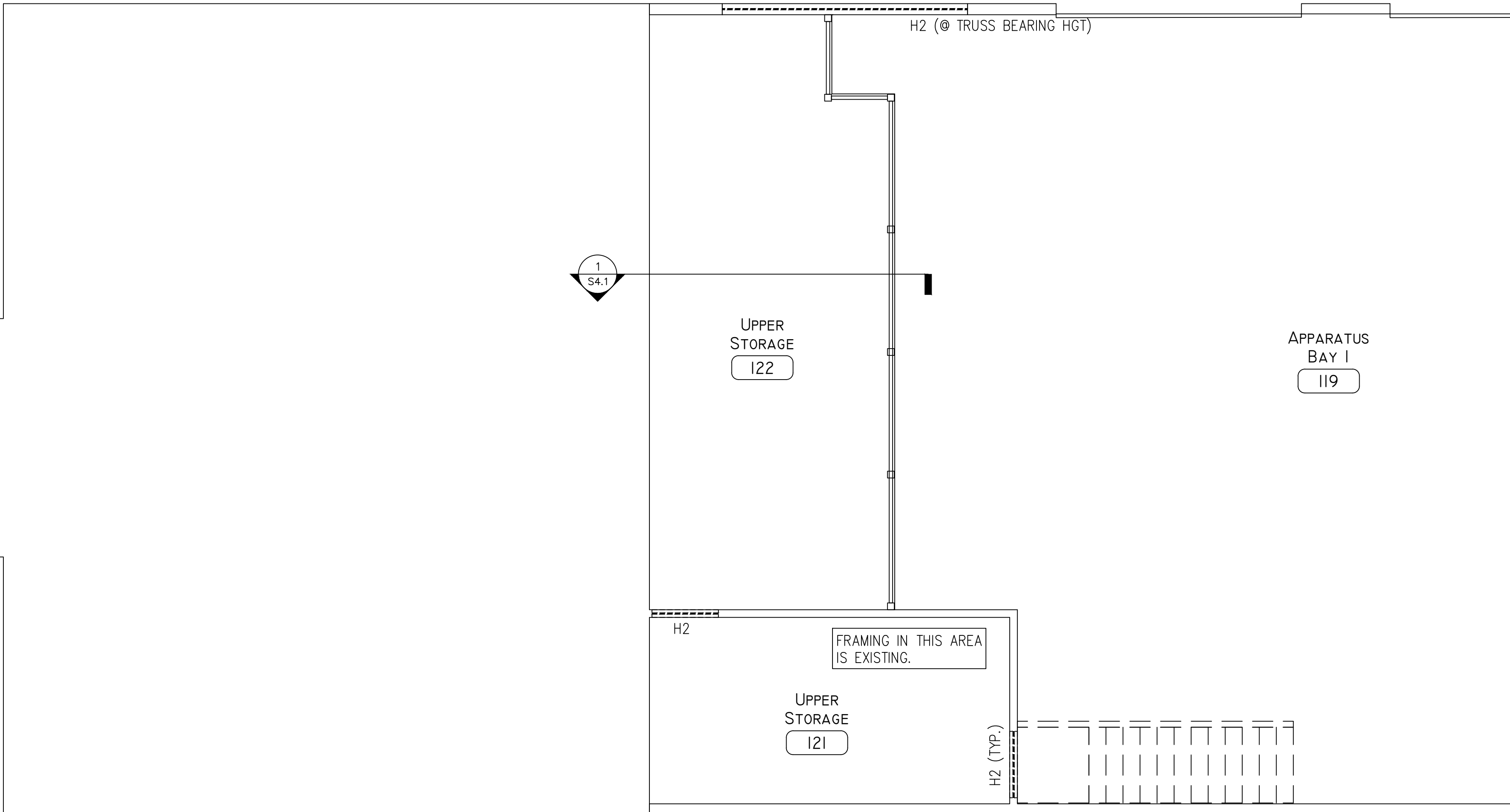
- H1-(3) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
H2-(3) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS
H3-(3) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS

DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x4's @ 16" O.C.)

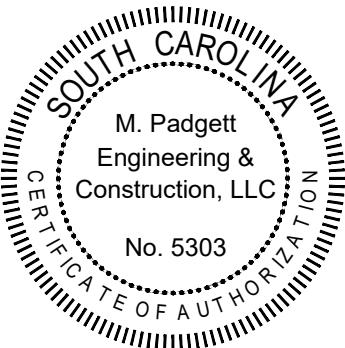
- H4-(2) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
H5-(2) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS
H6-(2) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS

1 STRUCTURAL - FRAMING PLAN - 2ND FLR
Scale: 3/16" = 1'-0"

2 STRUCTURAL - FRAMING PLAN - LOFT
Scale: 3/16" = 1'-0"



M. Padgett Engineering
& Construction, LLC
PO Box 6996,
Florence, SC 29502
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FRAMING
PLAN

Scale: NTS

Drawn: TMH

Check: MP

Proj#: J1870

S2.1

WOOD FRAMING

ALL WOOD FRAMING PER IBC2015 & AWC DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION.

WOOD FRAMING SCHEDULE

Stud Height Schedule			
Unsupported Wall Height (ft)	Stud Size & Spacing (SPF#2)		
0'-0" to 9'-0"	2"x4" @ 16" OC	Or	2"x6" @ 16" OC
9'-1" to 10'-4"	2"x4" @ 12" OC	Or	2"x6" @ 16" OC
10'-5" to 15'-0"	(2) 2"x4" @ 16" OC	Or	2"x6" @ 16" OC
15'-1" to 16'-7"	2"x6" @ 12" OC	Or	2"x8" @ 16" OC
16'-8" to 18'-6"	2"x8" @ 16" OC		
18'-7" to 20'-0"	(2) 2"x6" @ 12" OC	Or	2"x8" @ 12" OC

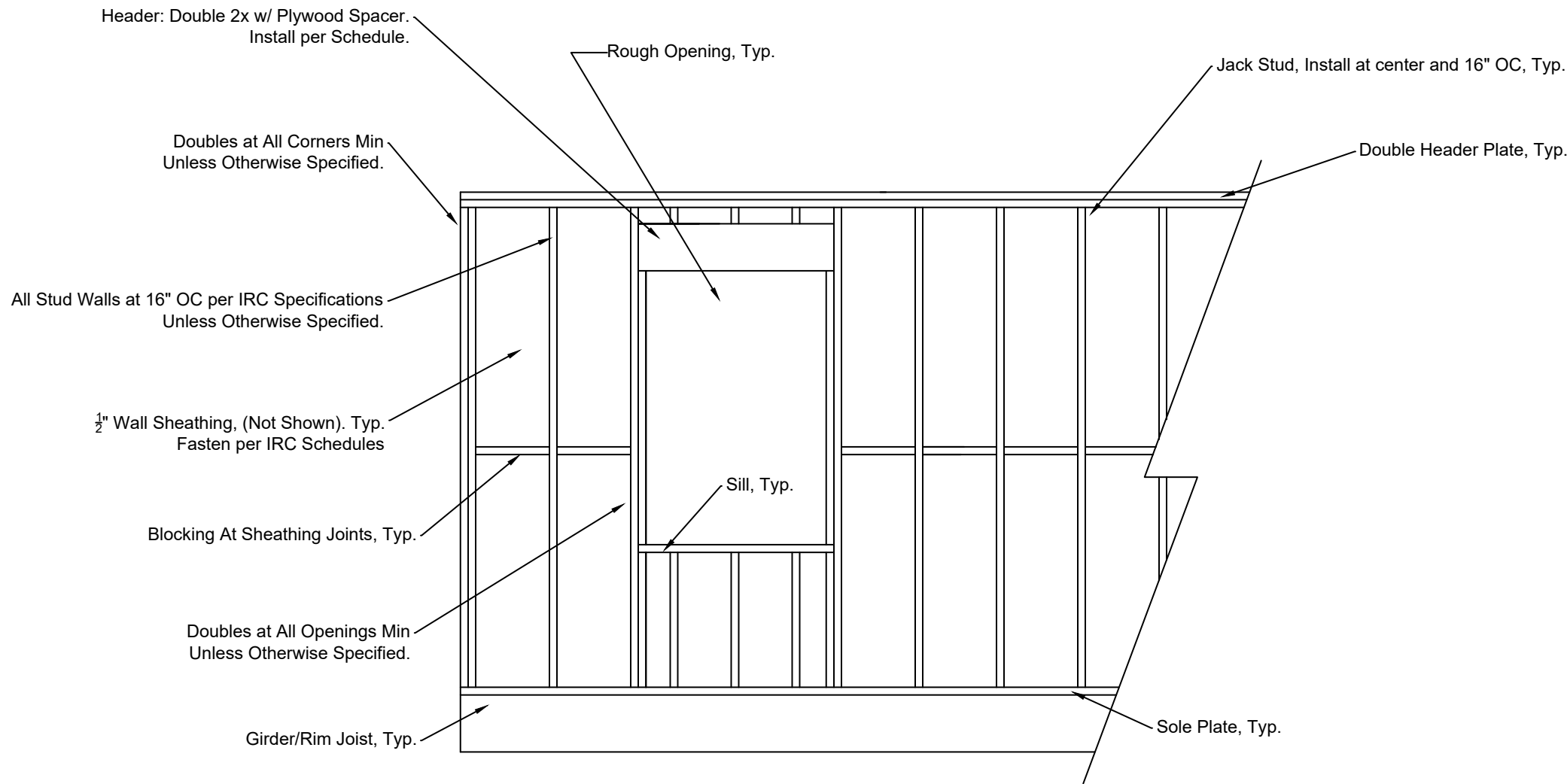
Roof Rafter Schedule	
2"x6" @ 16" OC up to 8'-0" Unsupported Span	
2"x8" @ 16" OC up to 12'-0" Unsupported Span	
2"x10" @ 16" OC up to 15'-0" Unsupported Span	
2"x12" @ 16" OC up to 18'-0" Unsupported Span	

Ceiling Joists for Non-Storage Attic Schedule	
2"x6" @ 16" OC up to 8'-0" Unsupported Span	
2"x8" @ 16" OC up to 12'-0" Unsupported Span	
2"x10" @ 16" OC up to 15'-0" Unsupported Span	
2"x12" @ 16" OC up to 18'-0" Unsupported Span	
* Center Span Blocking Required @ 8' OC Min	

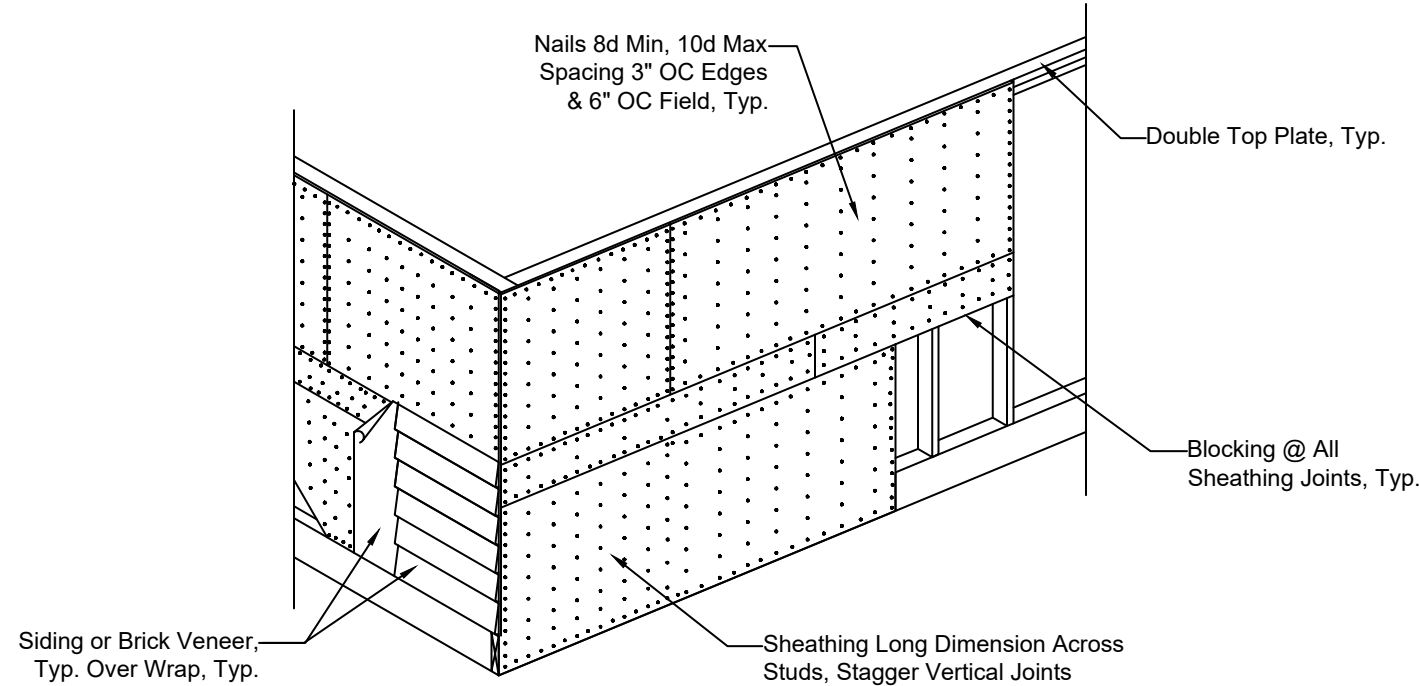
2"x4" @ 16" OC Wall, Door & Window Header Schedule	
(2) 2"x8" w/ 1/2" Plywood Filler up to 4'-0" Openings	
(2) 2"x10" w/ 1/2" Plywood Filler up to 8'-0" Openings	
(2) 2"x12" w/ 1/2" Plywood Filler up to 10'-0" Openings	
Openings > 10'-0" Require Engineer Sized Members	

2"x6" @ 16" OC Wall, Door & Window Header Schedule	
(3) 2"x8" w/ 1/2" Plywood Filler up to 4'-0" Openings	
(3) 2"x10" w/ 1/2" Plywood Filler up to 8'-0" Openings	
(3) 2"x12" w/ 1/2" Plywood Filler up to 10'-0" Openings	
Openings > 10'-0" Require Engineer Sized Members	

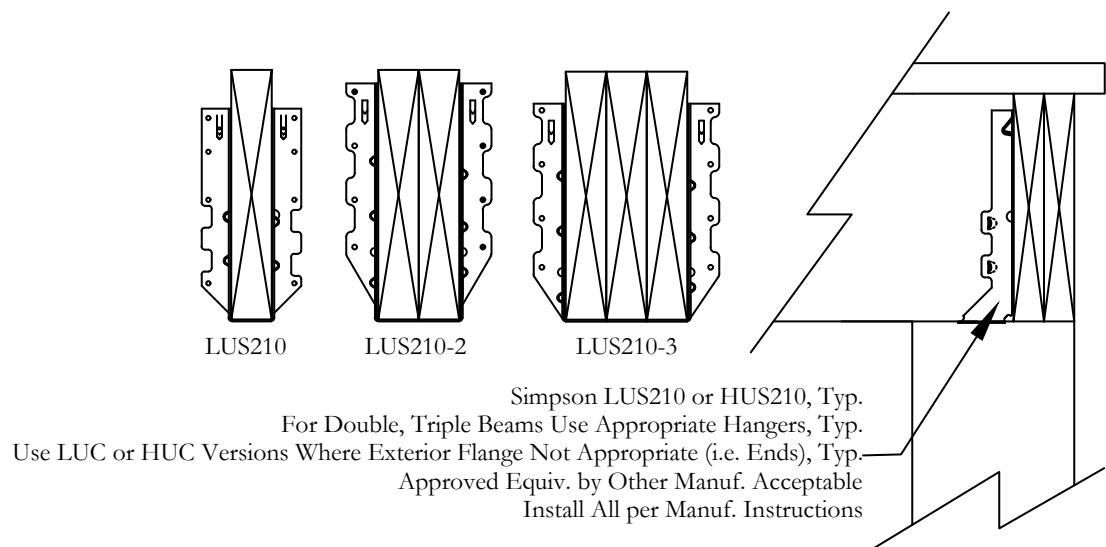
Minimum Wall & Header Stud Requirements	
(2) Studs for Headers < 8'-0"	
(3) Studs for Headers > 8'-0" Max 16"-0"	
* See Shear Wall Framing Detail for Openings Near Corners	



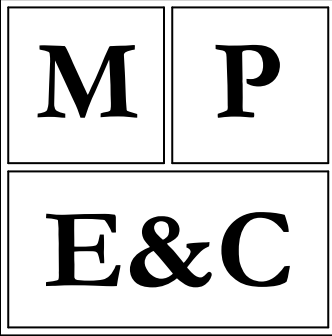
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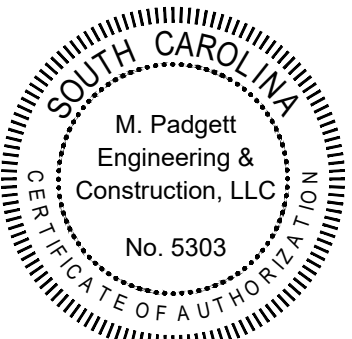
2 WALL SHEATHING DETAIL NTS



3 JOIST & LEDGER/RIM JOIST CONNECTION NTS



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STRUCTURAL
DETAILS

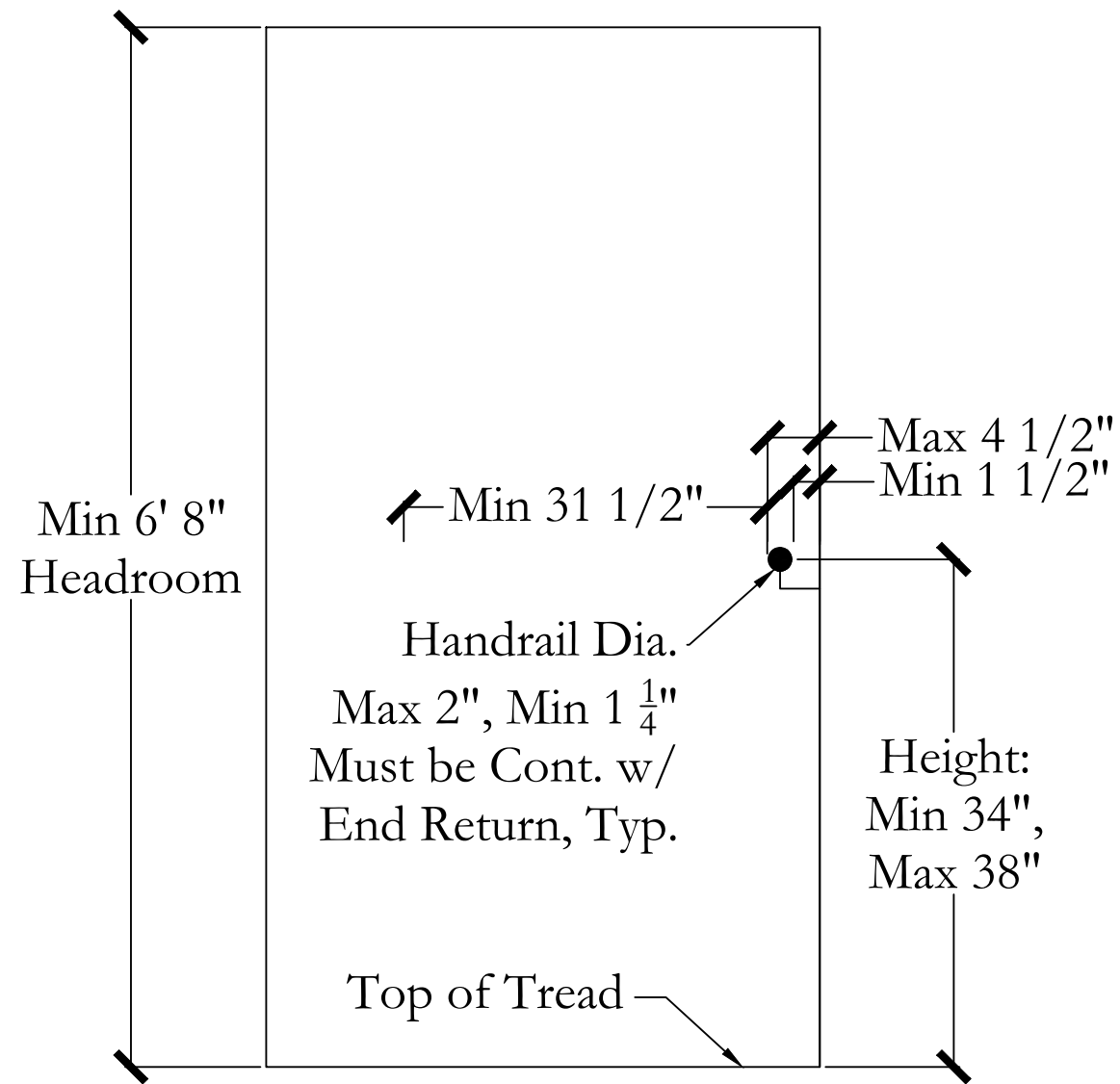
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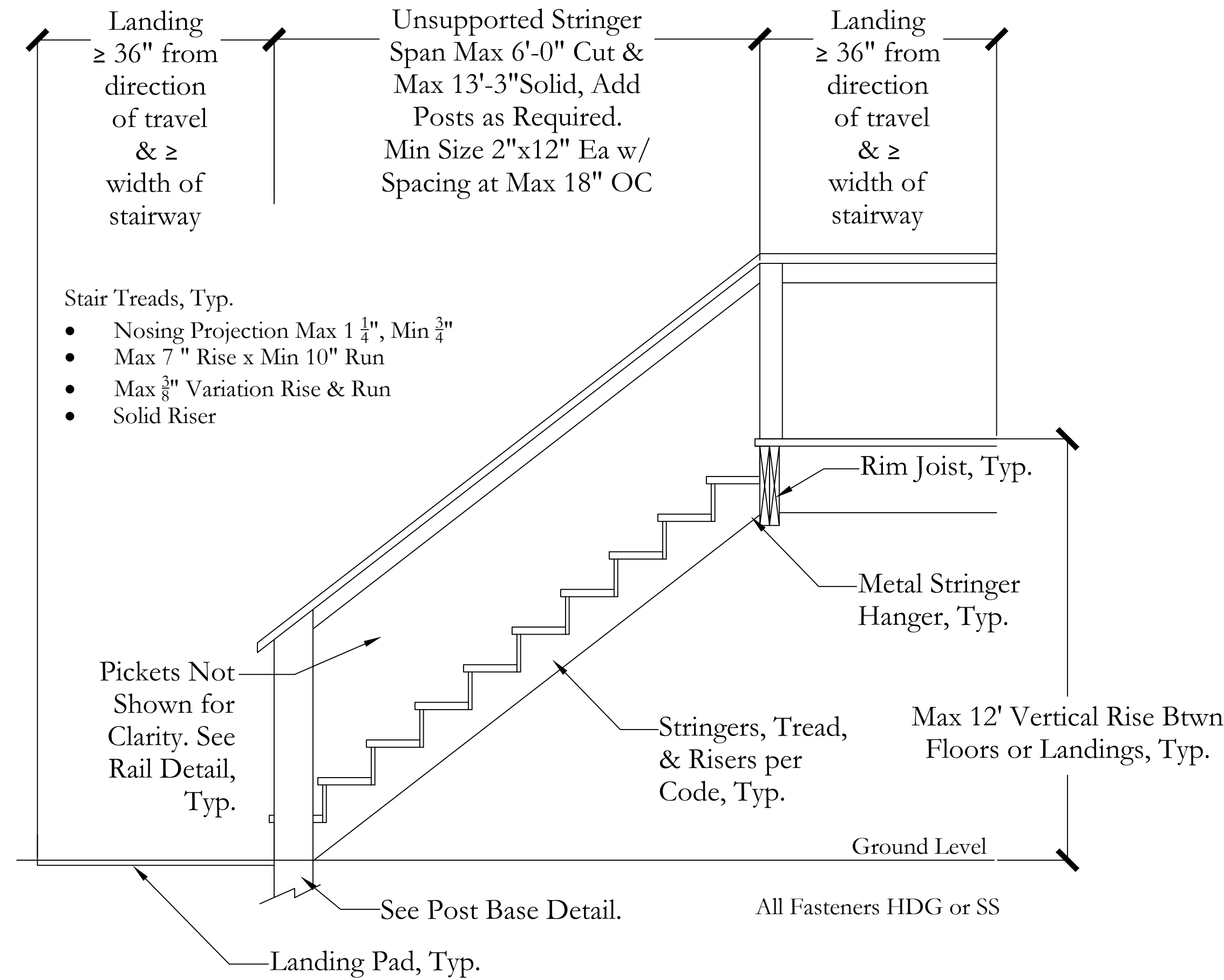
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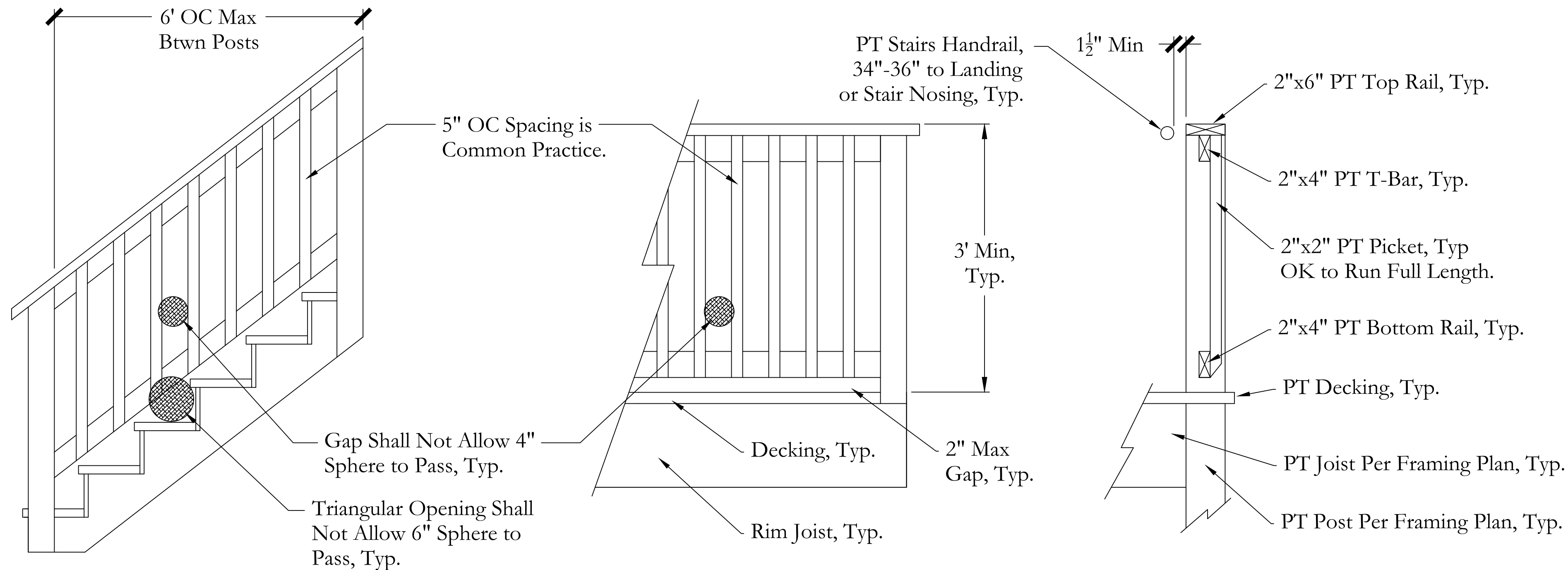
S3.1



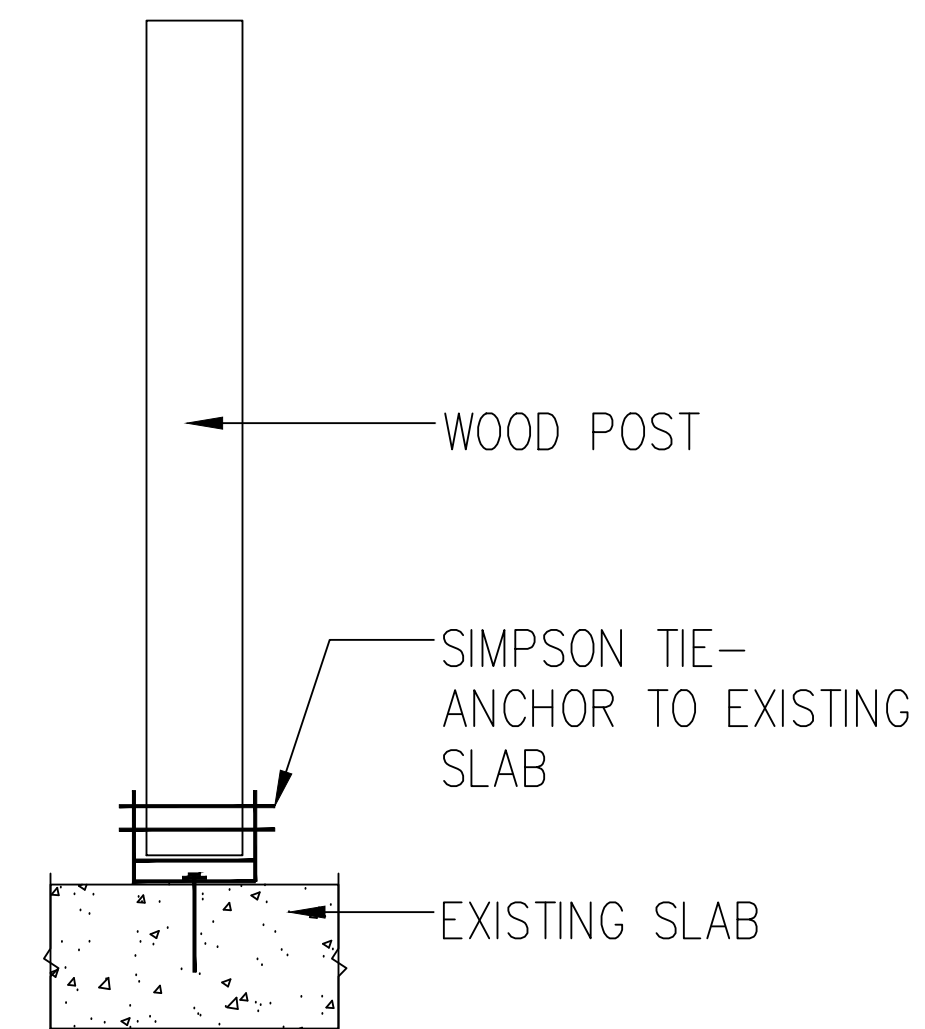
1 STAIRWAY & HANDRAIL NTS



2 STAIR DETAIL NTS



3 STAIR & DECK RAIL DETAIL NTS

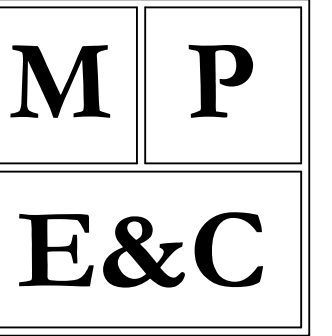


4 POST ANCHOR DETAIL TO EXISTING SLAB NTS

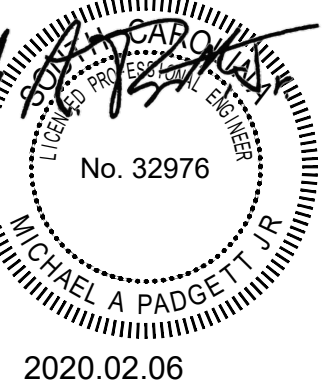
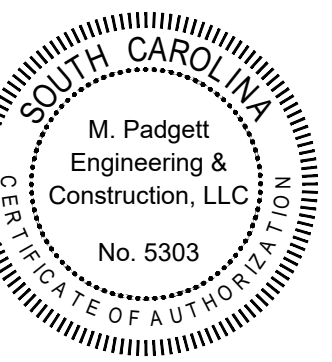
Stair & Rail Notes:

Notes listed below are where applicable for this project. Some notes may not be relevant.

- All stairs & railings to meet current building codes. Other local codes/ordiances may apply. Verify with local building authority.
- Deck & rail systems shown herein are based upon standard commodity lumber and engineered wood products sizes.
- If installing a manufactured rail system (metal, vinyl, etc). Install per manufacturer's specifications. Verify compliancy with building code and local building authority.
- Other deck/rail/picket configurations (not shown) are acceptable if compliant with current building code and approved by owner and local building authority.



M. Padgett Engineering & Construction, LLC
PO Box 6996,
Florence, SC 29502
tel: 843-908-4569
fax: 866-384-7749
mp.eng.con@gmail.com
www.mpadgettengineering.com



Date/Revisions:

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2413 Murray St.
Edisto Island, SC 29438

STRUCTURAL DETAILS

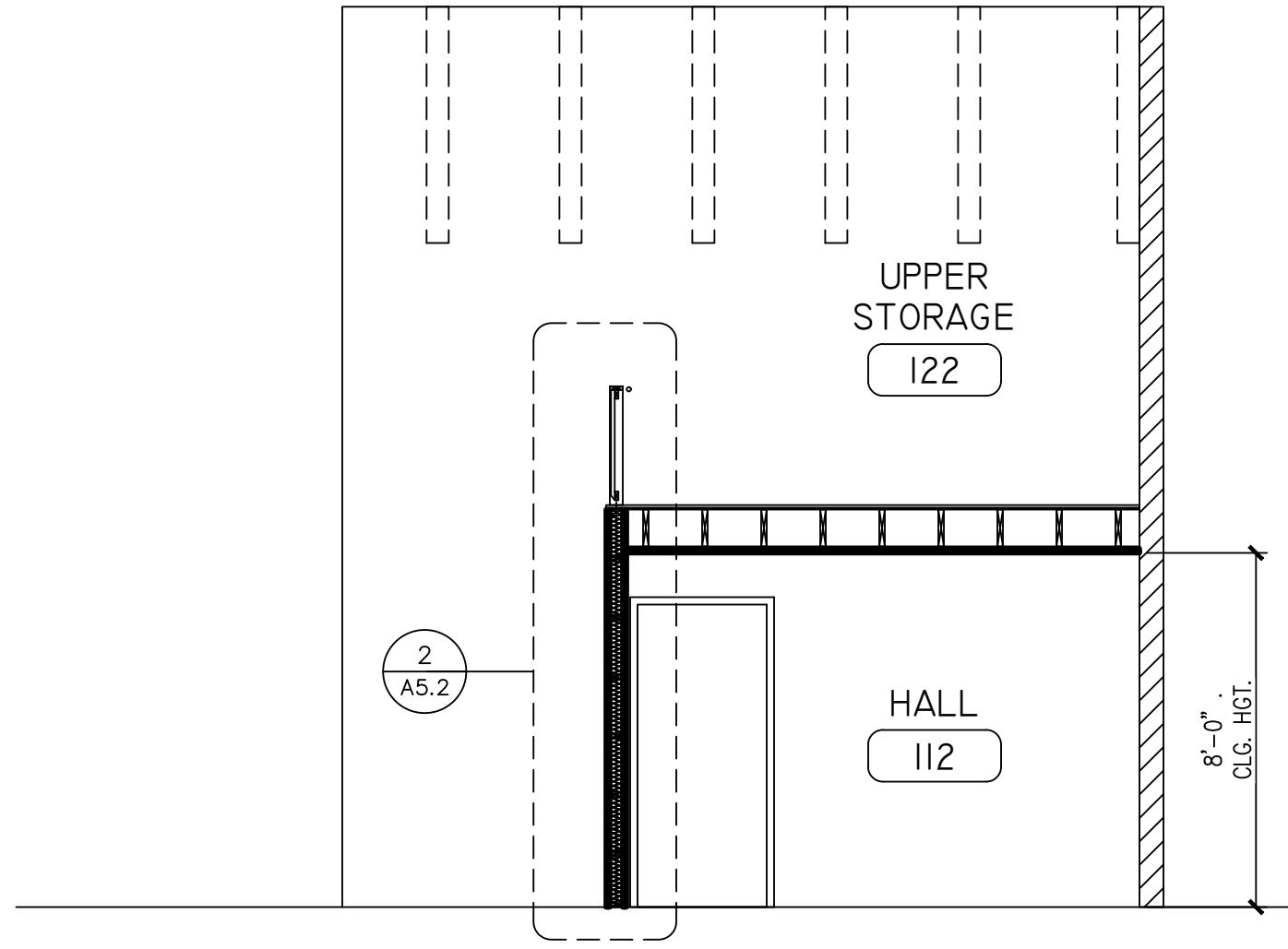
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Drawn: TMH

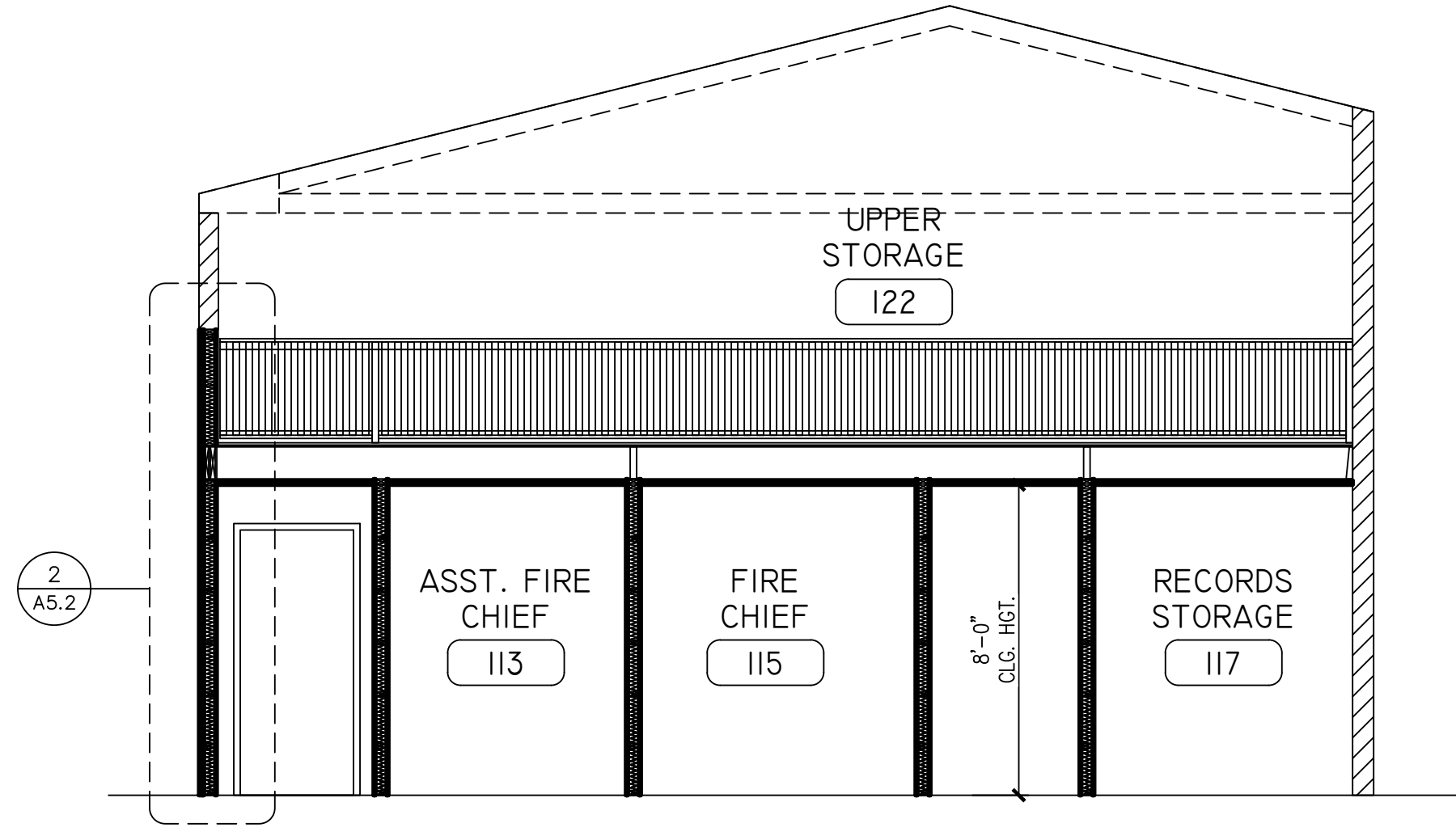
Check: MP

Proj#: J1870

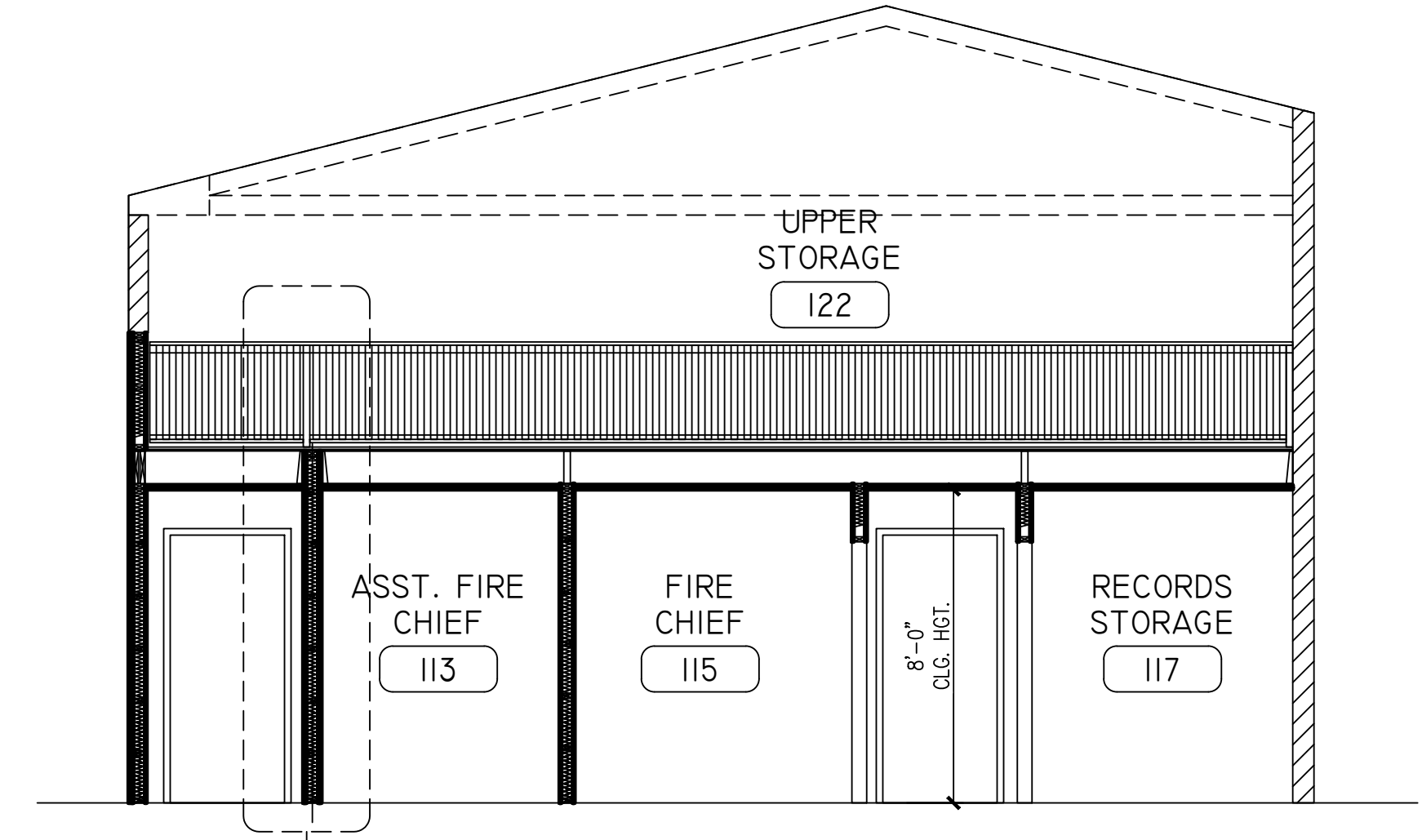
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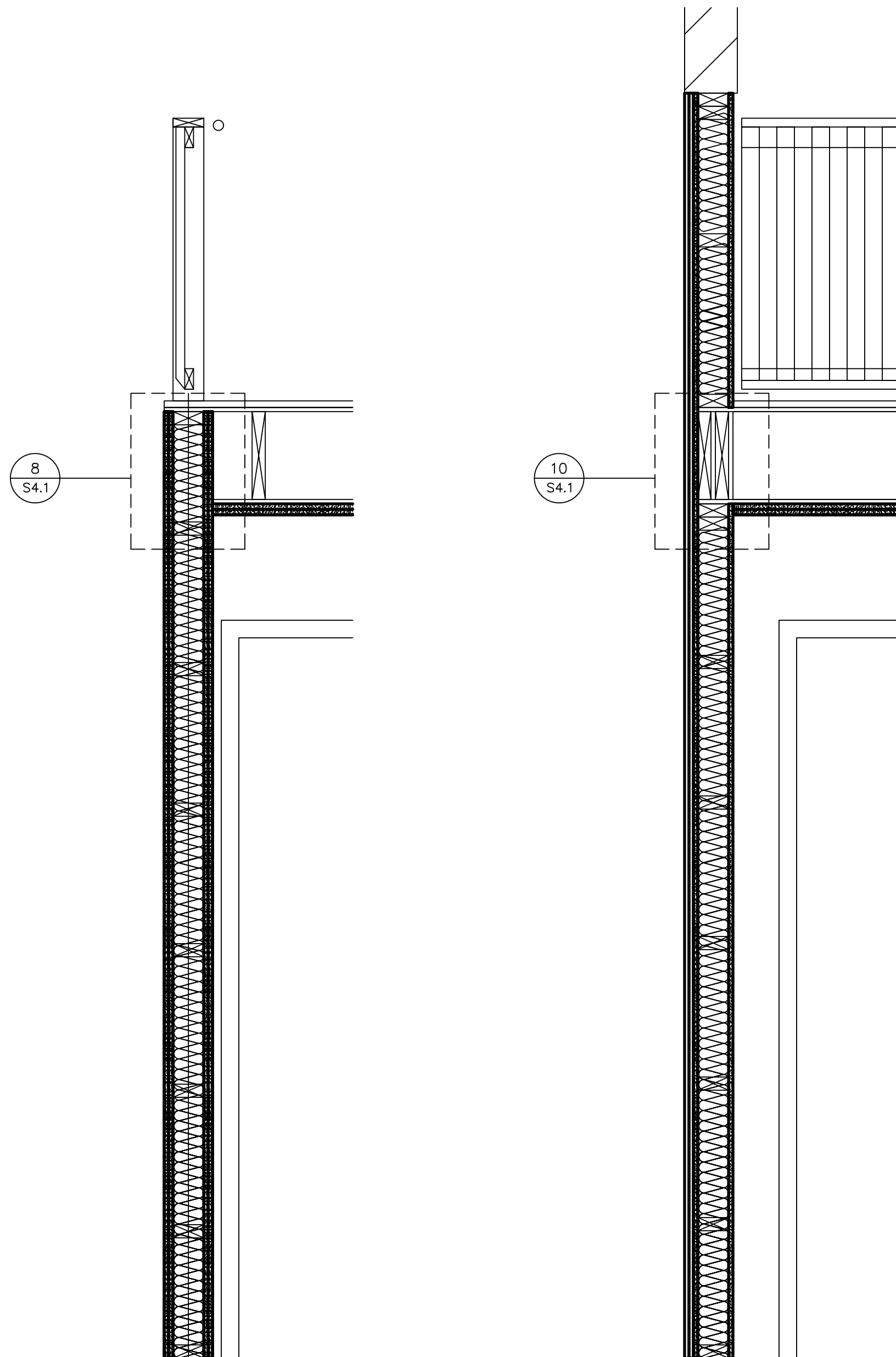
1 BUILDING SECTION
Scale: 1/4" = 1'-0"



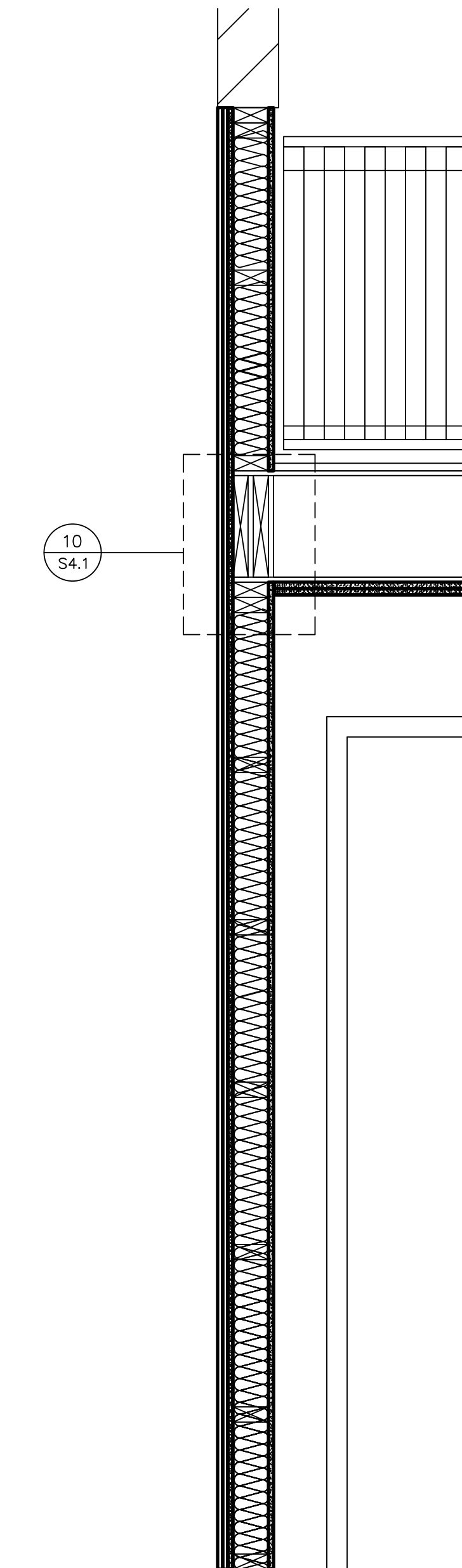
2 BUILDING SECTION
Scale: 1/4" = 1'-0"



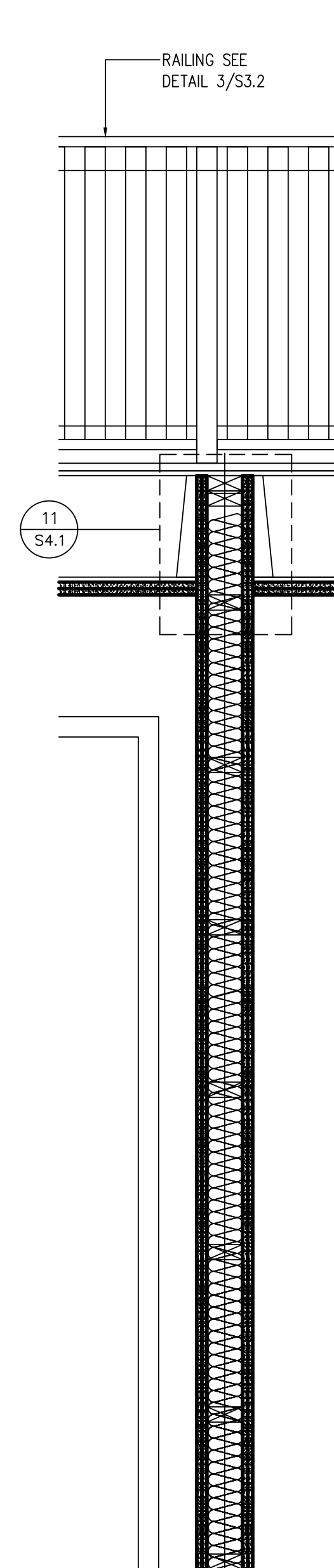
3 BUILDING SECTION
Scale: 1/4" = 1'-0"



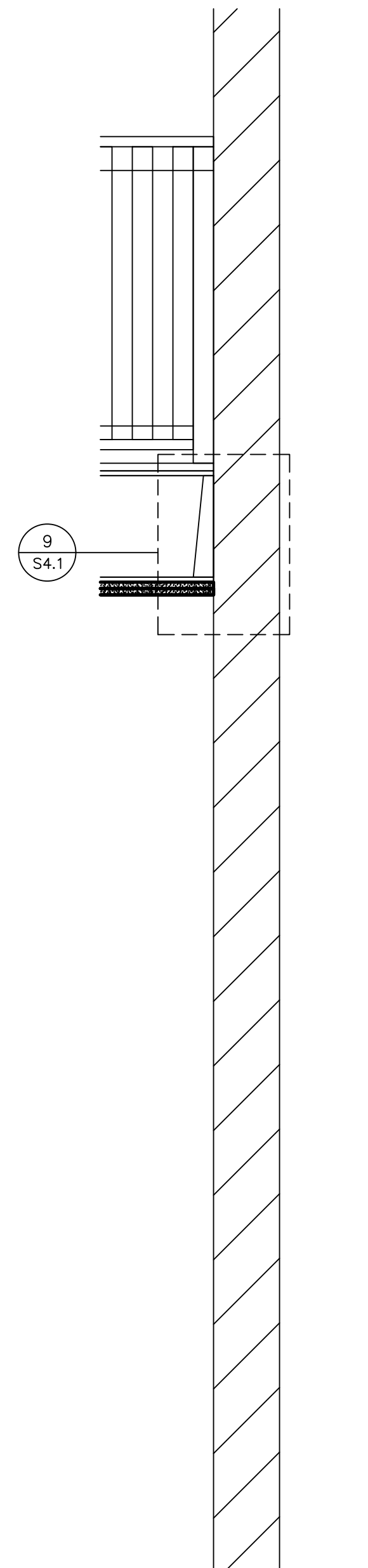
4 BUILDING SECTION
Scale: 1/4" = 1'-0"



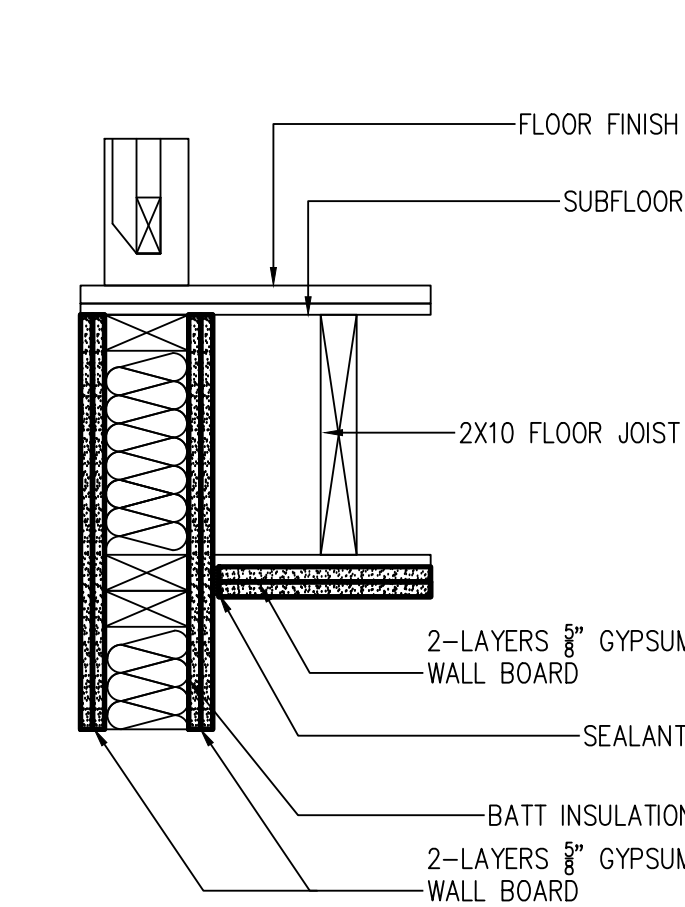
5 BUILDING SECTION
Scale: 1/4" = 1'-0"



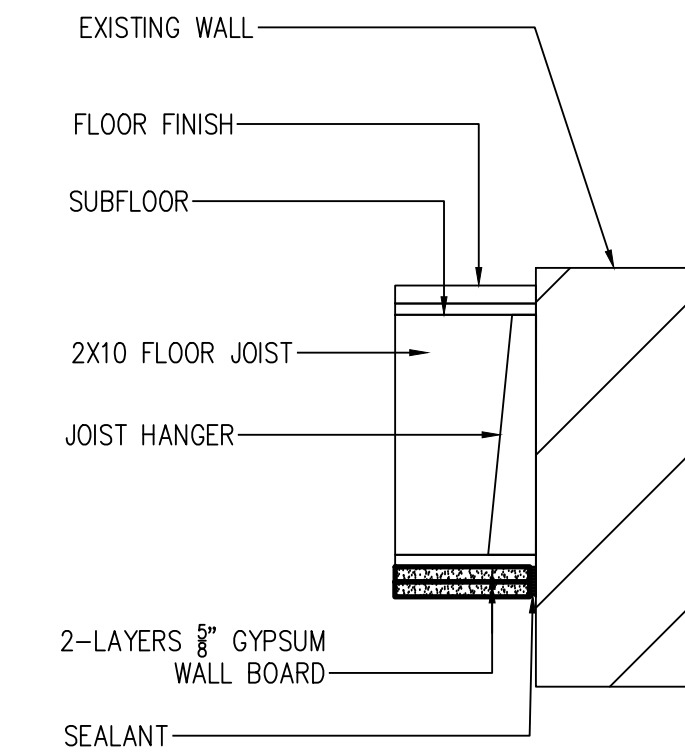
6 BUILDING SECTION
Scale: 1/4" = 1'-0"



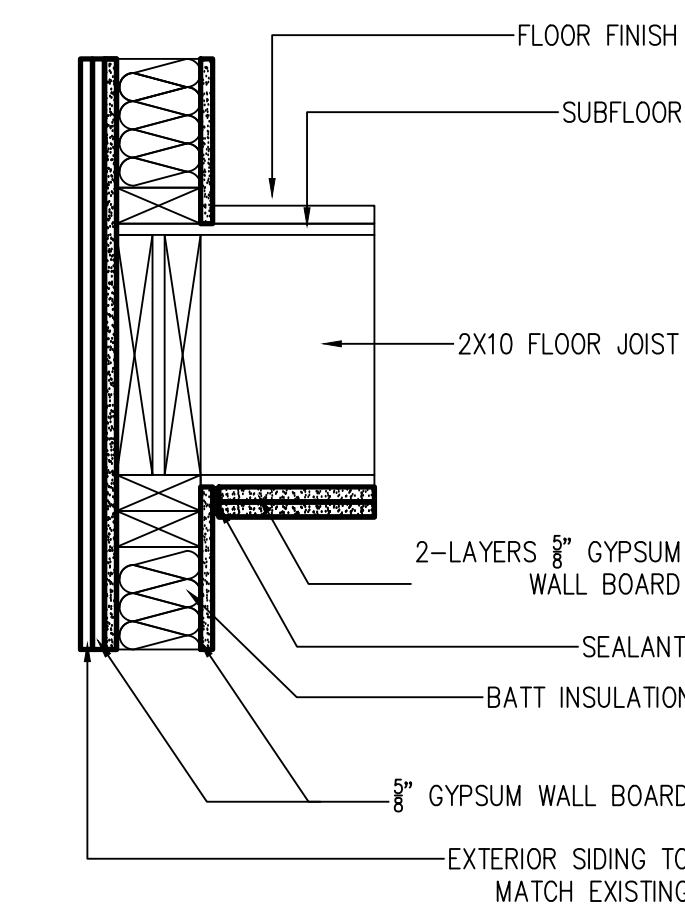
7 BUILDING SECTION
Scale: 1/4" = 1'-0"



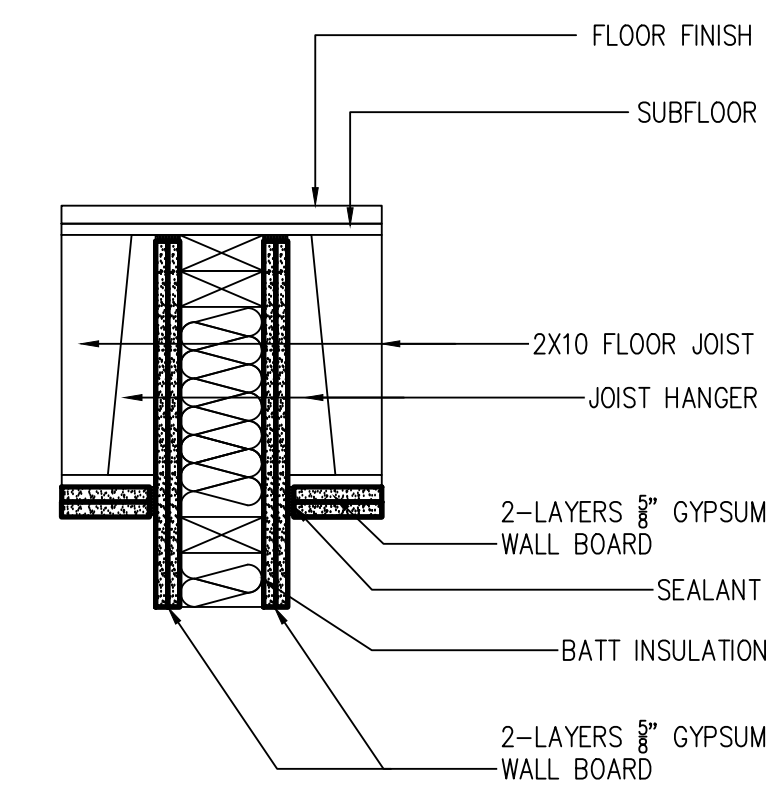
8 BUILDING SECTION
@ 2HR FIREWALL &
2HR CEILING
Scale: NTS



9 BUILDING SECTION
@ 2HR CEILING
AND EXISTING WALL
Scale: NTS



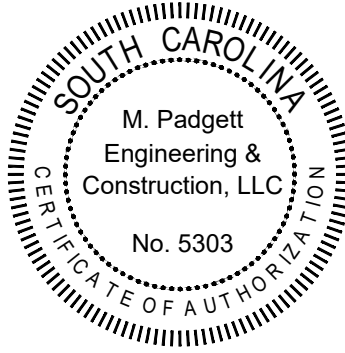
10 BUILDING SECTION
@ 2HR CEILING
Scale: NTS



11 BUILDING SECTION
@ 2HR FIRE WALL
Scale: NTS

M P
E&C

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& Construction, LLC
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Florence, SC 29502
tel: 843-908-4569
fax: 866-384-7749
mp.eng.con@gmail.com
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FRAMING
PLAN

Scale: NTS

Drawn: TMH

Check: MP

Proj#: J1870

S4.1

Mechanical Notes:

Notes listed below and herein are where applicable for this project. Some notes may not be relevant.

General Notes:

- The requirements of these general notes shall apply to all mechanical work. Installation shall be in accordance with the current building code, state and local codes and the latest amendments thereto.
- The work covered by this contract consists of furnishing all labor, equipment, materials and service necessary for and reasonably incidental to the proper completion of all mechanical work shown on the drawings and specified. Materials or products specified by trade name, manufacturer's name or catalog number shall be interpreted as establishing a standard of quality and design. Substitutions shall not be allowed unless they are submitted for review to use and approved by the architect.
- Furnish copies of shop drawings of equipment or fixtures for approval prior to purchasing.
- Mechanical contractor shall coordinate with architectural, civil, structural, electrical, fire protection, plumbing and all other trades for pipe routing and equipment placement. Avoid interference with architectural features, beams, footings, windows, etc. Notify architect immediately of any conflicts. Sleeves shall be installed where piping passes through structure. All openings through fire rated walls or floors shall be sealed with U.L. listed penetration and shall maintain the fire rated integrity of the wall or floor. The contractor shall verify fire ratings with architectural drawings prior to installation. Submit U.L. penetration details with shop drawings for engineer's review. Minimum ratings shall be as follows: walls - F=1, T=0; floor - F=1, T=1. Contractor shall keep a record of the locations of all concealed work and upon completion of the job, shall supply as-built drawings showing in colored pencil on black line prints any deviation from the original drawings. These drawings shall indicate dimensions of buried utility lines from building walls.
- All work shall be guaranteed, both material and installation, for a period of one year from acceptance by owner.
- All other materials not specified elsewhere herein to be of proper design, proper quality and installed per the manufacturer's specifications.
- Drawings are not to be scaled. All dimensions are to be read or calculated.
- Work not indicated as part of drawings but reasonably implied to be similar to that at corresponding places shall be repeated.
- All sections and details are typical at similar locations and where applicable.
- The dimensions on this project are considered as nominal dimensions. The shape and actual size of member units shall be considered in the building and layout plan.
- Ducts, piping and similar components specified in common sizes unless specifically noted.
- These plans are the property of MPE&C only. Any unauthorized use, reproduction, or otherwise is prohibited. Doing so is subject to prosecution.
- These plans are site specific to this particular project, site, and location only.

Mechanical Notes Continued:

HVAC:

- Do not scale drawing. Rough-in dimensions per equipment manufacturer and architectural drawings.
- Dimensions noted on plans are in inches unless otherwise noted.
- Duct sizes noted on plans are interior dimensions.
- Route condensate drain lines to dry wells as shown on drawings.
- Mechanical contractor shall be responsible for verifying all equipment voltages with the electrical contractor prior to releasing equipment from manufacturer.
- Some refrigerant line lengths and/or vertical lifts may exceed manufacturer's recommendations; mechanical contractor is responsible for insuring the equipment manufacturer sizes for all refrigerant lines for these pieces of equipment.
- Round ductwork shown on drawing is diagrammatic. Actual run shall be shortest possible without sharp bends. Round ductwork shall be galvanized steel with fiberglass duct wrap insulation per IMC specifications.
- Flexible ductwork will be allowed at the end of galvanized steel run outs; maximum length of flexible duct shall not exceed 8'-0". Refer to typical run out detail.
- All supply and return ductwork, unless specifically noted on plans, to be internally lined for 15'-0" from unit.
- All piping and ducts in finished rooms or spaces shall be concealed in furred chases or suspended ceilings, unless otherwise noted.
- Provide access panels or doors in inaccessible ceilings and/or chases for all valves, traps, dampers, cleanouts, coils, fans, controls, etc. They shall be furnished and installed per architectural specifications. Access door rating shall match classification of wall and ceiling fire rating.
- Water pipe connections to water coils shall be made so there will be counter flow between water and air.
- Coordinate the location of all diffusers, grilles, registers, access doors, etc., with the architectural reflected ceiling plan(s).
- All round runouts and drops to diffusers shall be the same nominal size as the scheduled diffuser neck size.
- The first figure of duct size indicates dimension of face shown or indicated. All duct sizes shown on drawings are net inside dimensions. Provide one-inch acoustical lining in low velocity rectangular ductwork unless noted otherwise on the drawings.
- Provide 1/2" manual air vents at all high points of closed system piping and 1/2" manual drain valves with hose connection at low points as required to provide complete system drainage. Where drain valves occur above ceiling areas and in areas outside mechanical range provide hose connection on valve.
- Provide turning vanes in all square elbows, except transfer air sound elbows.
- Refer to the architectural drawings for exact location of all fire rated and/or smoke rated walls and assemblies. Provide approved fire dampers in all required penetrations for ductwork, grilles, registers and diffusers. All pipe and ductwork penetrations of fire, smoke and full height walls shall be caulked airtight to the adjacent structure by means of U.L. approved fire proof caulking material.
- Contractor shall coordinate all ductwork, piping, plumbing and fire protection piping with structural and electrical systems and shall provide necessary offsets to avoid conflicts and to maintain equipment access and serviceability.
- Contractor shall furnish all necessary structures, inserts, sleeves, and hanging devices for installation of mechanical and plumbing equipment, ductwork and piping, etc. Contractor shall coordinate with general contractor and all building trades to avoid conflicts and to maintain equipment access and serviceability.
- Contractor shall be responsible for providing all necessary miscellaneous angles, channels, unistrut, etc., as may be required to adequately support the mechanical piping, ductwork, and equipment in a manner approved by the architect, and compliant with the most current edition of the IMC which will not overload the building structural system.
- Contractor shall provide return air or transfer air openings in full height walls sized at 350 fpm (unless otherwise specifically shown on the drawings) to create and/or maintain a return air path as required. Fire dampers and/or smoke dampers shall be provided in such openings where required by building code.
- Seal all transverse joints, longitudinal seams, duct wall penetrations and fitting connections on all duct systems.
- Mechanical items such as roof drains, floor drains, plumbing fixtures, etc. Shown on the architectural drawings but not shown on the mechanical drawings shall be included in the project. These items shall be brought to the attention of the architect.

Mechanical Notes Continued:

Gas piping

- Gas piping shall be installed in accordance with the current fuel gas code or NFPA-54 where requirements are more stringent.
- All gas equipment shall be AGA approved.
- The installation shall be for natural gas or propane as per plan design specifications.
- The installing subcontractor shall be licensed for the installation of natural gas.
- Above ground gas piping shall be schedule 40, welded and seamless, wrought steel pipe (ASME B36.10) with threaded fittings. Underground gas piping shall be polyethylene (PE) pipe (ASTM D-2513). Provide with tracer wire or magnetic tape.
- Any gas piping, which is exposed, shall be painted with black "Rustoleum" paint verify color with architect.
- Gas piping shall be hung tight to the roof structure, supported with hangers by Grinnell or equal.
- Branch taps must be made off-of the top of the piping.
- Connection to each piece of equipment shall include an inverted trap, a gas cock, a union and a dirt leg. Connections shall be rigid (no flex).
- All gas flues shall be minimum of 10'-0", or as required by code, away from fresh air intakes.

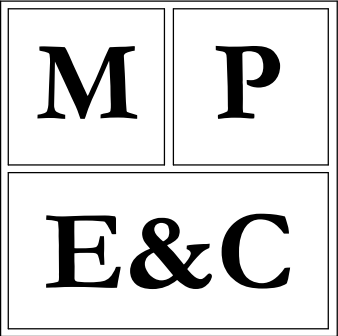
Construction:

- Contractor shall field verify all elevations, dimensions, and locations of existing features before starting work and notify engineer of any discrepancies for justification and/or corrections. The contractor/homeowner shall assume liability for all errors that are not reported. Note, the information provided in these plans is limited to the visual observation and information provided by the contractor and/or homeowner.
- The engineer assumes no liability for any changes or modifications by others made to the plans in whole or in part.
- Contractor is responsible for coordination of all trades involved.
- Contractor to verify with owner all specific makes, models, sizes, etc. of all fixtures, furniture, cabinets, appliances, etc. to be installed.
- Contractor is to review all mechanical systems (including but not limited to electrical, HVAC, plumbing, etc.) with owner prior to construction. This includes type, brand, quality, energy rating, size, etc for each particular system and its components.
- All work shall conform to all local codes, ordinances, and regulations of all appropriate regulating bodies.
- No soils report or site condition information provided to the engineer. Contractor to verify ground and soils conditions are acceptable for construction. Engineer shall not be liable for unforeseen site or soil conditions.
- Contractor to verify if tree conflicts exist prior to construction.
- All construction methods, practices, and materials to follow current building code standards except as noted. These should also be pre-approved by owner or general contractor in charge. Engineer shall not be responsible for methods, techniques, sequences, etc. of construction activities. Supervision of all work is the responsibility of the contractor.
- All construction layout is the responsibility of owner or general contractor in charge.
- In case of conflict between drawings and specifications the more rigid, robust, stronger, etc. to be assumed to prevail unless explicitly specified by engineer.
- Wall, floor, ceiling penetrations to be per current building code standards unless otherwise specified.
- Call P.U.P.S. 811 before digging.

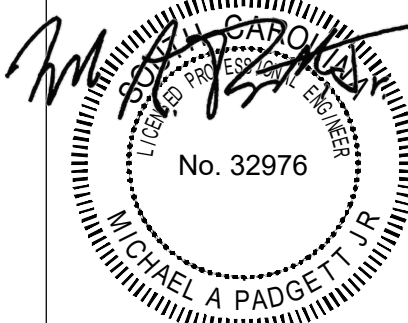
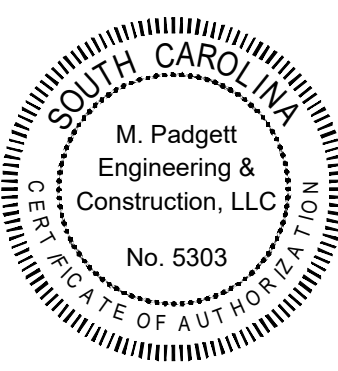
Mechanical Design Criteria / Property Info:

Information listed below and herein is where applicable for this project. Some items may not be relevant.

- Property/Structure/Site Info:
 - Address: Per Architectural
- Electrical Utility
 - Dominion Energy
- Natural Gas Utility
 - N/A
- Weather/Environment:
 - Extreme Frost Depth: 5"
 - Climate Zone: 3
- IBC Classifications:
 - Construction Type: V
 - Occupancy Group: Per Architectural
- Flood Zone: Per Architectural
- Applicable Building Codes and Regulations:
 - IBC 2018 w/ SC Modifications
 - IFC 2018 w/ SC Modifications
 - IEBC 2018 w/ SC Modifications
 - IPMC 2018 w/ SC Modifications
 - IMC 2018 w/ SC Modifications
 - IPC 2018 w/ SC Modifications
 - IFGC 2018 w/ SC Modifications
 - NEC 2017 (NFPA 70) w/ SC Modifications
 - ICC/ANSI A117.1-2017 w/ SC Modifications
- See International Code Council for more information: <http://www.iccsafe.org/>
- See National Fire Protection Association for more information: <http://www.nfpa.org/>
- Other Relevant & Current Adopted Codes
 - N/A
 - N/A
- Zoning & Ordinances:
 - Town of Edisto Beach



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PO Box 6996,
Florence, SC 29502
tel: 843-908-4569
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mp.eng.con@gmail.com
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2020.02.06

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GENERAL
MECHANICAL
NOTES

Scale: NTS

Drawn: TMH

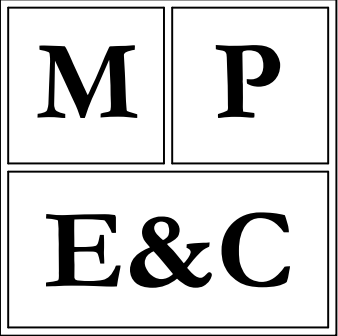
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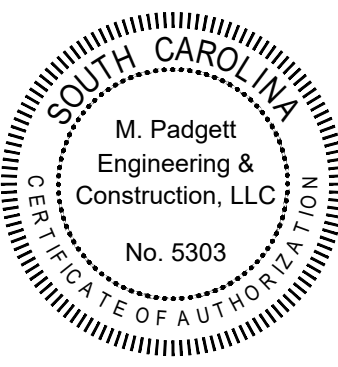
M1.1

MECHANICAL SYMBOL LEGEND (NOTE: NOT ALL SYMBOLS MAY BE APPLICABLE TO THIS PROJECT)

ABBREVIATIONS		DUCTWORK SYMBOLS		FITTING SYMBOLS		FITTING SYMBOLS		VALVE SYMBOLS	
ABBREV.	DEFINITION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AD	ACCESS DOOR		FLEXIBLE DUCT		SINGLE LINE PIPE SYMBOLS		DOUBLE LINE PIPE SYMBOLS		SINGLE LINE PIPE SYMBOLS GATE VALVE
ACU	AIR CONDITIONING UNIT		ACOUSTICAL DUCT LINING		ELBOW - DOWN		ELBOW - DOWN		GLOBE VALVE
AD	ACCESS DOOR		MANUAL BALANCING DAMPER		PIPE RISE - DROP		ELBOW - UP		CHECK VALVE
AFF	ABOVE FINISHED FLOOR		FIRE DAMPER		ELBOW - DOWN TO TEE		TEE - DOWN		PLUG VALVE
AHU	AIR HANDLING UNIT		SMOKE DAMPER		TEE - UP		ELBOW - DOWN TO TEE		PRESSURE REDUCING VALVE
AL	ACOUSTIC LINING		COMBINATION FIRE/SMOKE DAMPER		ELBOW - UP TO TEE		TEE - DOWN		THREE-WAY MODULATING CONTROL VALVE
BHP	BRAKE HORSEPOWER		FIRE DAMPER		END CAP		TEE - DOWN		TWO-WAY CONTROL VALVE
BOD	BOTTOM OF DUCT		SMOKE DAMPER		FLEX CONNECTION		PIPE REDUCER - CONCENTRIC		SAFETY VALVE OR PRESSURE RELIEF
BOP	BOTTOM OF PIPE		COMBINATION FIRE/SMOKE DAMPER		PIPE REDUCER - ECCENTRIC		PIPE REDUCER - ECCENTRIC		MANUAL AIR VENT
BTU	BRITISH THERMAL UNIT		COMBINATION FIRE/SMOKE DAMPER		UNION - SCREWED		PIPE STRAINER		SOLENOID VALVE
BTUH	BTU PER HOUR		COMBINATION FIRE/SMOKE DAMPER		GAUGE - DIFFERENTIAL				



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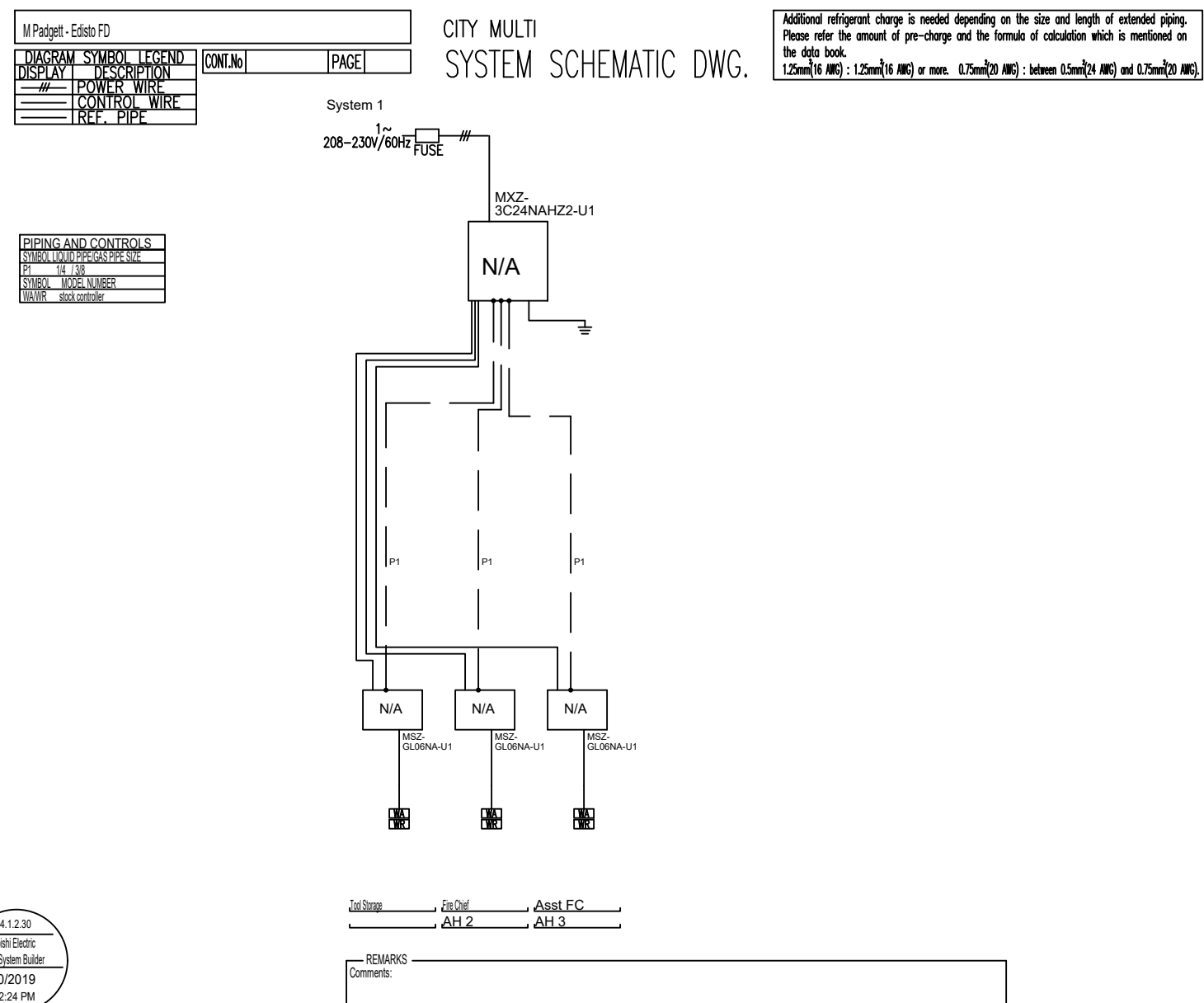
M1.2

System Tag		System 1	System 1	System 1
Tag Reference			AH 2	AH 3
Nominal Data	Room Name	Tool Storage	Fire Chief	Asst FC
	M-Net Address	N/A	N/A	N/A
	Model	MSZ-GL06NA-U1	MSZ-GL06NA-U1	MSZ-GL06NA-U1
	Type	Wall mounted type	Wall mounted type	Wall mounted type
	Nominal Cooling Capacity (BTU/h)	6,000.0	6,000.0	6,000.0
	Nominal Heating Capacity (BTU/h)	7,400.0	7,400.0	7,400.0
Design Conditions	Cooling Design Entering Temp DB/WB (°F) / [Water in temp]	75.0/62.5	75.0/62.5	75.0/62.5
	Heating Design Entering Temp DB/WB (°F) / [Water in temp]	70.0	70.0	70.0
	Cooling Diversity Full/Partial (See Note 5, 6)	FULL DEMAND	FULL DEMAND	FULL DEMAND
	Heating Diversity Full/Partial (See Note 5, 6)	FULL DEMAND	FULL DEMAND	FULL DEMAND
	Refrig Pipe Dim Liquid/Suction (inch)	1/4 / 3/8	1/4 / 3/8	1/4 / 3/8
Performance Data	Cooling Total Capacity (BTU/h)	5,875.3	5,802.8	5,783.2
	Cooling Sensible Capacity (BTU/h)	5,875.3	5,802.8	5,783.2
	Heating Capacity (BTU/h)	6,554.3	6,536.2	6,531.4
	Estimated Cooling Coil LAT (°F) / [LWT]	61.5	61.6	61.7
	Estimated Heating Coil LAT (°F) / [LWT]	85.0	84.9	84.9
Fan / Water Flow Data	Peak Fan Airflow (cfm) / [Design gpm]	406	406	406
	Max Fan ESP Setting 208V/230V (IN W/G)			
	Sound Pressure Per Fan Speed 208V/230V (dBA)	19-22-30-37-43/19-22-30-37-43	19-22-30-37-43/19-22-30-37-43	19-22-30-37-43/19-22-30-37-43
Electrical Data	Voltage / Phase	208/230V/1-phase	208/230V/1-phase	208/230V/1-phase
	Power Cooling 208V/230V (kW)			
	Power Heating 208V/230V (kW)			
	Electrical MCA/MFS	Powered by Outdoor	Powered by Outdoor	Powered by Outdoor
Notes / Options	Applicable System Notes - See Notes Below	1, 2, 3, 4, 5, 6	1, 2, 3, 4, 5, 6	1, 2, 3, 4, 5, 6

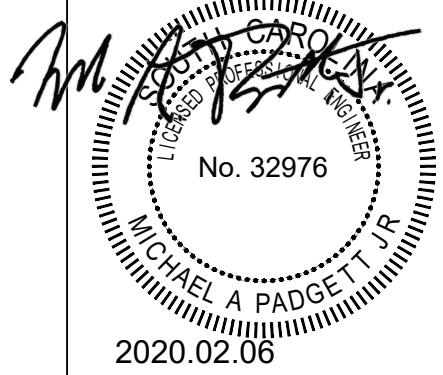
- 1 Nominal cooling capacities are based on indoor coil EAT of 80/67°F (DB/WB), outdoor of 95°F (DB)
- 2 Nominal heating capacities are based on indoor coil EAT of 70°F (DB), outdoor of 43°F (WB)
- 3 See outdoor unit schedule for outdoor ambient conditions, connected capacity, and other factors associated with corrected capacities
- 4 See schematic piping/control diagram for indication of required indoor unit remote controllers, system controllers, and integration devices.
- 5 Partial connected capacity indicates de-rate associated with indoor or outdoor connected capacity indicated on outdoor unit schedule for associated system.
- 6 Partial connected capacity assumes sufficient diversity exists such that the connected capacity de-rate does not apply.
- 5 It is the designer's responsibility to ensure "Diamond System Builder" is set in the appropriate outdoor capacity setting (full demand/partial demand) prior to generating this schedule.
- 6 It is recommended to always base heating connected capacity on full demand.

System Tag		System 1
Tag Reference		CU 1
Nominal Data	M-Net Address	N/A
	Model Number	MXZ-3C24NAHZ2-U1
	Modules	
	Nominal Cooling Capacity (BTU/h)	22,000.0
	Nominal Heating Capacity (BTU/h)	25,000.0
	Cooling Efficiency [EER/EER [SEER]]	[19(Non-Ducted), 17.3(Mix), 15.5(Ducted)]
	Heating COP @ 47°F [HSPF]	[10(Non-Ducted), 9.5(Mix), 9(Ducted)]
Design Conditions	Nom System Connected Capacity (% of NOM)	75.0%
	Design Cooling Outdoor Temp DB (°F)	92.7
	Design Heating Outdoor Temp WB (°F)	28.3
	Max Pipe Length from BC or 1st Joint (feet)	45.0
Performance Data	Refrig Pipe Dim High/Low Pressure (inch) (See Note 4)	1/4 / 1/2
	Corrected Cooling Total Capacity (BTU/h)	17,461.3
	Corrected Heating Capacity (BTU/h)	19,621.9
Compressor Data	Sound Pressure (dBA)	54/58
	Compressor Type	
	Compressor Quantity	
	Preliminary Added Field Charge (See Note 5)	0.2
Electrical Data	Voltage / Phase	208/230V / 1-phase
	MCA 208/230 or 460V	30.5
	Recommended Fuse Size (RFS)	40
	MOCP	40
Notes / Options	Applicable System Notes - See Notes Below	1, 2, 3, 4, 5

- 1 Nominal cooling capacities are based on indoor coil EAT of 80/67°F (DB/WB), outdoor of 95°F (DB)
- 2 Nominal heating capacities are based on indoor coil EAT of 70°F (DB), outdoor of 43°F (WB)
- 3 Efficiency values for EER, IEER, COP are based on AHRI 1230 test method for mixture of ducted & non-ducted indoor units.
- 4 For systems with multiple modules, refrigerant pipe dimensions indicate total system combined piping downstream of module twinning.
- 5 Added field charge listed is in addition to factory charge, this must be updated based upon final air-belt piping layout.
- 6 Include low ambient hood kit with associated wind baffles for 100% low ambient cooling down to minus (-) 10°F.



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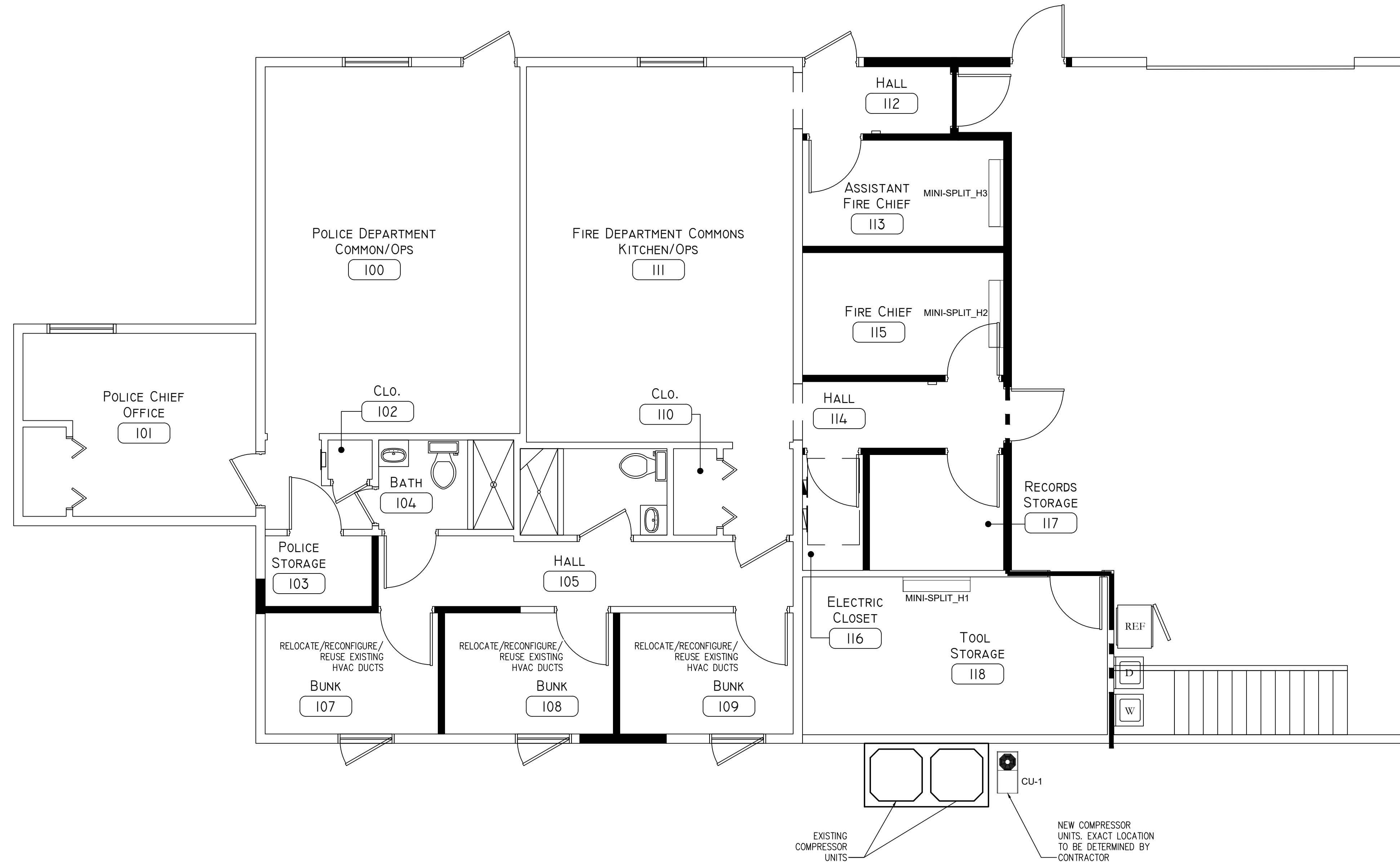


Construction Documents

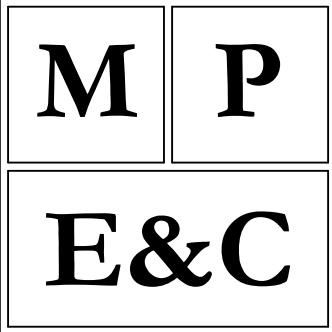
Renovations to Edisto Beach
Fire Department
2413 Murray St.
Edisto Island, SC 29438

Proj#: J1870

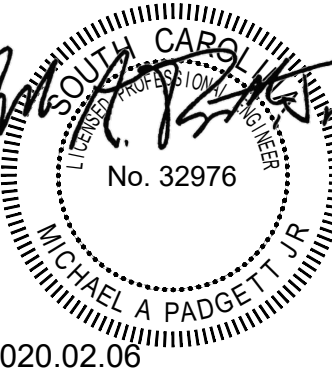
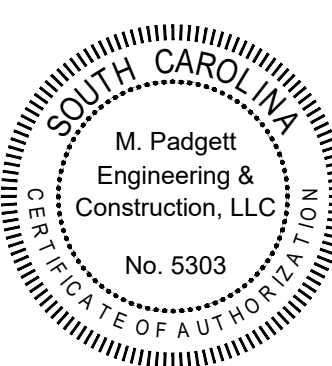
M1.3



1 MECHANICAL - HVAC PLAN
Scale: 3/16" = 1'-0"



M. Padgett Engineering
& Construction, LLC
PO Box 6996,
Florence, SC 29502
tel: 843-908-4569
fax: 866-384-7749
mp.eng.con@gmail.com
www.mpadgettengineering.com



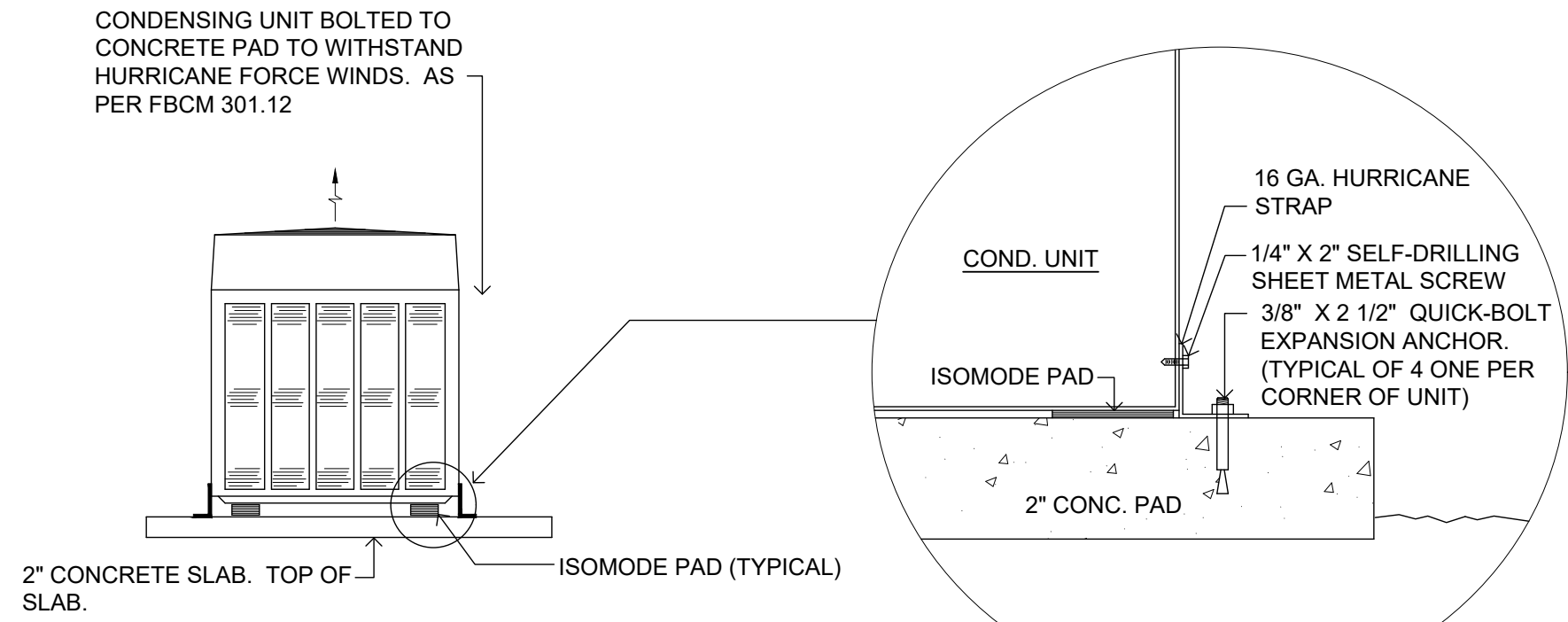
Date/Revisions:
2020.02.06
Construction
Documents

Project:
Renovations to Edisto Beach
Fire Department
2413 Murray St.
Edisto Island, SC 29438

HVAC PLAN

Scale: NTS
Drawn: TMH
Check: MP
Proj#: J1870

M2.1



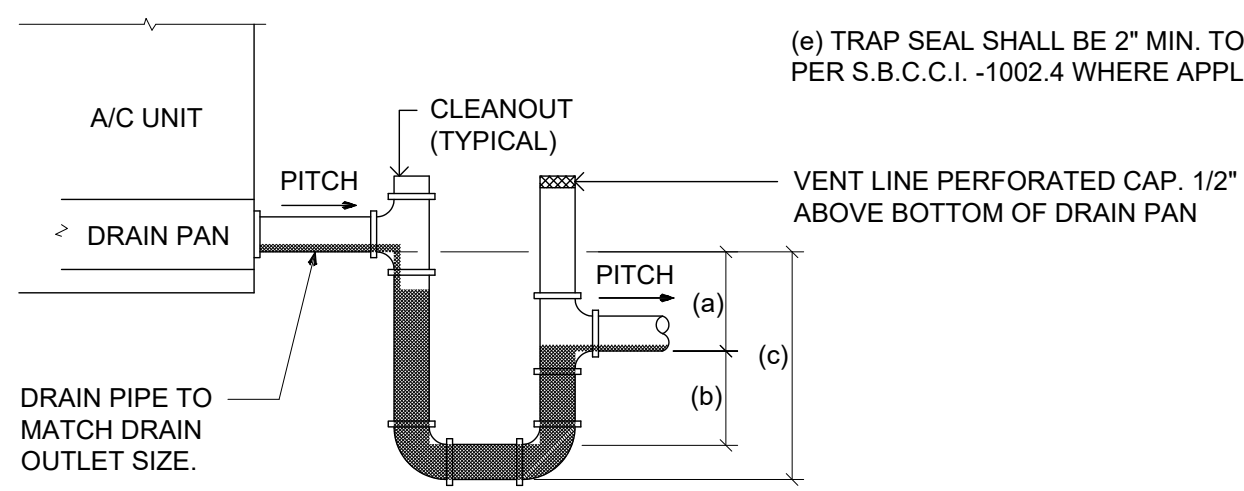
NOTE:
CONDENSING UNITS TO BE INSTALLED ABOVE FLOOD LEVEL CRITERIA.

1 CONDENSING UNIT MOUNTING DETAIL

Scale: NTS

NOTES:
1. ALLOW SUFFICIENT SPACE BELOW DRAIN PAN FOR TRAP.
2. PITCH DRAIN FOR PROPER RUNOFF.
3. MANUALLY PRIME FILL TRAP BEFORE START-UP TO FORM INITIAL DRAIN SEAL.
4. SUPPORT LENGTHY DRAIN LINES TO PREVENT SAG AND CONDENSATE OVERFLOW.

THIS STANDARD DETAIL MUST BE REVIEWED AND SITE ADAPTED BY CONTRACTOR PRIOR TO USE FOR FINAL EQUIPMENT.



2 DRAW THRU UNIT CONDENSATE TRAP

Scale: NTS

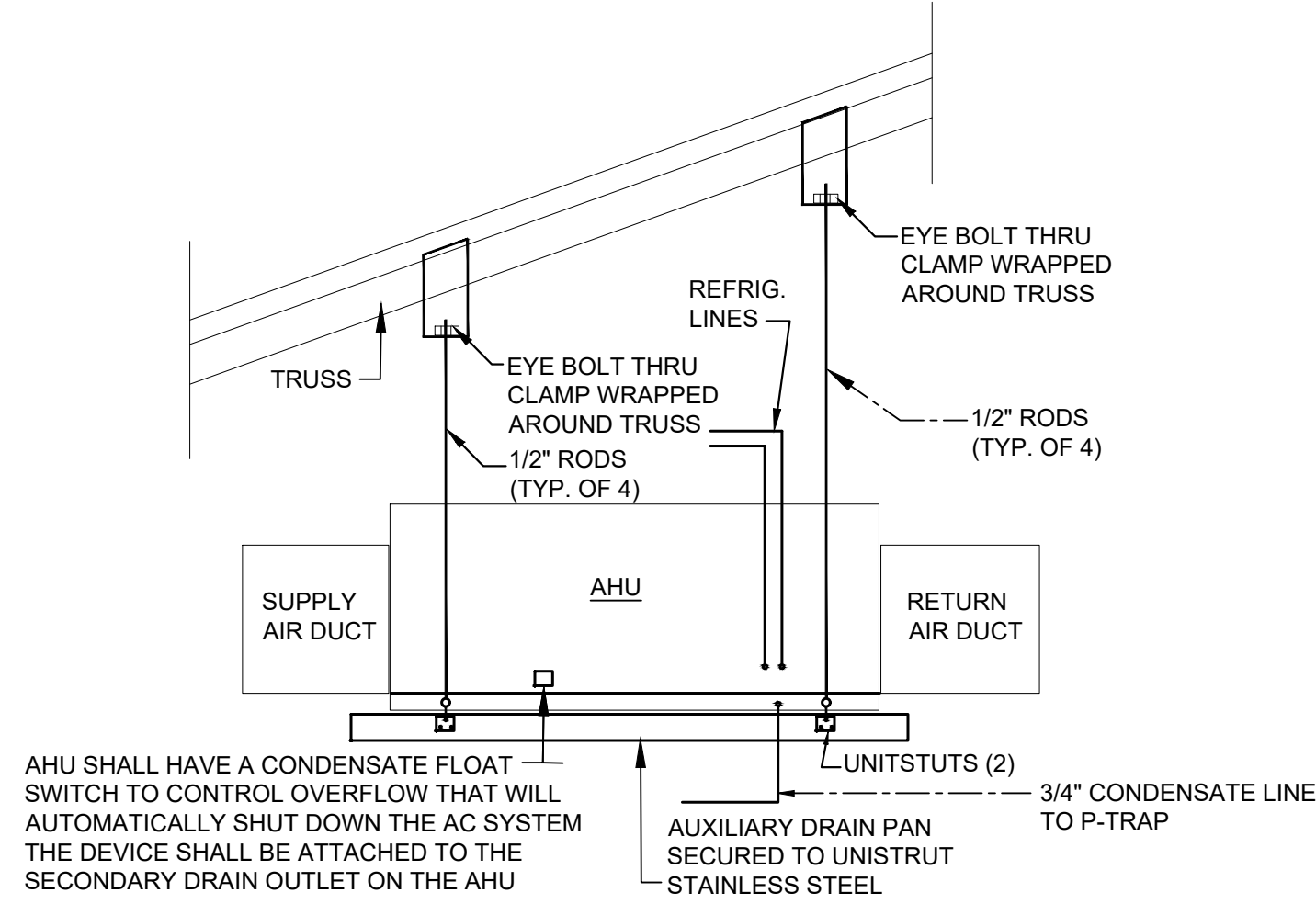
(a) THIS DIMENSION IN INCHES MUST BE EQUAL TO THE MAXIMUM FAN SUCTION (NEGATIVE) STATIC PRESSURE IN INCHES WC (WITH DIRTY FILTERS, COILS, AND MAXIMUM AIR FLOW) + 1" W.C.

(b) THIS DIMENSION IN INCHES MUST BE EQUAL TO MIN. 1/2 OF THE (a) ABOVE.

(c) EQUAL (a) + (b) + PIPE DIA. + INSULATION.

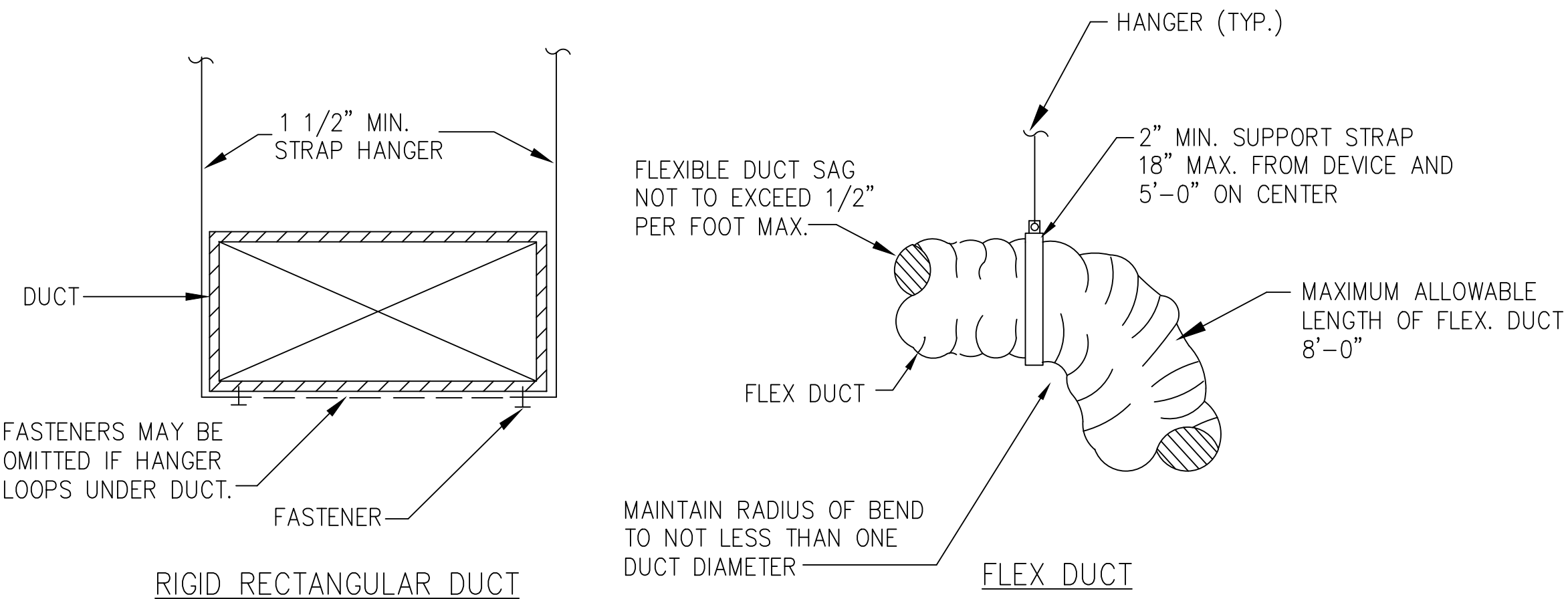
(d) TRAP SEAL SHALL BE 2" MIN. ON UNITS LARGER THAN 3 TONS SHALL BE 3" MIN. PER F.B.C. -4606.7 WHERE APPLICABLE.

(e) TRAP SEAL SHALL BE 2" MIN. TO 4" MAX. PER S.B.C.C.I. -1002.4 WHERE APPLICABLE.



3 AIR HANGING UNIT INSTALLATION DETAILS

Scale: NTS

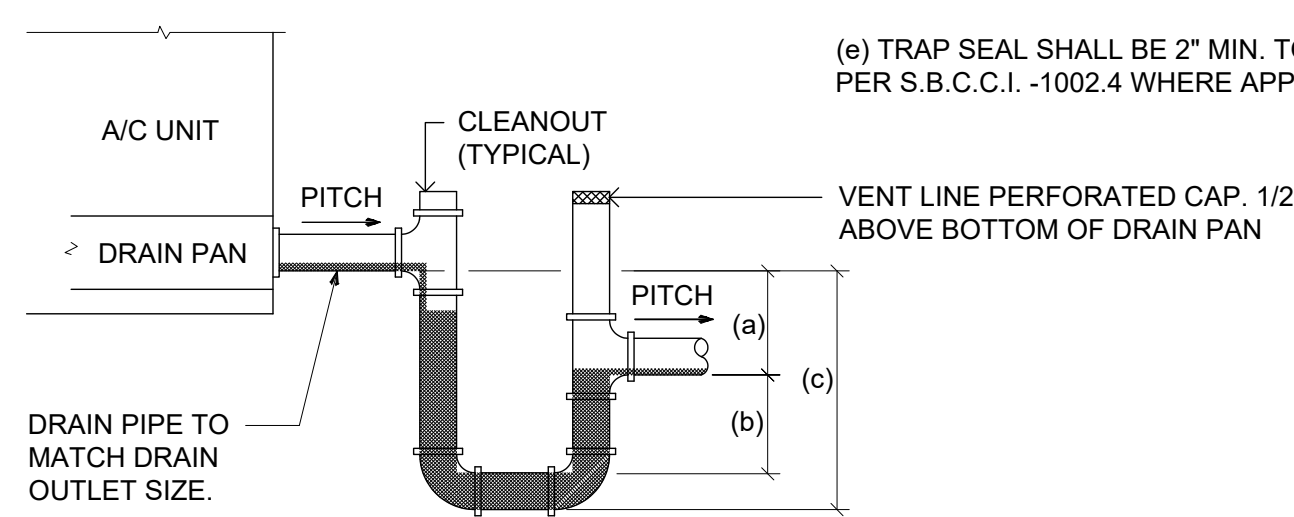


4 DUCTWORK SUPPORT DETAILS

Scale: NTS

NOTES:
1. ALLOW SUFFICIENT SPACE BELOW DRAIN PAN FOR TRAP.
2. PITCH DRAIN FOR PROPER RUNOFF.
3. MANUALLY PRIME FILL TRAP BEFORE START-UP TO FORM INITIAL DRAIN SEAL.
4. SUPPORT LENGTHY DRAIN LINES TO PREVENT SAG AND CONDENSATE OVERFLOW.

THIS STANDARD DETAIL MUST BE REVIEWED AND SITE ADAPTED BY CONTRACTOR PRIOR TO USE FOR FINAL EQUIPMENT.



5 DRAW THRU UNIT CONDENSATE TRAP

Scale: NO SCALE

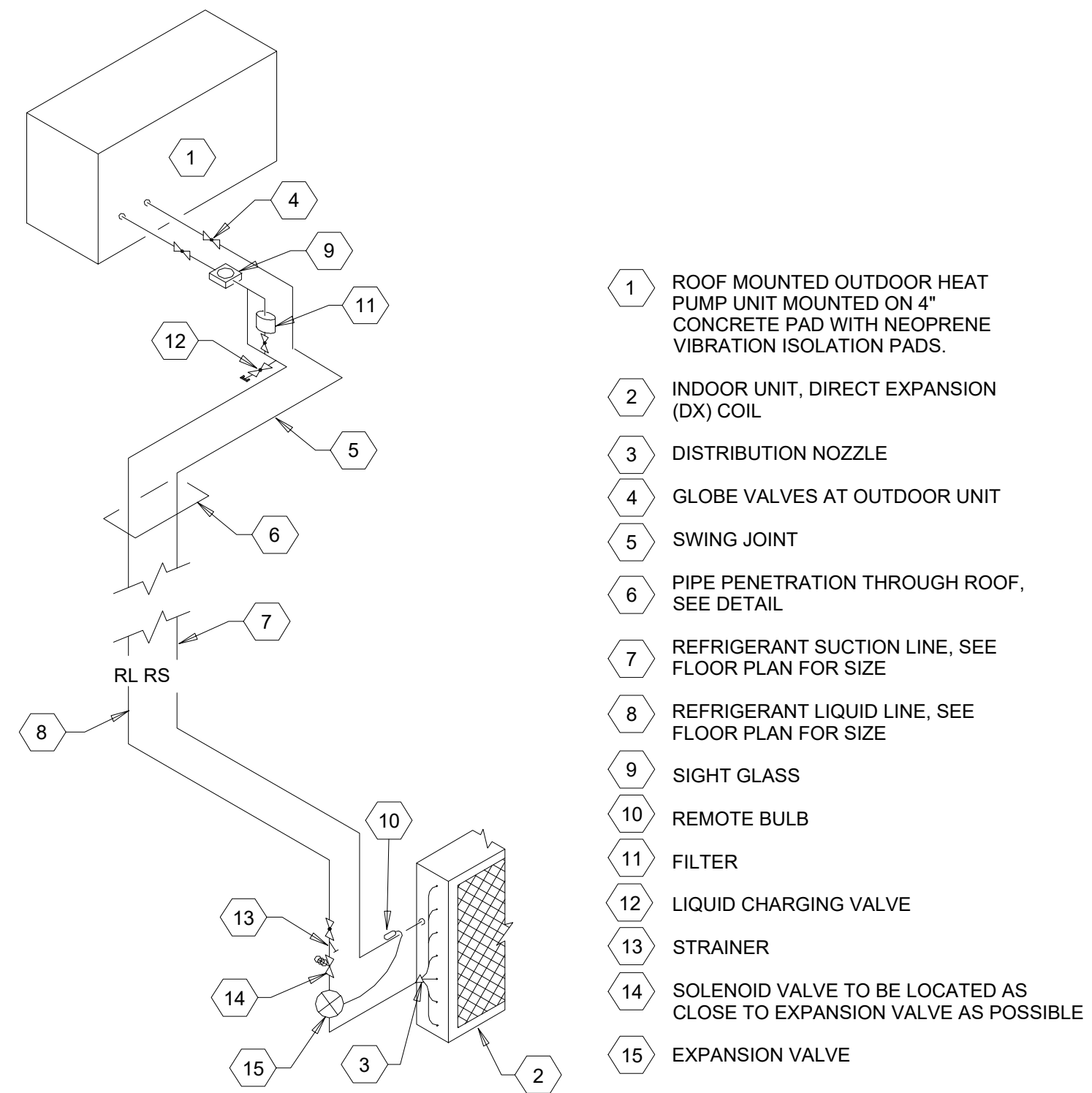
(a) THIS DIMENSION IN INCHES MUST BE EQUAL TO THE MAXIMUM FAN SUCTION (NEGATIVE) STATIC PRESSURE IN INCHES WC (WITH DIRTY FILTERS, COILS, AND MAXIMUM AIR FLOW) + 1" W.C.

(b) THIS DIMENSION IN INCHES MUST BE EQUAL TO MIN. 1/2 OF THE (a) ABOVE.

(c) EQUAL (a) + (b) + PIPE DIA. + INSULATION.

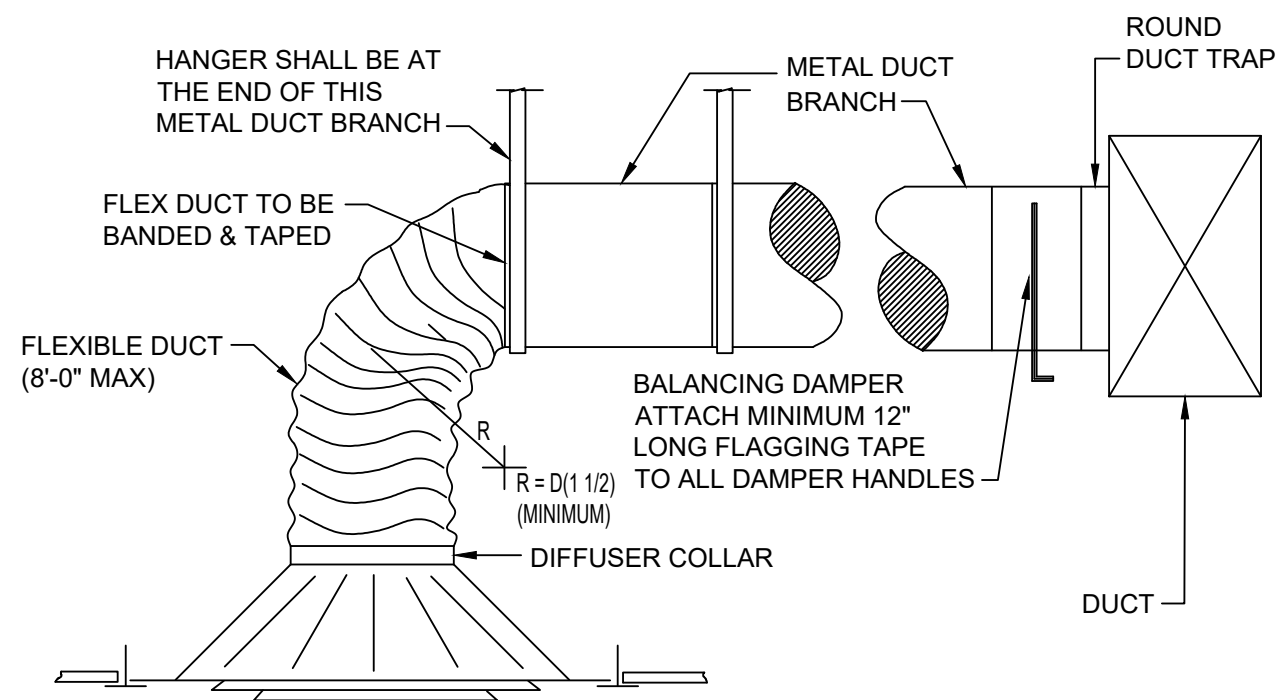
(d) TRAP SEAL SHALL BE 2" MIN. ON UNITS LARGER THAN 3 TONS SHALL BE 3" MIN. PER F.B.C. -4606.7 WHERE APPLICABLE.

(e) TRAP SEAL SHALL BE 2" MIN. TO 4" MAX. PER S.B.C.C.I. -1002.4 WHERE APPLICABLE.



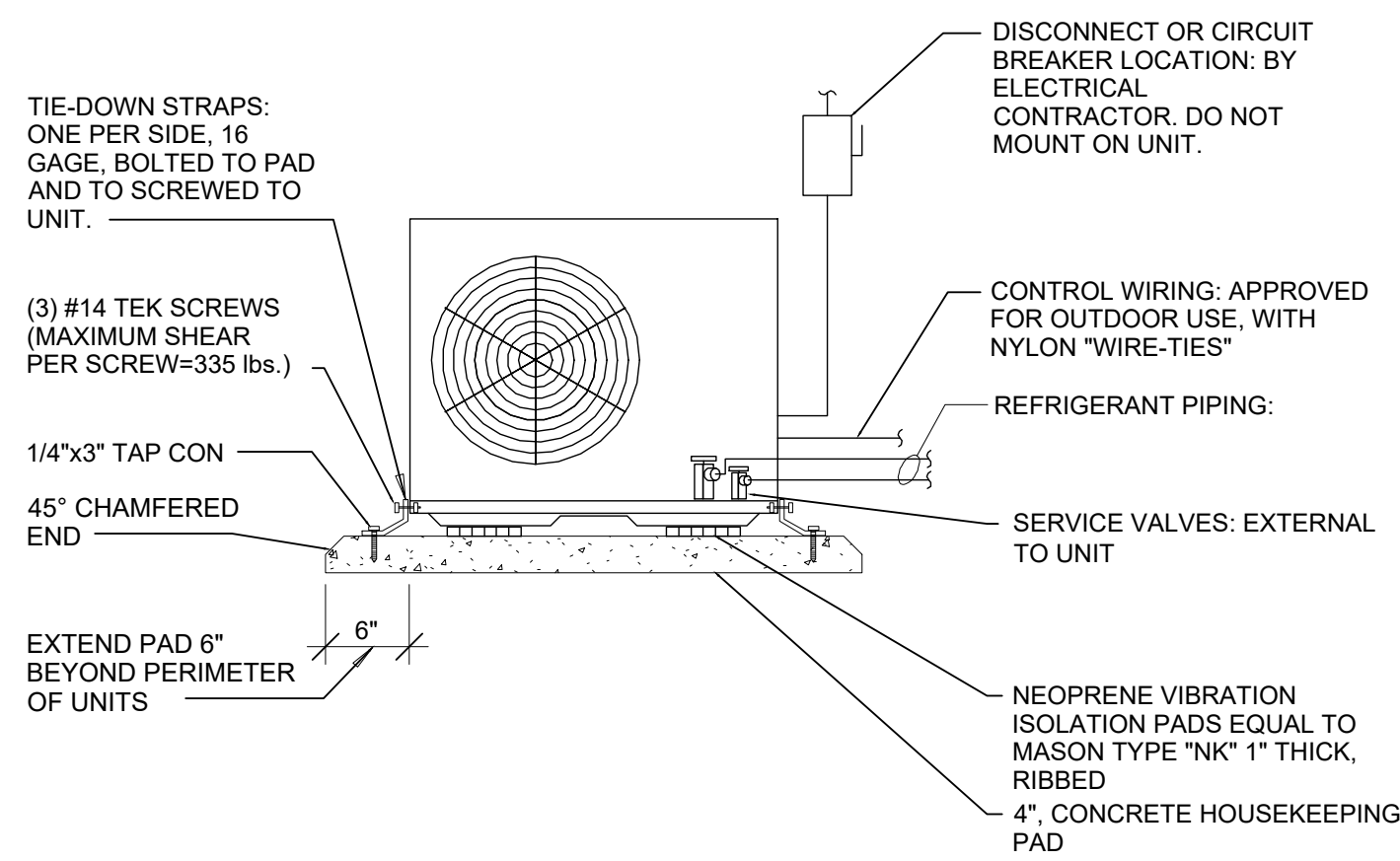
8 SPLIT SYSTEM HEAT PUMP REFRIGERANT PIPING DETAIL

Scale: NO SCALE



6 CEILING DIFFUSER BRANCH DUCTS

Scale: NTS

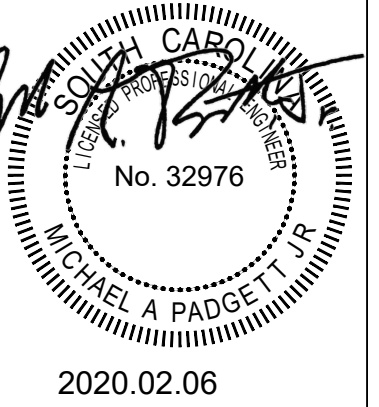
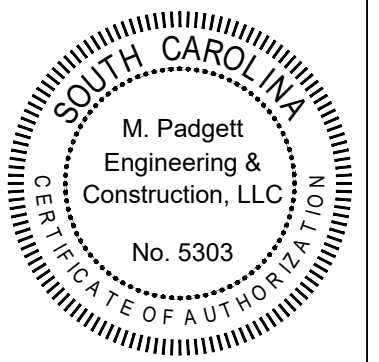


7 CONDENSING UNIT MOUNTING DETAIL - (TYPICAL)

Scale: NO SCALE

M P
E&C

M. Padgett Engineering & Construction, LLC
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Florence, SC 29502
tel: 843-908-4569
fax: 866-384-7749
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2020.02.06

Date/Revisions:

2020.02.06

Construction Documents

Project:

Renovations to Edisto Beach
Fire Department
2413 Murray St.
Edisto Island, SC 29438

MECHANICAL DETAILS

Scale: NTS

Drawn: TMH

Check: MP

Proj#: J1870

M3.1

Electrcial Notes:

Notes listed below and herein are where applicable for this project. Some notes may not be relevant.

General Notes:

- The requirements of these general notes shall apply to all electrical and mechanical work. Installation shall be in accordance with the current building code, state and local codes and the latest amendments thereto.
- The work covered by this contract consists of furnishing all labor, equipment, materials and service necessary for and reasonably incidental to the proper completion of all mechanical work shown on the drawings and specified. Materials or products specified by trade name, manufacturer's name or catalog number shall be interpreted as establishing a standard of quality and design. Substitutions shall not be allowed unless they are submitted for review to use and approved by the architect.
- Furnish copies of shop drawings of equipment or fixtures for approval prior to purchasing.
- Contractor and sub-contractors shall coordinate with architectural, civil, structural, electrical, fire protection, plumbing and all other trades for pipe routing and equipment placement. Avoid interference with architectural features, beams, footings, windows, etc. Notify architect immediately of any conflicts. Sleeves shall be installed where piping passes through structure. All openings through fire rated walls or floors shall be sealed with U.L. listed penetration and shall maintain the fire rated integrity of the wall or floor. The contractor shall verify fire ratings with architectural drawings prior to installation. Submit U.L. penetration details with shop drawings for engineer's review. Minimum ratings shall be as follows: walls - F=1, T=0; floor - F=1, T=1. Contractor shall keep a record of the locations of all concealed work and upon completion of the job, shall supply as-built drawings showing in colored pencil on black line prints any deviation from the original drawings. These drawings shall indicate dimensions of buried utility lines from building walls.
- All work shall be guaranteed, both material and installation, for a period of one year from acceptance by owner.
- All other materials not specified elsewhere herein to be of proper design, proper quality and installed per the manufacturer's specifications.
- Drawings are not to be scaled. All dimensions are to be read or calculated.
- Work not indicated as part of drawings but reasonably implied to be similar to that at corresponding places shall be repeated.
- All sections and details are typical at similar locations and where applicable.
- The dimensions on this project are considered as nominal dimensions. The shape and actual size of member units shall be considered in the building and layout plan.
- Ducts, piping, conduit and similar components specified in common sizes unless specifically noted.
- These plans are the property of MPE&C only. Any unauthorized use, reproduction, or otherwise is prohibited. Doing so is subject to prosecution.
- These plans are site specific to this particular project, site, and location only.

Electrical Continued:

HVAC:

- Do not scale drawing. Rough-in dimensions per equipment manufacturer and architectural drawings.
- Contractor shall coordinate all ductwork, piping, plumbing and fire protection piping with structural and electrical systems and shall provide necessary offsets to avoid conflicts and to maintain equipment access and serviceability.
- Contractor shall furnish all necessary structures, inserts, sleeves, and hanging devices for installation of electrical equipment, fixtures, conduit etc. Contractor shall coordinate with general contractor and all building trades to avoid conflicts and to maintain equipment access and serviceability.
- These drawings are a part of a complete set of architectural/engineering contract documents. Electrical contractor should refer to the architectural drawings for actual location of items where specified. See said configurations for wall definitions, elevations, casework, reflected ceiling plan, etc. Rough-in installations which are not located according to the architectural elevations shall be relocated at no additional cost.
- Ceiling clearances are critical for this project. General contractor must coordinate all trades to avoid potential interferences. Conflicts between trades shall be referred to the architect for resolution.
- All electrical work shall be done in accordance with the current edition of the NEC and local ordinances. Contractor shall obtain and pay for all necessary permits.
- All panelboards are single phase unless otherwise noted.
- All branch circuit conduit shall be galvanized EMT 1/2" conduit minimum.
- All circuits shown concealed shall be run in furred ceiling spaces and shall be concealed in concrete slab only when no furred ceiling space is provided.
- All conduits crossing expansion joints shall have expansion type fittings.
- All outlet boxes mounted back-to-back in walls shall have fireproof sound insulating material installed between the boxes to prevent sound transmission from one room to the other.
- All flush mounted panels shall have 3-1" empty conduits stubbed out above ceiling for future circuits.
- All wall outlets not provided with a device by this contractor shall be provided with blank wall plates.
- All branch circuits shall include a green covered ground wire sized per NED or as shown. Connect to each device and outlet box on the circuit and to the panelboard ground bus. Multiple wire branch circuits with common neutral require only one ground wire. Number of wires shown on drawings does not include ground wire.
- Final equipment connections - this contractor is responsible for providing all labor & materials required to make final connections to all equipment furnished by this contractor and/or equipment furnished by others. Verify all requirements, conductor size, overcurrent protection, phase, voltage, motor rotation, etc., with equipment supplier prior to rough-in. Provide fused disconnect if required by manufacturer.
- Furnish & install fire alarm system which conforms to all national, state, & local codes. Provide additional devices as required. Provide to architect a complete set of manufacturer's system installation plans including riser diagram, conduit & wiring, interconnection diagrams, device locations and all required connections to equipment furnished by others. Provide conduit & wiring as directed by system supplier.
- Contractor shall provide arc-flash warning labels complying with NEC article 110.16 on new electrical equipment or existing equipment that is modified.
- New panelboards shall be identified to indicate the device or equipment where the power supply originates.
- For 120 or 208v circuits, contractor shall increase wire size from that shown one size A.W.G. for every 100' homerun length, and one size every 200' for 277v or 480v circuits.
- Contractor shall label electrical service equipment with available fault current in accordance with NEC 110.24.
- Contractor shall label electrical panelboards with equipment where feeder originates in accordance with NEC 408.4(b).
-

Electrical Notes Continued:

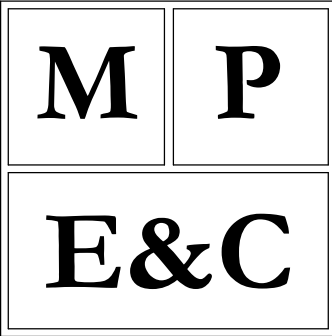
Construction:

- Contractor shall field verify all elevations, dimensions, and locations of existing features before starting work and notify engineer of any discrepancies for justification and/or corrections. The contractor/homeowner shall assume liability for all errors that are not reported. Note, the information provided in these plans is limited to the visual observation and information provided by the contractor and/or homeowner.
- The engineer assumes no liability for any changes or modifications by others made to the plans in whole or in part.
- Contractor is responsible for coordination of all trades involved.
- Contractor to verify with owner all specific makes, models, sizes, etc. of all fixtures, furniture, cabinets, appliances, etc. to be installed.
- Contractor is to review all mechanical systems (including but not limited to electrical, HVAC, plumbing, etc.) with owner prior to construction. This includes type, brand, quality, energy rating, size, etc for each particular system and its components.
- All work shall conform to all local codes, ordinances, and regulations of all appropriate regulating bodies.
- No soils report or site condition information provided to the engineer. Contractor to verify ground and soils conditions are acceptable for construction. Engineer shall not be liable for unforeseen site or soil conditions.
- Contractor to verify if tree conflicts exist prior to construction.
- All construction methods, practices, and materials to follow current building code standards except as noted. These should also be pre-approved by owner or general contractor in charge. Engineer shall not be responsible for methods, techniques, sequences, etc. of construction activities. Supervision of all work is the responsibility of the contractor.
- All construction layout is the responsibility of owner or general contractor in charge.
- In case of conflict between drawings and specifications the more rigid, robust, stronger, etc. to be assumed to prevail unless explicitly specified by engineer.
- Wall, floor, ceiling penetrations to be per current building code standards unless otherwise specified.
- Call P.U.P.S. 811 before digging.

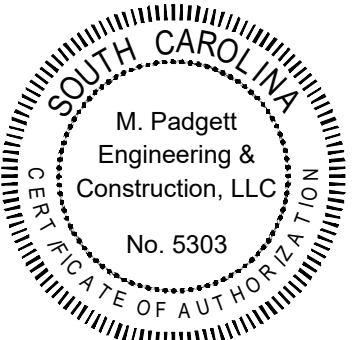
Electrical Design Criteria / Property Info:

Information listed below and herein is where applicable for this project. Some items may not be relevant.

- Property/Structure/Site Info:
 - Per Architectural
- Electrical Service Utility
 - Dominion Energy
- Natural Gas Utility
 - N/A
- Weather/Environment:
 - Extreme Frost Depth: 5"
 - Climate Zone: 3
- Applicable Building Codes and Regulations:
 - IBC 2018 w/ SC Modifications
 - IFC 2018 w/ SC Modifications
 - IEBC 2018 w/ SC Modifications
 - IPMC 2018 w/ SC Modifications
 - IMC 2018 w/ SC Modifications
 - IPC 2018 w/ SC Modifications
 - IFGC 2018 w/ SC Modifications
 - NEC 2017 (NFPA 70) w/ SC Modifications
 - ICC/ANSI A117.1-2017 w/ SC Modifications
- See International Code Council for more information:
<http://www.iccsafe.org/>
- See National Fire Protection Association for more information:
<http://www.nfpa.org/>
- Other Relevant & Current Adopted Codes
 - As Required
- Zoning & Ordinances:
 - Town of Edisto Beach



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2020.02.06

Date/Revisions:

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GENERAL
ELECTRICAL
NOTES

Scale: NTS

Drawn: TMH





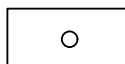

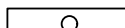









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








Proj#: J1870









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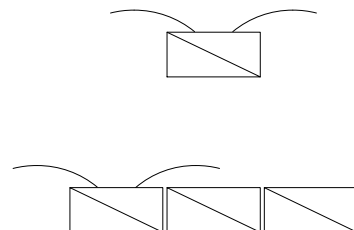
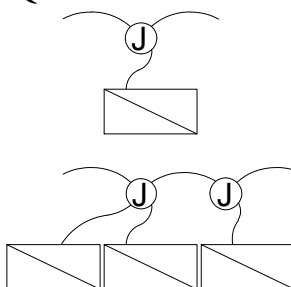
ELECTRICAL LEGEND (NOTE: NOT ALL SYMBOLS MAY BE APPLICABLE TO THIS PROJECT)













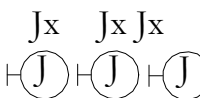





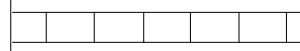




ABBREVIATIONS	
ABBREV.	DEFINITION
A	AMPS, AMPERE, AMPERAGE
AC	ABOVE COUNTER
A/C	ALTERNATING CURRENT
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AVAILABLE INTERRUPTING CURRENT
AL	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ATS	AUTOMATIC TRANSFER SWITCH
A/V	AUDIO/VISUAL
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CL	CLOCK
CO	CONDUIT ONLY
CU	COPPER
D	DIMMING
DC	DIRECT CURRENT
DL	DAY-LIGHTING
DIA	DIAMETER
E	EMERGENCY
EG	ENGINE GENERATOR
EL	EMERGENCY, LIFE SAFETY
EX	EXISTING
FA	FIRE ALARM
FAA	FIRE ALARM ANNUNCIATOR
FACP	FIRE ALARM CONTROL PANEL
FATC	FIRE ALARM TERMINAL CABINET
FDR	FEEDER
FMS	FACILITY MANAGEMENT SYSTEM
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPTER
G OR GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFEP	GROUND FAULT EQUIPMENT PROTECTION
GFP	GROUND FAULT PROTECTION
GND	GROUND.
HOA	HAND-OFF-AUTOMATIC.
HP	HORSEPOWER
IEEE	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
IG	ISOLATED GROUND
KCMIL	THOUSAND CIRCULAR MILS
KV	KILOVOLT
KVA	KILOVOLT AMPS
KVAR	KILOVOLT AMPS REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR.
LSIG	LONG TIME, SHORT TIME, INSTANTANEOUS, AND GROUND FAULT PROTECTION
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MIN	MINIMUM
MH	MANHOLE
MM	MIXED MEDIA
MTS	MANUAL TRANSFER SWITCH
MVA	MEGAVOLT AMPS
N	NEW
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
O/H	OVERHEAD
PA	PUBLIC ADDRESS
PC	PHOTOCELL
PH	PHASE
R	REMOVED/REMOVAL
RC	ROOM CONTROLLER
SPD	SURGE PROTECTIVE DEVICE
SW	SWITCH
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSER
TYP.	TYPICAL
UC	UNDER COUNTER
U/G	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
UL	UNDERWRITERS' LABORATORIES
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTABLE POWER SUPPLY
V	VOLTS, VOLTAGE
VFD	VARIABLE FREQUENCY DRIVE
WG	WEATHERPROOF AND GFCI
WP	WEATHERPROOF
XFMR (TRANSF)	TRANSFORMER




LIGHTING	
REFER TO LUMINAIRE SCHEDULE FOR ALL LUMINAIRE TYPES WHETHER WALL MOUNTED OR CEILING MOUNTED.	
SYMBOL	DESCRIPTION
	INCANDESCENT OR HID RECESSED LIGHT FIXTURE, CEILING TYPE (1)
	INCANDESCENT OR HID RECESSED LIGHT FIXTURE, CEILING TYPE, ON EMERGENCY POWER OR WITH BATTERY PACK (1)
	INCANDESCENT OR HID LIGHT FIXTURE, WALL BRACKET TYPE (1)
	DECORATIVE PENDENT HANGING LIGHT FIXTURE
	2X4 FLUORESCENT LIGHT FIXTURE (1)
	2X4 FLUORESCENT LIGHT FIXTURE ON EMERGENCY POWER OR WITH BATTERY PACK (1)
	1x4 FLUORESCENT LIGHT STRIP (1)
	1X4 FLUORESCENT LIGHT FIXTURE ON EMERGENCY POWER OR WITH BATTERY PACK (1)
	FLUORESCENT STAIRWELL LIGHT FIXTURE ON EMERGENCY POWER OR WITH BATTERY PACK (1)
	FLOODLIGHT, (ARROW SHOWS AIMING) (1)
	LIGHTING TRACK WITH HEADS AS INDICATED (1)
	EXIT LIGHT, ARROW(S) AS INDICATED (1)
	POLE WITH POLE TOP MOUNTED FIXTURE (1)
	POLE WITH ARM MOUNTED FIXTURE (1)
	EMERGENCY LIGHT (BATTERY PACK) (1)
	COMBINATION TWIN HEAD EMERGENCY EXIT LIGHT (1)

















FIRE ALARM	
SYMBOL	DESCRIPTION
	FIRE ALARM PULL STATION
	FIRE ALARM HORN\SPEAKER\STROBE- SEE SPEC. 75cd MIN. RATING (HC DENOTES 115cd)
	FIRE ALARM STROBE (VISUAL ONLY) 75cd MIN. RATING (HC DENOTES 115cd)
SD 	SMOKE DETECTOR
HD 	HEAT DETECTOR
 DSD	DUCT SMOKE DETECTOR AND SAMPLING TUBE
FS 	FLOW SWITCH
TS 	TAMPER SWITCH
DH 	DOOR HOLD-OPEN DEVICE

SECURITY	
SYMBOL	DESCRIPTION
	CARD READER.
	KEY PAD
	EXTERIOR SECURITY CAMERA
	INTERIOR SECURITY CAMERA
	INTERIOR SECURITY CAMERA 180°
	INTERIOR SECURITY CAMERA 360°
	DOOR SWITCH
	MAGNETIC LOCK

SYMBOL	DESCRIPTION
	CONCEALED IN CEILING, WALL, OR IN CEILING SLAB.
	CONCEALED IN OR BELOW FLOOR OR UNDERGROUND.
	EXPOSED.
	EMERGENCY.
	RUN IN FLEXIBLE METAL CONDUIT.
	EMPTY CONDUIT, 3/4" UNLESS OTHERWISE NOTED WITH NYLON PULL CORD.
	CONDUIT SEAL FITTING: CROUSE-HINDS #EYS OR APPROVED EQUIVALENT.
	HOMERUN TO PANELBOARD AND 20A, 1P BREAKER, UON.
	NOTE: SHOWN 2#12 AND 1#12(G)-1/2" C,
	--- /// --- 3#12 AND 1#12(G)-3/4" C
	--- /// / --- 4#12 AND 1#12(G)-3/4" C
	--- 10 --- 2#10 AND 1#10(G)-3/4" C
	--- 10 --- 3#10 AND 1#10(G)-3/4" C
	SIZE CONDUIT PER NEC FOR GREATER NUMBER OF CONDUCTORS OR AS NOTED. THE NUMBER IN THE CIRCUIT INDICATES AWG WIRE SIZE AND HASHMARKS INDICATE NUMBER OF WIRES REQUIRED. GROUND WIRE SHALL BE SIZED IN ACCORDANCE WITH NEC TABLE 250-95. NUMBER OF HASHMARKS DO NOT INCLUDE GROUND WIRE.
•	RISER: UP, RUNNING TO SOURCE.
○	RISER: DOWN, RUNNING TO SOURCE.
<p>BRANCH CIRCUIT WIRING FOR LIGHTING IS SHOWN SCHEMATICALLY. EACH LUMINAIRE IS TO BE INSTALLED WITH AN INDIVIDUAL FLEXIBLE CONNECTION. FOR EXAMPLE:</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <p>SCHEMATIC</p>  </div> <div style="text-align: center;"> <p>REQUIRED INSTALLATION</p>  </div> </div>	

SPECIAL SYSTEMS	
SYMBOL	DESCRIPTION
	4 PORT FLOOR BOX WITH POWER AND DATA
 Jxx	4 PORT FLOOR BOX WITH A/V. REFER TO J-BOX SCHEDULE ON 600 SERIES SHEETS.
	2 PORT VOICE\DATA OUTLET
 AC	2 PORT VOICE\DATA OUTLET ABOVE COUNTER TOP
W	TELEPHONE OUTLET WALL MOUNTED
	INTERCOM CALL SWITCH
	INTERCOM MASTER STATION
	COMMUNICATION HORN
	COMMUNICATION BELL
	WALL SPEAKER
	DURESS ALARM PUSHBUTTON
	LOCK DOWN PUSHBUTTON
 Jxx	A/V JUNCTION BOX. REFER TO J-BOX SCHEDULE ON 600 SERIES SHEETS.
 Jxx Jxx Jxx	A/V J-BOXES STACKED VERTICALLY. REFER TO J-BOX SCHEDULE ON 600 SERIES SHEETS.
	COMBINATION CLOCK/SPEAKER. MOUNTED ABOVE AND CENTER TO WRITING/TACK BOARD
	DIGITAL SIGNAGE VIDEO DISPLAY
	VIDEO PROJECTOR
 PA	CEILING SPEAKER: LOCAL SOUND SYSTEM
	CEILING SPEAKER: INTERCOM SYSTEM
	CABLE TRAY FOR COMMUNICATIONS
 J	J-HOOK ROUTING PATH
	2 PORT CEILING MOUNTED VOICE/DATA OUTLET
	WIRELESS ACCESS POINT
 Jxx	CEILING MOUNTED A/V JUNCTION BOX. REFER TO J-BOX SCHEDULE ON 600 SERIES SHEETS.

SWITCHES	
SYMBOL	DESCRIPTION
\$	20A 120-277V SINGLE POLE SWITCH 48" UP
\$ ₂	20A 120-277V TWO POLE SWITCH 48" UP
\$ ₃	20A 120-277V THREE WAY SWITCH 48" UP
\$ ₄	20A 120-277V FOUR WAY SWITCH 48" UP
\$ _{wp}	20A 120-277V WEATHERPROOF SWITCH 48" UP
\$ _p	20A 120-277V SWITCH AND PILOT 48" UP
\$ _{st}	120-277V 1 HP (MOTOR RATED) DPST SWITCH SQUARE D #FG2, OR EQUAL.
	PRESET TYPE DIMMING CONTROL FOR LTG. 1000W U.N.O. HUNT, LUTRON, OR EQUAL.
	OCCUPANCY SENSOR, WALL MTD
	OCCUPANCY SENSOR, CEILING MTD

RECEPTACLES	
REFER TO LUMINAIRE SCHEDULE FOR ALL LUMINAIRE TYPES WHETHER WALL MOUNTED OR CEILING MOUNTED.	
SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE - NEMA 5-20R
	DUPLEX RECEPTACLE - NEMA 5-20R, DEDICATED SERVICE/CIRCUIT
GFI 	GROUND FAULT RECEPTACLE - NEMA 5-20R GF
	RECEPTACLE - MTD ABOVE COUNTER - NEMA 5-20R
IG 	ISOLATED GROUND RECEPTACLE - NEMA 5-20R IG
	SIMPLEX RECEPTACLE - NEMA 5-20R
	SPLIT WIRED RECEPTACLE - NEMA 5-20R
WP 	WEATHER PROOF RECEPTACLE - NEMA 5-20R GFCI W/ WET LOCATION COVER
	QUADRUPLEX RECEPTACLE - NEMA 5-20R
	SIMPLEX RECEPTACLE - NEMA 5-20R, DEDICATED SERVICE/CIRCUIT
	QUADRUPLEX RECEPTACLE - MTD ABOVE COUNTER - NEMA 5-20R
	SINGLE RECEPTACLE - EQUIPMENT CONNECTION OR PROVISION
	SINGLE RECEPTACLE - SPECIAL PURPOSE
	SINGLE RECEPTACLE - A=NEMA 5-30R; B=NEMA 6-30R; C=NEMA 14-30R
X 	SINGLE RECEPTACLE - A=NEMA 5-50R; B=NEMA 6-50R; C=NEMA 14-50R
	MULTI-SERVICE WALL RECEPTACLE
USB 	DUPLEX RECEPTACLE - NEMA 5-20R WITH TWO FULL OUTPUT USB PORTS
	SINGLE RECEPTACLE - TWISTLOCK, AS SPECIFIED.
EWC 	SINGLE RECEPTACLE - ELECTRIC WATER COOLER, GFCI.
	CEILING MOUNTED
	DUPLEX RECEPTACLE - NEMA 5-20R
	DUPLEX RECEPTACLE - NEMA 5-20R, DEDICATED SERVICE/CIRCUIT
	SIMPLEX RECEPTACLE - NEMA 5-20R
	SINGLE RECEPTACLE - EQUIPMENT CONNECTION OR PROVISION
	SINGLE RECEPTACLE - SPECIAL PURPOSE

M P
E&C

M. Padgett Engineering
& Construction, LLC
PO Box 6996,
Florence, SC 29502
tel: 843-908-4569
fax: 866-384-7749
mp.eng.con@gmail.com
www.mpadgettengineering.com

Date/Revisions:

2020.02.06
Construction
Documents

Project:

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Fire Department
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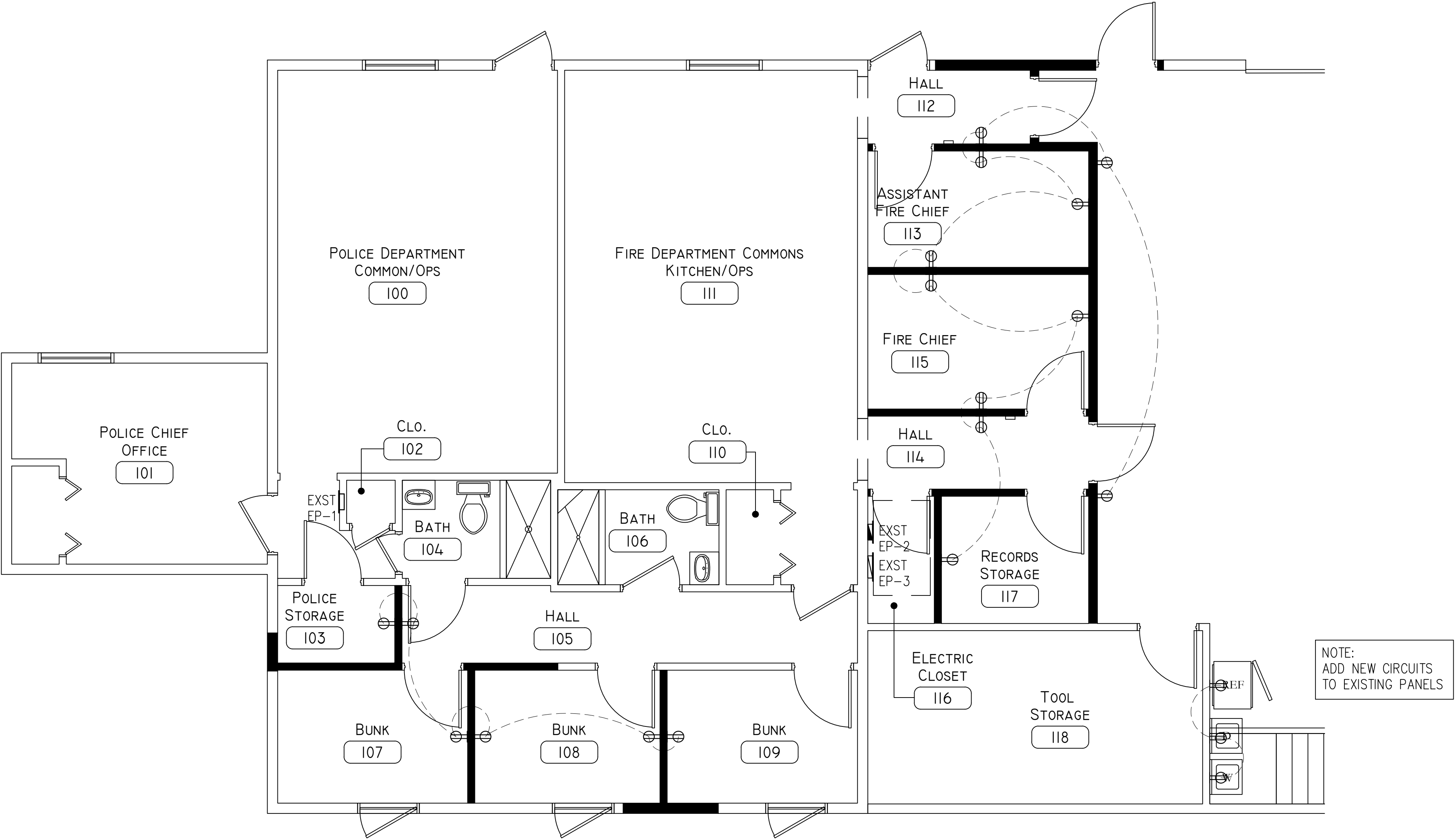
ELECTRICAL SYMBOLS

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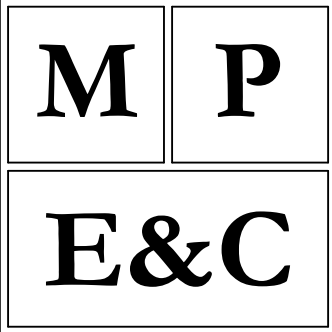
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Proj#:	J1870

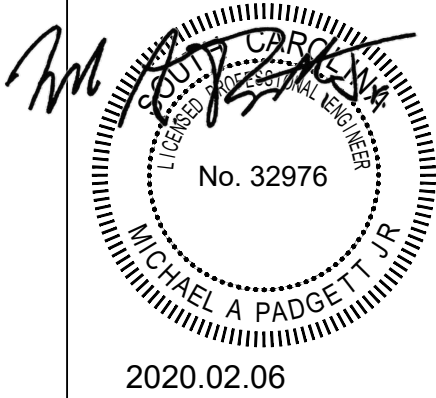
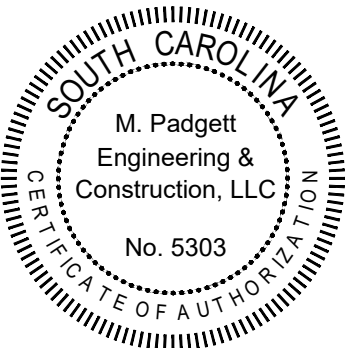
E1.2



1 ELECTRICAL - POWER PLAN
Scale: 3/16" = 1'-0"



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ELECTRICAL
POWER PLAN

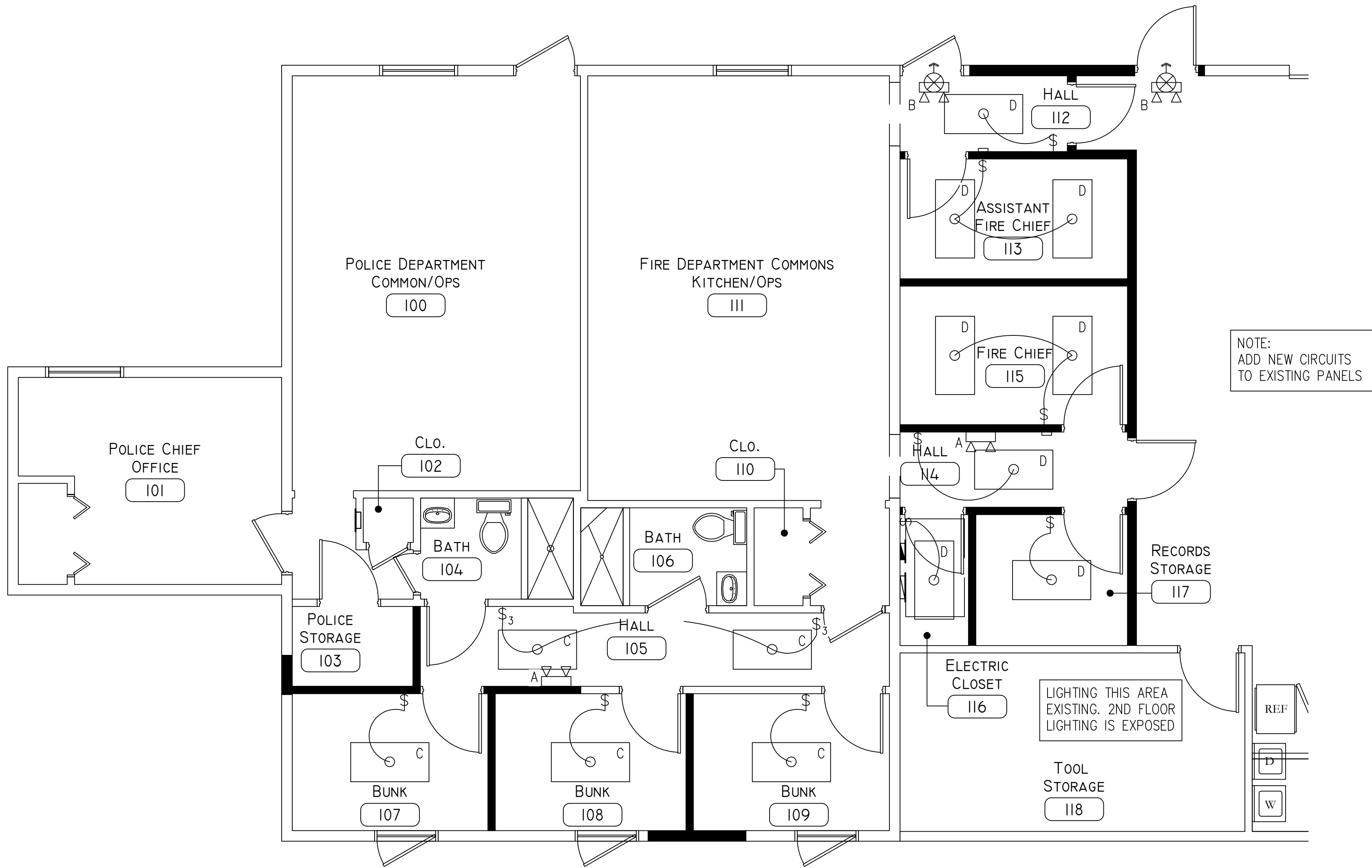
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Drawn: TMH

Check: MP

Proj#: J1870

E2.1



1 ELECTRICAL - LIGHTING PLAN
Scale: 3/16" = 1'-0"

Lighting Schedule

Sym	Qty	Location	Description	Manuf.	Catalog	Mount	V	W	Notes
A	2	112	Emergency Lighting w/ Backup Battery	Lithonia	ELM2L	Wall/Below Ceiling	120	10	1, 3, 7, 8
B	2	105	Exit Light Combo w/ Backup Battery	Lithonia	EXR LED EL M6	Wall/Below Ceiling	120	---	1, 3, 7, 8
C	5	105, 107-109	2x4 LED Panel - Surface Mount	Lithonia	EPANL 2x4 4800LM 80CRI 40K MIN1	Panel	120	39	1, 2, 6, 7, 8, 9
D	8	112-117	2x4 LED Panel - Panel Mount	Lithonia	EPANL 2x4 3000LM 80CRI 50K MIN1, w/ 2X4SMKSH Mount Kit	Celing	120	39	1, 2, 6, 7, 8, 9
E									
F									
G									

Notes:

- Makes and Models listed for design purposes only. Substitution of equivalent makes and models allowed if code compliant and approved by owner or architect.
- Emergency Battery Pack or Equivalent on Indicated Fixtures
- Coordinate Height with Architectural
- Damp Location Rated
- Wet Location Rated
- With compatible Lithonia WSX-D and/or SPOD Occupancy Sensor Switches. Substitution of equivalent makes and models allowed if code compliant and approved by owner or architect.
- Coordinate Finishes w/ Architectural/Interior Design
- Contractor to include any accessories/components required to complete full and functional lighting system. I.e. switches, connectors, covers, lenses, bulbs, etc. Check manuf. specifications
- Dimmer Switch

LIGHTING LEGEND		
A		EMERGENCY LIGHTING WITH BACKUP BATTERY
B		EXIT LIGHTING/EMERGENCY LIGHTING WITH BACKUP BATTERY
C		PANEL TROFFER-SURFACE MOUNT
D		PANEL TROFFER-PANEL MOUNT

M

P

E&C

M. Padgett Engineering & Construction, LLC

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Florence, SC 29502

tcl: 843-908-4569

fax: 866-384-7749

mp.eng.con@gmail.com

www.mpadgettengineering.com

SOUTH CAROLINA

REGISTERED PROFESSIONAL ENGINEER

EXPIRATION DATE OF AUTHORIZATION

No. 5303

M. Padgett Engineering & Construction, LLC

Professional Seal

No. 32976

MICHAEL A. PADGETT, P.E.

2020.02.06

Date/Revisions:

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ELECTRICAL
LIGHTING
PLAN

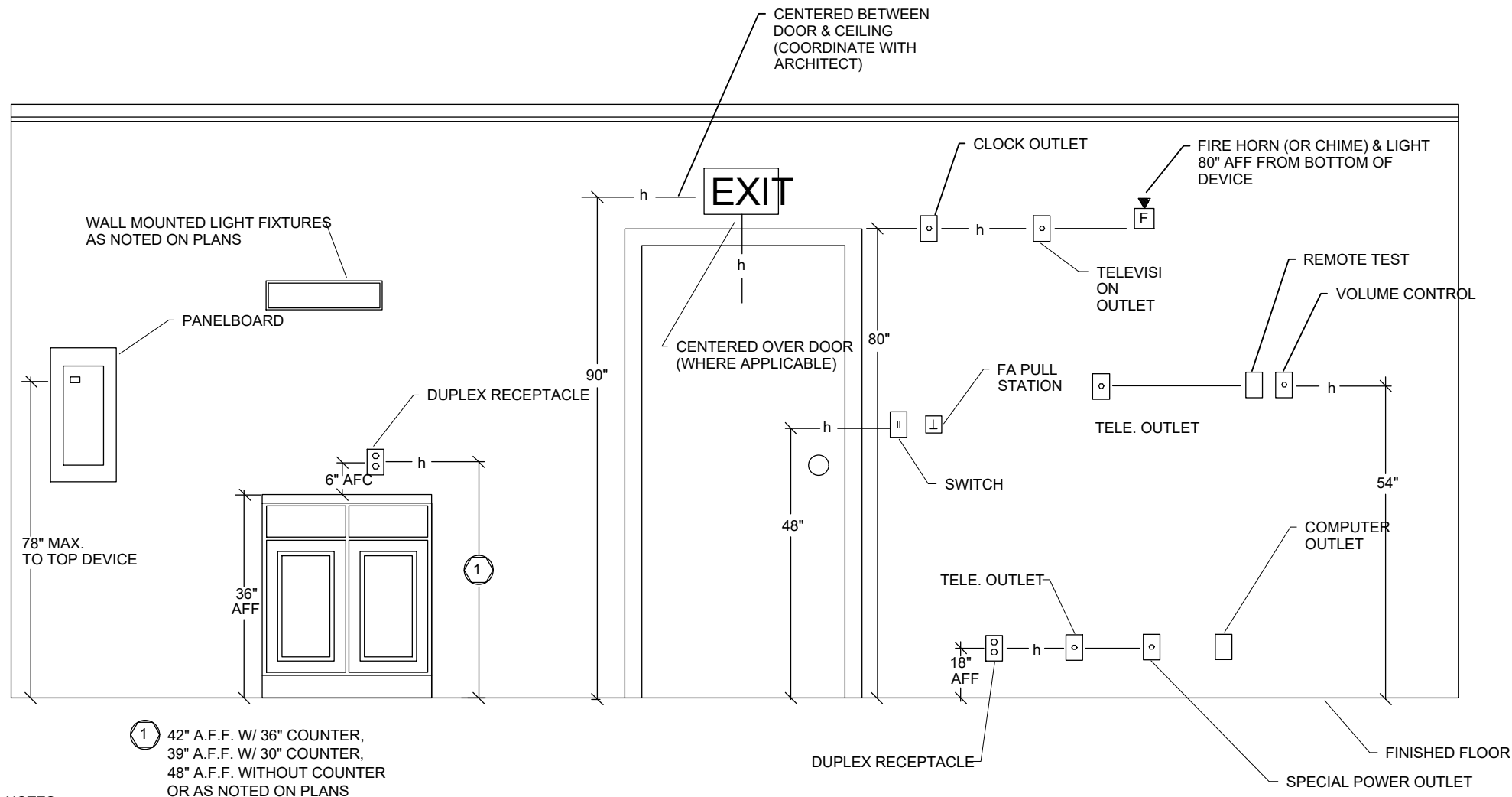
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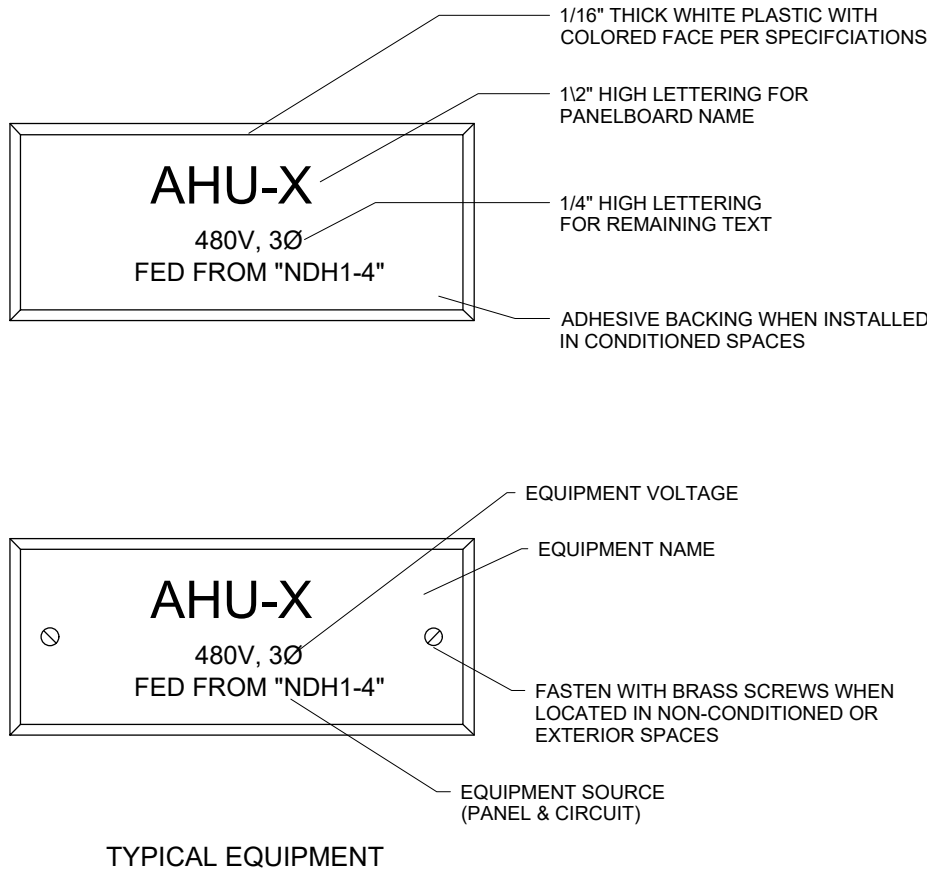
E2.2



- NOTES:
1. MOUNTING HEIGHTS SHOWN ARE FROM FINISHED FLOOR TO CENTERLINE OF OUTLET, UNLESS OTHERWISE NOTED.
 2. LOCATIONS OF OUTLETS SHOWN ON ARCHITECTURAL ELEVATIONS SHALL TAKE PRECEDENCE OVER THESE MOUNTING HEIGHTS. FIELD LOCATE OUTLETS WITH ARCHITECT DURING ROUGH-IN.
 3. INSTALL OUTLETS THAT ARE IN CLOSE PROXIMITY ON THE SAME CENTERLINE. OUTLETS THAT ARE WITHIN 2'-0" HORIZONTALLY AND WITHIN 1'-0" VERTICALLY SHALL BE INSTALLED ON THE SAME HORIZONTAL CENTERLINE LOCATED HALF WAY BETWEEN THE HEIGHTS SHOWN. OUTLETS THAT ARE MORE THAN 1'-0" APART VERTICALLY SHALL BE INSTALLED ON THE SAME VERTICAL CENTERLINE.
 4. VERIFY MOUNTING HEIGHT WITH LOCAL AUTHORITY.

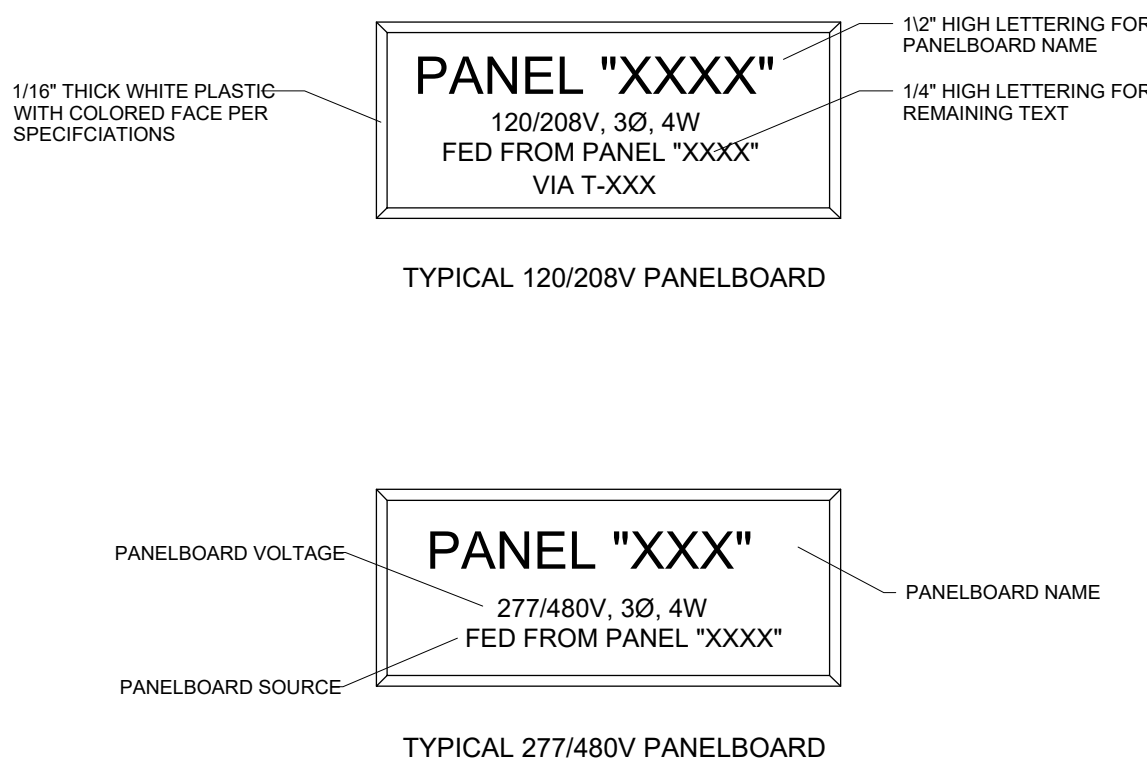
1 ELECTRICAL MOUNTING HEIGHTS DETAIL

Scale: NTS



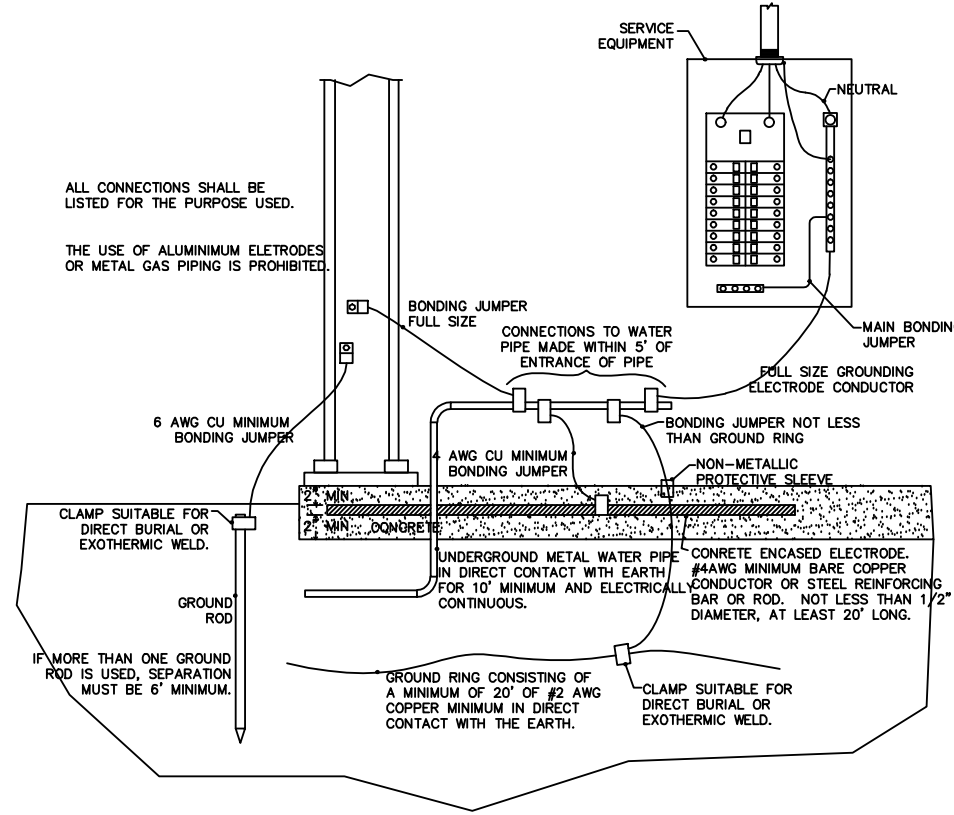
2 EQUIPMENT NAMEPLATE DETAIL

Scale: NTS



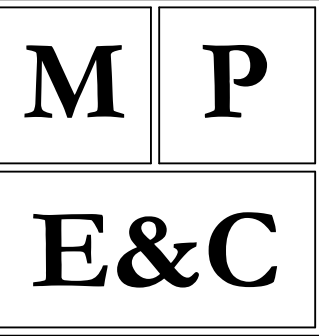
3 PANELBOARD NAMEPLATE DETAIL

Scale: NTS

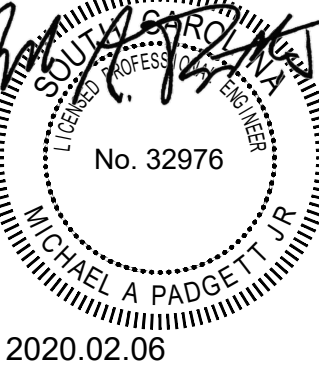
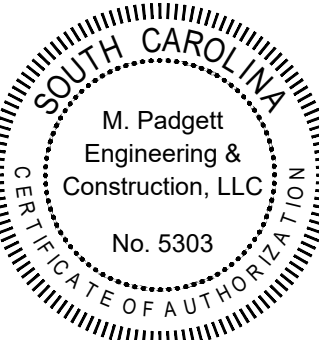


4 TYPICAL GROUNDING DETAIL

Scale: NTS



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ELECTRICAL
DETAILS

Scale: NTS

Drawn: TMH

Check: MP

Proj#: J1870

E3.1

Plumbing Notes:

Notes listed below and herein are where applicable for this project. Some notes may not be relevant.

General Notes:

- The requirements of these general notes shall apply to all plumbing work. Installation shall be in accordance with the current building code, state and local codes and the latest amendments thereto.
- The work covered by this contract consists of furnishing all labor, equipment, materials and service necessary for and reasonably incidental to the proper completion of all plumbing work shown on the drawings and specified. Materials or products specified by trade name, manufacturer's name or catalog number shall be interpreted as establishing a standard of quality and design. Substitutions shall not be allowed unless they are submitted for review to use and approved by the architect. Fixtures by Eljer, Kohler or American-Standard are approved equal.
- Furnish copies of shop drawings of equipment or fixtures for approval prior to purchasing.
- Plumbing contractor shall coordinate with architectural, civil, structural, electrical, fire protection, mechanical and all other trades for pipe routing and equipment placement. Avoid interference with architectural features, beams, footings, windows, etc. Notify architect immediately of any conflicts. Sleeves shall be installed where piping passes through structure. All openings through fire rated walls or floors shall be sealed with U.L. listed penetration and shall maintain the fire rated integrity of the wall or floor. The contractor shall verify fire ratings with architectural drawings prior to installation. Submit U.L. penetration details with shop drawings for engineer's review. Minimum ratings shall be as follows: walls - F=1, T=0; floor - F=1, T=1. Contractor shall keep a record of the locations of all concealed work and upon completion of the job, shall supply as-built drawings showing in colored pencil on black line prints any deviation from the original drawings. These drawings shall indicate dimensions of buried utility lines from building walls.
- All work shall be guaranteed, both material and installation, for a period of one year from acceptance by owner.
- Provide wall carriers for all wall hung plumbing fixtures. All wall hung plumbing fixtures shall be capable of supporting a 250-pound vertical load.
- Insulate P-trap and supplies under wall hung handicapped lavatory for ADA compliance.
- All other materials not specified elsewhere herein to be of proper design, proper quality and installed per the manufacturer's specifications.
- Drawings are not to be scaled. All dimensions are to be read or calculated.
- Work not indicated as part of drawings but reasonably implied to be similar to that at corresponding places shall be repeated.
- All sections and details are typical at similar locations and where applicable.
- The dimensions on this project are considered as nominal dimensions. The shape and actual size of member units shall be considered in the building and layout plan.
- Piping and similar components specified in common sizes unless specifically noted.
- These plans are the property of MPE&C only. Any unauthorized use, reproduction, or otherwise is prohibited. Doing so is subject to prosecution.
- These plans are site specific to this particular project, site, and location only.

Plumbing Notes Continued:

Storm Piping:

- Storm piping shall be schedule 40 PVC (ASTM-2665 with approved PVC solvent welded fittings. Comply with current building code. PVC piping shall not be run in return air plenum or fire rated assemblies.

Supply Water Piping:

- Water piping shall be PEX or (CPVC) chlorinated polyvinyl chloride plastic pipe and tubing (ASTM-2846) with approved CPVC solvent welded fittings. Comply with current plumbing code.
- The site subcontractor shall provide the backflow preventer and the water meter.
- A service valve shall be provided on the domestic water riser at 5'-0" above finished floor, where water enters the building.
- Provide each fixture with stops and supplies. Exposed stops and supply piping shall be chrome plated, with a chrome plated escutcheon plate.
- Provide unions for all connections to equipment. Provide dielectric type where dissimilar metals are connected.
- Insulate all hot water piping with 1" thick, 3-1/2-pound density, rigid fiberglass insulation. Insulate fittings, valves and all similar items. Insulate water pipe and p-trap below all handicapped lavatories.
- Provide water hammer protection (equal to precision plumbing product "SWA" series) at each fixture or group of similar fixtures. Field fabricated models are not acceptable.
- Provide vacuum breakers as required by code.
- Provide trap primers for all floor drains as required by code.
- Test all water piping at 100-psig for twenty-four (24) hours or as required by code.
- Sterilize all water piping in accordance with health department regulations and American Water Works specifications.
- Support all water piping with pipe hangers by Grinnell or approved equal.
- Provide access panels for valves concealed in walls or ceiling plenums.

Sanitary, Waste and Vent Piping::

- Sanitary, waste and vent piping shall be schedule 40 PVC (ASTM-2665) with approved PVC solvent welded fittings. Comply with current building code. PVC piping shall not be run in return air plenum or fire rated assemblies.
- All soil and waste piping, 2-1/2" and smaller, shall be sloped at 1/4" per foot. Larger waste piping shall be sloped at 1/8" per foot.
- All vents through roof shall be a minimum of 10'-0" or as required by code away from fresh air intakes.
- All vents through roof shall be provided with four (4) pound sheet lead flashing extending upward around the pipe and turned down inside the pipe.
- Exposed waste drains, in toilets, shall be chrome plated brass with matching escutcheons.
- Cleanout shall be provided at the base of each waste or soil stack at 18" A.F.F. minimum, per latest edition of plumbing code.
- Test sanitary, waste and vent piping by a 10' water column for twenty-four (24) hours or as required by the building department.

Plumbing Notes Continued:

Gas piping

- Gas piping shall be installed in accordance with the current fuel gas code or NFPA-54 where requirements are more stringent.
- All gas equipment shall be AGA approved.
- The installation shall be for natural gas or propane as per plan design specifications.
- The installing subcontractor shall be licensed for the installation of natural gas.
- Above ground gas piping shall be schedule 40, welded and seamless, wrought steel pipe (ASME B36.10) with threaded fittings. Underground gas piping shall be polyethylene (PE) pipe (ASTM D-2513). Provide with tracer wire or magnetic tape.
- Any gas piping, which is exposed, shall be painted with black "Rustoleum" paint verify color with architect.
- Gas piping shall be hung tight to the roof structure, supported with hangers by Grinnell or equal.
- Branch taps must be made off-of the top of the piping.
- Connection to each piece of equipment shall include an inverted trap, a gas cock, a union and a dirt leg. Connections shall be rigid (no flex).
- All gas flues shall be minimum of 10'-0", or as required by code, away from fresh air intakes.

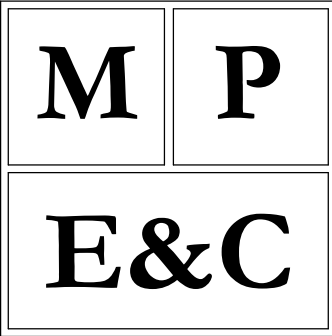
Construction:

- Contractor shall field verify all elevations, dimensions, and locations of existing features before starting work and notify engineer of any discrepancies for justification and/or corrections. The contractor/homeowner shall assume liability for all errors that are not reported. Note, the information provided in these plans is limited to the visual observation and information provided by the contractor and/or homeowner.
- The engineer assumes no liability for any changes or modifications by others made to the plans in whole or in part.
- Contractor is responsible for coordination of all trades involved.
- Contractor to verify with owner all specific makes, models, sizes, etc. of all fixtures, furniture, cabinets, appliances, etc. to be installed.
- Contractor is to review all mechanical systems (including but not limited to electrical, HVAC, plumbing, etc.) with owner prior to construction. This includes type, brand, quality, energy rating, size, etc for each particular system and its components.
- All work shall conform to all local codes, ordinances, and regulations of all appropriate regulating bodies.
- No soils report or site condition information provided to the engineer. Contractor to verify ground and soils conditions are acceptable for construction. Engineer shall not be liable for unforeseen site or soil conditions.
- Contractor to verify if tree conflicts exist prior to construction.
- All construction methods, practices, and materials to follow current building code standards except as noted. These should also be pre-approved by owner or general contractor in charge. Engineer shall not be responsible for methods, techniques, sequences, etc. of construction activities. Supervision of all work is the responsibility of the contractor.
- All construction layout is the responsibility of owner or general contractor in charge.
- In case of conflict between drawings and specifications the more rigid, robust, stronger, etc. to be assumed to prevail unless explicitly specified by engineer.
- Wall, floor, ceiling penetrations to be per current building code standards unless otherwise specified.
- Call P.U.P.S. 811 before digging.

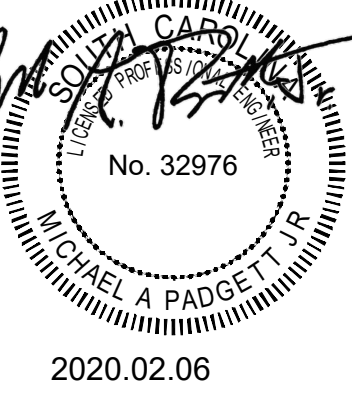
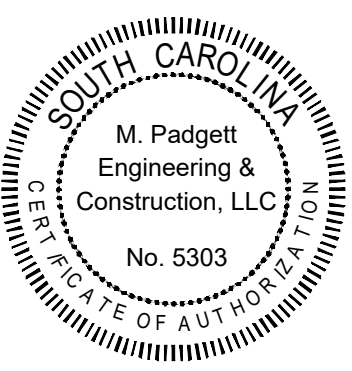
Plumbing Design Criteria / Property Info:

Information listed below and herein is where applicable for this project. Some items may not be relevant.

- Property/Structure/Site Info:
 - Address: Per Architectural
- Domestic Water Supplier
 - Town of Edisto Beach
- Sewer Utility
 - Town of Edisto Beach
- Natural Gas Utility
 - N/A
- Weather/Environment:
 - Extreme Frost Depth: 5"
 - Climate Zone: 3
- IBC Classifications:
 - Construction Type: Per Architectural
 - Occupancy Group: Per Architectural
- Flood Zone: Per Architectural
- Applicable Building Codes and Regulations:
 - IBC 2018 w/ SC Modifications
 - IFC 2018 w/ SC Modifications
 - IEBC 2018 w/ SC Modifications
 - IPMC 2018 w/ SC Modifications
 - IMC 2018 w/ SC Modifications
 - IPC 2018 w/ SC Modifications
 - IFGC 2018 w/ SC Modifications
 - NEC 2017 (NFPA 70) w/ SC Modifications
 - ICC/ANSI A117.1-2017 w/ SC Modifications
- See International Code Council for more information:
<http://www.iccsafe.org/>
- See National Fire Protection Association for more information:
<http://www.nfpa.org/>
- Other Relevant & Current Adopted Codes
 - N/A
 - N/A
- Zoning & Ordinances:
 - Town of Edisto Beach



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GENERAL
PLUMBING
NOTES

Scale: NTS

Drawn: TMH

Check: MP

Proj#: J1870

P1.1

PLUMBING SYMBOL LEGEND (NOTE: NOT ALL SYMBOLS MAY BE APPLICABLE TO THIS PROJECT)

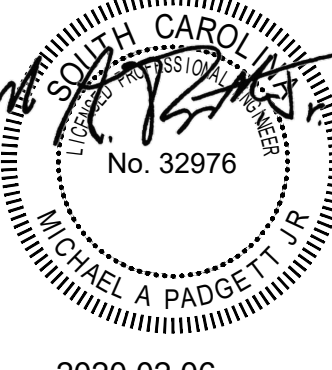
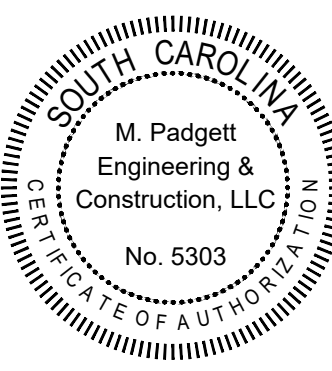
ABBREVIATIONS		SCHEMATIC SYMBOLS		PIPING SYMBOLS		VALVE SYMBOLS		
ABBREV.	DEFINITION	SYMBOL	ABBREVIATION/DESCRIPTION	SYMBOL	ABBREVIATION/DESCRIPTION	SYMBOL	DESCRIPTION	
AFF	ABOVE FINISHED FLOOR		KEYED NOTE		AV	ACID VENT		GATE VALVE
AFG	ABOVE FINISHED GRADE		POINT OF CONNECTION TO EXISTING		AW	ACID WASTE		GLOBE VALVE
ANT	ACID NEUTRALIZING TANK		EXISTING PIPE TO BE REMOVED		CA	COMPRESSED AIR		SOLENOID VALVE
AVTR	ACID RESISTANT VENT THROUGH ROOF		NEW PIPING		CD	CONDENSATE DRAIN		OS&Y VALVE
B.C.	BALANCING COCK		EXISTING PIPING TO REMAIN		CW	DOMESTIC COLD WATER		BUTTERFLY VALVE
BOP	BOTTOM OF PIPE		NEW CONNECTION TO EXISTING PIPING		HW	DOMESTIC HOT WATER		BALL VALVE
BTU	BRITISH THERMAL UNIT				HWR	DOMESTIC HOT WATER RETURN		CHECK VALVE
BTUH	BTU PER HOUR				ROS	REVERSE OSMOSIS SUPPLY		PLUG VALVE
CWB	CLOTHES WASHER BOX				ROR	REVERSE OSMOSIS RETURN		BALANCING VALVE/CIRCUIT MEASURING DEVICE
CFH	CUBIC FEET PER HOUR				MU	MAKE-UP WATER		WATER PRESSURE REDUCING VALVE
CO	CLEANOUT				NPW	NON-POTABLE WATER		2-WAY CONTROL VALVE
COTG	CLEANOUT TO GRADE				V	VENT		3-WAY MODULATING CONTROL VALVE
CP	CIRCULATION PUMP				DIS	DEIONIZED WATER SUPPLY		FUEL GAS PRESSURE REGULATOR
CWV	COMBINATION WASTE AND VENT				DIR	DEIONIZED WATER RETURN		PRESSURE RELIEF VALVE
DCO	DOUBLE CLEANOUT				SAN	SANITARY SEWER		TEMPERATURE AND PRESSURE RELIEF VALVE
DCOTG	DOUBLE CLEANOUT TO GRADE				GW	GREASE WASTE		DRAIN VALVE
DF	DRINKING FOUNTAIN				GV	GREASE VENT		VALVE IN VERTICAL
DN	DOWN				RD	STORM/ROOF DRAIN		FLOW SWITCH
DS	DOWNSPOUT				ORD	OVERFLOW ROOF DRAIN		DIAPHRAGM (PROCESS SYSTEMS)
DSN	DOWNSPOUT NOZZLE				RD	WATER PRESSURE REDUCING VALVE		REDUCED PRESSURE BACKFLOW PREVENTER (RPBP)
EL	ELEVATION				NG	NATURAL GAS-LOW PRESSURE		ATMOSPHERIC VACUUM BREAKER
EWI	ELECTRIC WATER HEATER				NGM	NATURAL GAS-MEDIUM PRESSURE		PRESSURE STYLE VACUUM BREAKER
EWC	ELECTRIC WATER COOLER				NGH	NATURAL GAS-HIGH PRESSURE		
EEW	EMERGENCY EYEWASH				IRR	IRRIGATION		
ES	EMERGENCY SHOWER				SCW	SOFT COLD WATER		
ESEW	EMERGENCY SHOWER EYE WASH				SHW	SOFT HOT WATER		
°F	DEGREES FAHRENHEIT				TWR	TEMPERED WATER RETURN (TEMP °F)		
FCO	FLOOR CLEANOUT				TW	TEMPERED WATER (TEMP °F)		
FFE	FINISHED FLOOR ELEVATION				PD	PUMPED DISCHARGE LINE		
FT	FEET				ICW	INDUSTRIAL COLD WATER		
FOS	FUEL OIL SUPPLY				IHW	INDUSTRIAL HOT WATER		
FOR	FUEL OIL RETURN				IHWR	INDUSTRIAL HOT WATER RETURN		
FOV	FUEL OIL VENT				INW	INDUSTRIAL WASTE		
FV	FLUSH VALVE				IA	INSTRUMENT COMPRESSED AIR		
GD	GUTTER DRAIN				IW	INDIRECT WASTE		
GI	GREASE INTERCEPTOR				LA	LAB COMPRESSED AIR		
GPH	GALLONS PER HOUR							
GPM	GALLONS PER MINUTE							
GWH	GAS WATER HEATER							
HB	HOSE BIBB							
HD	HEAD							
HP	HORSEPOWER							
IN	INCHES							
INV	INVERT							
kW	KILOWATT							
MBh	1,000 BTUH							
MV	MIXING VALVE							
NA	NOT APPLICABLE							
NIC	NOT IN CONTRACT							
No. #	NUMBER							
N.C.	NORMALLY CLOSED							
N.O.	NORMALLY OPEN							
OS&Y	OUTSIDE SCREW AND YOKE							
PH	PHASE							
Ph	POWERS OF HARDNESS							
PSIG	POUNDS PER SQUARE INCH GAUGE							
SP	STATIC PRESSURE							
TD	TRENCH DRAIN							
TYP	TYPICAL							
YB	YARD BOX							
YH	YARD HYDRANT							
WCO	WALL CLEANOUT							
WC	WATER CLOSET							
			WATER HAMMER ARRESTOR					
			TEST PLUG (PRESS/TEMP)					
			PENETRATION					
			MAV					
			AAV					
			FS/FD/AD					
			FCO/COTG					
			DCOTG					
			RD/OD/DD					
			TP					
			VTR					
			AG					
			(WH) (HB)					

M

P

E&C

M. Padgett Engineering & Construction, LLC
PO Box 6996,
Florence, SC 29502
tel: 843-908-4569
fax: 866-384-7749
mp.eng.con@gmail.com
www.mpadgettengineering.com



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PLUMBING SYMBOLS

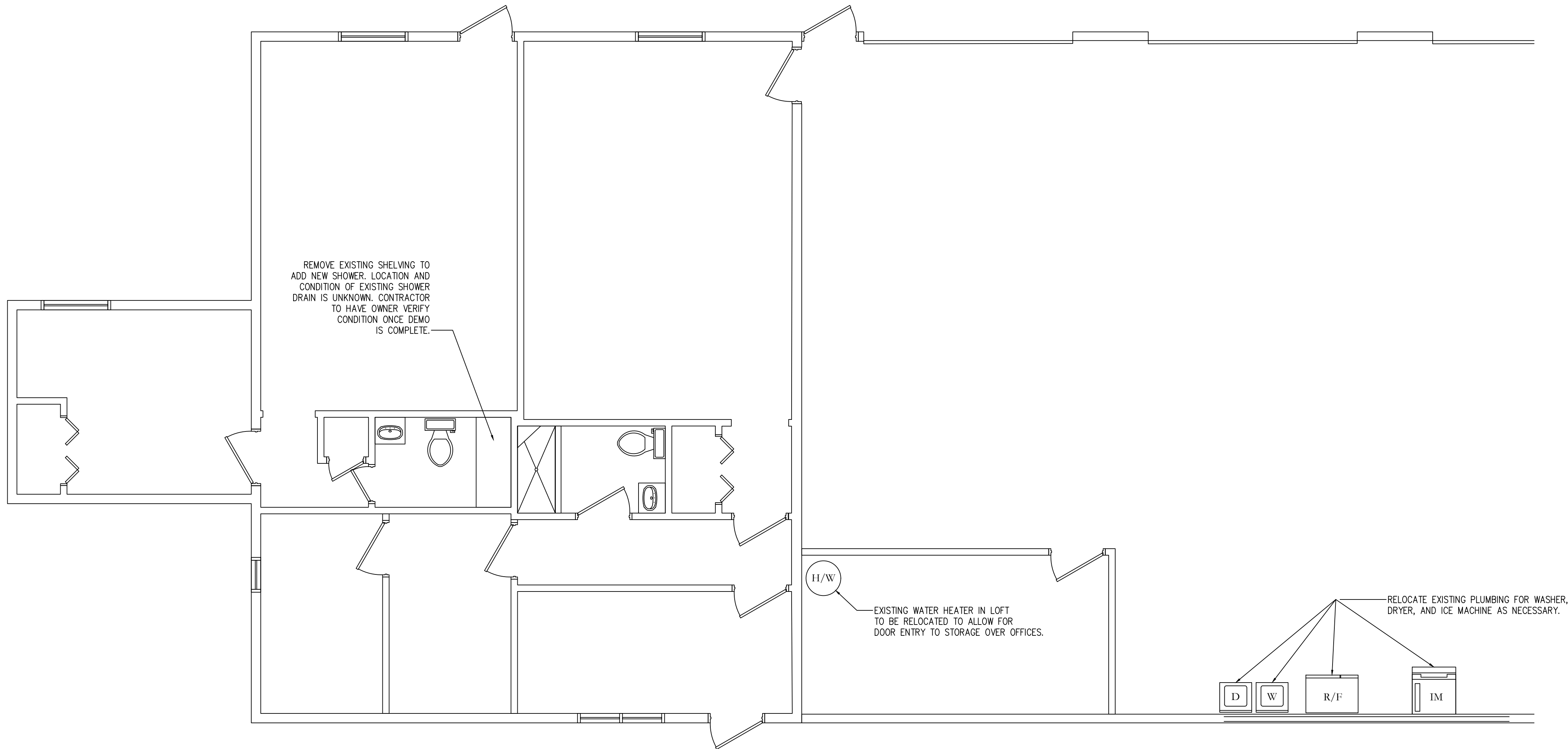
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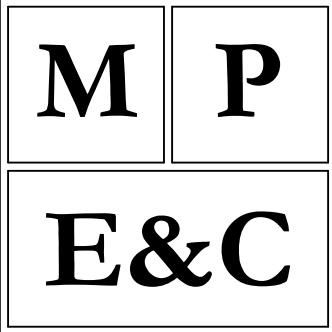
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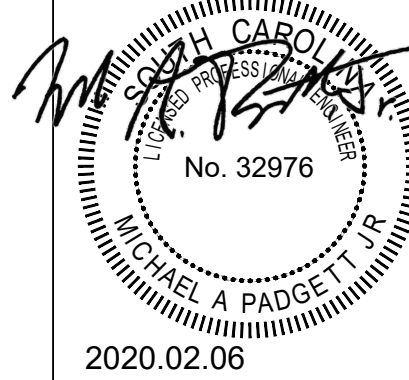
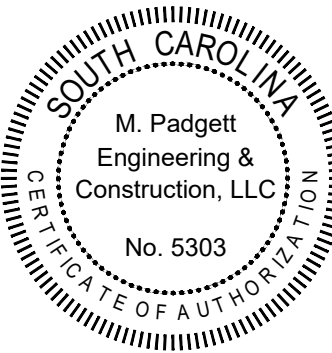
P1.2



1 PLUMBING - DEMO PLAN
Scale: 3/16" =1'-0"



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PLUMBING
DEMO PLAN

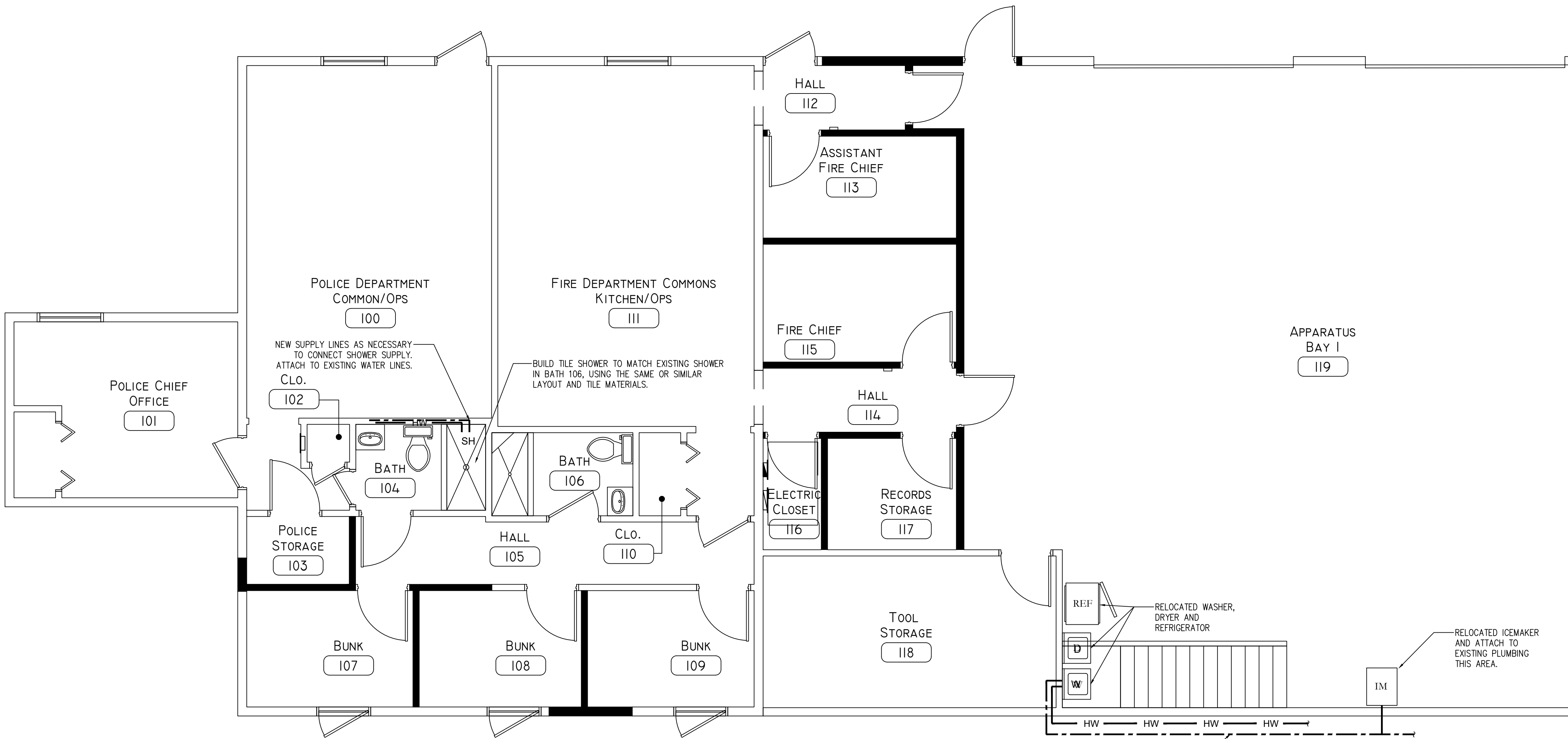
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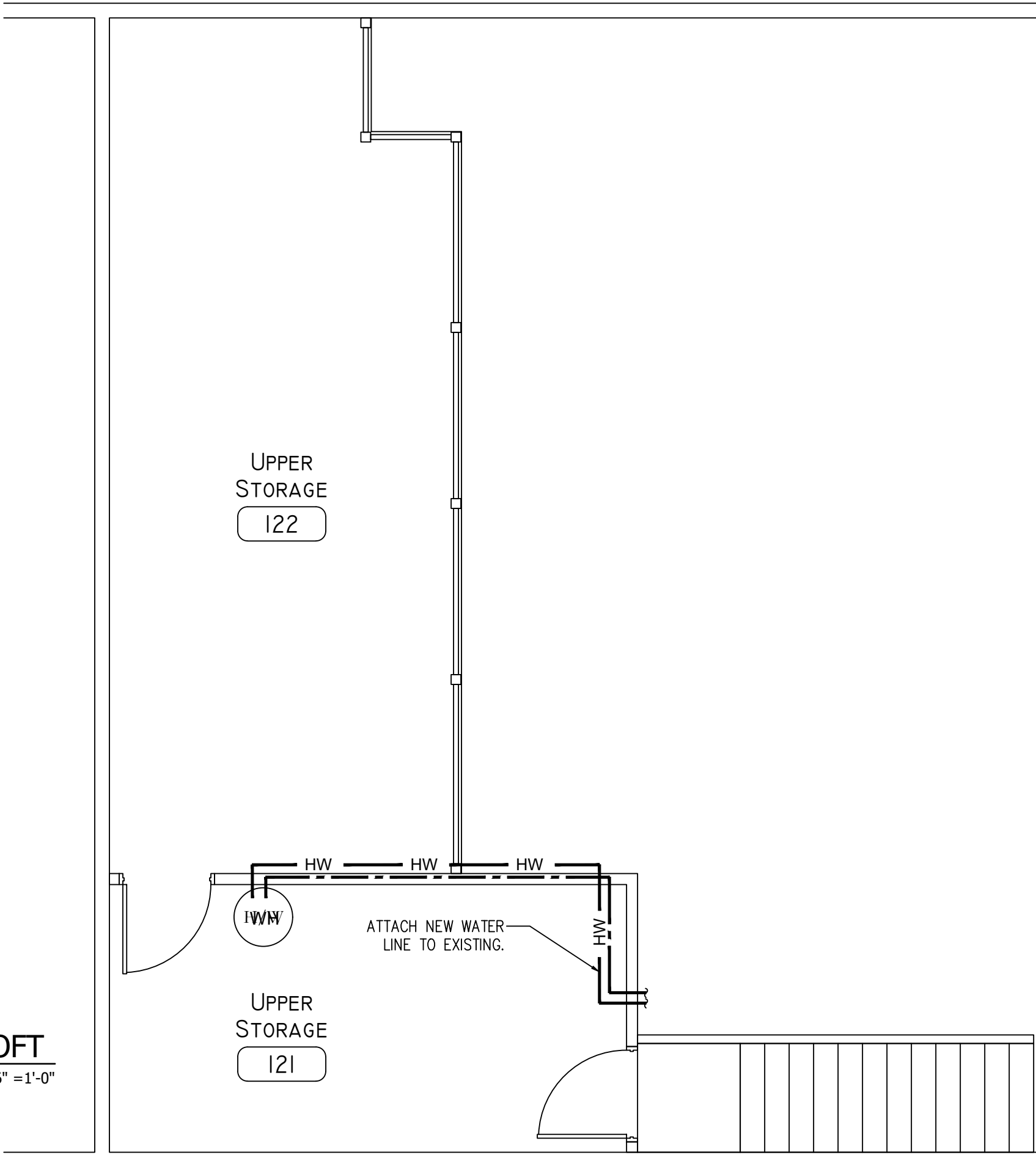
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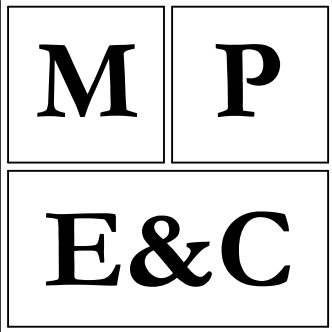
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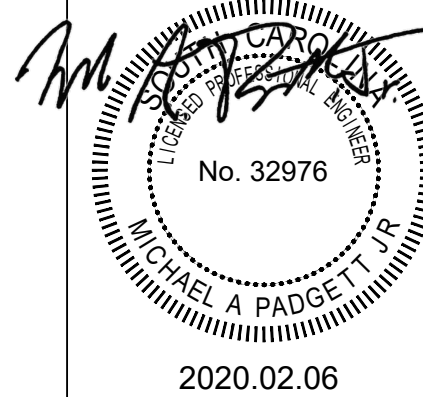
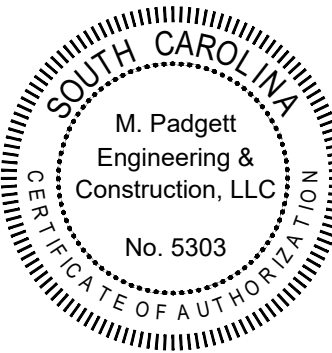
1 PLUMBING - SUPPLY PLAN
Scale: 3/16" = 1'-0"



2 PLUMBING - SUPPLY PLAN - LOFT
Scale: 3/16" = 1'-0"



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PLUMBING
SUPPLY
PLAN

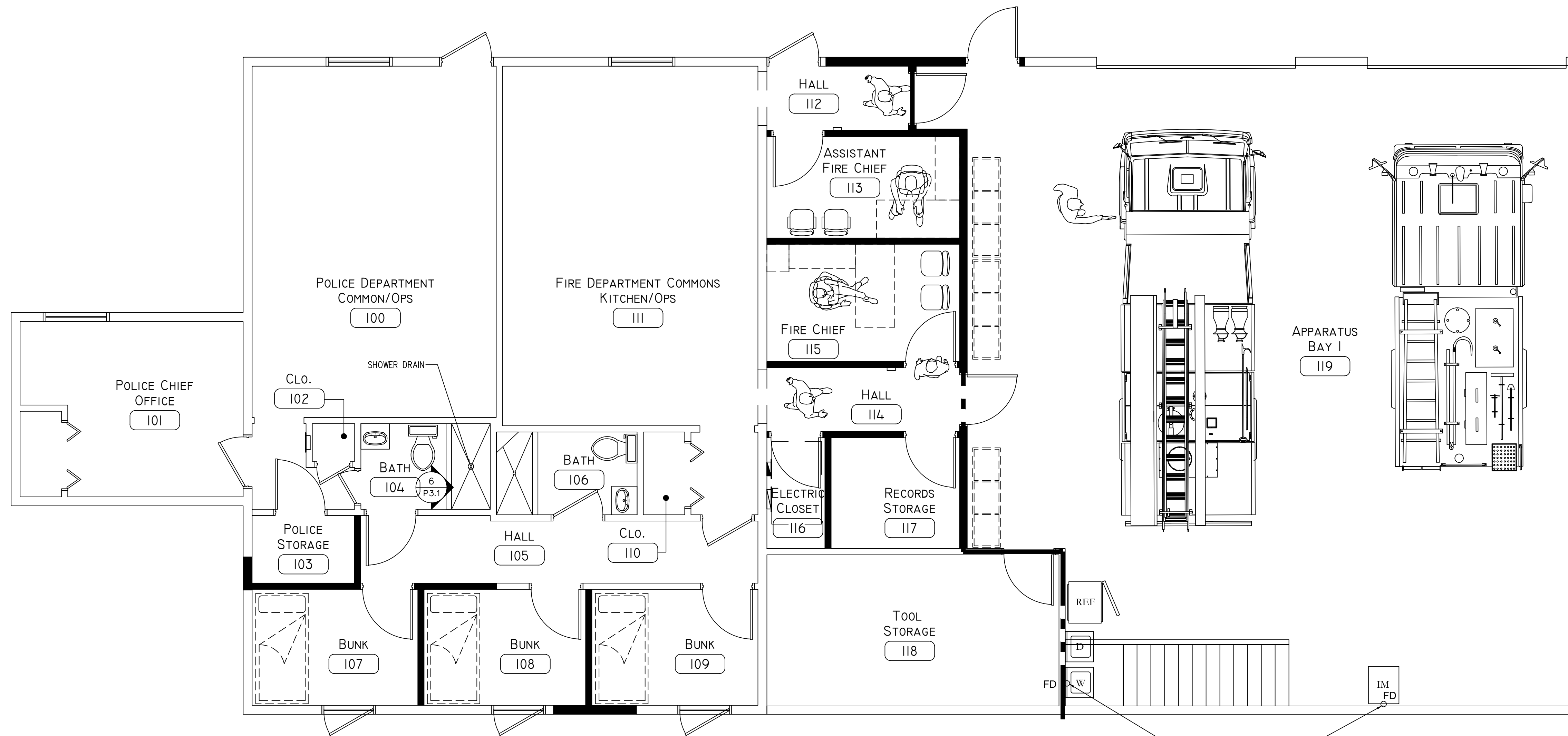
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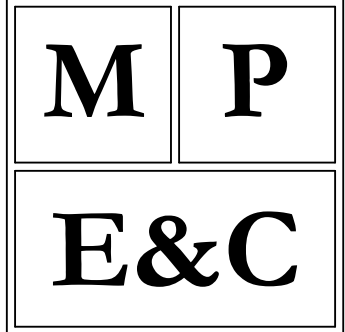
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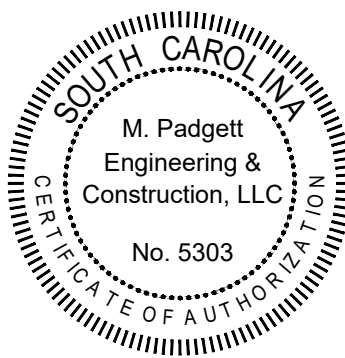
P2.2



1 PLUMBING - WASTE PLAN
Scale: 3/16" = 1'-0"



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PLUMBING
WASTE
PLAN

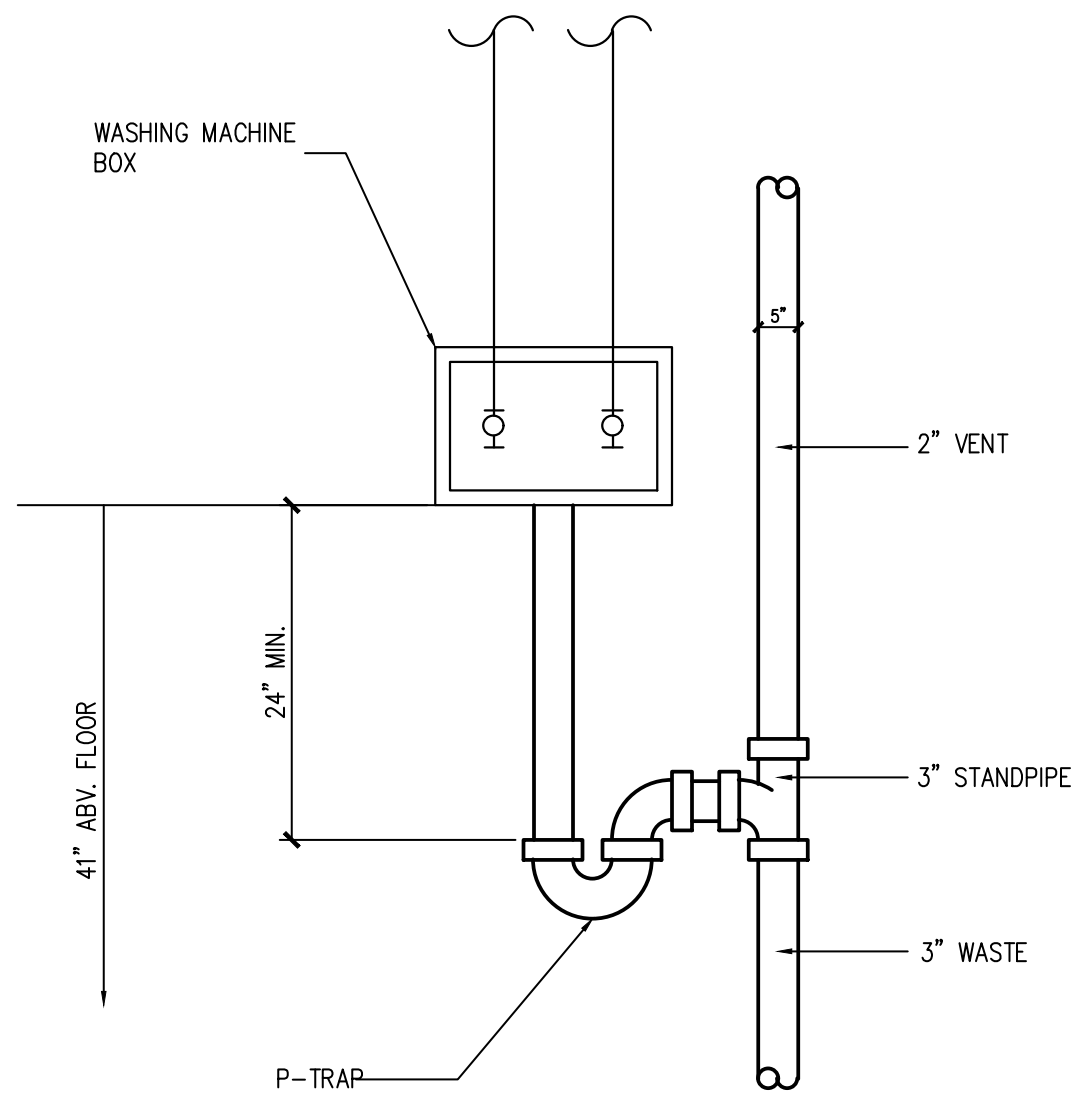
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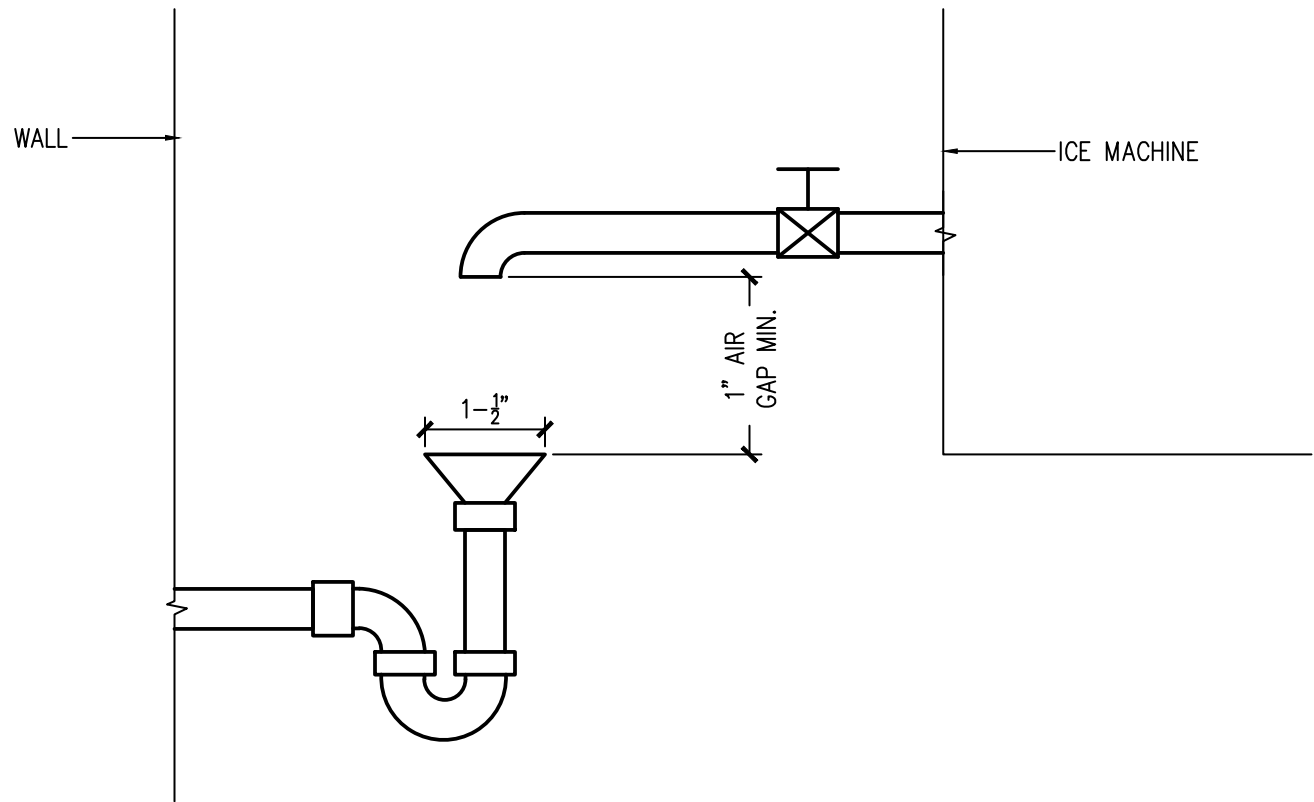
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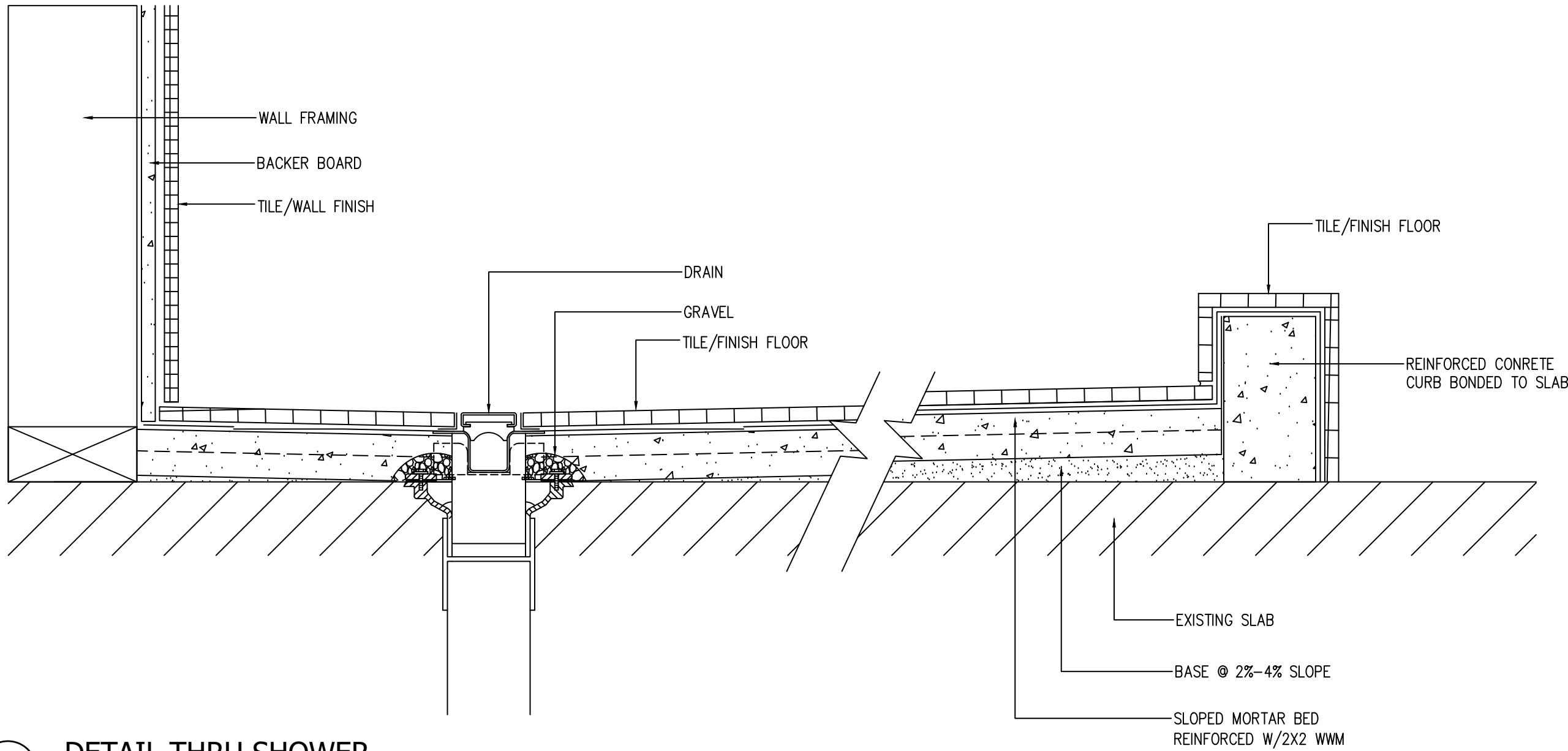
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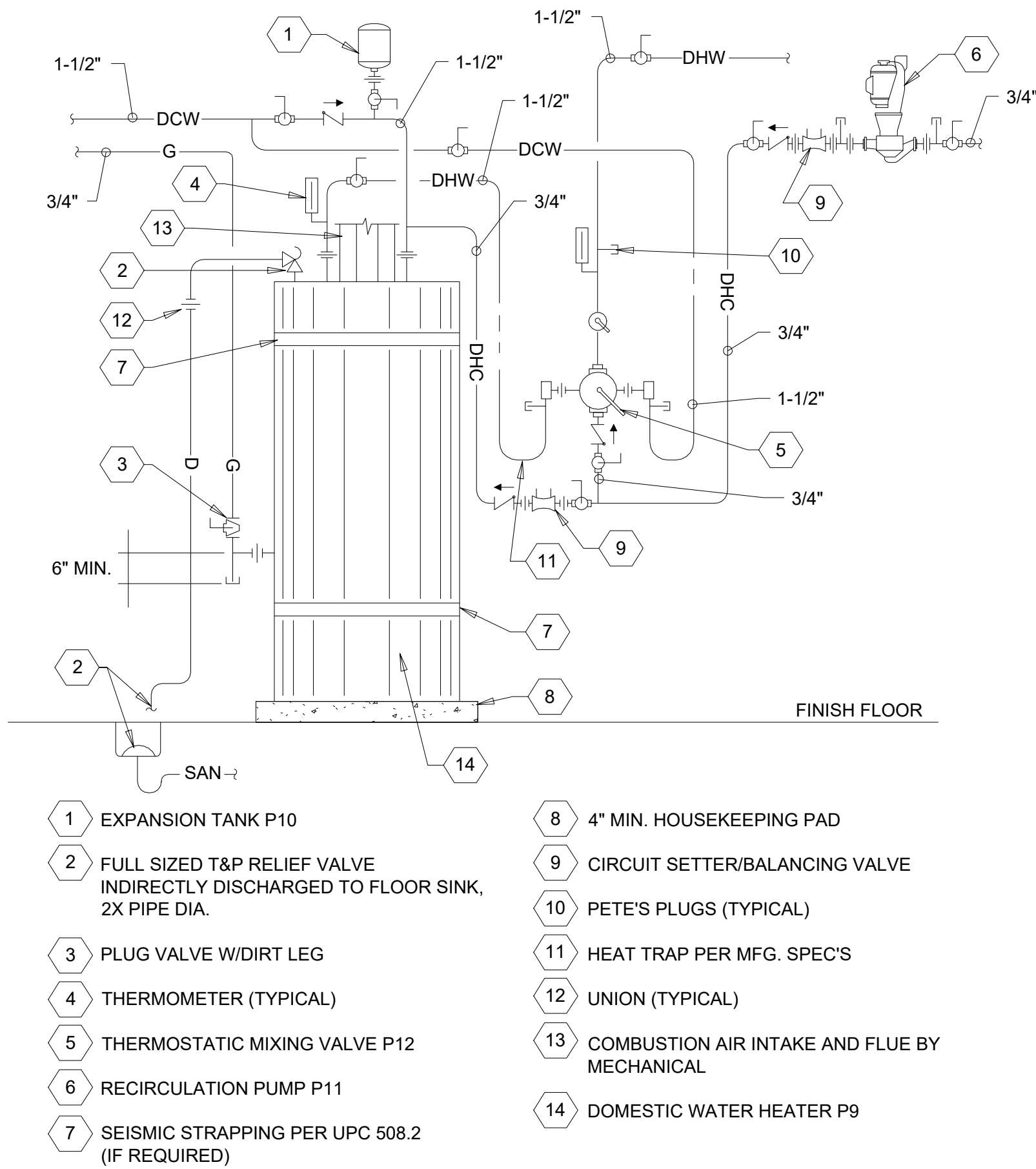
1 WAHING MACHINE HOOK-UP/DRAIN DETAIL
Scale: NTS



2 ICE MACHINE DRAIN DETAIL
Scale: NTS

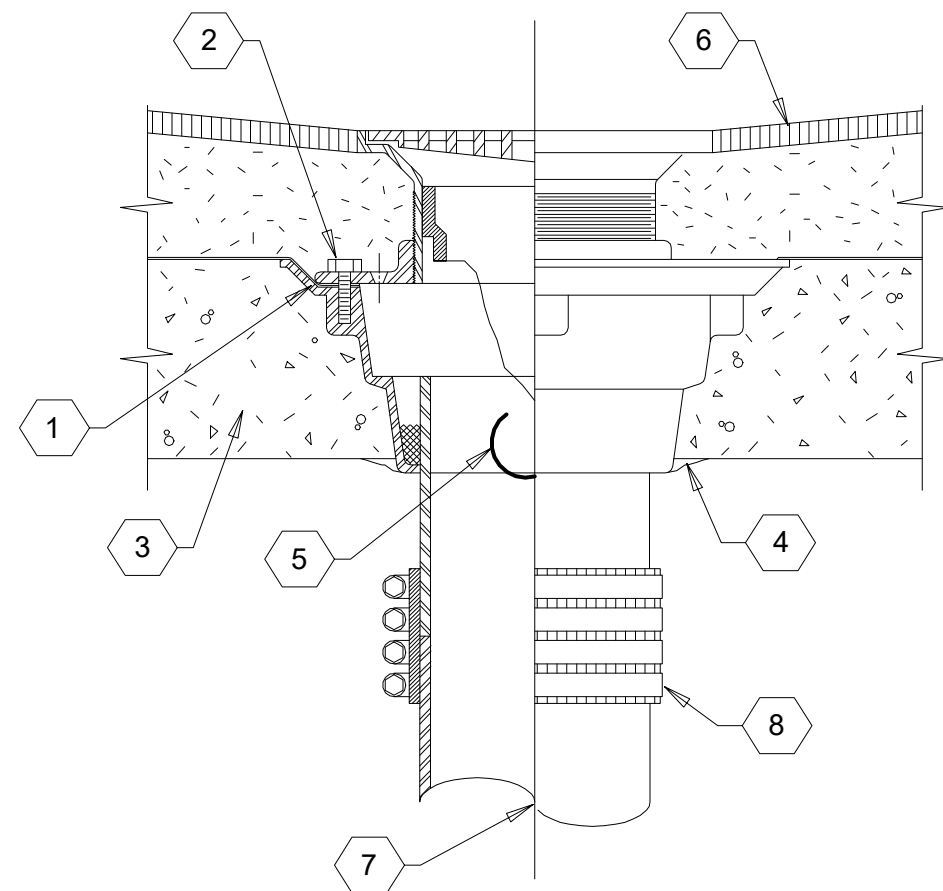


3 DETAIL THRU SHOWER
Scale: NTS



NOTE: INSTALL THERMOSTATIC MIXING VALVE ASSEMBLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION. PROVIDE PIPING SCHEMATIC WITH SUBMITTALS

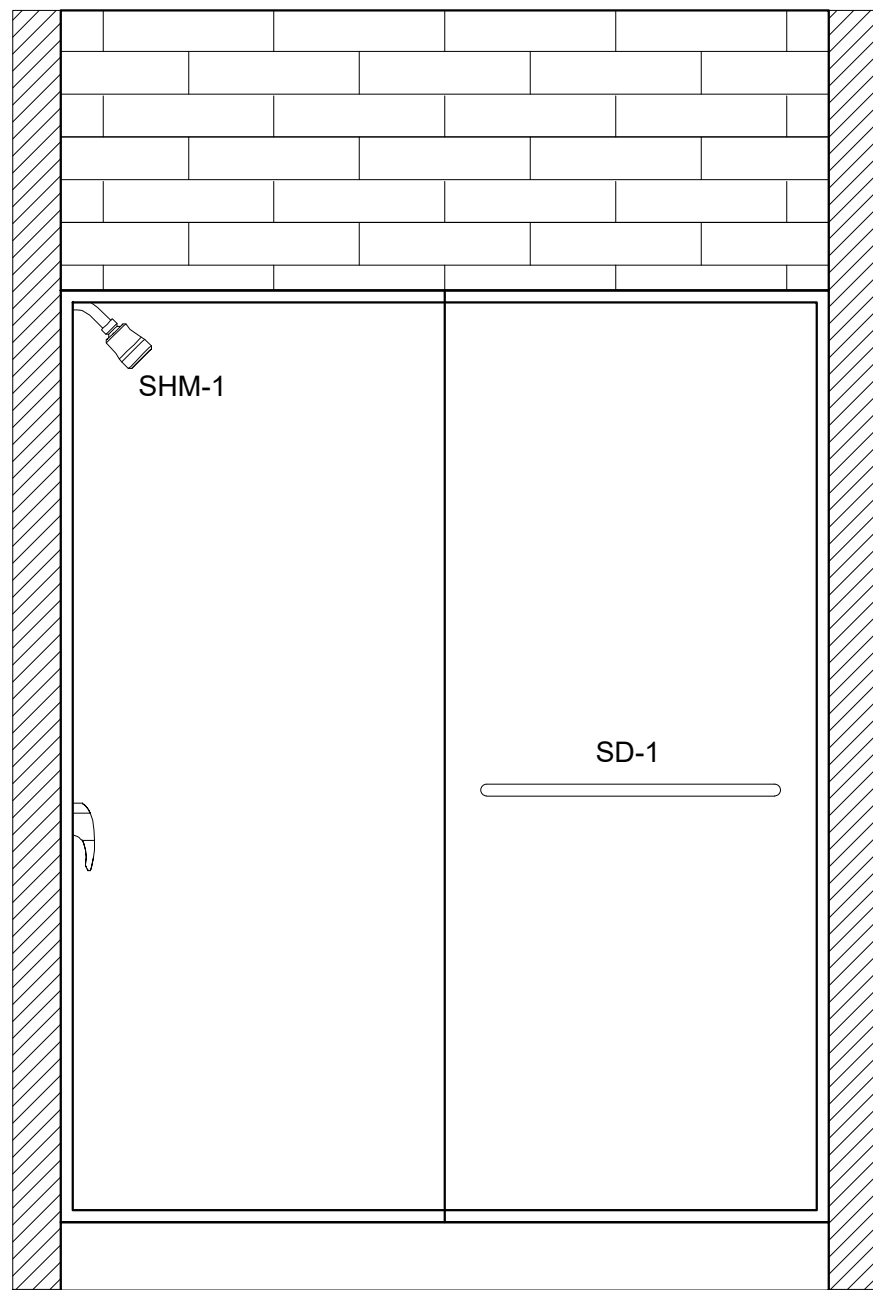
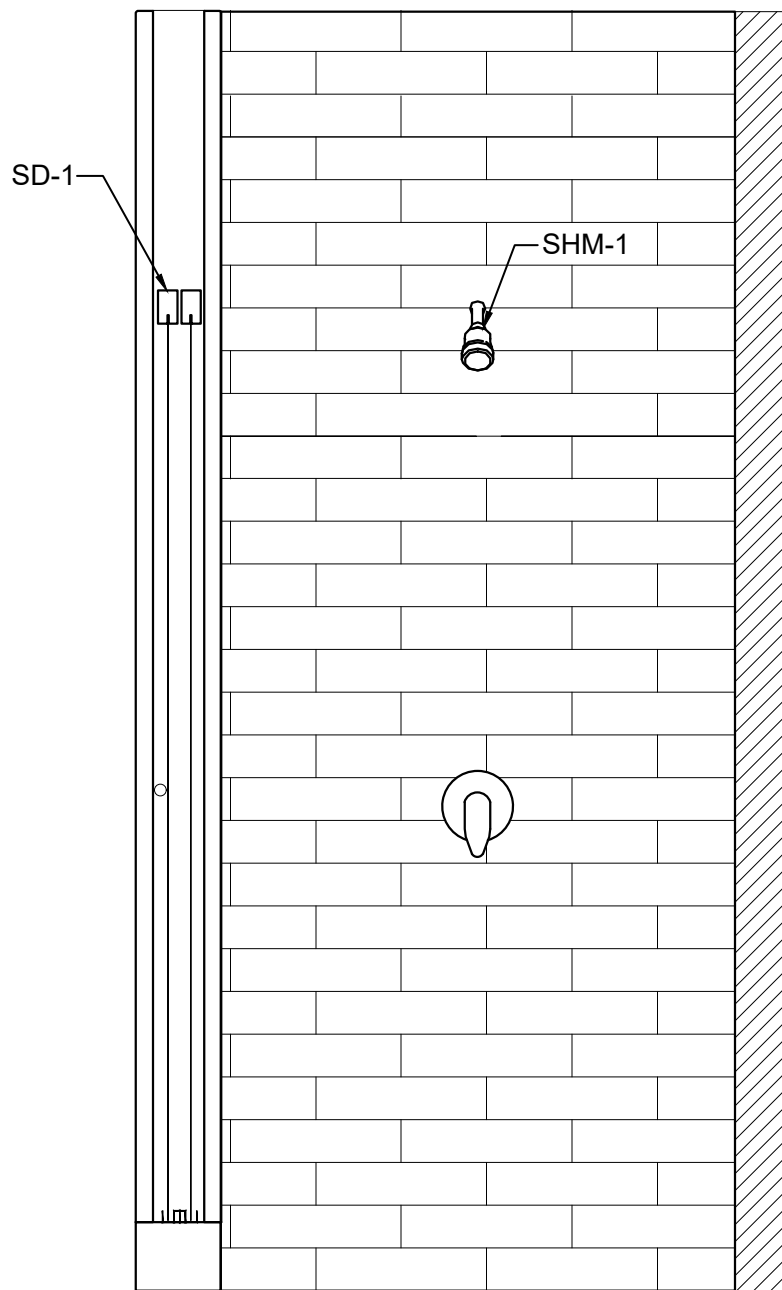
4 DOMESTIC WATER HEATER DETAIL-TYPICAL
Scale: NTS



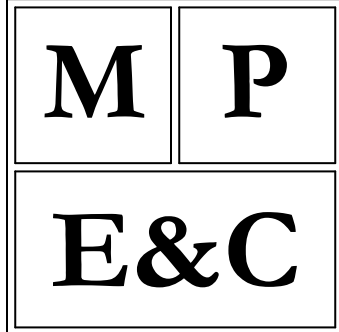
- 1 FLOOR DRAIN WITH ADJUSTABLE STRAINER, DOUBLE DRAINAGE FLANGE AND WEEP HOLES. SEE FLOOR DRAIN SPECIFICATIONS
- 2 CLAMP TO 24"x24" 4# LEAD SHEET AND WATERPROOFING MEMBRANE (NOT REQUIRED FOR SINGLE POUR CONSTRUCTION)
- 3 CONCRETE FLOOR OF TWO POUR CONSTRUCTION
- 4 CAULK AS REQUIRED ON INSTALLATION ABOVE GRADE
- 5 TRAP GUARD WATER SAVING DEVICE SIZED PER DRAIN (IF SPECIFIED)
- 6 FINISHED FLOOR SLOPED IN ACCORDANCE WITH ARCH. DRAWINGS. COORDINATE WITH STRUCTURAL
- 7 SEE PLUMBING FLOOR PLANS FOR SIZING AND P-TRAP REQUIREMENTS
- 8 FOUR BAND HEAVY DUTY CLAMP. SEE SPECIFICATIONS

5 FLOOR/SHOWER DRAIN DETAIL
Scale: NTS

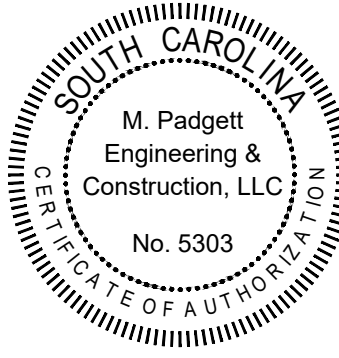
SHOWER FIXTURE SCHEDULE			
TYPE MARK	DECRPTION	MANUFACTURER	MODEL
SHM-1	SHOWER HEAD AND MIXER	MOEN	82604SRN
SD-1	SHOWER DOOR	ARIZONA SHOWER DOOR	ES56070BNCLL



6 SHOWER ELEVATION AND FIXTURE SCHEDULE
Scale: NTS



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PLUMBING DETAILS

Scale: NTS

Drawn: TMH

Check: MP

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P3.1