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COMMUNITY HALL PARK LANDSCAPE CONSTRUCTION

5700 CONNORS ST. RAVENEL, SOUTH CAROLINA

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MECHANICAL:

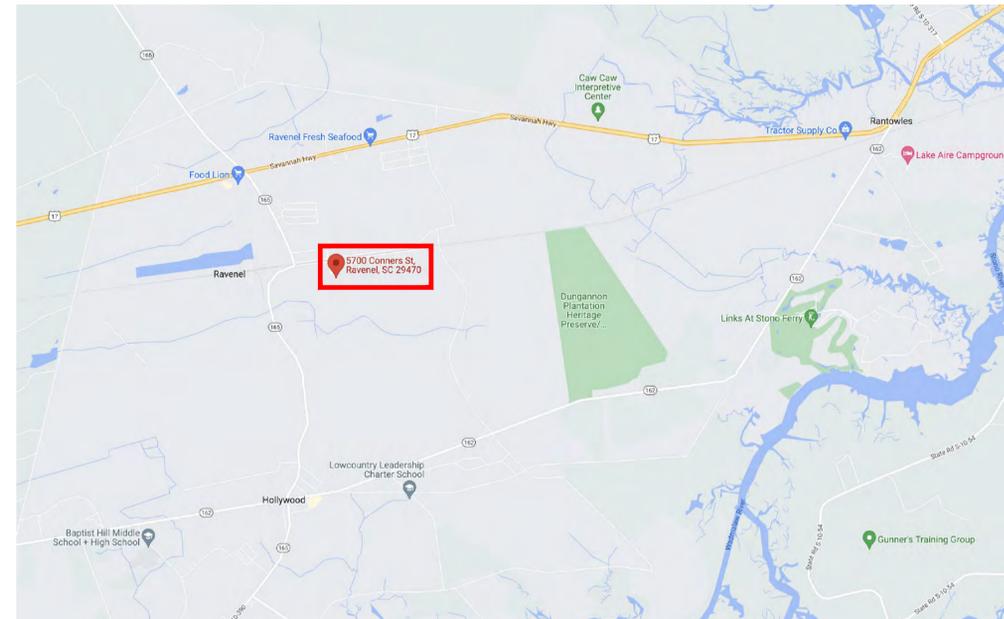
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VICINITY MAP - NOT TO SCALE



Know what's below.
Call before you dig.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT OF RECORD AND STAMPED "APPROVED FOR CONSTRUCTION." USE OF THIS DRAWING FOR QUANTITY TAKE-OFFS AND PRICING IS PRELIMINARY UNTIL ALL APPLICABLE PERMITS HAVE BEEN OBTAINED.

GENERAL NOTES FOR ALL WORK:

1. BASE INFORMATION INCLUDING STREETS, RIGHT-OF-WAYS, LOT LINES, AND TOPO WERE OBTAINED FROM DRAWINGS PROVIDED BY A.H. SCHWACKE & ASSOCIATES. OUTDOOR SPATIAL DESIGN, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL CODES. CONTRACTORS SHALL ACQUIRE AND PAY FOR ALL PERMITS, LICENSES, TAXES, AND FEES REQUIRED. ALL CONTRACTORS SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, SERVICES, TOOLS, AND MISCELLANEOUS ITEMS REQUIRED FOR A FULLY COMPLETE PROJECT.
3. ALL MATERIALS, WORKMANSHIP, AND EQUIPMENT SHALL BE GUARANTEED BY CONTRACTORS FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL COMPLETION AND ACCEPTANCE BY THE OWNER.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL CABLE LOCATE SERVICE TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAKE THESE CONTACTS PRIOR TO BEGINNING WORK.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS WHERE ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, BOTH KNOWN AND UNKNOWN. CONTRACTOR SHALL OBSERVE SAFETY PRACTICES WHILE WORKING NEAR VEHICULAR TRAFFIC.
6. CONTRACTORS SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO SUBMITTING BID, FABRICATION OR THE ORDERING OF ANY ITEMS TO BE USED ON SITE. CONTRACTORS SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGED PLANT MATERIAL, INCLUDING LAWN THAT IS NOT MARKED FOR DEMOLITION. THE CONTRACTOR SHALL REPLACE MATERIAL TO EXISTING SIZE AT THE CONTRACTOR'S OWN EXPENSE.
8. CONTRACTORS SHALL COORDINATE ALL WORK WITH THE OTHER CONTRACTORS WORKING ON THE SITE.
9. ANY DISCREPANCIES BETWEEN DRAWINGS, SHOP DRAWINGS, PRODUCT SAMPLES, AND ACTUAL CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY. CONTRACTORS ARE RESPONSIBLE FOR THE INSPECTION AND SUPERVISION OF ALL THEIR WORKMEN AND WORK.
10. CONTRACTORS SHALL TAKE GREAT CARE TO PROTECT THE TRUNK AND BRANCHING STRUCTURE OF ALL TREES ALONG THE PROPERTY LINE AND IN THE RIGHT OF WAY. THEY SHALL AT ALL TIMES INSURE THAT NO MATERIALS, EQUIPMENT OR VEHICLES ARE STORED AT ANY TIME BELOW THE DRIP LINE OF A TREES CANOPY FOR THE DURATION OF THE ENTIRE PROJECT.
11. CONTRACTOR SHALL COORDINATE WITH OWNER FOR LOCATION AND POWER SOURCE FOR IRRIGATION CLOCK & WATER METER



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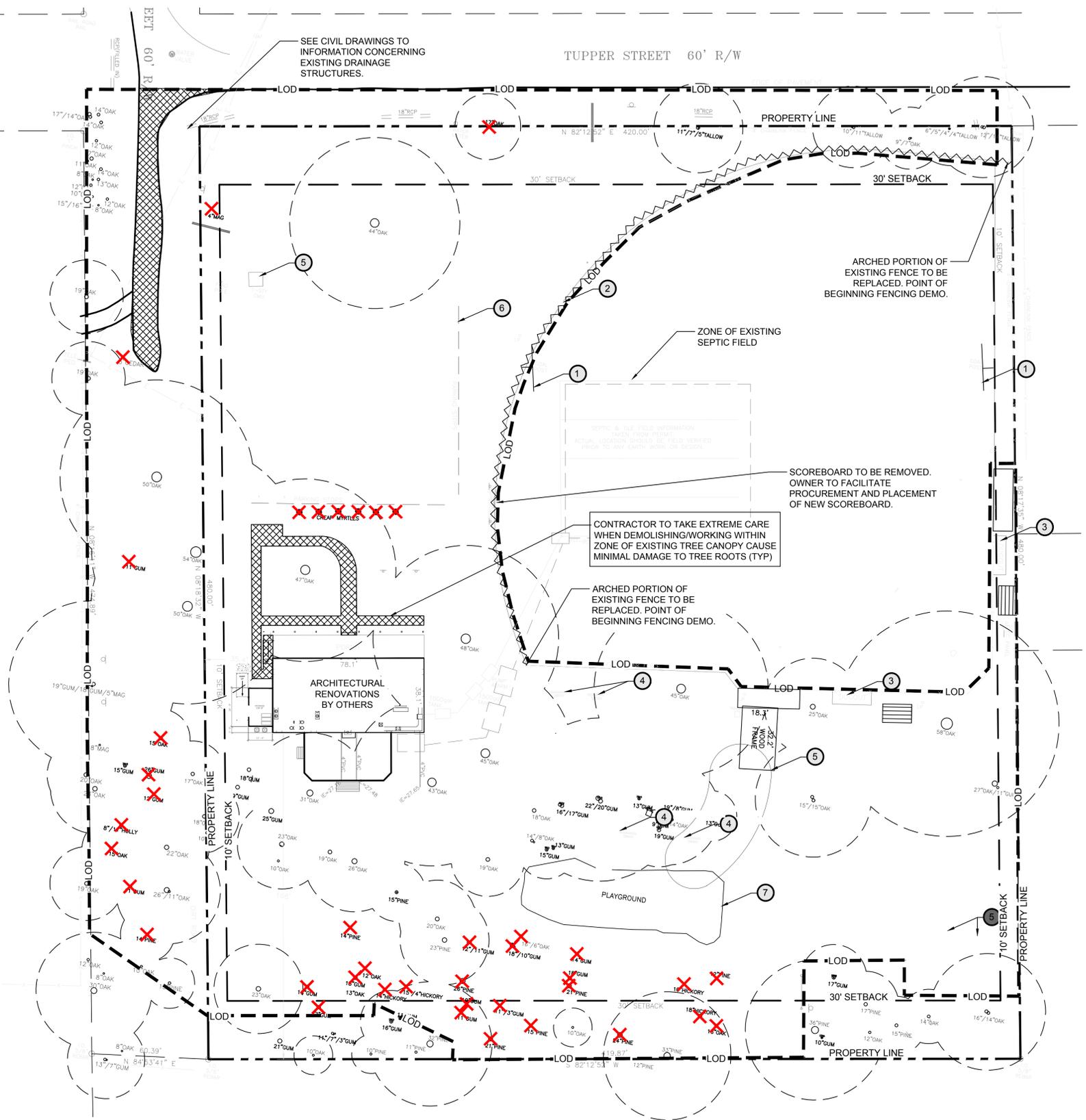
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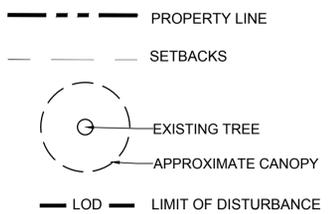
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L00
COVER

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EXISTING LEGEND:

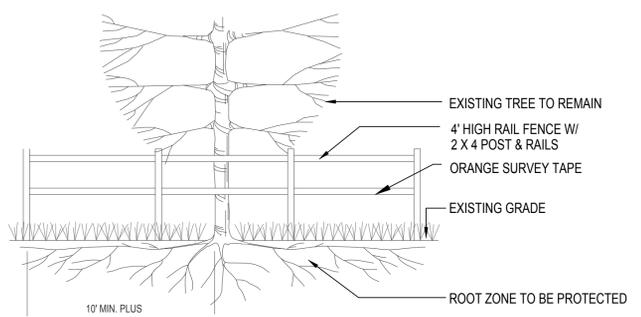


DEMOLITION LEGEND:



DEMOLITION CODED NOTES:

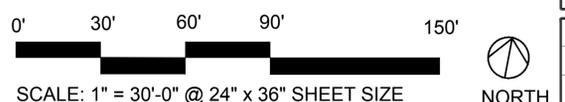
- ① GOAL POSTS TO BE REMOVED. CONTRACTOR TO DISPOSE OFF SITE.
- ② ARC OF OUTFIELD FENCING TO BE REMOVED AND REPLACED. OTHER FENCING TO REMAIN AND BE PROTECTED FROM ALL DEMOLITION/CONSTRUCTION ACTIVITIES. (SEE SITE PLAN & SITE DETAILS)
- ③ DUGOUTS TO BE RELOCATED (SEE SITE PLAN & SITE DETAILS)
- ④ SWINGS TO BE REMOVED
- ⑤ EXISTING STRUCTURES TO BE REMOVED. CONTRACTOR TO ENSURE NO UTILITIES ARE IN SERVICE TO THESE BUILDINGS PRIOR TO DEMOLITION ACTIVITIES. COORDINATE REMOVAL OF CONTENTS WITH TOWN.
- ⑥ WHEEL STOPS TO BE REMOVED.
- ⑦ PLASTIC EDGING, SWING SET, AND SPRING ELEMENTS OF PLAYGROUND TO BE REMOVED. SEE HARDSCAPE PLAN FOR PROPOSED EDGE REPLACEMENT. CONFIRM WITH LANDSCAPE ARCHITECT PRIOR TO DEMOLITION OF EQUIPMENT. REMAINING EQUIPMENT TO BE PROTECTED FROM ALL DEMOLITION/CONSTRUCTION ACTIVITIES.
- ⑧ SITE FURNITURE REMOVAL TO BE COORDINATED WITH THE TOWN TO MAKE FINAL DECISIONS ABOUT REUSE.



1 TREE PROTECTION FENCE

TREE PROTECTION NOTES:

1. SEE CIVIL PLANS FOR TREE PROTECTION FENCING LOCATION.
2. PROTECTIVE TREE BARRICADE TO BE PLACED A MINIMUM OF 10' FROM BASE OF TREE PLUS AN ADDITIONAL 1' FOR EACH ADDITIONAL 1" DBH GREATER THAN 10" DBH. IDEALLY FENCE TO BE LOCATED AT THE OUTER PERIMETER OF THE TREE CANOPY.
3. ALL WORK DONE WITHIN PROTECTIVE BARRICADES IS TO BE DONE BY HAND ONLY.
4. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
5. PROVIDE 3' DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
6. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
7. ALL PRUNING OF PROTECTED TREES AND GRAND TREES SHALL BE DONE BY A QUALIFIED TREE SERVICE (CERTIFIED ARBORIST).



NOTE: CONTRACTOR TO ENGAGE SERVICES OF AN ARBORIST TO PRUNE AND FERTILIZE. OAKS OVER 24" DBH PRIOR TO DEMOLITION ACTIVITIES.

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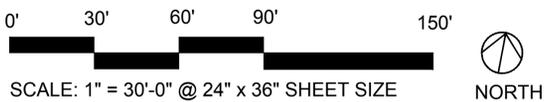
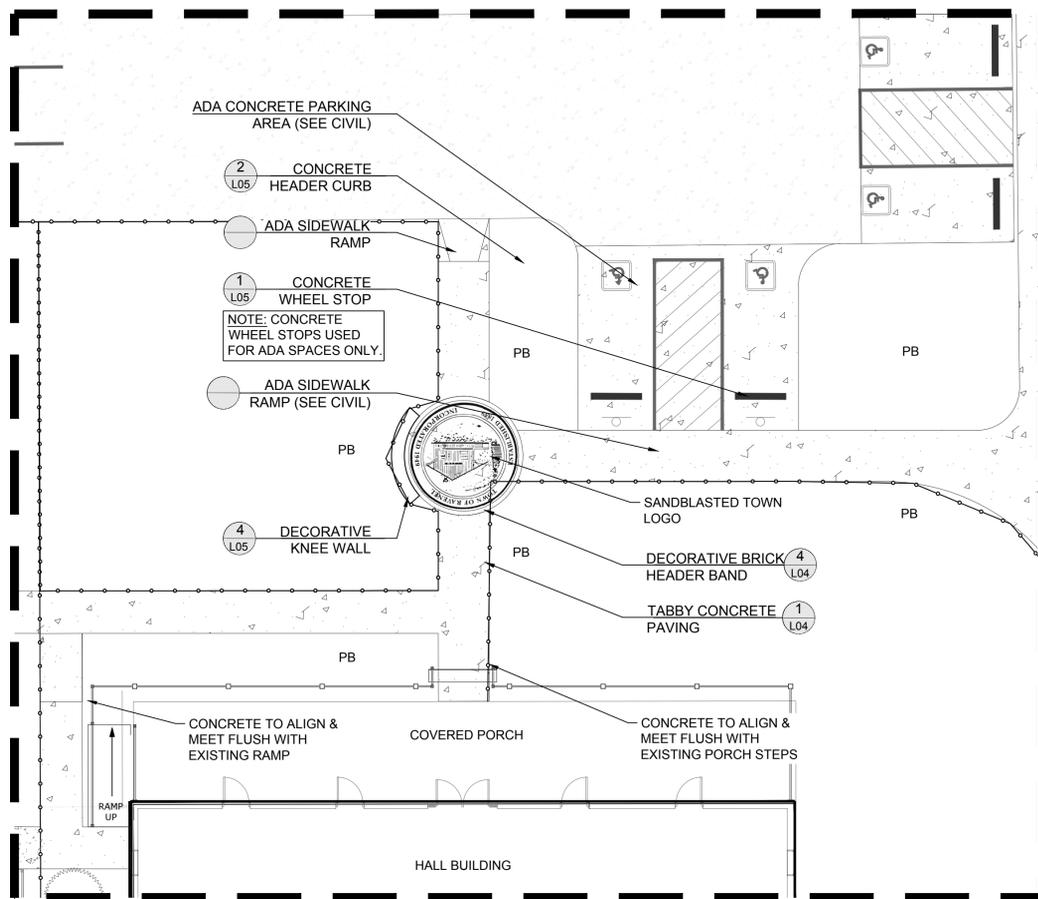
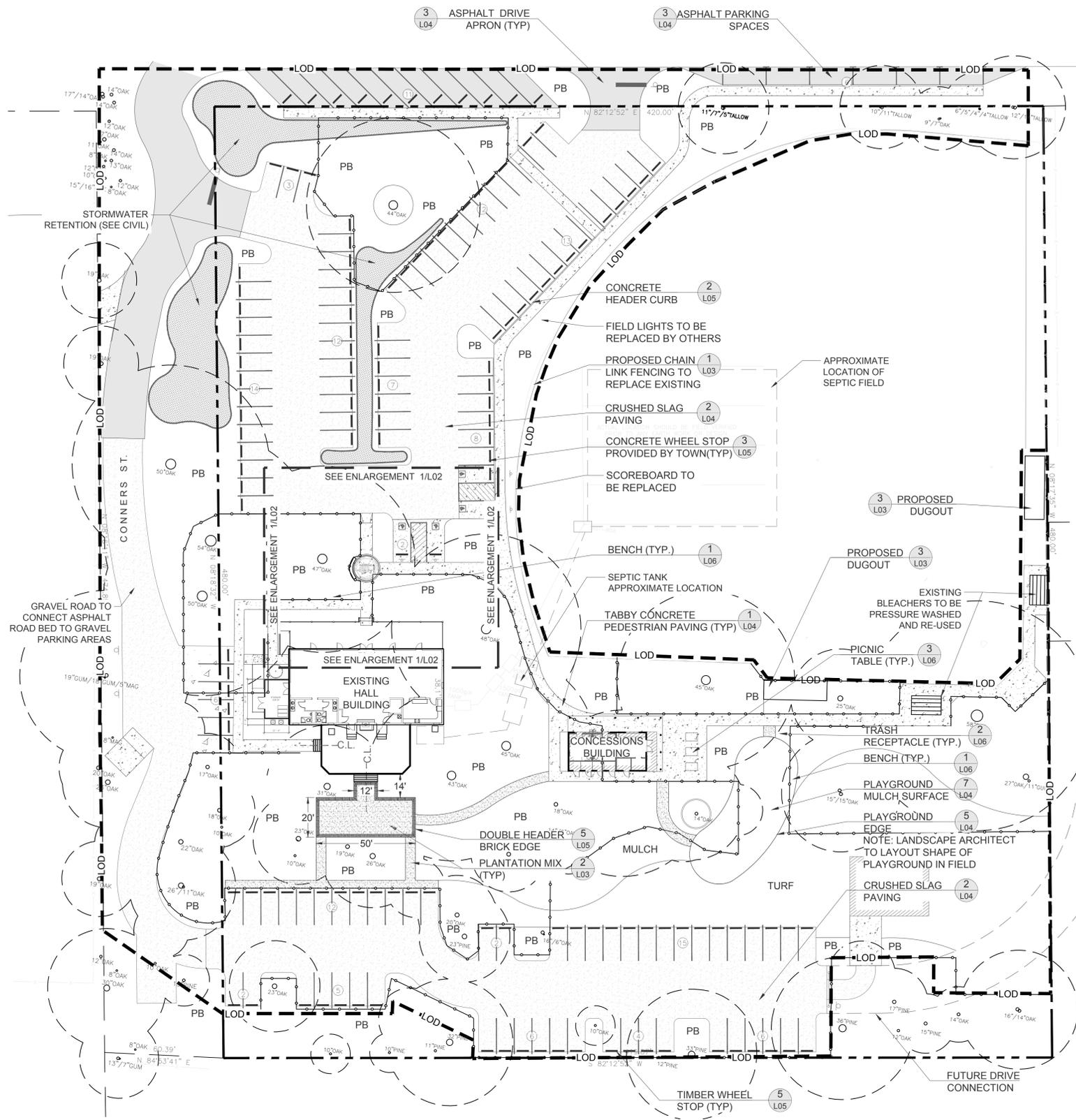
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L01 DEMOLITION PLAN

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L02
HARDSCAPE
PLAN

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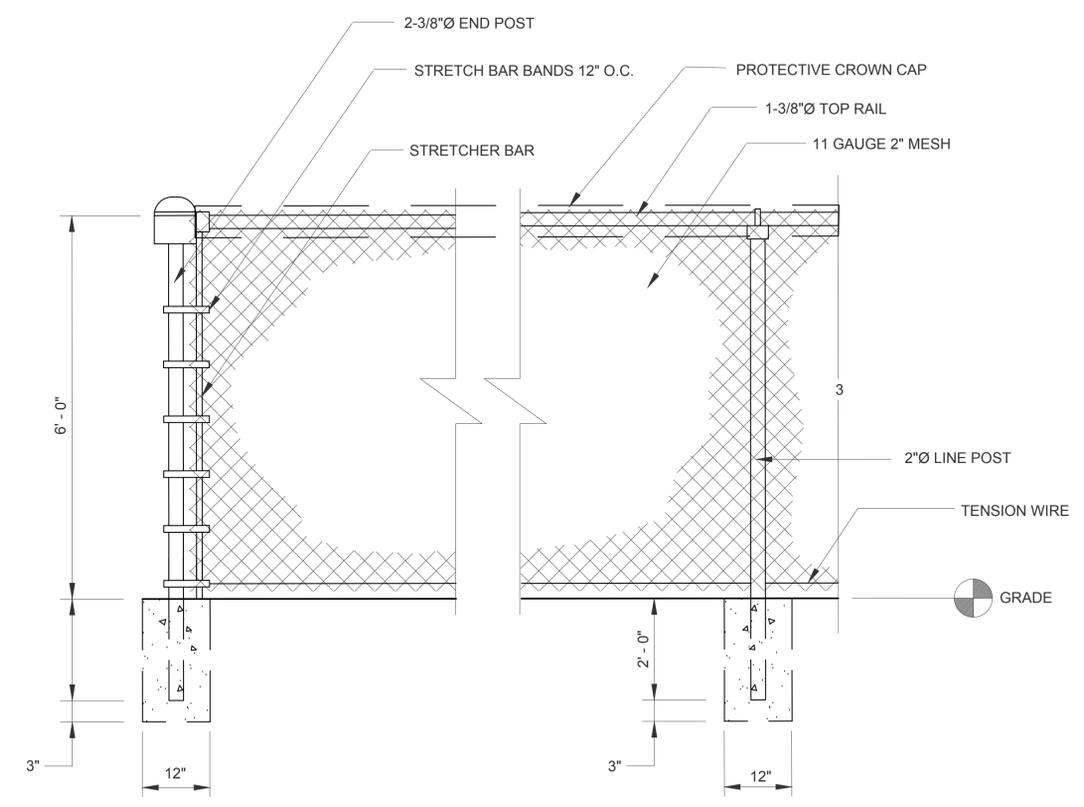


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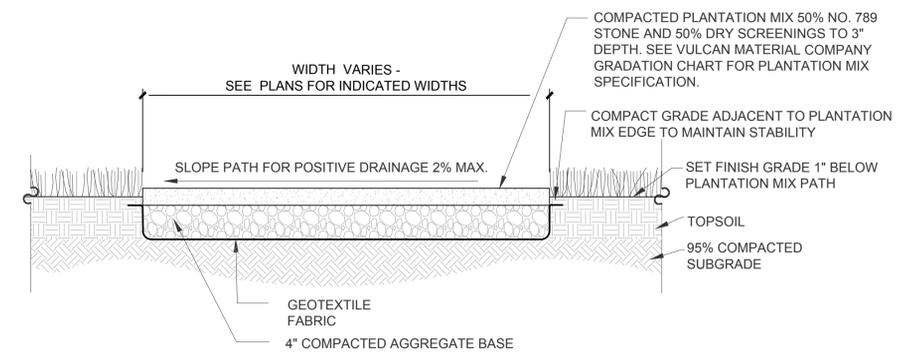
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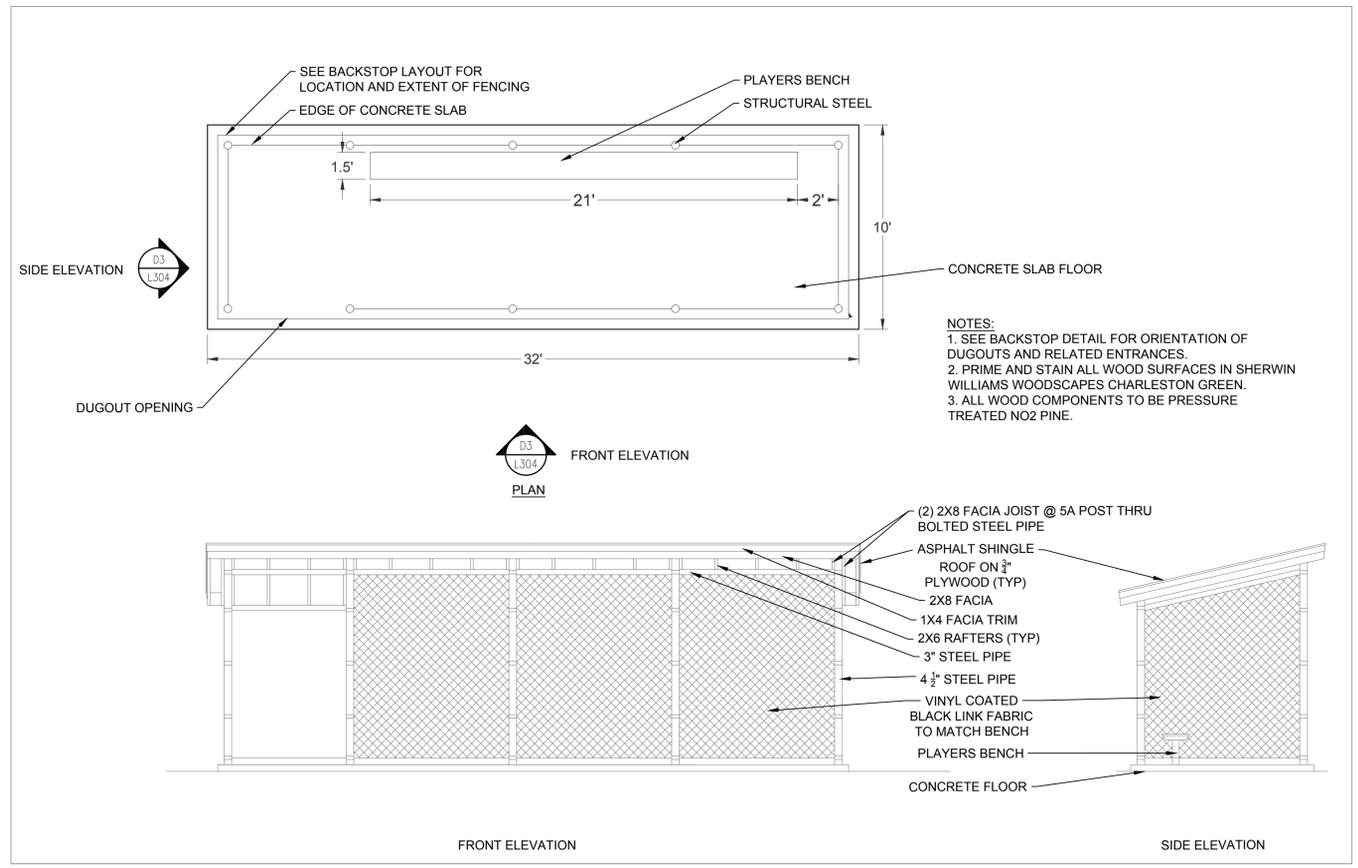
L03
HARDSCAPE
DETAILS



1
L03 6' CHAIN LINK FENCE
SCALE: 3/4" = 1'-0"



2
L03 PLANTATION MIX PATH
SCALE: 1" = 1'-0"



3
L03 DUGOUT
SCALE: 1" = 1'-0"

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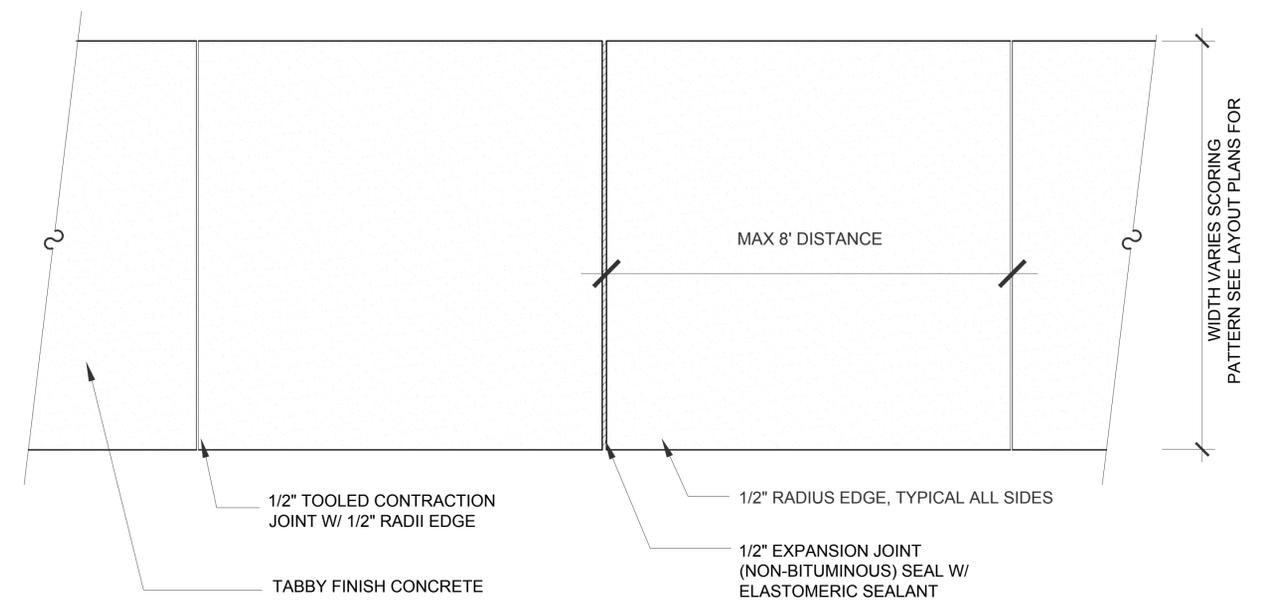
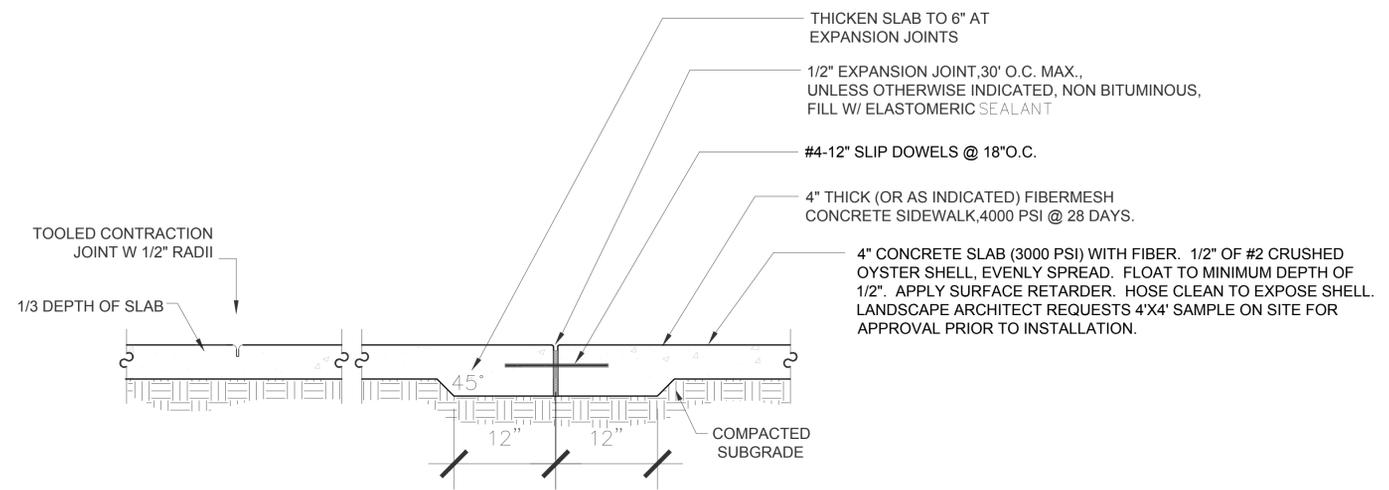
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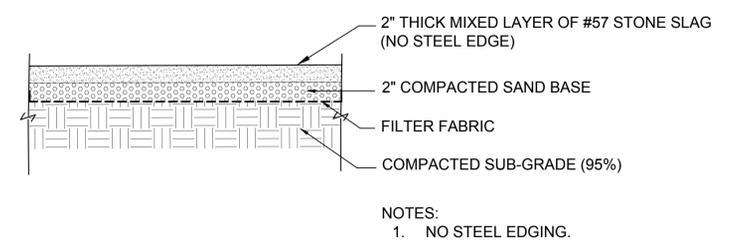
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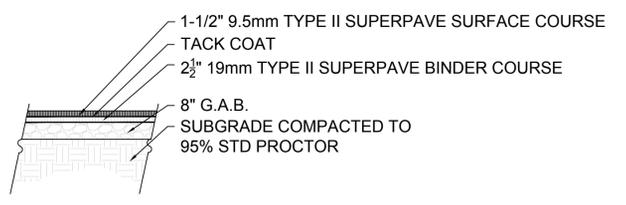
L04 HARDSCAPE DETAILS



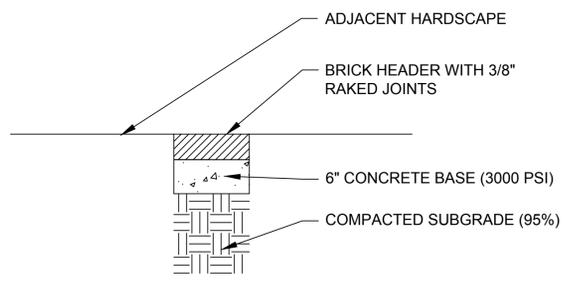
1
L04
TABBY CONCRETE PEDESTRIAN PAVING
SCALE: 1" = 1'-0"



2
L04
CRUSHED SLAG PAVING
SCALE: 1" = 1'-0"



3
L04
ASPHALT DRIVE APRON
SCALE: 1" = 1'-0"



4
L04
DECORATIVE BRICK HEADER BAND SECTION
SCALE: 1" = 1'-0"

BASIS OF DESIGN



NOTE: PRODUCT TO BE FLEXIBLE RUBBER BOARDER TIMBERS RUBBER DESIGNS LLC OR SIMILAR PRODUCT. PRODUCT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5
L04
PLAYGROUND EDGE
SCALE: 1" = 1'-0"



BASIS OF DESIGN

NOTE: DOG WASTE STATION TO BE MATT BLACK FINISH WITH ROLL BAG STATION INCLUDED.

6
L04
DOG WASTE STATION



NOTE: PLAYGROUND SURFACE TO BE ENGINEERED WOOD FIBER.

7
L04
PLAYGROUND MULCH SURFACE

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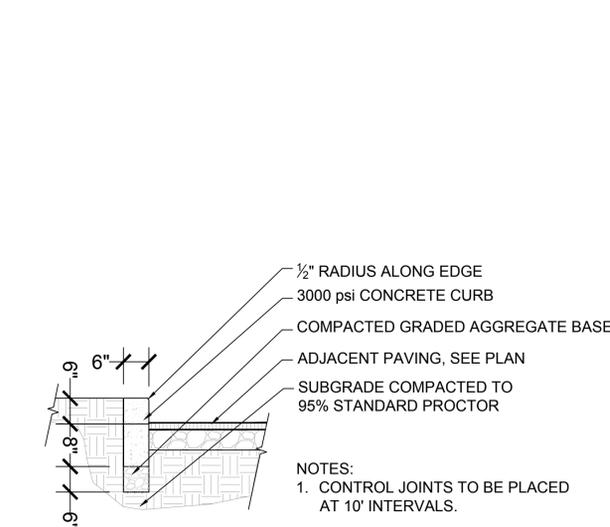
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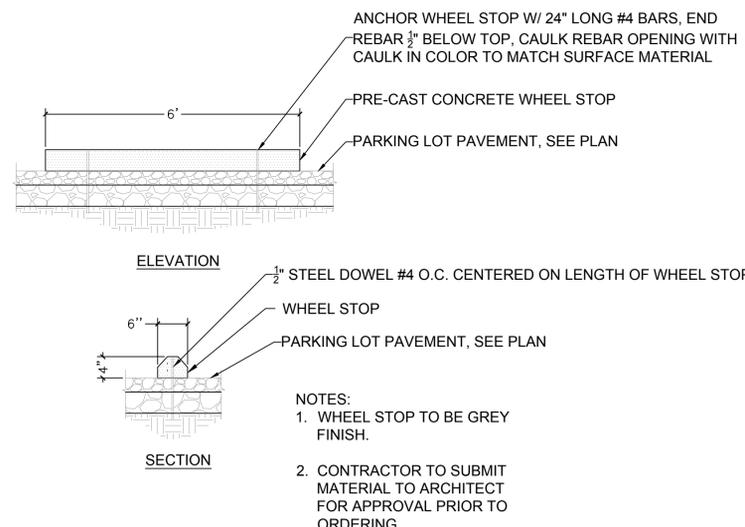
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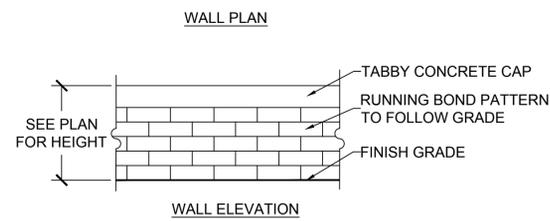
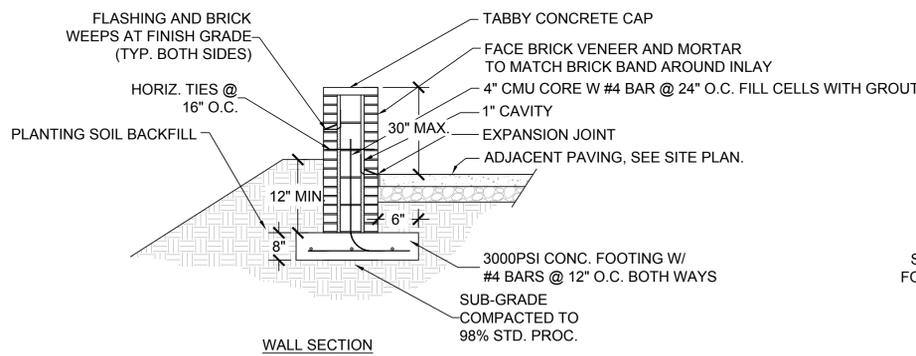
L05
HARDSCAPE
DETAILS



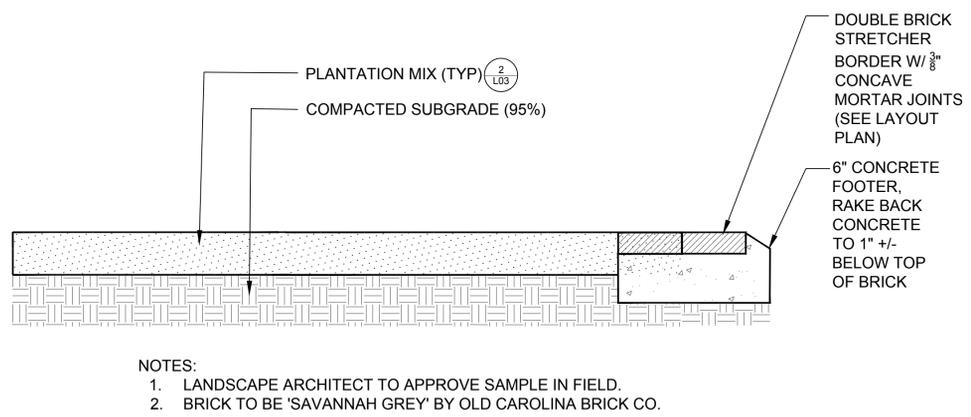
2 CONCRETE HEADER CURB
L05 SCALE: 1" = 1'-0"



3 CONCRETE WHEEL STOP
L05 SCALE: 1" = 1'-0"



4 DECORATIVE KNEE WALL
L05 SCALE: 1" = 1'-0"



5 DOUBLE BRICK HEADER EDGE AT PLANTATION MIX PATIO
L05 SCALE: 1" = 1'-0"

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PRODUCT IMAGE
 BASIS OF DESIGN: ANOVA FROG FURNISHING HERITAGE 6'
 RECYCLED PLASTIC BENCH ITEM #RESOL6
 PLASTIC SLAT COLOR: BROWN
 FRAME COLOR: BLACK
 CONTACT: SUPPORT@ANOVAFURNISHINGS.COM
 PHONE: (800) 325-3047

1 BENCH (5)
 L06 SCALE: 1" = 1'-0"



PRODUCT IMAGE
 BASIS OF DESIGN: ANOVA MADISON 35 GALLON RECYCLED
 PLASTIC RECEPTACLE, OPEN HOOD TOP ITEM #TR35DT
 PLASTIC SLAT COLOR: MAHOGONY
 FRAME COLOR: BLACK
 LID COLOR: BLACK
 CONTACT: SUPPORT@ANOVAFURNISHINGS.COM
 PHONE: (800) 325-3047

2 TRASH RECEPTACLE (4)
 L06 SCALE: 1" = 1'-0"



PRODUCT IMAGE
 BASIS OF DESIGN: ANOVA 6' RECTANGULAR
 RECYCLED PLASTIC PICNIC TABLE ITEM #T2003R
 PLASTIC SLAT COLOR: MAHOGANY
 FRAME COLOR: BLACK
 CONTACT: SUPPORT@ANOVAFURNISHINGS.COM
 PHONE: (800) 325-3047

3 PICNIC TABLE (3)
 L06 SCALE: 1" = 1'-0"



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L06
 HARDSCAPE
 DETAILS

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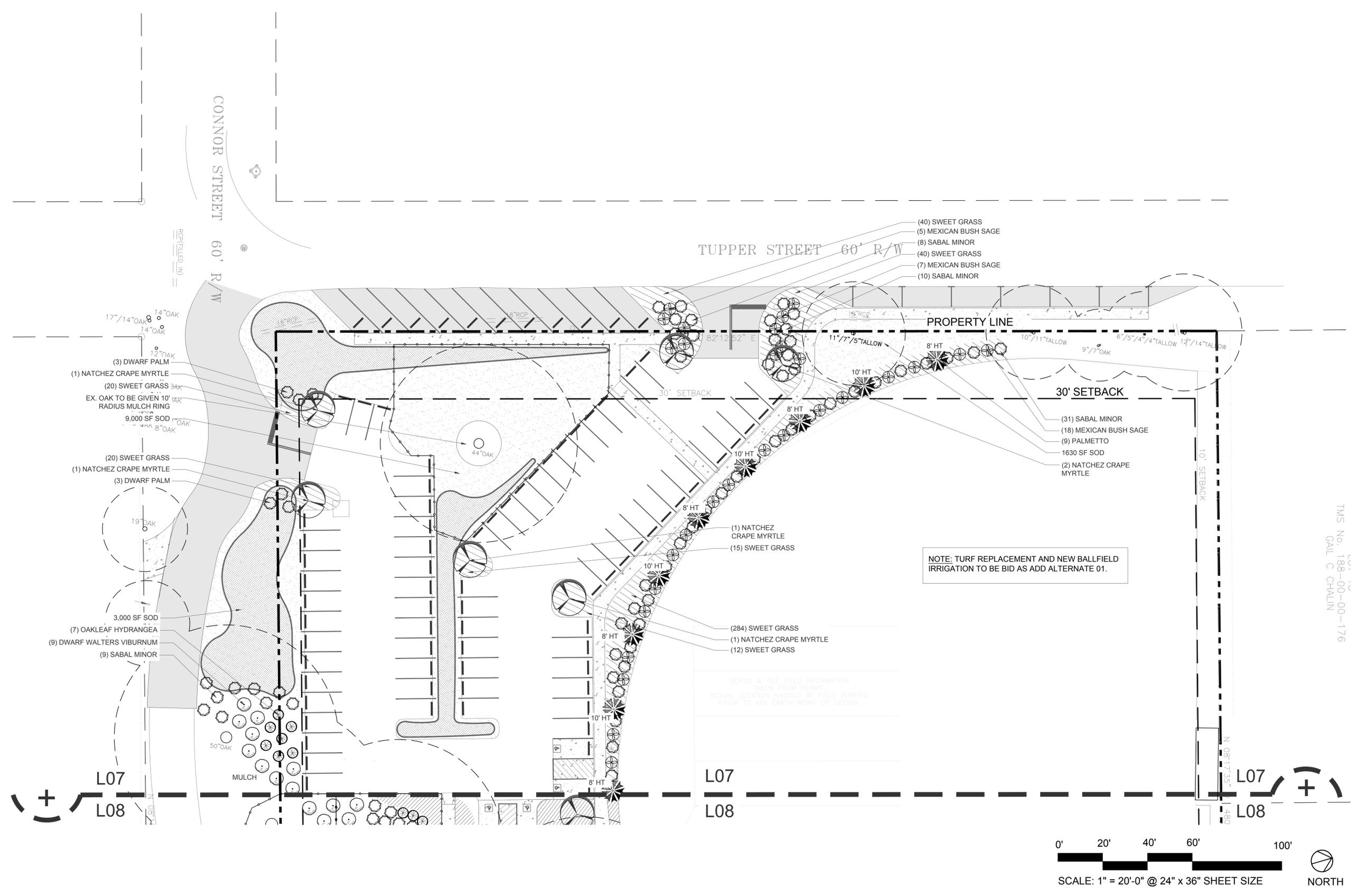
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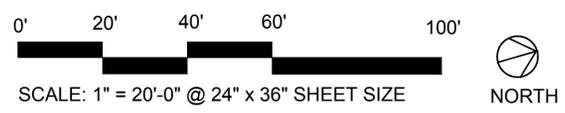
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L07 PLANTING PLAN



NOTE: TURF REPLACEMENT AND NEW BALLFIELD IRRIGATION TO BE BID AS ADD ALTERNATE 01.

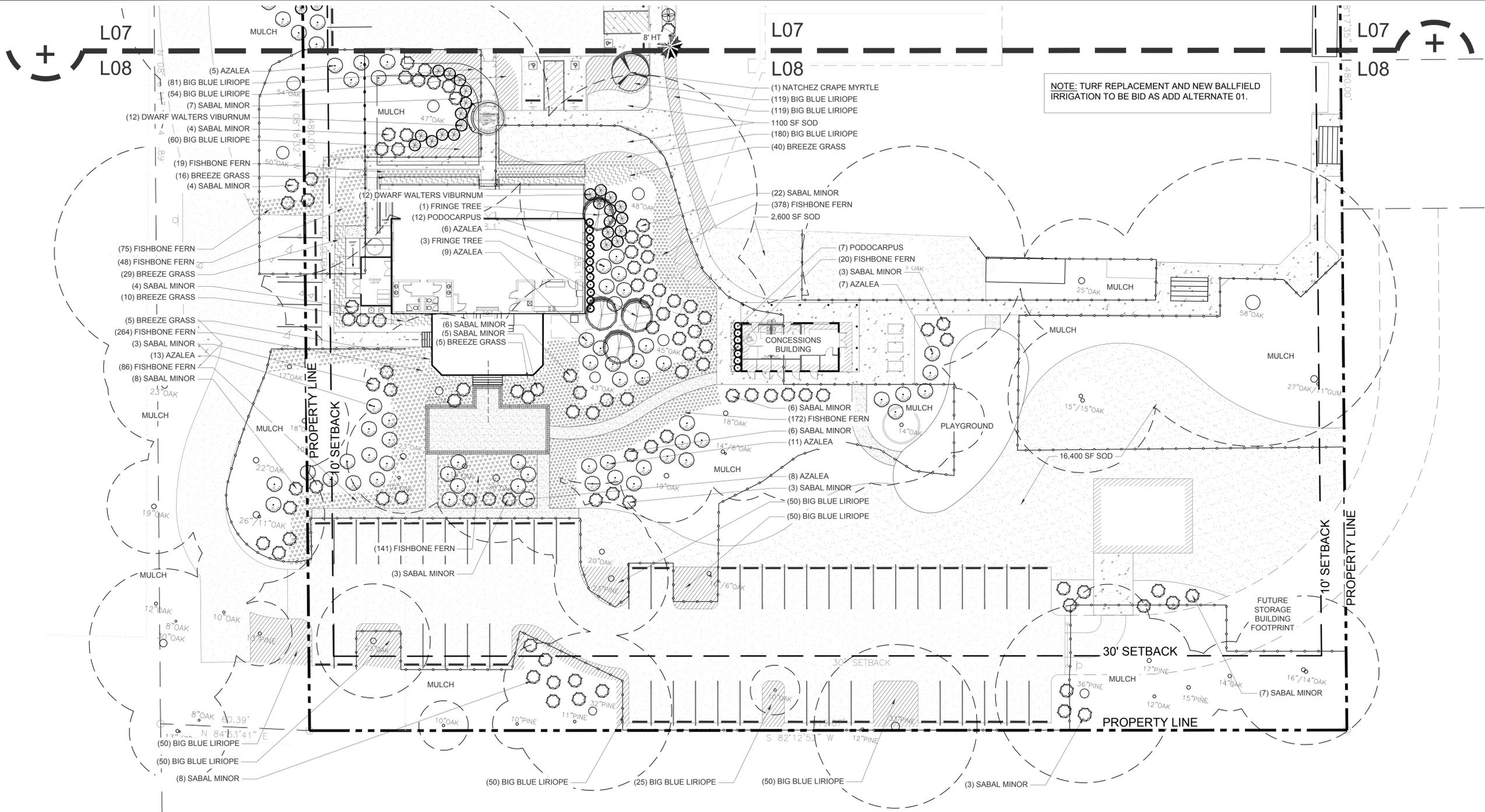
SEPTIC & TILE FIELD INFORMATION
TAKEN FROM PERMIT.
ACTUAL LOCATION SHOULD BE FIELD VERIFIED
PRIOR TO ANY EARTH WORK OR DESIGN.



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TMS No. 188-00-00-176
GAIL C. CHALIN
LVA 10

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JANE WARREN TUMBLESTON LIFE ESTATE



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L08 PLANTING PLAN

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PLANT SCHEDULE:

TREES and SHRUBS

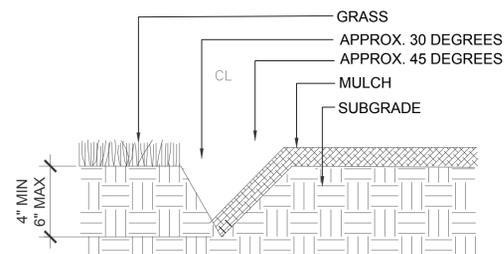
Quantity	Botanical Name	Common Name	Size	Remarks
9	Sabal palmetto	Cabbage Palm	(5) 8' ht. (4) 10' ht.	Full, well formed
2	Chionanthus virginicus	Fringe Tree	12' ht.	Full, well formed
7	Magnolia virginia	Sweet Bay Magnolia	12' ht.	Full, well formed
166	Sabal minor	Dwarf Palmetto	3 gal.	Full, well formed
31	Viburnum obovatum 'Densa'	Dwarf Walters Viburnum	3 gal.	Full, well formed
19	Podocarpus macrophylla	Podocarpus	7 gal.	Full, well formed
23	Rhododendron 'Famosa'	Famosa Southern Azalea	3 gal.	Full, well formed, Azaleas mixed at random
23	Rhododendron 'George Tabor'	George Tabor Southern Azalea	3 gal.	Full, well formed, Azaleas mixed at random
23	Rhododendron 'Judge Solomon'	Judge Solomon Southern Azalea	3 gal.	Full, well formed, Azaleas mixed at random
30	Salvia leucantha	Mexican Bush Sage	3 gal.	Full, well formed

GROUNDCOVERS, PERENNIALS & GRASSES

Quantity	Botanical Name	Common Name	Size	Remarks
1,193	Nephrolepis obliterated	Fishbone Fern	1 gal.	Space 24" O.C.
431	Muhlenbergia capillaris	Sweet Grass	1 gal.	Space 36" O.C.
105	Lomandra longifolia	Breeze Grass	1 gal.	Space 24" O.C.
938	Liriope muscari	Super Blue Liriope	1 gal.	Space 18" O.C.
33,730 SF		St. Augustine	SOD	

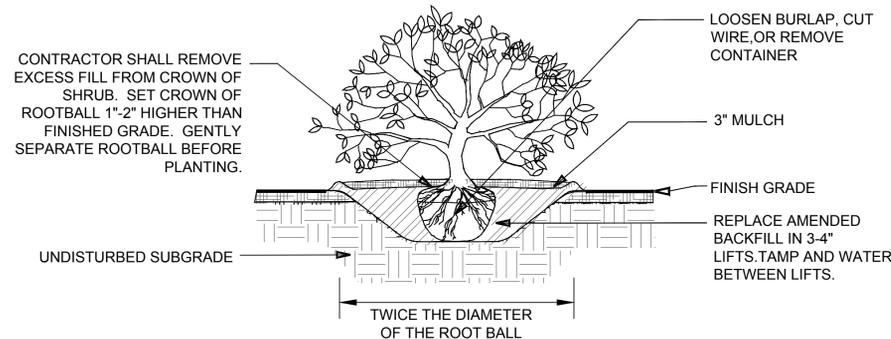
GENERAL LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS, AND REVIEW PROPOSED PLANTINGS AND RELATED WORK PRIOR TO SUBMITTING BID.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO CHECK THE QUALITY AND LOCATION OF ALL PLANT MATERIAL PRIOR TO PLANT INSTALLATION.
- IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES, CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS. CONTRACTOR TO VERIFY ALL PLANT COUNTS PRIOR TO BIDDING.
- LANDSCAPE CONTRACTOR TO COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
- WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWINGS OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED. ANY QUESTIONS REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF AND GRANTED BY THE LANDSCAPE ARCHITECT BY THE CONTRACTOR PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
- CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER'S ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
- WARRANTY FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE OWNERS REPRESENTATIVE AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED. LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER'S ACCEPTANCE INSPECTION. REMOVE AND REPLACE DEAD PLANT MATERIAL IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON. A LIMIT OF ONE REPLACEMENT OF EACH TREE AND SHRUB WILL BE REQUIRED EXCEPT FOR LOSSES CAUSED BY CONTRACTOR'S ERRORS.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER'S ACCEPTANCE. ACCEPTANCE OF GRADING AND SOD SHALL BE BY LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASH-OUTS AND OTHER OPERATIONS NECESSARY TO KEEP MATERIAL IN A THRIVING CONDITION.
- PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD AS REQUIRED. CONTACT LANDSCAPE ARCHITECT FOR APPROVAL OF LANDSCAPE MATERIAL PLACEMENT.
- CONTRACTOR TO REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT LANDSCAPE INSTALLATION AND HAVE THE RIGHT TO REJECT AND WITHHOLD PAYMENT ON ANY PLANT MATERIAL(S) OF DAMAGED OR POOR QUALITY NOT MEETING SPECIFICATIONS.
- NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- IF THE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION(S) WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PRIOR TO INSTALLATION OF PLANT MATERIAL, CONTRACTOR SHALL SUBMIT SEVERAL SOIL SAMPLES OF EXISTING SOIL AND ADDITIONAL SOIL BROUGHT ON SITE TO CLEMSON EXTENSION. CONTRACTOR SHALL PROVIDE TEST RESULTS TO LANDSCAPE ARCHITECT AND VERIFY THAT SOIL CONDITIONS ARE OPTIMAL BEFORE ANY PLANT INSTALLATION COMMENCES.
- ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. PLANT MATERIALS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. REMOVE ALL TWINE, WIRE AND BURLAP FROM TOP 1/3 OF TREE TRUNKS.
- ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
- SEED AND/OR SOD ALL AREAS DISTURBED DUE TO GRADING AND CONSTRUCTION ACTIVITIES, WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED, SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS ON SLOPES STEEPER THAN 3:1 OR N DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING AROUND TREES AND SHRUBS. IMMEDIATELY MULCH WITH DOUBLE SHREDDED HARDWOOD MULCH AT A DEPTH OF NO LESS THAN 3 INCHES AND WATER ALL PLANTS AND TREES. COMPLETE WITHIN 16 HOURS OF INSTALLATION.
- TREE PLANTINGS AND BED LINES SHALL BE STAKED BY CONTRACTOR FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO INCLUDE IN HIS BASE BID ALL GRADING, PLANTINGS, MULCHING, HOSE BIBS AND IRRIGATION SYSTEM WHICH SHALL TIE INTO EXISTING SYSTEM (WHERE APPLICABLE).
- CONTRACTOR TO PROVIDE 3" BEE'S BEST COMPOST OR APPROVED EQUAL TO ALL BEDS AND FINE GRADE TO PROVIDE SMOOTH TRANSITION INTO EXISTING GRADES. GRADE TO PREVENT PONDING.
- IF SEASONAL CONDITIONS NECESSITATE THE NEED FOR CONTAINER GROWN STOCK WHEN BALLED AND BURLAPPED PLANT MATERIAL AS SPECIFIED, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SUBSTITUTION.



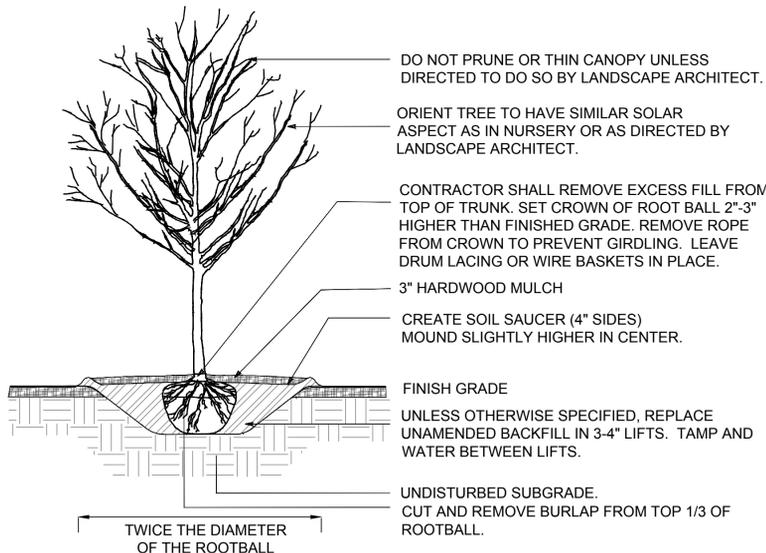
NOTES:
 1. EXCAVATE TRENCH BY HAND WITH SPADE. ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH. RAKE SOIL AND SMOOTH BEFORE MULCHING.

1
L09
 TRENCH EDGE
 NOT TO SCALE

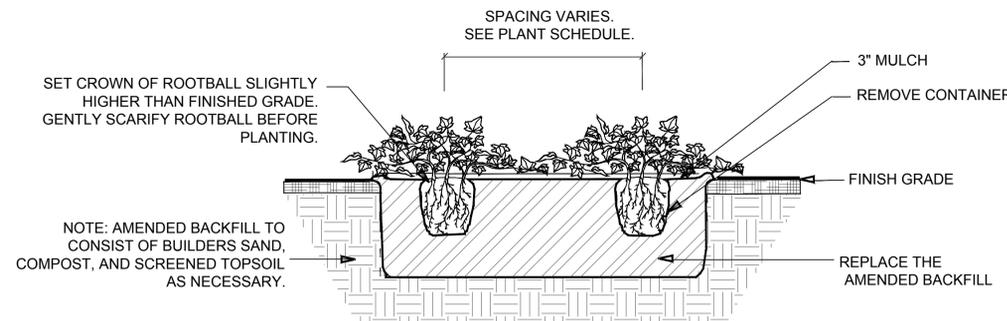


NOTE:
 1. AMENDED BACKFILL TO CONSIST OF BUILDERS SAND, COMPOST, AND SCREENED TOPSOIL AS NECESSARY.
 2. WHERE SHRUBS ARE PLANTED IN BEDS, MULCH TO COVER ENTIRE BED.

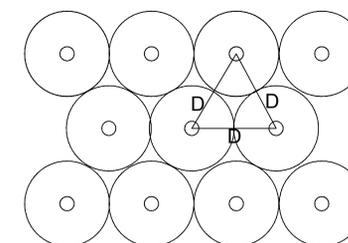
2
L09
 SHRUB INSTALLATION
 NOT TO SCALE



3
L09
 TREE PLANTING DETAIL
 NOT TO SCALE



4
L09
 GROUNDCOVER INSTALLATION
 NOT TO SCALE



D = DIMENSION OF PLANT SPACING (SHRUB, GROUND COVER OR PERENNIAL) AS INDICATED ON PLANS.

5
L09
 SHRUB / GROUNDCOVER SPACING
 NOT TO SCALE



1060 E. Montague Ave.
 Suite 315
 N. Charleston SC, 29405
 843.733.3325



COMMUNITY HALL PARK
 5700 CONNORS ST. RAVENEL, SC

REVISIONS	DATES
50% CD	07.13.22
75% CD	10.20.22
HARDSCAPE UPDATE	10.25.22
REVISION	01.23.23
REVISION	03.22.23
FOR BID	04.19.23
FOR BID	06.30.23

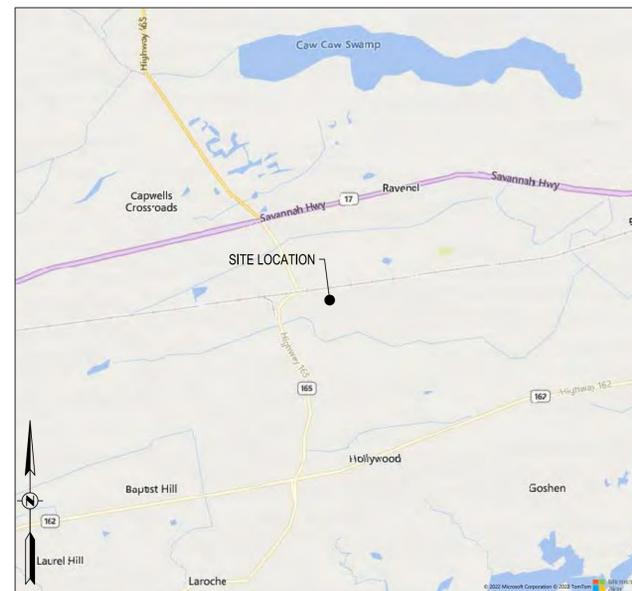
DRAWN BY	AKM
REVISED BY	AKM
CHECKED BY	MLF

L09
 PLANTING
 SCHEDULE,
 DETAILS,
 & NOTES

SITE DEVELOPMENT PLANS FOR RAVENEL HALL RAVENEL, SC

PROJECT INFORMATION	
TMS #:	188-00-108
HORIZONTAL DATUM:	NAD 83 SOUTH CAROLINA STATE PLANE, INTERNATIONAL FOOT (SC83IF)
VERTICAL DATUM:	NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
STREET ADDRESS:	5700 CONNERS STREET, RAVENEL, SC 29470
LATITUDE & LONGITUDE:	32° 45' 48" N 80° 14' 02" W
PROPOSED USE:	COMMUNITY HALL AND PUBLIC PARK
SITE ZONING:	BASE = AGRICULTURAL RESIDENTIAL OVERLAY = HISTORICAL DISTRICT
ADJACENT SITE ZONING:	AGRICULTURAL RESIDENTIAL AND R-1 RESIDENTIAL
FEMA FLOOD MAP:	45019C0465K, IN COMMUNITY #4500043; EFFECTIVE 11/17/2004, REVISED 01/29/2021 FLOOD ZONE X
PROJECT AREAS:	SITE AREA = 5.90 AC. DISTURBED AREA = 1.94 AC. JURISDICTIONAL WETLAND AREA = 0.00 AC.

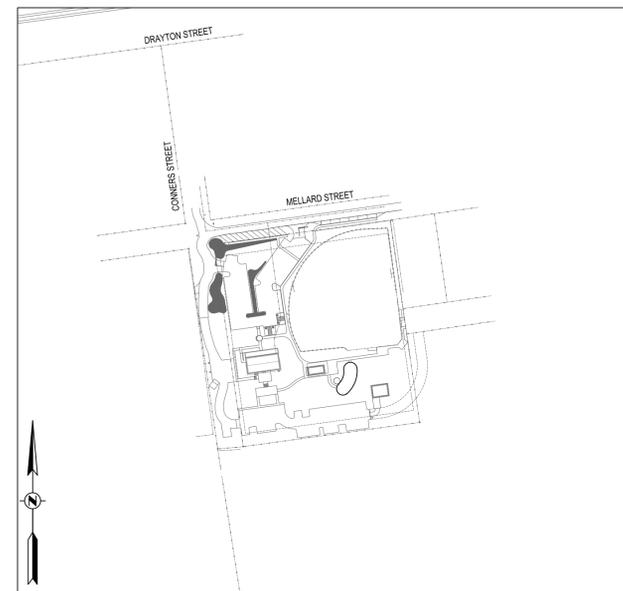
PERMITTING INFORMATION	
NPDES COVERAGE #:	XXXX
CZC CERTIFICATION #:	XXXX
CHARLESTON COUNTY PROJECT ID#:	XXXX
ADDITIONAL APPROVALS:	XXXX
VARIANCES:	XXXX



LOCATION MAP

SCALE: 1" = 5000'

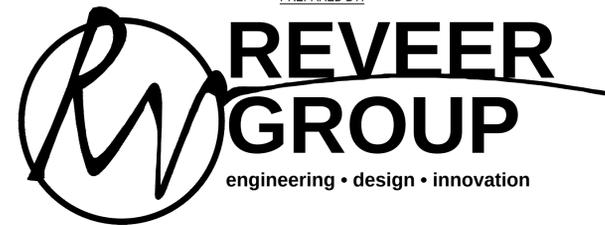
PREPARED FOR:



SITE MAP

SCALE: 1" = 200'

PREPARED BY:



SUBMITTAL: ISSUED FOR BID
REVEER PROJECT #: 202303.01
DATE: 06/27/2023

SHEET INDEX		
PAGE #	SHEET #	SHEET TITLE
1	G-001	Title Page
2	C-001	Legend
3	C-002	General Notes
4	C-101	Existing Conditions
5	C-121	Site Plan
6	C-122	Signage & Striping
7	C-131	Geometric Layout
8	C-151	Grading and Drainage
9	C-201	Utility Plan
10	C-251	Erosion Control
11	C-501	Details

S:\202303.01_Community Hall Park - Documents\2 CAD\CAD\Plan Sheets\Community Hall - General Sheets.dwg, 6/27/2023, TBL/DSG
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF REVEER GROUP, LLC AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER. ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.



PROJECT CONTACTS:

GENERAL CONTRACTOR:
TBD

PROJECT MANAGER:
TBD

OWNER:
TOWN OF RAVENEL
5962 HIGHWAY 165, SUITE 100
RAVENEL, SC 29470
P: 843.888.8732

CIVIL ENGINEER:
REVEER GROUP, LLC
C/O: PAUL FORD, PE
2971 W. MONTAGUE AVENUE, SUITE 101
NORTH CHARLESTON, SC 29418
P: 843.297.4103

ARCHITECT:
RED IRON ARCHITECTS
C/O: [REDACTED]
4591 DURANT AVENUE
NORTH CHARLESTON, SC 29405
P: 843.834.2677

LANDSCAPE ARCHITECT:
OUTDOOR SPATIAL DESIGN, LLC
C/O: WARE LANGRISH ASLA, LEED AP
1180 E. MONTAGUE AVENUE, SUITE 515
NORTH CHARLESTON, SC 29405
P: 843.733.3325

STRUCTURAL ENGINEER:
RED IRON ARCHITECTS
C/O: [REDACTED]
4591 DURANT AVENUE
NORTH CHARLESTON, SC 29405
P: 843.834.2677

MEP ENGINEER:
RED IRON ARCHITECTS
C/O: [REDACTED]
4591 DURANT AVENUE
NORTH CHARLESTON, SC 29405
P: 843.834.2677

ENVIRONMENTAL CONSULTANT:
NEWKIRK ENVIRONMENTAL, INC
C/O: [REDACTED]
1887 CLEMENTS FERRY ROAD
CHARLESTON, SC 29492
P: 843.388.6585

SURVEYOR:
A.H. SCHWACKE & ASSOCIATES
C/O: KEVIN M. SCHWACKE
P.O. BOX 19377
CHARLESTON, SC 29422
P: 843.762.7005

**NOT FOR
CONSTRUCTION**



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SITE FEATURES:

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT-OF-WAY LINE	---	---
SITE / ZONING SETBACK	---	---
IRON PIN OR PIPE	○	●
HORIZONTAL CONTROL POINT	△	△
SURVEY BENCHMARK	△	△
RIGHT-OF-WAY MONUMENT	⊠	⊠
PROPERTY IDENTIFICATION	OWNER TMS # XXX-XX-XX-XXX	OWNER TMS # XXX-XX-XX-XXX
CONTOUR LINE, MAJOR	15	15
CONTOUR LINE, MINOR	12	12
SPOT ELEVATION	XXX	XXX
FLAG POLE	⊗	⊗
GRAVES / TOMBSTONES	⊠	⊠
MAILBOX	⊠	⊠
BOLLARD	⊠	⊠
MONITORING WELL	⊠	⊠
PUMP STATION (SS, SD, W, ETC)	⊠	⊠
SHRUB	⊠	⊠
ROAD SIGN	⊠	⊠
BUSINESS SIGN	⊠	⊠
TREE LINE	---	---
TREE (TYP., PALM)	○	○
SECURITY FENCE	---	---
GUARDRAIL	---	---
RAILROAD TRACKS	---	---
ASPHALT	▒	▒
CONCRETE	▒	▒
GRAVEL	▒	▒
BRICK PAVERS	▒	▒
SOIL / EROSION CONTROL:		
CONSTRUCTION FENCE	---	---
SILT FENCE	---	---
SEDIMENT TUBE	---	---
TYPE A INLET PROTECTION	⊠	⊠
TYPE B INLET PROTECTION	⊠	⊠
TYPE C INLET PROTECTION	⊠	⊠
TYPE D INLET PROTECTION	⊠	⊠
TYPE E INLET PROTECTION	⊠	⊠
TYPE F INLET PROTECTION	⊠	⊠
SEDIMENT BASIN	⊠	⊠
ROCK DITCH CHECK DAM	⊠	⊠
SEDIMENT TRAP	⊠	⊠
STABILIZED CONSTRUCTION ENTRANCE	⊠	⊠
RIPRAP OUTLET PROTECTION	⊠	⊠
TURF REINFORCEMENT MAT	⊠	⊠
LIMITS OF CONSTRUCTION	---	---
TEMPORARY & PERMANENT SEEDING	---	---
DUST CONTROL	---	---
MULCHING	---	---
SURFACE ROUGHENING	---	---
SODDING	---	---
TOPSOILING	---	---
POLYACRYLAMIDE	---	---
TEMPORARY STOCKPILE	---	---
SOIL TYPE	---	---
CONCRETE WASHOUT	---	---
SEEDING (TEMPORARY & PERMANENT)	---	---
TREE BARRICADE	---	---
HYDROLOGY:		
WETLAND / SWAMP	---	---
MARSH / CRITICAL AREA	---	---
DITCH / SWALE CENTERLINE	---	---
RIVER / CREEK / STREAM CENTERLINE	---	---

UTILITIES:

	EXISTING	PROPOSED
AIR RELEASE VALVE	⊗	⊗
CABLE TV, COMM., TELEPHONE CABLE - UNDERGROUND	---	---
CABLE TV, COMM., TELEPHONE CABLE - OVERHEAD	---	---
CABLE TV ACCESS (HANDHOLE OR PEDESTAL)	⊠	⊠
CABLE TV MANHOLE	⊠	⊠
CABLE TV MARKER	⊠	⊠
COMM / TELEPHONE ACCESS (HANDHOLE OR PEDESTAL)	⊠	⊠
COMMUNICATION TELEPHONE MANHOLE	⊠	⊠
COMMUNICATION TELEPHONE MARKER	⊠	⊠
FIBER OPTIC CABLE	---	---
FIBER OPTIC CABLE MARKER	⊠	⊠
ELECTRIC LINES - UNDERGROUND	---	---
ELECTRIC LINES - OVERHEAD	---	---
ELECTRIC ACCESS (HANDHOLE OR PEDESTAL)	⊠	⊠
ELECTRICAL MANHOLE	⊠	⊠
ELECTRICAL MARKER	⊠	⊠
ELECTRICAL TRANSFORMER	⊠	⊠
ELECTRICAL VAULT	⊠	⊠
ELECTRICAL DUCT BANK	---	---
NATURAL GAS LINE	---	---
NATURAL GAS MANHOLE	⊠	⊠
NATURAL GAS METER	⊠	⊠
NATURAL GAS LINE MARKER	⊠	⊠
NATURAL GAS VAULT	⊠	⊠
LIGHT POLE	⊠	⊠
UNKNOWN UTILITY	---	---
SANITARY SEWER LINE	---	---
SANITARY SEWER FORCE MAIN	---	---
SANITARY SEWER CLEAN OUT	⊠	⊠
SANITARY SEWER MANHOLE	⊠	⊠
SANITARY SEWER METER	⊠	⊠
SANITARY SEWER MARKER	⊠	⊠
SANITARY SEWER VALVE VAULT	⊠	⊠
STORM DRAIN LINE	---	---
STORM DRAIN CATCH BASIN	⊠	⊠
SCDOT TYPE 1	⊠	⊠
SCDOT TYPE 16	⊠	⊠
SCDOT TYPE 17	⊠	⊠
SCDOT TYPE 18	⊠	⊠
STORM DRAIN DROP INLET	⊠	⊠
STORM DRAIN MANHOLE	⊠	⊠
STORM DRAIN JUNCTION BOX	⊠	⊠
STORM DRAIN CONTROL STRUCTURE	⊠	⊠
STORM DRAIN HEADWALL / WINGWALL	⊠	⊠
TRAFFIC CONTROL BOX	⊠	⊠
TRAFFIC CONTROL CABLE ACCESS (HANDHOLE OR PEDESTAL)	⊠	⊠
UTILITY POLE (PP, GP, LP, MP, ETC)	⊠	⊠
UTILITY POLE GUY WIRE	---	---
VALVE (GAS-GV, WATER-WV, ETC)	⊠	⊠
DOMESTIC WATER LINE	---	---
WATER BACKFLOW PREVENTER	⊠	⊠
WATER HYDRANT (FH, PH, YH, ETC)	⊠	⊠
WATER METER	⊠	⊠
WATER VALVE VAULT	⊠	⊠
WATER LINE MARKER	⊠	⊠
FIRE WATER LINE	---	---
CAP, TEE, BEND, & REDUCER	---	---

ABBREVIATIONS:

#	POUNDS
@	AT
AC	AIR CONDITIONING
A/E	ARCHITECTURAL / ENGINEERING
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ACR	ACRE
ACCORD	ACCORDANCE
ADA	AMERICANS WITH DISABILITIES ACT
AL	ALUMINUM
ALT	ALTERNATE; ALTERNATIVE; ALTITUDE
ALUM	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATELY; APPROXIMATE
AR	AIRCRAFT RATED
ARCH	ARCHITECT; ARCHITECTURAL
ARV	AIR RELEASE VALVE
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVG	AVERAGE
AWWA	AMERICAN WATER WORKS ASSOCIATION
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BMP	BEST MANAGEMENT PRACTICE
BOTT	BOTTLE
CA	COMPRESSED AIR
CB	CATCH BASIN; COMBINATION INLET
CCW	COUNTERCLOCKWISE
CF	CUBIC FEET; CONSTRUCTION FENCE
CFS	CUBIC FEET PER SECOND
CI	CURB INLET
CL	CENTRELINE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT; COMPANY; CHANGE ORDER
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
CPEP	CORRUGATED POLYETHYLENE PIPE
CPW	CHARLESTON PUBLIC WORKS
CTB	CEMENT TREATED BASE
CU FT	CUBIC FEET
CU IN	CUBIC INCHES
CW	CLOCKWISE
CWR	CHILLED WATER RETURN
CWS	CHARLESTON WATER SYSTEM; CHILLED WATER SUPPLY
CY	CUBIC YARDS
DB	DEED BOOK
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DEG	DEGREES
DEPT	DEPARTMENT
DI	DITCH
DIA	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DR	DRIVE
DS	DOWNSPOUT
DW	DOMESTIC WATER
DWG	DRAWING
E	EAST; EASTING
EA	EACH
EB	ELECTRICAL BOX
EG	EXISTING GRADE; EXISTING GROUND
EJ	EXPANSION JOINT
EL	ELEVATION
ELEV	ELEVATION
EHS	ENVIRONMENTAL, HEALTH, AND SAFETY
EMH	ELECTRICAL MANHOLE
ECC	ENVIRONMENTAL QUALITY CONTROL
ES & PC	EROSION, SEDIMENTATION, AND POLLUTION CONTROL
ESMT	EASEMENT
EXIST	EXISTING
FAA	FEDERAL AVIATION ADMINISTRATION
FDC	FIRE DEPARTMENT CONNECTION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FF	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE; FINISHED GROUND
FH	FIRE HYDRANT
FL	FLIGHTLINE; FLOW LINE; FLORIDA; FLANGE; FLOOD LIGHT
FLG	FLANGE
FM	FORCE MAIN
FO	FIBER OPTIC
FOCM	FIBER OPTIC CABLE MARKER
FOD	FOREIGN OBJECT DEBRIS
FT	FEET
FTG	FITTING
FW	FIRE WATER
G	GAS
GA	GAUGE; GAGE; GALVANIZED
GABC	GRADED AGGREGATE BASE COURSE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERATOR; GENERAL
GI	GRATE INLET
GLM	GAS LINE MARKER
GPM	GALLONS PER MINUTE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
H	HORIZONTAL
HDPE	HIGH DENSITY POLYETHYLENE
HDPP	HIGH DENSITY POLYPROPYLENE
HP	HIGH PRESSURE
HR	HOURS
HMY	HIGHWAY
HZ	HERTZ
HYD	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
ID	INSIDE DIAMETER
IE	INVERT ELEVATION; FOR EXAMPLE
IN	INCHES
INC	INCORPORATED; INCOMPLETE
INV	INVERT
IP	IRRIGATION PANEL
JB	JUNCTION BOX
KV	KILOVOLT
L	LENGTH
LP	LIGHTPOLE
LB	POUNDS
LF	LINEAR FEET
LP	LIGHTPOLE
LS	LIFT STATION
MAINT	MAINTENANCE
MAX	MAXIMUM
ME	MATCH EXISTING
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MOD	MODIFIED
MS4	MUNICIPAL SEPARATE STORM SEWER SYSTEM
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
N	NORTH; NORTHING
NA	NOT APPLICABLE
NAVDB88	NORTH AMERICAN VERTICAL DATUM OF 1988
NCSO	NORTH CHARLESTON SEWER DISTRICT
NE	NORTHEAST
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NG	NATURAL GAS
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NIC	NOT IN CONTRACT
NO	NUMBER
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
NRG	NATIONAL RESPONSE CENTER
NSF	NATIONAL SCIENCE FOUNDATION
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL
Ø	DIAMETER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OCRM	OCEAN AND COASTAL RESOURCE MANAGEMENT
OD	OUTSIDE DIAMETER
ORTH	ORTHOGONALLY
OVS	OIL / WATER SEPARATOR
OZ	OUNCES
PB	PLAT BOOK; PULL BOX
PC	POINT OF CURVATURE
PCD	PORTLAND CEMENT CONCRETE
PCF	POUNDS PER CUBIC FOOT
PG	PAGE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
PROP	PROPOSED
PROP	PROPOSED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSD	POUNDS PER SQUARE INCH GAGE
PT	POINT OF TANGENCY
PUPS	PALMETTO UTILITY PROTECTION SERVICE
PVC	POLYVINYL CHLORIDE; POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
PVMT	PAVEMENT
QTY	QUANTITY
R	RADIUS
RAW	RIGHT OF WAY
RCF	REINFORCED CONCRETE PIPE
RD	ROAD
REINF	REINFORCED; REINFORCING
REQD	REQUIRED
REPLY	REPLY
REV	REVISED; REVISION
RJ	RESTRAINED JOINT
RIP	RESTRAINED JOINT PIPE
ROW	RIGHT OF WAY
RPM	REVOLUTIONS PER MINUTE
S	SOUTH
SAN	SANITARY SEWER
SC	SOUTH CAROLINA
SC83F	SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF 1983
SCDHEC	INTERNATIONAL FEET
SCHEC	SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
SCH	SCHEDULE
SCHED	SCHEDULE
SD	STORM DRAIN
SE	SOUTHEAST
SEQ	SEQUENCE; SEQUENTIAL
SF	SQUARE FEET
SOW	SCOPE OF WORK
SPEC	SPECIFICATION
SQ	SQUARE
SQ FT	SQUARE FEET
SQ IN	SQUARE INCHES
SS	SANITARY SEWER; STAINLESS STEEL
SSH	SANITARY SEWER MANHOLE
ST	STREET
STA	STATION
STD	STANDARD
STR	STRUCTURE
STS	STORM DRAIN
SW	SOUTHWEST
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
SWR	SEWER
SY	SQUARE YARD
SYM	SYMBOL
TBM	TEMPORARY BENCHMARK
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TEL	TELEPHONE
TEMP	TEMPERATURE; TEMPORARY
THRU	THROUGH
THH	TELEPHONE MANHOLE
TMS	TAX MAP SEQUENCE
TOB	TOP OF BANK
TOPO	TOPOGRAPHY
TR	TRANSFORMER
TRM	TURF REINFORCING MAT
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
TSOU	TRAFFIC SIGNAL CONTROL UNIT
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES
UNK	UNKNOWN
UNO	UNLESS NOTED OTHERWISE
USACE	UNITED STATES ARMY CORPS OF ENGINEERS
UTL	UTILITY
V	VOLT; VERTICAL; VENTED
VI	VERTICAL INSTALL
VOL	VOLUME
W	WATER; WEST; WIDTH
WTH	WITH
W/O	WITHOUT
WAP	WIRELESS APPLICATION PROTOCOL; WIRELESS ACCESS POINT
WL	WATER LINE
WM	WATER METER; WATER MAIN
WOS	WATERS OF THE STATE
WV	WATER VALVE
YI	YARD INLET



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Rev	Date	Description
3	06/27/2023	ISSUED FOR BID
2	04/04/2023	ISSUED FOR PERMITTING / SCHEC
1	02/02/2023	ISSUED FOR TOWN REVIEW
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NOT FOR CONSTRUCTION

Project No.: 202303.01
 Designed By: NTB
 Checked By: PAF Approved By: PAF

Sheet No.:
C-001
 Sheet 2 of 12

NOTE:
 1. THE INTENT OF THIS SHEET IS TO PROVIDE TYPICAL SYMBOLS AND ABBREVIATIONS USED IN THE DEVELOPMENT OF THE DRAWINGS. ALL SYMBOLS AND ABBREVIATIONS ON THIS SHEET MAY NOT BE USED. ADDITIONAL SYMBOLS AND ABBREVIATIONS NOT ON THIS SHEET MAY BE USED.
 2. SHEET SPECIFIC LEGENDS, IF PROVIDED, SUPERSEDE THE INFORMATION SHOWN ON THIS SHEET.

GENERAL CONSTRUCTION NOTES:

- WITHIN ALL NOTES, THE TERM CONTRACTOR SHALL MEAN THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR OR VENDOR PERFORMING WORK ON THE SITE.
- ELEVATION DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- HORIZONTAL DATUM: THE SOUTH CAROLINA COORDINATE SYSTEM AS DEFINED IN TITLE 27, CHAPTER 2, SECTION 27 OF THE SOUTH CAROLINA CODE OF LAWS. IN GENERAL, THIS SYSTEM IS THE NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT, SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, BASED ON INTERNATIONAL FEET, WITH SPCS83 CODE 3000 HEREIN REFERRED TO AS NA03(2011).
- HORIZONTAL AND VERTICAL SURVEY PERFORMED BY A.H. SCHWACKE & ASSOCIATES
- CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE THE PLANS AND ASSOCIATED TECHNICAL SPECIFICATIONS. IF THERE IS A CONFLICT BETWEEN DRAWINGS AND TECHNICAL SPECIFICATIONS, THE TECHNICAL SPECIFICATIONS SHALL GOVERN. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO UNDERSTAND THE EXISTING CONDITIONS AND WORK ENVIRONMENT.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, LOCAL AND OTHER AGENCY REGULATIONS.
- CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.
- CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.
- CONTRACTOR SHALL HOLD ALL PERMITS IN HAND PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL NOTIFY THE TOWN OF RAVENEL PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION FOR REQUIRED INSPECTIONS AND SCHEDULES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, COMPLIANCE WITH OSHA REQUIREMENTS, LOCAL POLICIES AND PROCEDURES, JOBSITE SAFETY, SCOPE OF WORK, CITY/COUNTY REQUIREMENTS, AND ALL NECESSARY PERMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LINES, GRADES, AND STAKING FOR THE PROJECT.
- PROTECT AND/OR RESTORE ALL IMPROVEMENTS ON THE OWNERS PROPERTY OR EASEMENT AND ALL ADJOINING PROPERTIES.
- CONTRACTOR SHALL ADVISE ENGINEER IF EXISTING GRADES THAT ARE TO REMAIN ARE IN CONFLICT WITH PROPOSED WORK, CAUSING LIMITATIONS IN DRAINAGE PERFORMANCE OR SIGNIFICANT CHANGES IN CONSTRUCTION LIMITS DEFINED WITH CUT OR FILL LIMITS, SPECIFICALLY THAT WHICH RESULTS IN ANY CONSTRUCTION TAKING PLACE OUTSIDE OF PROPOSED CONSTRUCTION LIMITS.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ANY EXISTING VISIBLE TRASH, DEBRIS, CONSTRUCTION DEBRIS, ETC. SUCH DEBRIS AND MATERIAL SHALL BE REMOVED, HAULED, AND DISPOSED OFF-SITE IN A PROPER AND LEGAL MANNER.
- CONTRACTOR SHALL REVIEW AND STAMP APPROVED ANY AND ALL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMITTING TO THE ENGINEER FOR REVIEW.
- A COMPLETE SET OF APPROVED DRAWINGS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.
- CONTRACTOR SHALL DESIGNATE ONE SET OF DRAWINGS FOR "AS-BUILT DRAWINGS." THE CONTRACTOR SHALL INDICATE ON THESE DRAWINGS ALL FIELD CHANGES AFFECTING THE DESIGN AS WELL AS LOCATIONS AS ACTUALLY INSTALLED. THE "AS-BUILT DRAWINGS" SHALL BE KEPT CURRENT BY THE CONTRACTOR. THE "AS-BUILT DRAWINGS" SHALL BE DELIVERED TO THE OWNER UPON COMPLETION AND ACCEPTANCE OF THE WORK. FINAL PAYMENT FOR THE WORK WILL NOT BE MADE UNTIL THE "AS-BUILT DRAWINGS" HAVE BEEN COMPLETED AND DELIVERED.
- DISPOSAL OF EXCESS EXCAVATED MATERIALS OFF-SITE AND HAULING OF FILL MATERIALS REQUIRED FOR CONSTRUCTION SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- OFFSITE BORROW NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR FROM SOURCES DEVELOPED BY THE CONTRACTOR.
- CONTRACTOR SHALL NOTIFY THE ENGINEER IF UNSUITABLE MATERIAL IS DISCOVERED PRIOR TO BEGINNING ANY REMOVAL OPERATION.
- CONTRACTOR SHALL REQUEST TREE PROTECTION AND SILT FENCE INSPECTION FROM TOWN OF RAVENEL PRIOR TO CONSTRUCTION ACTIVITIES.
- COMPLY WITH THE GUIDELINES OF THE SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGERMENTS "STORMWATER BMP HANDBOOK" DURING THE ENTIRE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT THE TRANSFER OF DISTURBED SOLIDS AND/OR CHEMICAL SOLUTIONS OFF-SITE, AND TO PREVENT EXCESSIVE SILTATION OF EXISTING DRAINAGE PIPES, CULVERTS, AND DITCHES. CONTRACTOR SHALL ROUTINELY INSPECT AND MAINTAIN THESE DEVICES.
- CLEAR AND GRUB WITHIN WORK LIMITS FOR ALL SURFACE VEGETATION, STUMPS, BRUSH, ROOTS, ETC. DO NOT DAMAGE OR REMOVE TREES EXCEPT AS APPROVED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
- WHERE ROADWAY DITCHES AND DRAINAGE PIPES ARE DAMAGED OR DISTURBED, THE CONTRACTOR SHALL REPLACE IN KIND DRAINAGE PIPE TO ORIGINAL INVERT ELEVATIONS AND RE-GRADE DITCHES TO ESTABLISH POSITIVE DRAINAGE.
- AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH GRASS, SOIL, MULCH, ETC. PER PLANS AND DETAILS, OR AT THE DIRECTION OF THE ENGINEER AS MAY BE APPLICABLE.
- CONTRACTOR SHALL PROVIDE A DETAILED TRAFFIC CONTROL PLAN TO TOWN OF RAVENEL FOR APPROVAL BEFORE STARTING ANY WORK. CONTRACTOR SHALL FURNISH INSTALL, AND MAINTAIN ALL NECESSARY PROVISIONS FOR TRAFFIC CONTROL FOR THE DURATION OF THE PROJECT. THESE PROVISIONS SHALL CONFORM TO THE REQUIREMENTS CONTAINED IN THE SCDOT STANDARD SPECIFICATIONS, SCDOT STANDARD DRAWINGS (810-005-00, 810-005-20, AND 810-205-00), SCDOT SUPPLEMENTAL SPECIFICATIONS, SCDOT SPECIAL PROVISIONS, AND THE MUTCD (2009 EDITION).
- CONTRACTOR SHALL FURNISH, INSTALL, MONITOR, AND MAINTAIN EXCAVATION SUPPORT & PROTECTION SYSTEMS CAPABLE OF SUPPORTING EXCAVATION SIDEWALLS, OF RESISTING SOIL, HYDROSTATIC PRESSURE, SUPERIMPOSED, AND CONSTRUCTION LOADS. PREVENT SURFACE WATER FROM ENTERING EXCAVATIONS BY GRADING, DICES, OR OTHER MEANS. INSTALL EXCAVATION SUPPORT AND PROTECTION SYSTEMS WITHOUT DAMAGING EXISTING BUILDINGS, STRUCTURES, AND SITE IMPROVEMENTS ADJACENT TO EXCAVATION, MONITOR VIBRATIONS, SETTLEMENTS, AND MOVEMENTS. SHOW EXISTING CONDITIONS OF ADJACENT CONSTRUCTION AND SITE IMPROVEMENTS WITH PHOTOGRAPHS AND/OR VIDEOS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY THE ABSENCE OF, OR THE PERFORMANCE OF EXCAVATION SUPPORT AND PROTECTION SYSTEMS AND SUBMIT BEFORE WORK BEGINS.

SCDHEC STANDARD NOTES:

- IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS. IN ADDITION TO HYDROSEEDING, IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED. EXCEPT AS STATED BELOW, WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
- PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
- RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C. REG. 72-300 ET SEQ. AND SCR10000.
- TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
- ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CANT BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
- LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
- A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
- INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
- MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
- MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).
- THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED: WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL; WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS; FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHINGS.
- AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND

- MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
- IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SCS WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
 - A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

EXISTING UTILITIES AND FACILITIES NOTES:

- THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE OR ASSUME RESPONSIBILITY FOR THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING POWER, GAS, AND COMMUNICATION LINES. THE LOCATION OF UTILITIES SHOWN ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE ONLY. CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL CALL PALMETTO UTILITY PROTECTION SERVICE (PUPS) AND ANY LOCAL UTILITY COMPANY NOT REPRESENTED BY PUPS A MINIMUM OF 72 HOURS PRIOR TO STARTING ANY PROPOSED WORK (811).
- CONTRACTOR SHALL NOTIFY ANY APPLICABLE UTILITY AGENCY AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION OR LAND DISTURBANCE NEAR EXISTING UTILITY LINES LOCATED ABOVE OR BELOW GROUND.
- CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ALL EXISTING BUILDINGS AT ALL TIMES. NOTIFY AT LEAST 48 HOURS IN ADVANCE AND COORDINATE TEMPORARY DISRUPTIONS IN SERVICE AND RECONNECTION OF UTILITIES AS MAY BE NEEDED WITH THE EXISTING PROPERTY OWNER, THE APPLICABLE AGENCY, THE PROJECT OWNER, AND ENGINEER. THE DRAWINGS INDICATE APPROXIMATE LOCATIONS OF UTILITIES THAT MAY REQUIRE RELOCATION OR REMOVAL FOR THE NEW WORK. CONTRACTOR SHALL HAND EXCAVATE AND CONFORM THE CONFLICT BEFORE ARRANGING FOR RELOCATION OR REMOVAL BY THE RESPECTIVE UTILITY OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL UTILITY CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE ENGINEER SHALL OBTAIN APPROVAL FROM THE OWNER AND UTILITY COMPANY HAVING JURISDICTION.
- ANY MODIFICATIONS TO UTILITY LAYOUT, MATERIALS, ETC. SHALL BE COORDINATED WITH AND APPROVED BY ENGINEER AND APPLICABLE AGENCY PRIOR TO ORDERING MATERIALS OR MAKING ANY SUCH CHANGES.
- INTERFERING PORTIONS OF UTILITIES THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. CONTRACTOR SHALL FLAG THE UTILITY PER AGENCY REQUIREMENTS.
- ALL EXISTING FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE DEPICTED ON THE PLANS OR DIRECTED BY THE ENGINEER. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES NOT INDICATED TO BE REMOVED AT ALL TIMES DURING CONSTRUCTION. ALL EXISTING STRUCTURES DISTURBED DURING CONSTRUCTION THAT ARE NOT SHOWN TO BE PERMANENTLY DEMOLISHED SHALL BE RESTORED TO THEIR ORIGINAL OPERABLE CONDITION.
- RELOCATION, REMOVAL, OR ABANDONMENT OF EXISTING UTILITIES OWNED/MAINTAINED BY OTHER AGENCIES (WATER, SEWER, GAS, POWER, COMMUNICATIONS, ETC.) SHALL BE PERFORMED BY RESPECTIVE UTILITY OWNER, UNLESS OTHERWISE NOTED ON THE PLANS. AND ALL WORK SHALL BE COORDINATED BY THE CONTRACTOR.
- CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING SURFACE FEATURES (UNLESS INDICATED TO BE PERMANENTLY DEMOLISHED) NECESSARY FOR INSTALLATION/REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND WORK AS INDICATED ON THESE PLANS AND IN THE SCOPE OF WORK. THIS SHALL INCLUDE BUT NOT BE LIMITED TO FENCES, CURB & GUTTER, LANDSCAPING, SIDEWALKS, AND PAVEMENT.
- ANY PAVEMENT DAMAGED DURING CONSTRUCTION THAT IS NOT INDICATED TO BE PERMANENTLY DEMOLISHED SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. ANY BROKEN PAVEMENT EDGES SHALL BE SAW-CUT SMOOTH AND THE PAVEMENT REPLACED TO MATCH EXISTING GRADES.
- DRAINAGE PIPES DAMAGED DURING CONSTRUCTION (WHICH ARE NOT INDICATED TO BE PERMANENTLY DEMOLISHED) ARE TO BE REPLACED WITH CURRENT AGENCY STANDARD, TO BE APPROVED BY ENGINEER.
- ANY UNKNOWN TYPES OF WELLS, TANKS, PIPES, STRUCTURES ETC., ENCOUNTERED SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER. IN THE EVENT CONTAMINATED OR HAZARDOUS MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.

GRADING, DRAINAGE, AND PAVING NOTES:

- FINAL ASPHALT SURFACE COURSE ON ALL ROADWAYS SHALL NOT BE PLACED UNTIL ALL DRAINAGE AND CURB AND GUTTER INSTALLATIONS ARE COMPLETE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES SUCH THAT PUBLIC STREETS AND RIGHTS-OF-WAY ARE KEPT CLEAN OF MUD, DUST, AND DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.
- GRADING WORK, MATERIALS AND EQUIPMENT, UNLESS SPECIFICALLY STATED OTHERWISE HEREIN, SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- CONTRACTOR SHALL STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER WHICH CAN NOT BE COMPACTED INTO A STABLE MASS. ALL TREES, BRUSH, AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING, OR GRADING SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR. ANY TREES MARKED OR SUSPECTED OF BEING PROTECTED SHALL BE COORDINATED THROUGH THE OWNER AND ENGINEER PRIOR TO REMOVAL.
- ALL UTILITY MANHOLES SHALL BE FLUSH WITH THE ADJACENT FINAL SURFACE.
- UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2H:1V.
- RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO GRADES THAT RESULT IN POSITIVE DRAINAGE TO EXISTING INLETS, UNLESS OTHERWISE NOTED.
- ALL FILL MATERIAL SHALL BE COMPACTED IN LIFTS TO THE DESIRED COMPACTION RATES WITH FIELD DENSITY TEST REPORTS DOCUMENTING THAT THE REQUIREMENTS HAVE BEEN ACHIEVED. ALLOW INSPECTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTH MOVING ONLY AFTER TESTING RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY, MOISTEN, AND AERATE OR REMOVE AND REPLACE SOIL MATERIALS TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

CWS NOTES FOR WATER SYSTEM:

- WATER INSTALLATION SHALL BE IN ACCORDANCE WITH "TEN STATES STANDARDS", S.C.D.H.E.C. REGULATIONS, AND CHARLESTON WATER SYSTEMS "MINIMUM STANDARDS FOR THE DESIGN & CONSTRUCTION OF WATER AND SANITARY SEWER SYSTEMS" AS FOUND AT www.charlestonwater.com. BACKFLOW PREVENTION REQUIREMENTS CAN ALSO BE FOUND AT www.charlestonwater.com.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL TAPS, TAPS REQUIRING A SLEEVE SHALL BE NO CLOSER TO A JOINT THAN 4 FEET.
- THRUST BLOCKING SHALL BE USED ONLY ON WET TAPS. CONTRACTOR SHALL NOTIFY CWS INSPECTOR A MINIMUM OF 72 HOURS (THREE FULL WORKING DAYS) PRIOR TO MAKING ANY WET TAP.
- ROUGH GRADING SHALL BE DONE PRIOR TO INSTALLATION OF WATER MAINS.
- CONTRACTOR SHALL MAINTAIN BETWEEN 36" - 48" COVER OVER TOP OF PIPE.
- ALL COMPONENTS OF THE WATERMAIN PIPING SYSTEM SHALL BE NEW DUCTILE IRON AND ENCLOSED WITH LINEAR LOW-DENSITY 8 MILS BLUE POLYETHYLENE ENCASEMENT.
- ALL VALVES AND HYDRANTS SHALL OPEN CLOCKWISE
- MEGALUG, FORD SERIES 1400, OR SIGMA ONE-LOK RETAINER GLANDS SHALL BE USED FOR ALL FITTINGS, VALVES, AND HYDRANTS.
- RESTRAINED LENGTHS SHALL BE IN MULTIPLES OF A FULL LENGTH OF PIPE.
- USE 45° OR FLATTER BENDS WHEN GOING UNDER RCP AND DO NOT INSTALL VALVES, HYDRANTS, OR SERVICES ON DEEP PIPE SECTIONS.
- WHERE POSSIBLE, HORIZONTAL WATERLINES SHALL BE DEFLECTED IN LIEU OF USING BENDS. DEFLECTIONS SHALL NOT EXCEED 75% OF MANUFACTURERS SPECIFICATIONS.
- WHERE WATER AND SANITARY SEWER LINES CROSS WITHIN 10', THE LINE LAD LAST SHALL HAVE A FULL LENGTH OF PIPE INSTALLED WITH ITS MIDPOINT VERTICALLY IN LINE WITH THE OTHER LINE. THE CROSSING SHALL BE AT NOT LESS THAN A 45° ANGLE.
- ALL MATERIAL SHALL CONFORM TO CWS SPECIFICATIONS AS TO MANUFACTURER, TYPE, AND DESIGN. DEVELOPER'S ENGINEER SHALL INSPECT PROJECT WEEKLY TO PROVIDE WRITTEN WEEKLY UPDATES TO CWS INSPECTOR AND TO CERTIFY THE CORRECTNESS OF THE WATER PORTION OF CONTRACTORS RECORD DRAWINGS.
- CONTRACTOR INSTALLING THE WATER SYSTEM SHALL BE ON CWS'S "APPROVED CONTRACTORS LIST".
- COORDINATE INSPECTION OF THE BACKFLOW DEVICES WITH CWS CROSS CONNECTION DEPARTMENT BY CALLING (843) 727-4961.
- DEVELOPER SHALL TAKE NECESSARY MEASURES TO PROTECT CWS WATER SYSTEM DURING THE TIME BETWEEN THE COMMISSIONING INSPECTION AND THE 2-YEAR MAINTENANCE BOND INSPECTION.
- CHARLESTON WATER SYSTEM RESERVES THE RIGHT NOT TO INSTALL WATER METERS IF METER BOXES ARE NOT LOCATED AND ON GRADE IN COMPLIANCE WITH ITS MINIMUM STANDARDS.
- ALL METER VAULTS AND ASSOCIATED PIPING 3" AND LARGER SHALL BE INSTALLED BY CWS UNLESS APPROVED IN WRITING BY THE CWS WATER DISTRIBUTION ENGINEER.

SOIL TESTING NOTES:

- THE FOLLOWING SOIL TESTING REQUIREMENTS SHALL BE COMPLIED WITH IN ORDER TO MEET THE REQUIREMENTS OF SITE APPROVED SWPPP. THE PURPOSE OF THE TESTING IS TO ENSURE THE APPROPRIATE AMOUNT OF FERTILIZER AND SOIL-AMENDMENTS ARE APPLIED TO THE SITE'S SOILS AND TO PREVENT EXCESS FERTILIZER AND NUTRIENTS FROM BEING WASHED DOWNSTREAM AND POLLUTING WATERWAYS.
 - CONTRACTOR SHALL ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM SOIL ANALYSES ON EXISTING, ON-SITE SOIL AND IMPORTED SOIL.
 - FOR EACH UNAMENDED SOIL TYPE, PERFORM TESTING ON SOIL SAMPLES AND FURNISH SOIL ANALYSES AND A WRITTEN REPORT CONTAINING SOIL-AMENDMENT AND FERTILIZER RECOMMENDATIONS BY A QUALIFIED TESTING AGENCY PERFORMING THE TESTING.
 - HAVE SAMPLES TAKEN AND LABELED BY SOIL SCIENTIST (CPSS) CERTIFIED BY SSSA, SOIL CLASSIFIER (CPCS) CERTIFIED BY SSSA, SOIL SCIENTIST (RPS) REGISTERED BY THE NATIONAL SOCIETY OF CONSULTING SOIL SCIENTISTS OR STATE-CERTIFIED, LICENSED, OR REGISTERED SOIL SCIENTIST UNDER THE DIRECTION OF THE TESTING AGENCY.
 - PROVIDE A MINIMUM OF TWO REPRESENTATIVE SOIL SAMPLES FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR LANDSCAPING PURPOSES.
 - PROCEDURES AND DEPTH OF SAMPLES SHALL FOLLOW USDA-NRCS'S "FIELD BOOK FOR DESCRIBING AND SAMPLING SOILS."
 - LABEL EACH SAMPLE WITH THE DATE, LOCATION KEYED TO A SITE PLAN OR OTHER LOCATION SYSTEM, VISIBLE SOIL CONDITION, AND SAMPLING DEPTH.

CONSTRUCTION SEQUENCE:

- RECEIVE NPDES COVERAGE FROM DHEC PRIOR TO STARTING ANY LAND DISTURBANCE ACTIVITIES
- CONDUCT ON-SITE PRE-CONSTRUCTION MEETING
- NOTIFY DHEC EOC REGIONAL OFFICE OR OCRM OFFICE 48 HOURS PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.
- INSTALLATION OF CONSTRUCTION ENTRANCE.
- CLEARING AND GRUBBING FOR PERIMETER CONTROLS
- INSTALLATION OF PERIMETER CONTROLS (SILT FENCE, DITCH CHECKS) AND TREE PROTECTION BARRICADES
- CONTACT THE TOWN OF RAVENEL AND DHEC FOR INSPECTION OF TREE BARRICADES AND PERIMETER CONTROLS PRIOR TO BEGINNING EARTHMOVING ACTIVITIES.
- ESTABLISH LIMITS AND PERIMETER PROTECTIONS OF STOCKPILE AND MATERIAL LAYDOWN AREA(S) AS NEEDED.
- CLEARING AND GRUBBING OF INTERNAL PORTIONS OF THE SITE.
- ESTABLISH TRAFFIC CONTROL BEFORE STARTING ACTIVITIES ADJACENT TO TRAVELWAY AND MAINTAIN UNTIL COMPLETION OF ACTIVITIES WITHIN PUBLIC RIGHT-OF-WAY.
- DEMOLITION OF EXISTING FEATURES AS NOTED ON THE PLANS.
- ROUGH GRADING OF THE SITE.
- INSTALL TEMPORARY BMPs (SEDIMENT TUBES, SILT SOCKS, SEEDING)
- INSTALL STORM DRAIN SYSTEM AND UNDERGROUND UTILITIES. INLET PROTECTION SHALL BE PLACED AS EACH INLET IS INSTALLED.
- FINE GRADING.
- INSTALL FINAL HARDSCAPE
- INSTALL PERMANENT/FINAL PROTECTIONS (PIPE OUTFALLS)
- INSTALL LANDSCAPING
- PERMANENT/FINAL STABILIZATION OF ALL DISTURBED AREA
- CONTACT THE TOWN OF RAVENEL AND DHEC FOR INSPECTION OF STABILIZATION MEASURES.
- REMOVE TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES.
- SUBMIT NOTICE OF TERMINATION (NOT) TO DHEC.

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1	02/02/2023	ISSUED FOR PERMITTING / SCHEC
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**RAVENEL HALL
RAVENEL, SC**

GENERAL NOTES

Project: _____

Sheet Title: _____

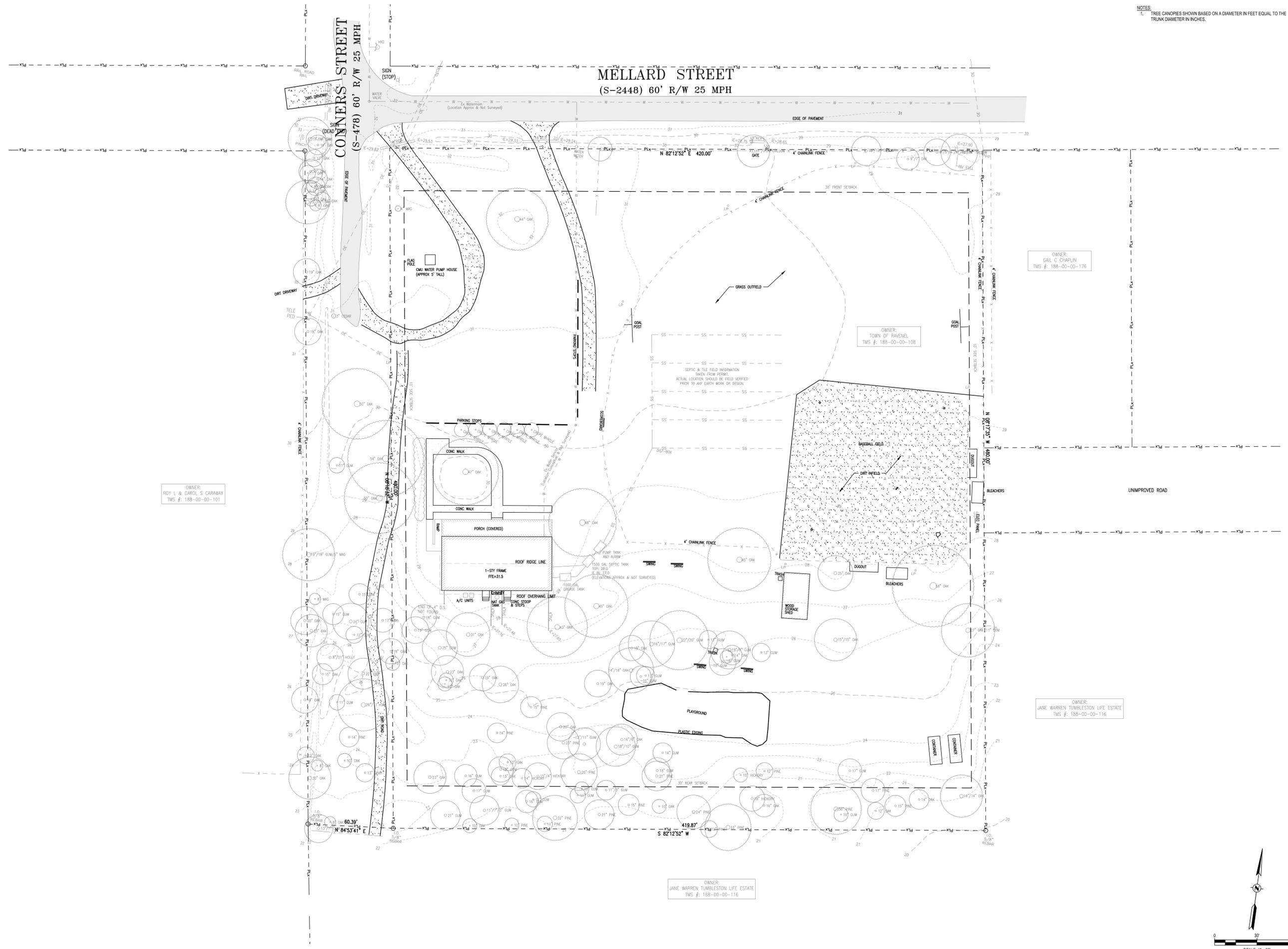


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C-002
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OWNER:
 GAIL C CHAPLIN
 TMS #: 188-00-00-176

OWNER:
 TOWN OF RAVENEL
 TMS #: 188-00-00-108

OWNER:
 JANE WARREN TUMBLESTON LIFE ESTATE
 TMS #: 188-00-00-116

OWNER:
 JANE WARREN TUMBLESTON LIFE ESTATE
 TMS #: 188-00-00-116

NOTES:
 1. TREE CANOPIES SHOWN BASED ON A DIAMETER IN FEET EQUAL TO THE TRUNK DIAMETER IN INCHES.



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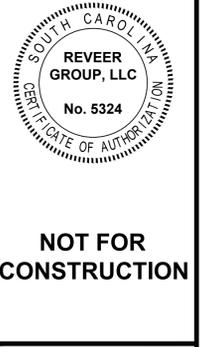


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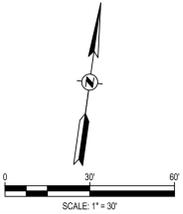
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EXISTING CONDITIONS

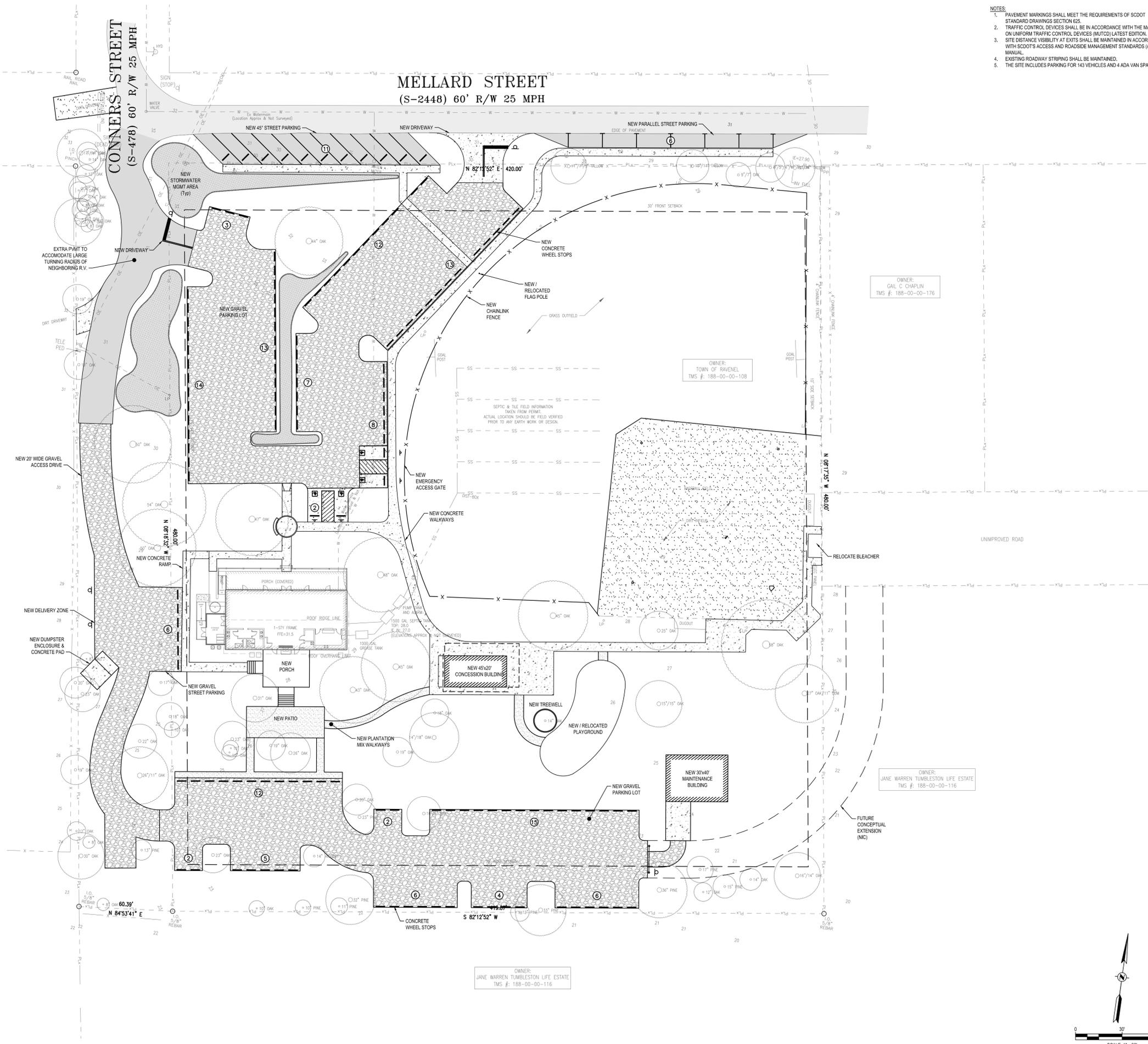


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- NOTES:
1. PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF SCOT STANDARD DRAWINGS SECTION E5.
 2. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
 3. SITE DISTANCE VISIBILITY AT EXITS SHALL BE MAINTAINED IN ACCORDANCE WITH SCOT'S ACCESS AND ROADSIDE MANAGEMENT STANDARDS (ARMS) MANUAL.
 4. EXISTING ROADWAY STRIPING SHALL BE MAINTAINED.
 5. THE SITE INCLUDES PARKING FOR 143 VEHICLES AND 4 ADA VAN SPACES.

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OWNER:
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SITE PLAN



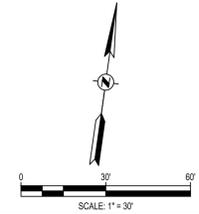
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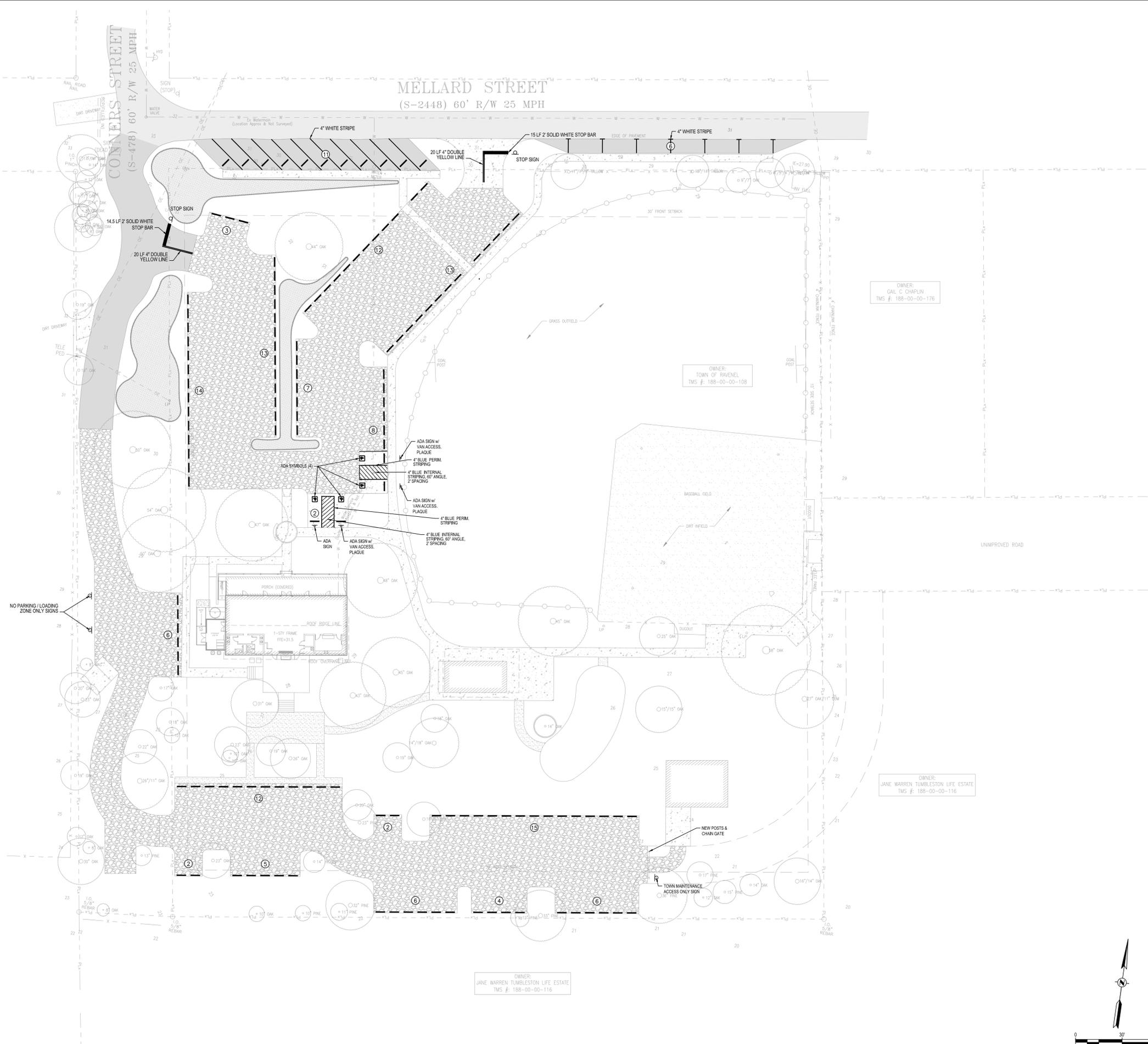
Sheet No.:

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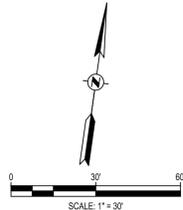
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SIGNAGE & STRIPING

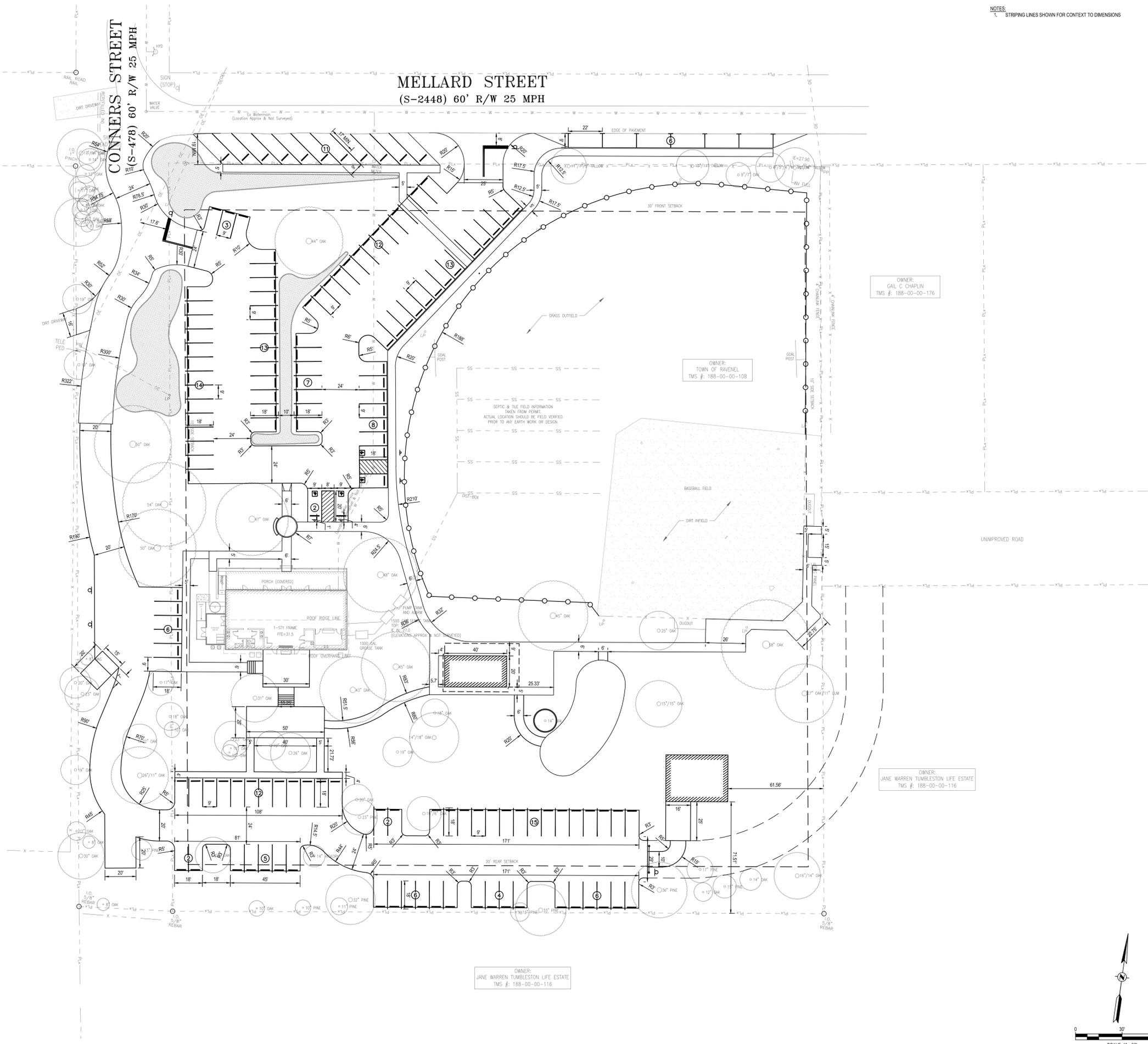
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Sheet No.:
C-122
 Sheet 6 of 12

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NOTES:
 1. STRIPING LINES SHOWN FOR CONTEXT TO DIMENSIONS



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DOCUMENT CONTROL LOG

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 RAVENEL, SC**

GEOMETRIC LAYOUT

Project: SHEET TITLE



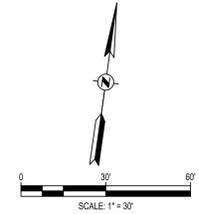
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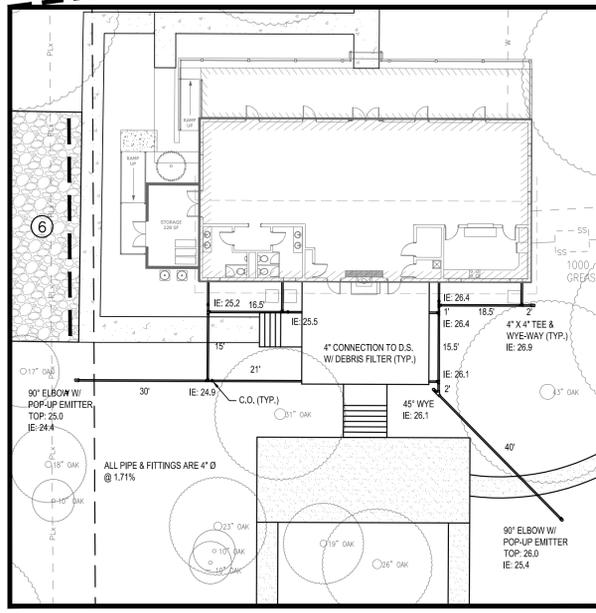
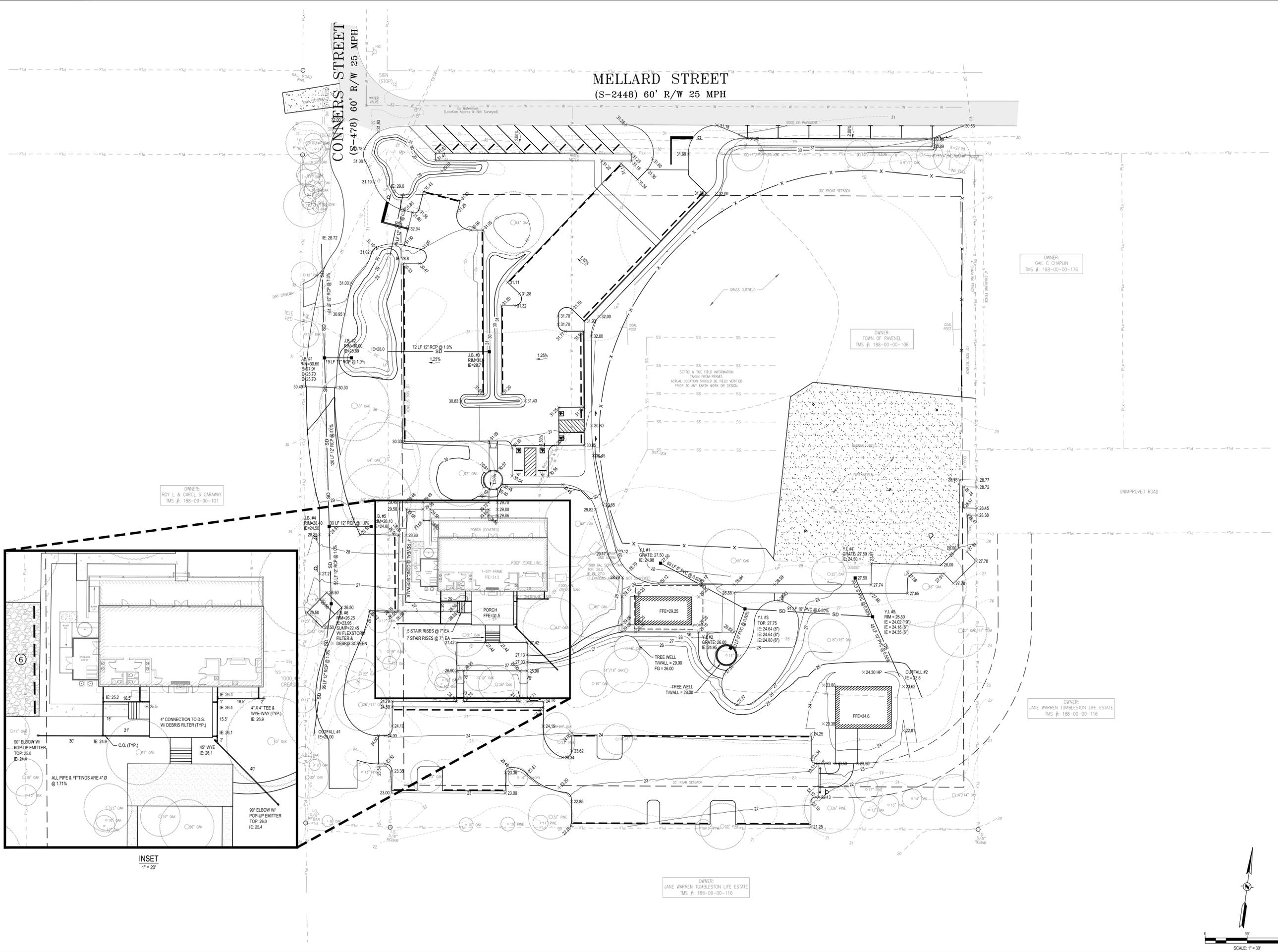
Sheet No.:

C-131

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INSET
1" = 20'



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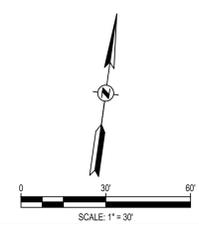
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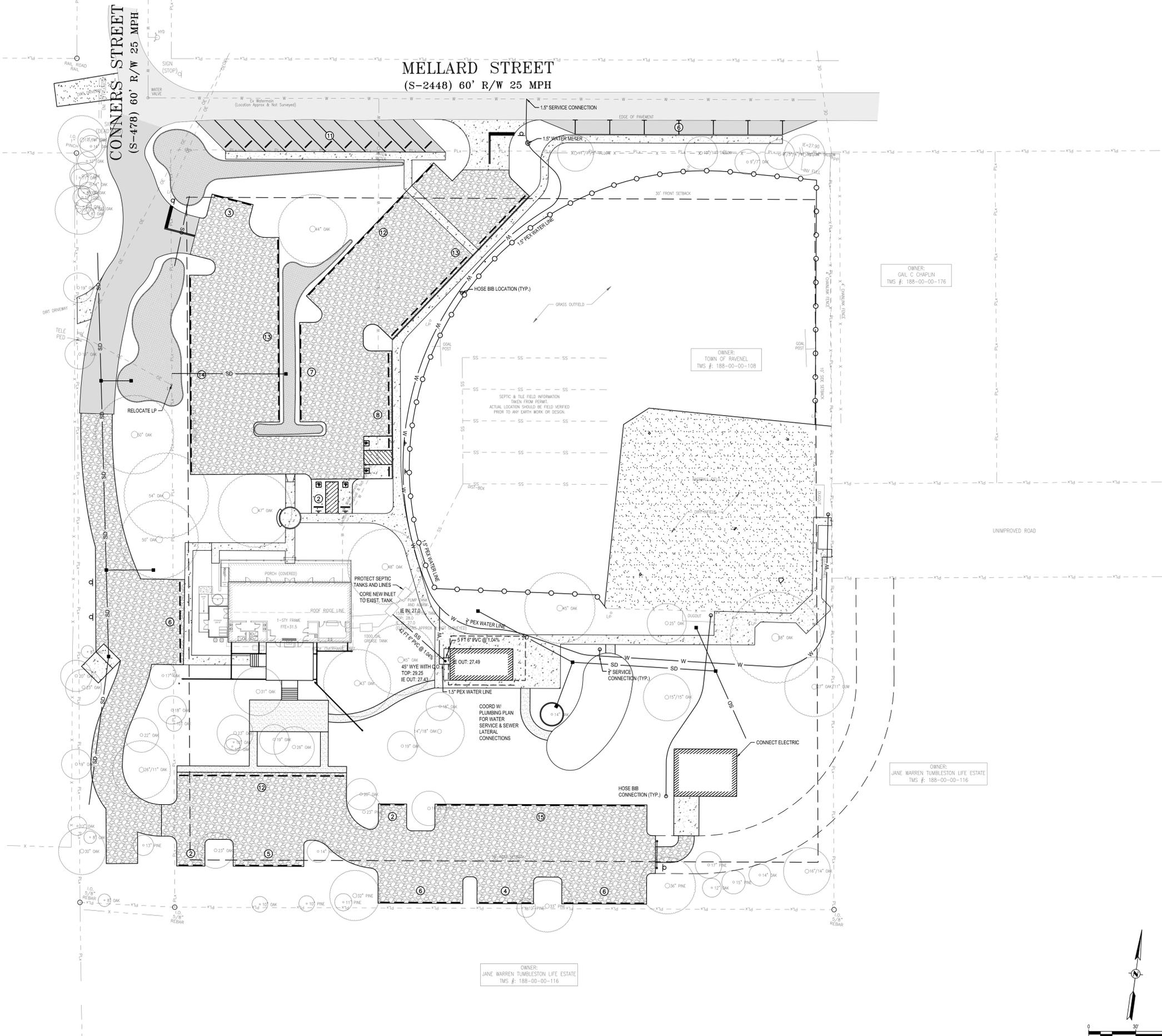
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UTILITY PLAN



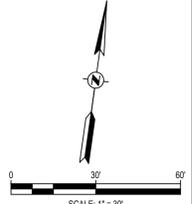
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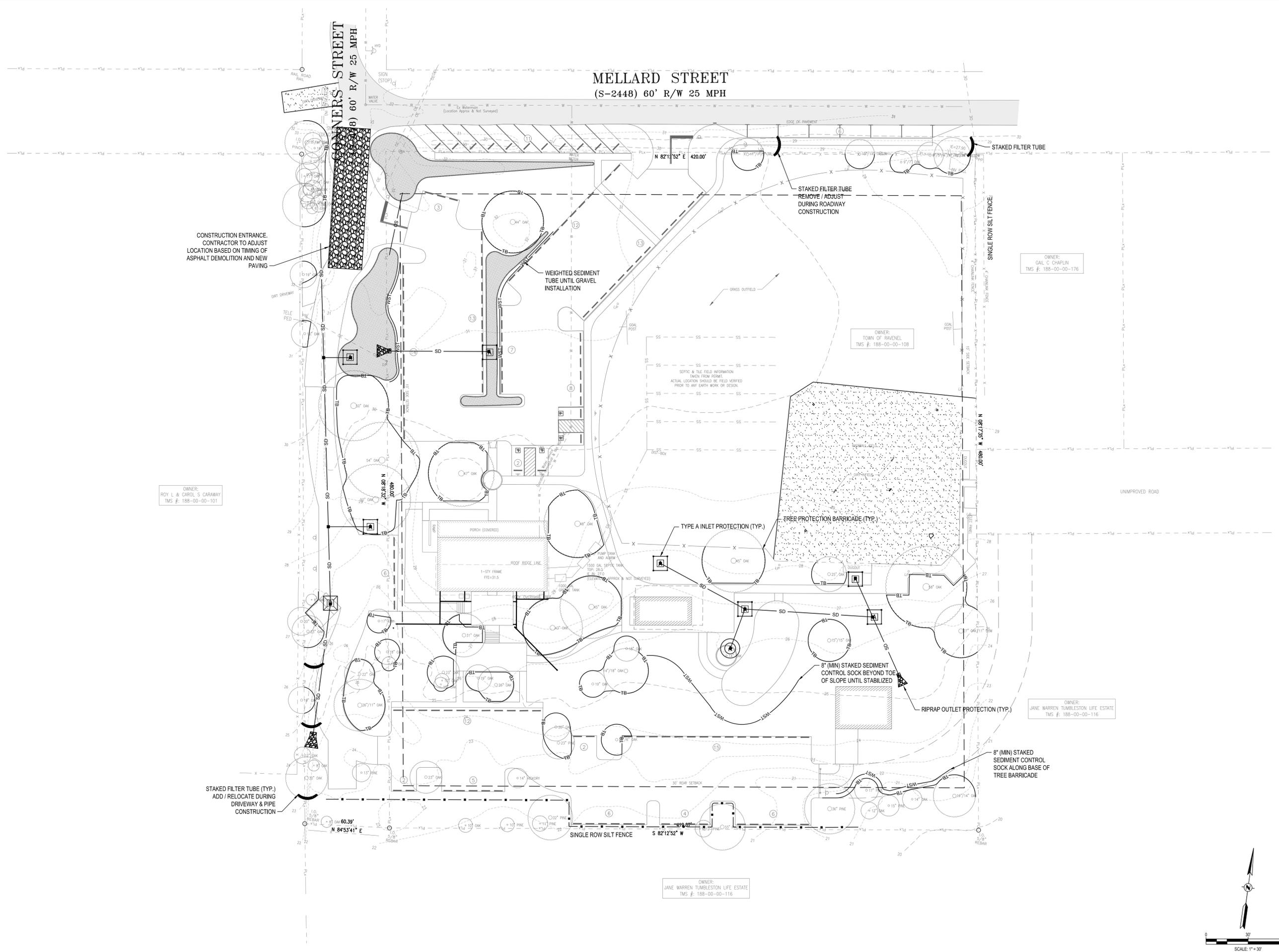
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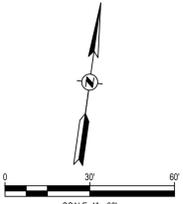
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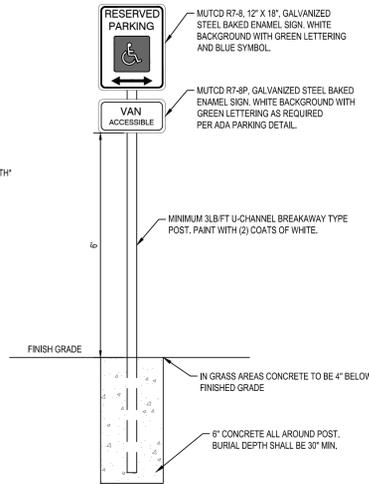
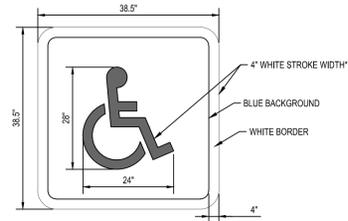
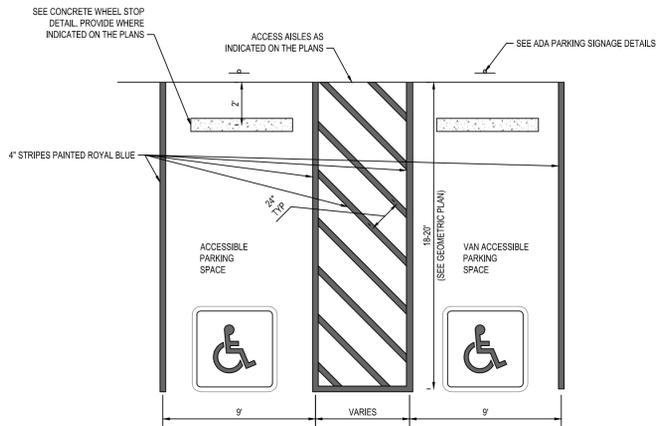


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C-251
 Sheet 10 of 12





REFER TO:
SCDOT STANDARD DRAWING 625-505-01

- NOTES:
1. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009 EDITION.
 2. BLUE BACKGROUND AND WHITE BORDER ARE OPTIONAL.
 3. PAINT ASPHALT BACKGROUND SURFACE WITH (2) COATS OF HANDICAP BLUE.
 4. *IF BACKGROUND AND BORDER ARE OMITTED, PAINT ADA SYMBOL HANDICAP BLUE.

1 ADA PARKING STRIPING
SCALE: N.T.S.

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3	06/27/2023	PAF	ISSUED FOR BID
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1	02/02/2023	PAF	ISSUED FOR PERMITTING / SCHEC
0	01/24/2023	PAF	SUBMITTED FOR TOWN REVIEW

Project: RAVENEL HALL RAVENEL, SC

Sheet Title: DETAILS

NOT FOR CONSTRUCTION

Project No.:	202303.01
Designed By:	NTB
Checked By:	PAF
Approved By:	PAF

Sheet No.:

C-501

Sheet 11 of 12

RAVENEL COMMUNITY HALL ADD & CONCESSIONS BLDG

BIDDING DOCUMENTS

5701 CONNERS STREET
RAVENEL, SC 29470

JUNE 30, 2023



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- G0.02 CODE ANALYSIS, LIFESAFETY FLOOR PLAN
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- A3.02 SECTION - STORAGE ADDITION
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MECHANICAL

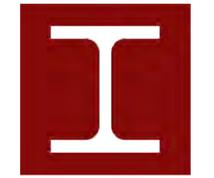
- M1 MECHANICAL NOTES, LEGENDS, AND SCHEDULES
- M2 COMMUNITY HALL - MECHANICAL PLAN
- M3 CONCESSIONS - MECHANICAL PLAN

PLUMBING

- P1 PLUMBING NOTES, LEGENDS, AND SCHEDULES
- P2 CONCESSIONS PLUMBING PLAN
- P3 CONCESSIONS SANITARY PLAN

ELECTRICAL

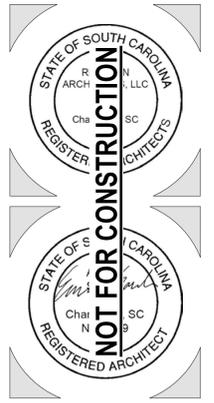
- E1 ELECTRICAL NOTES, LEGENDS, AND SCHEDULES
- E2 COMMUNITY HALL - LIGHTING PLAN
- E3 CONCESSIONS - LIGHTING PLAN
- E4 COMMUNITY HALL - POWER PLAN
- E5 CONCESSIONS - POWER PLAN



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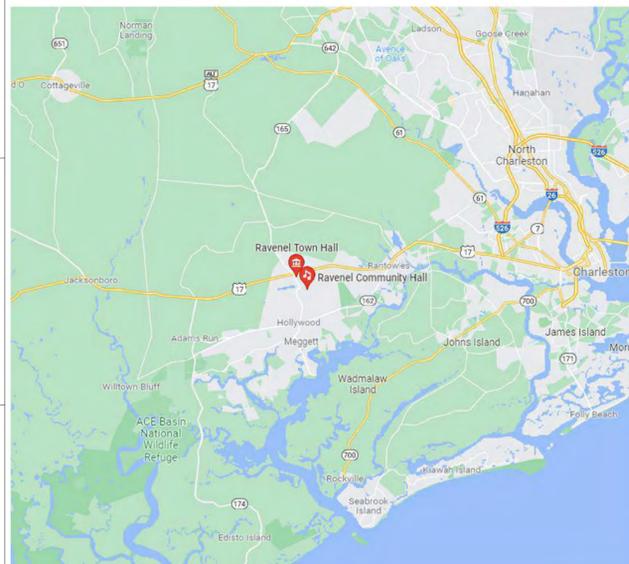
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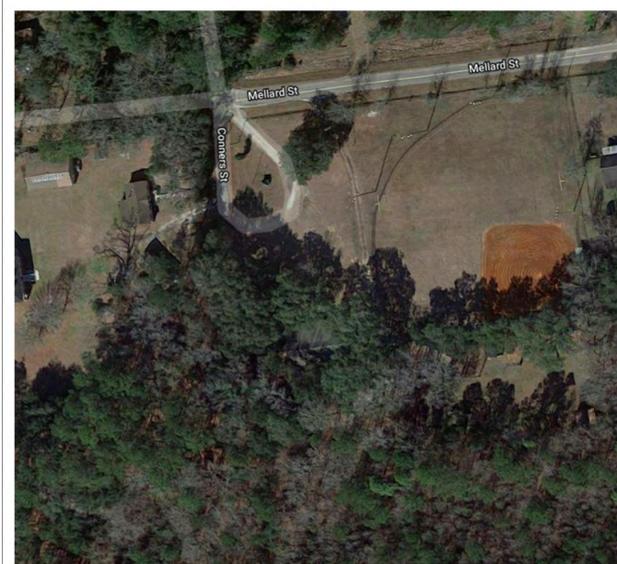
RAVENEL COMMUNITY HALL ADD & CONCESSIONS BLDG

5701 CONNERS STREET
RAVENEL, SC 29470

CONTEXT MAP



SITE MAP



JOB TEAM

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BIDDING DOCUMENTS

COVER SHEET

Project Number: 21081
Date: JUNE 30, 2023
Drawn By: JPR

G0.01

CODE ANALYSIS & LIFESAFETY MATRIX PER PROJECT

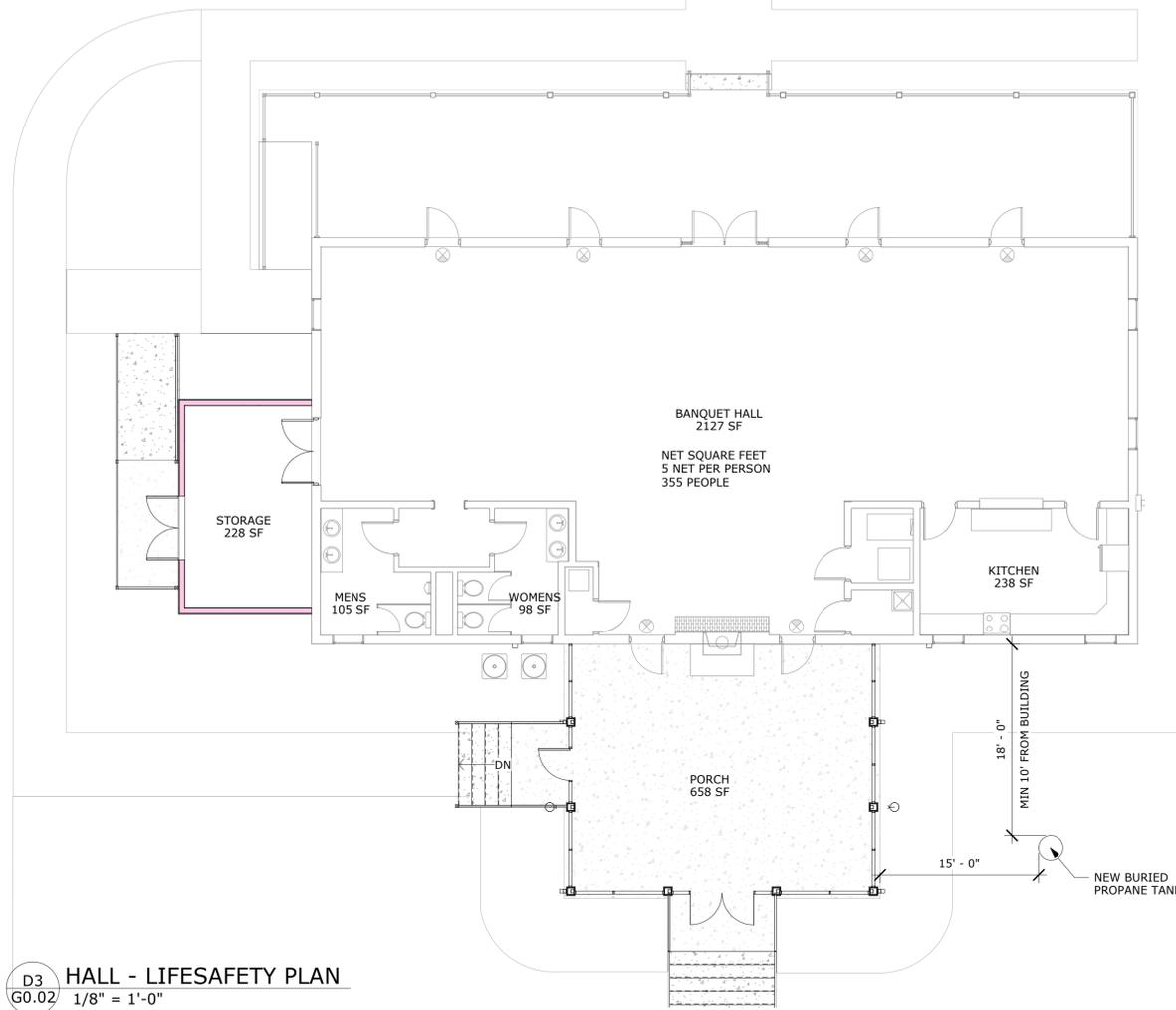
COMMUNITY HALL BUILDING PROJECT DESCRIPTION

THIS PROJECT IS A STORAGE ADDITION TO AN EXISTING HALL FOR THE USE OF THEIR CHAIRS AND TABLE SETS. THERE IS ALSO A SCREENED PORCH ADDITION TO THE REAR TO EXPAND THE USE OF THEIR EVENT SPACE. THERE IS NO CHANGE IN EXISTING EXITING/ EGRESS NUMBER OR BATHROOM FIXTURES. PATRONS OF THIS EVENT SPACE MAY ALSO UTILIZE THE NEW CONCESSIONS/BATHROOM BUILDING IF NEED ARISES FOR AN INCREASED NUMBER OF RESTROOM FIXTURES. BUILDING IS NOT EQUIPPED WITH A FIRE SUPPRESSION SYSTEM.

PLUMBING FIXTURE COUNT - IBC CHAPTER 29 - BANQUET HALL*

1 FIXTURE PER 75 OCCUPANCY OF BUILDING, BASED ON PLUMBING AND SPRINKLER REQUIREMENTS, IS 300

***ALL PLUMBING FIXTURES ARE EXISTING TO REMAIN**



D3
G0.02 HALL - LIFESAFETY PLAN
1/8" = 1'-0"

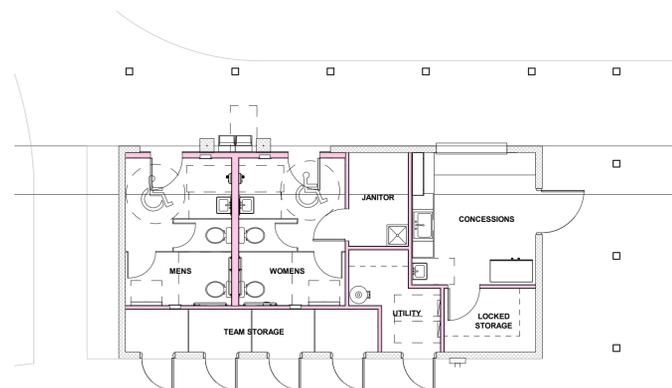
CONCESSIONS BUILDING PROJECT DESCRIPTION

THIS PROJECT IS A NEW CMU BLOCK MASONRY AND WOOD TRUSS BUILDING TO HOUSE STORAGE, CONCESSIONS, AND RESTROOM FACILITIES FOR THE BALLFIELD AND SURROUNDING PARK AREAS. IT IS TYPE V COMBUSTIBLE CONSTRUCTION. THE STORAGE WILL BE FOR NON HAZARDOUS BASEBALL EQUIPMENT. SOME CONCESSION STORAGE WILL ALSO BE INCLUDED. BUILDING IS NOT EQUIPPED WITH A FIRE SUPPRESSION SYSTEM.

PLUMBING FIXTURE COUNT - IBC CHAPTER 29 - OUTDOOR SPORTING EVENTS

1 FIXTURE PER 75 MALE (FOR THE FIRST 1,500)
1 FIXTURE PER 40 FEMALE (FOR THE FIRST 1,520)
OCCUPANCY OF BALLFIELD, BASED ON PLUMBING, IS 230

TOTAL TOILETS REQUIRED 4 PROVIDED 4	DRINKING FOUNTAINS REQUIRED 2 PROVIDED 2
TOTAL SINKS REQUIRED 2 PROVIDED 3	SERVICE SINK REQUIRED 1 PROVIDED 1



A3
G0.02 CONCESSIONS - LIFESAFETY
1/8" = 1'-0"

GENERAL CODE INFORMATION

APPLICABLE BUILDING CODES

- 2021 SOUTH CAROLINA BUILDING CODE
- 2021 SOUTH CAROLINA FIRE CODE
- 2021 SOUTH CAROLINA PLUMBING CODE
- 2021 SOUTH CAROLINA MECHANICAL CODE
- 2021 SOUTH CAROLINA FUEL GAS CODE
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 NATIONAL ELECTRICAL CODE

LIFESAFETY LEGEND

- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- 3 HOUR RATED WALL
- EXIT ACCESS TRAVEL DISTANCE
- EXIT SIGN
- FEC - FIRE EXTINGUISHER CABINET

HALL BUILDING - PARTIAL CODE REQUIREMENTS**

ITEM	CODE SECTION	DESCRIPTION
OCCUPANCY:	303	ASSEMBLY, GROUP A3 - COMMUNITY HALL
BUILDING HEIGHT IN FEET:	TABLE 504.3 GROUP A:	ALLOWABLE: 40'-0" ACTUAL: 18'-0"
BUILDING STORIES:	TABLE 504.4 GROUP A3:	ALLOWABLE: ONE STORY ACTUAL: ONE STORY
BUILDING AREA:	TABLE 506.2 GROUP A3:	ALLOWABLE: 6,000 GSF EXISTING: 3,000 GSF ADDITION: 1,018 GSF TOTAL: 4,018 GSF
NON-SEPARATED OCCUPANCY	508.3.2	MOST RESTRICTIVE APPLIES TO ENTIRE BUILDING
SEPARATION REQUIREMENTS	TABLE 508.4	NONE REQUIRED
FIRE-RESISTANCE RATING REQUIREMENTS	TABLE 601	NONE REQUIRED
CONSTRUCTION TYPE:	602.2	TYPE VB
SPRINKLER NOTES:	903.2	EXISTING BUILDING NOT SPRINKLERED, BUT NOT REQUIRED - MAX OCCUPANCY IS 300
OCCUPANT LOAD	TABLE 1004.1.1	ASSEMBLY AREAS - MAX 300 PER BELOW
	TOTAL	300 MAX TOTAL OCCUPANTS FOR PLUMBING & SPRINKLER REQUIREMENTS
EXIT ACCESS TRAVEL DISTANCE:	TABLE 1017.2	200'-0" ALLOWABLE
ACCESSIBILITY:		PROVIDED ACCORDING TO IBC CHAPTER 11 REQUIREMENTS AND ANSI A117 2017

CONCESSIONS BLDG - PARTIAL CODE REQUIREMENTS**

ITEM	CODE SECTION	DESCRIPTION
OCCUPANCY:	304 311	BUSINESS, GROUP B - CONCESSIONS & RESTROOMS STORAGE, GROUP S1 - LEATHER & FOOD PRODUCTS*
BUILDING HEIGHT IN FEET:	TABLE 504.3 GROUP B/S:	ALLOWABLE: 40'-0" ACTUAL: 16'-0"
BUILDING STORIES:	TABLE 504.4 GROUP S1*:	ALLOWABLE: ONE STORY ACTUAL: ONE STORY
BUILDING AREA:	TABLE 506.2 GROUP B/S1*:	ALLOWABLE: 9,000 GSF ACTUAL: 800 GSF
NON-SEPARATED OCCUPANCY	508.3.2	MOST RESTRICTIVE APPLIES TO ENTIRE BUILDING *MOST RESTRICTIVE IS S1
SEPARATION REQUIREMENTS	TABLE 508.4	NONE REQUIRED
FIRE-RESISTANCE RATING REQUIREMENTS	TABLE 601	NONE REQUIRED
CONSTRUCTION TYPE:	602.5	TYPE VB
SPRINKLER NOTES:	903.2	NOT REQUIRED
OCCUPANT LOAD	TABLE 1004.1.1	800/150 = 6 PEOPLE
EXIT ACCESS TRAVEL DISTANCE:	TABLE 1017.2	200'-0" ALLOWABLE
ACCESSIBILITY:		PROVIDED ACCORDING TO IBC CHAPTER 11 REQUIREMENTS AND ANSI A117 2017

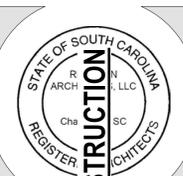
** THE ABOVE MATRICES IS NOT INTENDED TO ENCOMPASS ALL THE CODES AND RESTRICTIONS SET FORTH BY THE INTERNATIONAL BUILDING CODE, 2021 EDITION. IT IS INTENDED TO LIST THE APPLICABLE PERTINENT INFORMATION, AND DOES NOT OVERRIDE LIMITATIONS SET FORTH BY ANY CHAPTERS OR SECTIONS OF THE IBC 2021.



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BIDDING DOCUMENTS
CODE ANALYSIS,
LIFESAFETY FLOOR PLAN

Project Number: 21081
Date: JUNE 30, 2023

Drawn By: JPR

G0.02

MATERIAL LEGEND

(NOT ALL MATERIALS APPLICABLE)

PLAN AND SECTION

	EARTH		PLYWOOD
	POROUS FILL (STONE OR GRAVEL)		SPRAY-ON FIREPROOFING
	ROCK		BATT/LOOSE FILL INSULATION
	LIGHTWEIGHT CONCRETE (OR CONCRETE FILL)		RIGID INSULATION
	STRUCTURAL CONCRETE (CAST IN PLACE, ETC.)		ACOUSTICAL TILE
	BRICK (COMMON OR FACE)		GYPSUM WALLBOARD
	CONC. MASONRY UNITS (C.M.U.)		CARPET AND PAD
	PLASTER, CEMENT, SAND, GROUT	ELEVATION	
	STEEL, IRON		BRICK
	ALUMINIUM		CERAMIC TILE
	WOOD (FINISH)		CONCRETE / PLASTER / STUCCO
	WOOD (ROUGH)		GLASS
	WOOD BLOCKING		SHINGLES/SIDING

ABBREVIATIONS LEGEND

ABBREVIATIONS WHEN USED IN COMPOSITION MAY INCLUDE PERIODS FOR CLARIFICATION

ACT	ACOUSTICAL CEILING TILE	MAX	MAXIMUM
ADA	AMERICANS WITH DISABILITIES ACT	MB	METAL BUILDING
ADJ	ADJUSTABLE	MECH	MECHANICAL
AFF	ABOVE FINISH FLOOR	MEZZ	MEZZANINE
AHU	AIR HANDLING UNIT	MPE	MECHANICAL, PLUMBING, ELECTRICAL
ALT	ALTERNATE	MFG	MANUFACTURER
APPROX	APPROXIMATE	MIN	MINIMUM
ARCH	ARCHITECTURAL	MISC	MISCELLANEOUS
BLDG	BUILDING	MTD	MOUNTED
BOT	BOTTOM	MTG	MEETING
CCTV	CLOSED CIRCUIT TELEVISION	N/A	NOT APPLICABLE
CG	CORNER GUARD	NIC	NOT IN CONTRACT
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CL	CENTER LINE	O/O	OUT TO OUT
CLG	CEILING	OC	ON CENTER
CLO	CLOSET	OD	OUTSIDE DIAMETER
CLR	CLEAR	OPCI	OWNER FURNISHED CONTRACTOR INSTALLED
CMU	CONCRETE MASONRY UNIT	OFOI	OWNER FURNISHED OWNER INSTALLED
CO	CLEANOUT	OH	OVERHEAD
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE	PERF	PERFORATED
CONF	CONFERENCE	PL	PLATE
CONT	CONTINUOUS	PLAM	PLASTIC LAMINATE
COORD	COORDINATE	PLYWD	PLYWOOD
CORR	CORRIDOR	PNT	PAINT
CT	CERAMIC TILE	POL	POLISHED
CTR	CENTER	PROJ	PROJECT
DEG	DEGREE	PROP	PROPERTY
DEMO	DEMOLITION	PSF	POUNDS PER SQUARE FOOT
DEPT	DEPARTMENT	PSI	POUNDS PER SQUARE INCH
DF	DRINKING FOUNTAIN	PVC	POLYVINYL CHLORIDE
DIA	DIAMETER	QT	QUARRY TILE
DIAG	DIAGONAL	QTY	QUANTITY
DIM	DIMENSION	RAD	RADIUS
DN	DOWN	RCP	REFLECTED CEILING PLAN
DS	DOWNSPOUT	RD	ROOF DRAIN
DWG	DRAWING	REC	RECESSED
EACH	EACH	REF	REFRIGERATED
EJ	EXPANSION JOINT	REIN	REINFORCED
ELEC	ELECTRICAL	REQ	REQUIRED
EQ	EQUAL	REV	REVISION
EQUIP	EQUIPMENT	RH	RIGHT HAND
EXIST	EXISTING	RO	ROUGH OPENING
EXT	EXTERIOR	RUB	RUBBER
FD	FLOOR DRAIN	SCHED	SCHEDULE
FE	FIRE EXTINGUISHER	SECT	SECTION
FEC	FIRE EXTINGUISHER CABINET	SF	SQUARE FOOT
FF	FINISHED FLOOR	SIM	SIMILAR
FLR	FLOOR	SPEC	SPECIFICATION
FP	FIRE PROTECTION	SS	STAINLESS STEEL
FT	FOOT	STC	SOUND TRANSMISSION CLASS
FTG	FOOTING	STD	STANDARD
FURR	FURRING	STL	STEEL
GA	GAUGE	STOR	STORAGE
GALV	GALVANIZED	STRUCT	STRUCTURE
GB	GRAB BAR	SUS	SUSPENDED
GFRG	GLASS FIBRE REINFORCED CONCRETE	SYMM	SYMMETRICAL
GWB	GYPSUM WALL BOARD	TEL	TELEPHONE
GYP	GYPSUM	TEMP	TEMPORARY
HC	HANDICAPPED	TLT	TOILET
HM	HOLLOW METAL	TOPO	TOPOGRAPHY
HORIZ	HORIZONTAL	TRTD	TREATED
HT	HEIGHT	TV	TELEVISION
HVAC	HEATING, VENTILATION, AIR CONDITIONING	TYP	TYPICAL
HW	HOT WATER	UNO	UNLESS NOTED OTHERWISE
ID	INSIDE DIAMETER	UTL	UTILITY
IN	INCHES	VB	VINYL BASE
INCL	INCLUDED	VCT	VINYL COMPOSITION TILE
INT	INTERIOR	VENT	VENTILATION
JAN	JANITOR	VERT	VERTICAL
JT	JOINT	VEST	VESTIBULE
L	LONG, LENGTH	COL	VOLUME
LAM	LAMINATE	W/	WITH
LBS	POUNDS	W/O	WITHOUT
LF	LINEAR FOOT	WC	WATER CLOSET
LH	LEFT HAND	WH	WATER HEATER
LVL	LEVEL	WIN	WINDOW
MAINT	MAINTENANCE	WM	WIRE MESH
MAS	MASONRY	WT	WEIGHT
MATL	MATERIAL	WWM	WELDED WIRE MESH

SYMBOLS LEGEND

ROOM NAME AND NUMBER:

PLAN OR SECTION DETAIL:

BUILDING OR WALL SECTION DETAIL:

INTERIOR ELEVATION DETAIL:

WINDOW TYPE:

WALL TYPE:

DOOR NUMBER:

COLUMN LINE:

LEVEL:

SPOT ELEVATION:

LIST OF ALTERNATES

ALTERNATE #1 - FRONT RAILING
 PROVIDE AN ADDITIVE ALTERNATE PRICE TO REMOVE AND REPLACE THE EXISTING FRONT RAILING TO MATCH NEW RAILING TO BE INSTALLED.

ALTERNATE #2 - NEW DOORWAY
 ONCE WINDOW & FRAME ARE REMOVED, CONFIRM IN FIELD IF ONE SINGLE DOORWAY IS SUFFICIENT FOR EXISTING TABLE/CHAIR ROLLING CARTS TO FIT THROUGH TO THE NEW STORAGE ROOM. THERE IS POTENTIAL THAT A DOUBLE DOOR WILL NOT BE REQUIRED. PLEASE PROVIDE A DEDUCTIVE PRICE IF THE DOORWAY DOES NOT NEED TO BE WIDENED.

ROOM SCHEDULE

LEVEL	ROOM NAME	NUMBER	AREA	PERIMETER	COMMENTS
TOP OF FIN. FLR.	CONCESSIONS	C101	145 SF	48' - 1 1/2"	
TOP OF FIN. FLR.	LOCKED STORAGE	C102	51 SF	29' - 2"	
TOP OF FIN. FLR.	UTILITY	C103	58 SF	36' - 5"	
TOP OF FIN. FLR.	TEAM STORAGE	C104	95 SF	55' - 7 3/4"	
TOP OF FIN. FLR.	MENS	C105	139 SF	47' - 8 1/2"	
TOP OF FIN. FLR.	WOMENS	C106	139 SF	47' - 8 1/2"	
TOP OF FIN. FLR.	JANITOR	C107	49 SF	28' - 8 1/2"	
TOP OF FIN. FLR.	BANQUET HALL	H101	2127 SF	229' - 0 3/4"	
TOP OF FIN. FLR.	KITCHEN	H102	238 SF	63' - 7 1/4"	
TOP OF FIN. FLR.	MENS	H103	105 SF	45' - 0"	
TOP OF FIN. FLR.	WOMENS	H104	98 SF	45' - 0"	
TOP OF FIN. FLR.	JANITOR	H105	25 SF	20' - 4 1/4"	
TOP OF FIN. FLR.	STORAGE	H106	228 SF	61' - 11 3/8"	
TOP OF FIN. FLR.	PORCH	H107	658 SF	104' - 4 3/4"	

PLEASE NOTE THAT AREA AND PERIMETER CALCULATIONS TAKE IN ROOMS WITHOUT SURROUNDING WALLS ARE USING AN INVISIBLE BOUNDARY SET UP BY THE ARCHITECT AS A GENERAL AREA WITHIN THE FLOOR PLAN. THESE MEASUREMENTS ARE GIVEN FOR YOUR REFERENCE ONLY AND ARE NOT TO BE USED TO ORDER MATERIALS WITHOUT BEING VERIFIED IN THE FIELD.

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STATE OF SOUTH CAROLINA REGISTERED ARCHITECT
 STATE OF SOUTH CAROLINA REGISTERED ARCHITECT

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PROJECT INFORMATION

Project Number: 21081
 Date: JUNE 30, 2023
 Drawn By: Author

G0.03

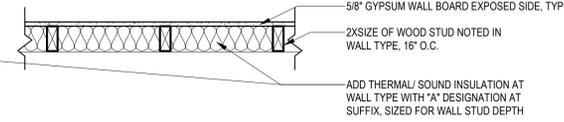
H
G
F
E
D
C
B
A

1 2 3 4 5 6 7 8 9 10

WALL TYPES

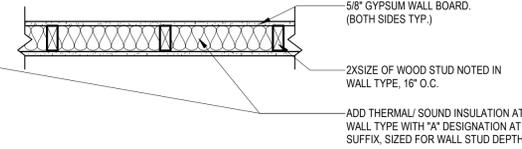
FURRING WALL

W4F, W6F, W8F
W4AF, W6AF, W8AF



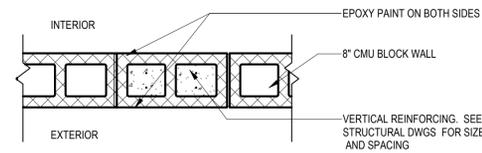
WOOD STUD WALL

W4, W6, W8
W4A, W6A, W8A



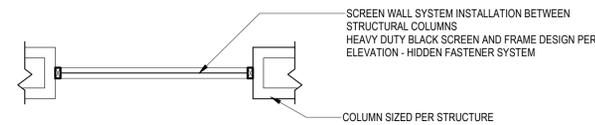
MASONRY

M8



SCREEN PORCH - SCREEN WALL

S1



WALL TYPE NOTES #

- SEE G0.04 FOR WALL TYPE INFORMATION, SECTIONS, AND DETAILS.
- CODE REVIEW CONFIRMS THAT WALLS CAN BE CONSTRUCTED OUT OF WOOD OR METAL STUDS. FOR THE PURPOSE OF THESE SECTIONS & DETAILS, WOOD STUDS ARE BEING SHOWN FOR BASE BID.
- ALL WALL TYPES SHOWN ON NEW WORK PLAN.
- SEE SECTIONS AND KEYNOTES FOR NOTATION OF WHICH INTERIOR WALLS EXTEND TO ROOF DECK.
- ALL WALLS WITH PLUMBING LOCATED ON THEM ARE A MINIMUM OF 6" STUD CONSTRUCTION.

NAMING CONVENTION

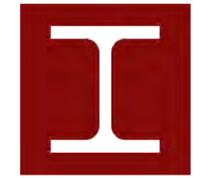
PREVIX - STUD WIDTH - SUFFIX
(NOMINAL)

WALL TYPE KEY - PREFIX

- E EXISTING WALLS
- M MASONRY
- S METAL STUD
- W WOOD STUD
- X FIRE RATED
- TP TOILET PARTITION

WALL TYPE KEY - SUFFIX

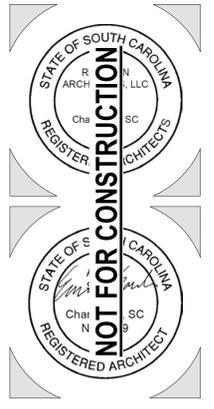
- A SOUND ATTENUATION INSULATION
- F FURRING WALL ON INSIDE



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BIDDING DOCUMENTS

WALL TYPES

Project Number: 21081

Date: JUNE 30, 2023

Drawn By: JPR

G0.04

6/29/2023 10:45:18 AM

1 2 3 4 5 6 7 8 9 10

DIVISION 01.1 - GENERAL

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, SHOP DRAWINGS AND SPECIFICATIONS.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONTRACT DOCUMENTS AND LATEST ADDENDA, AND TO SUBMIT DOCUMENTS TO ALL SUBCONTRACTORS AND SUPPLIERS PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS.
- THE GENERAL CONTRACTOR SHALL COMPARE ALL CONTRACT DRAWINGS AND REPORT ANY DISCREPANCY BETWEEN DISCIPLINES OR WITHIN A GIVEN DISCIPLINE TO THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION AND ERECTION.
- IF A CONFLICT EXISTS WITHIN THE STRUCTURAL DRAWINGS, GENERAL NOTES, OR THE SPECIFICATIONS, THE STRICTEST REQUIREMENTS, AS INDICATED BY THE STRUCTURAL ENGINEER, SHALL GOVERN.
- THE CONTRACTOR SHALL COORDINATE ALL ELEVATIONS AND DIMENSIONS, INCLUDING BUT NOT LIMITED TO THOSE FOR OPENINGS IN WALLS, ROOF(S), AND FLOOR SYSTEM(S), WITH THE ARCHITECTURAL, PLUMBING, ELECTRICAL, AND MECHANICAL PLANS.
- ALL DIMENSIONS, ELEVATIONS, AND ANY OTHER CONDITIONS OF ANY EXISTING STRUCTURES OR OTHER FEATURES SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AND ANY DISCREPANCIES WITH THE CONTRACT DRAWINGS REPORTED TO THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. DURING THE CONSTRUCTION PROCESS, IT SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF THE EXISTING STRUCTURE AND TO PROTECT FROM DAMAGE ANY PORTIONS THAT ARE TO REMAIN.
- THE COMPLETED LATERAL-FORCE RESISTING SYSTEMS AND DIAPHRAGMS ARE REQUIRED FOR THE STRUCTURE TO RESIST LATERAL LOADS AND PROVIDE STABILITY UNDER GRAVITY LOADS. DURING THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL PROVIDE ALL REQUIRED BRACING TO MAINTAIN THE STABILITY AND SAFETY OF ALL STRUCTURAL ELEMENTS UNTIL THE LATERAL-LOAD RESISTING OR STABILITY-PROVIDING SYSTEM IS COMPLETELY INSTALLED AND THE STRUCTURE IS COMPLETELY TIED TOGETHER.
- UNLESS OTHERWISE NOTED, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND FOR SAFETY PRECAUTIONS AND PROGRAMS.
- THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSION OF THE CONTRACTOR OR FOR THE FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE BUILDING OWNER SHALL PROVIDE PERIODIC MAINTENANCE TO INSURE STRUCTURAL INTEGRITY. SUCH MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO PAINTING OF STEEL, PROTECTIVE COATING FOR CONCRETE, SEALANTS, CAULKED JOINTS, EXPANSION JOINTS, CONTROL JOINTS, SPALLS AND CRACKS IN CONCRETE, AND PRESSURE WASHING OF EXPOSED STRUCTURAL ELEMENTS.

DIVISION 01.2 - DESIGN CRITERIA (32.762820, LONG - 80.234316)

- THE CONTRACT DOCUMENTS ARE BASED ON THE REQUIREMENTS OF THE
 - 2021 INTERNATIONAL BUILDING CODE
 - 2021 INTERNATIONAL EXISTING BUILDING CODE (LEVEL 2 ALTERATION)
 - ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"
- DEAD LOADS:
 - TYPICAL ROOF SYSTEMS (PSF):
 - STANDING SEAM METAL DECK: 1.0
 - BUILDING WRAP: 1.0
 - INSULATION: 3.0 (ALLOWANCE)
 - 5/8" WOOD SHEATHING: 2.0
 - CEILING: 3.0 (ALLOWANCE)
 - WD FRAMING: 5.0
 - MEP: 5.0 (ALLOWANCE)
 - TOTAL LOAD: 20.0

(*) INCLUDES MISC. CEILING AND HANGING MECHANICAL LOADS SUCH AS DUCT WORK AND LIGHTS.

- LIVE LOADS:
 - LIVE LOADS ARE BASED ON THE MORE RESTRICTIVE OF THE UNIFORM LOAD LISTED BELOW OR THE CONCENTRATED LOAD LISTED ACTING OVER A 2.5-FOOT BY 2.5-FOOT AREA (OR 6.25 SF).
 - CATEGORY CONCENTRATED UNIFORM
 - ORDINARY ROOF 20 PSF

SNOW LOADS:

GROUND SNOW LOAD, PG 5 PSF

WIND LOADS:

ULTIMATE WIND SPEED, V_(ult) 142 MPH (3 SEC GUST)
 NOMINAL WIND SPEED, V_(nsd) 110 MPH
 RISK CATEGORY II
 WIND EXPOSURE B
 INTERNAL PRESSURE COEFF, GCPI ±0.18 (ENCLOSED)
 COMPONENTS AND CLADDING WIND LOADS AT WAREHOUSE (ULTIMATE, Kd = 0.85):

WALL (10 SQ FT EFF WIND AREA)	(50 SQ FT EFF WIND AREA)
INT ZONE	= -30 PSF / +30 PSF
EXT ZONE	= -40 PSF / +30 PSF
ROOF (10 SQ FT EFF WIND AREA)	(50 SQ FT EFF WIND AREA)
ZONE 1*	= -30 PSF / +16 PSF
ZONE 1	= -50 PSF / +16 PSF
ZONE 2	= -65 PSF / +16 PSF
ZONE 3	= -85 PSF / +16 PSF
ROOF CH (10 SQ FT EFF WIND AREA)	(50 SQ FT EFF WIND AREA)
ZONE 1	= -50 PSF
ZONE 1	= -50 PSF
ZONE 2	= -65 PSF
ZONE 3	= -85 PSF

CONTACT EOR FOR C&C LOADS AT OTHER EFFECTIVE WIND AREAS EDGE & CORNER ZONE, 0.6h = 9.0 FT, 0.2h = 3.0 FT, a = 3.0 FT

SEISMIC LOADS:

RISK CATEGORY II
 SEISMIC IMPORTANCE FACTOR, I_e 1.0
 SHORT PERIOD SPECTRAL RESPONSE ACCELERATION, S_s 1.667g
 1-SEC PERIOD SPECTRAL RESPONSE ACCELERATION, S₁ 0.514g
 SITE CLASS (D) (DEFAULT)
 SHORT PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION, S_{DS} 1.334g
 1-SEC PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION, S_{D1} 0.617g
 SEISMIC DESIGN CATEGORY D

CONCESSIONS

BASIC SEISMIC-FORCE RESISTING SYSTEM: SPECIAL REINFORCED MASONRY SHEAR WALLS
 DESIGN BASE SHEAR, V_b 18.6 KIPS
 SEISMIC RESPONSE COEFFICIENT, C_s 0.267
 RESPONSE MODIFICATION COEFFICIENT, R: 5.0
 ANALYSIS PROCEDURE: SIMPLIFIED

PORCH

BASIC SEISMIC-FORCE RESISTING SYSTEM: CANTILEVERED STEEL FRAMES
 DESIGN BASE SHEAR, V_b 10.6 KIPS
 SEISMIC RESPONSE COEFFICIENT, C_s 1.067
 RESPONSE MODIFICATION COEFFICIENT, R: 1.25
 ANALYSIS PROCEDURE: E-L-F
 AMPLIFIED DRIFT: X = 2.5in; Y = PER EXIST

DIVISION 01.3 - SUBMITTALS

- THE GENERAL CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING FOR REVIEW. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER AND HAVE THE ENGINEER'S SHOP DRAWING STAMP AFFIXED PRIOR TO FABRICATION. FABRICATION AND ERECTION SHALL BE FROM REVIEWED SHOP DRAWINGS.
- A RECORD SET OF APPROVED SHOP DRAWINGS SHALL BE KEPT IN THE FIELD BY THE GENERAL CONTRACTOR.
- ANY DEVIATION FROM, ADDITION TO, SUBSTITUTION FOR, OR MODIFICATION TO THE STRUCTURE OR ANY PART OF THE STRUCTURE DETAILED ON THE CONTRACT DOCUMENTS SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW. SHOP DRAWINGS SUBMITTED FOR REVIEW DO NOT CONSTITUTE "IN-WRITING" UNLESS IT IS CLEARLY NOTED THAT SPECIFIC CHANGES ARE BEING SUGGESTED.
- THE CONTRACTOR SHALL PREPARE A LIST AND SCHEDULE OF ALL STRUCTURAL SUBMITTALS PRIOR TO CONSTRUCTION.
- THE FOLLOWING SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR FOR THE ENGINEER'S REVIEW:
 - ROOF TRUSSES (1.3)
 - STRUCTURAL STEEL
 - STRUCTURAL STEEL TO STEEL CONNECTIONS (1.3)
 - REINFORCING STEEL
 - CONCRETE MIX DESIGNS
- ITEMS MARKED (1) SHALL HAVE SHOP DRAWINGS SEALED BY A REGISTERED ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED. ITEMS MARKED (2) SHALL BE SUBMITTED TO ENGINEER FOR OWNER'S RECORD AND WILL NOT HAVE THE ENGINEER'S SHOP DRAWING STAMP AFFIXED. ITEMS MARKED (3) SHALL HAVE DESIGN CALCULATIONS SEALED BY A REGISTERED ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED.
 - CONTRACTOR SHALL SUBMIT ONE SET OF REPRODUCIBLES AND TWO SETS OF PRINTS FOR ALL SHOP DRAWINGS SPECIFIED TO BE RETURNED BY THE ENGINEER.
 - THE DESIGN DRAWINGS OF ANY MATERIALS REQUIRED BY THE CONTRACT DOCUMENTS TO BE FURNISHED SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING AND INSTALLING SUCH MATERIALS, REGARDLESS OF WHETHER THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED.
- THE USE OF ELECTRONIC FILES OR REPRODUCTIONS OF THESE CONTRACT DOCUMENTS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES THEIR ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT, AND OBLIGATES THEMSELVES TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING DUE TO ANY ERRORS THAT MAY OCCUR HEREON.

DIVISION 03.1 - CONCRETE

1. CONCRETE SHALL HAVE THE MINIMUM STRENGTH AND MEET THE PROPERTIES AS DESCRIBED BELOW FOR THE VARIOUS CLASSES OF CONCRETE:

MIX TYPE	SUPER P	SLUMP	W/C RATIO	DURABILITY	LOCATION
3000 PSI	N-A	4"	.50 MAX	F0, S0, W0, C1	FOOTINGS
4000 PSI	REQUIRED	3" / 8"	.45 MAX	F1, S1, W1, C1	SLABS & PIERS

- ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE.
- ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE CURRENT "ACI MANUAL OF CONCRETE PRACTICE".
- PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II.
- ALL AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C 33.
- ALL REINFORCEMENT SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
 - ALL REINFORCING: UNO
 - DEFORMED BAR ANCHORS (DBA): ASTM A496 (75 KSI)
 - WELDED REINFORCING: ASTM A706
 - WELDED WIRE REINFORCEMENT (WWR):
 - SMOOTH WIRE: ASTM A 185 (65 KSI)
 - DEFORMED WIRE: ASTM A 497 (70 KSI)

REINFORCEMENT DETAILING:

- REINFORCEMENT SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI 315.
- PROVIDE CORNER BARS AT ALL FOOTINGS AND WALL INTERSECTIONS TO MATCH HORIZONTAL REINFORCING SIZE AND SPACING. AT INTERSECTIONS OF CONTINUOUS SPREAD FOOTINGS EXTEND ALL BARS TO FAR SIDE OF INTERSECTING FOOTING.
- REINFORCEMENT SHALL BE SECURELY PLACED TO PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT. PROVIDE CONCRETE COVER FOR REINFORCING PER ACI 318, UNLESS SPECIFICALLY DETAILED OTHERWISE.
- PROVIDE DOWELS TO MATCH REINFORCEMENT SIZE AND SPACING INDICATED FOR ALL STRUCTURAL ELEMENTS, UNLESS OTHERWISE INDICATED.

LAP BARS AT ALL SPLICES, INCLUDING CORNER BARS AND DOWELS, IN ACCORDANCE WITH SPlice SCHEDULE OR, IN LIEU THEREOF, 40 BAR DIAMETERS. LAP W/WF 6" OR ONE FULL MESH, WHICHEVER IS GREATER.

CONCRETE PROTECTION FOR REINFORCING: 3" AT FOOTINGS; 2" AT FORMED SURFACES LATER EXPOSED TO SOIL.

HORIZONTAL CONSTRUCTION JOINTS IN CONCRETE POURS SHALL NOT BE USED UNLESS SHOWN ON THE DRAWINGS. THE ARCHITECT/ENGINEER SHALL APPROVE ALL DEVIATIONS OR ADDITIONAL JOINTS IN WRITING. SLABS AND BEAMS OR JOISTS SHALL BE CAST MONOLITHICALLY UNLESS OTHERWISE INDICATED.

CHAMFER ALL PERMANENTLY EXPOSED CONCRETE EDGES 3/4 INCH, UNO.

NO HOLES OR OPENINGS THROUGH FOUNDATION WALLS AND/OR FOOTINGS WITHOUT ENGINEER'S APPROVAL.

AIR ENTRAIN ALL EXTERIOR CONCRETE AS REQUIRED BY ACI 318-19 TABLE 19.3.3.1.

ALUMINUM SHALL NOT BE EMBEDDED IN ANY CONCRETE.

DIVISION 04.1 - MASONRY

- HOLLOW CONCRETE BLOCK (MASONRY) UNITS SHALL CONFORM TO ASTM C90, LIGHTWEIGHT, TYPE II, WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI ON THE NET AREA (F_m = 2000 PSI).
- ALL MORTAR FOR USE IN MASONRY SHALL CONFORM TO ASTM C270, TYPE M OR S. ALL GROUT FOR USE IN MASONRY SHALL CONFORM TO ASTM C476, MIN 2500 PSI. GROUT SLUMP SHALL BE 6"-11".
- REINFORCING BARS SHALL MEET ASTM A615, GRADE 60.
- BOND BEAM BLOCKS SHALL MEAN OPEN BOTTOM LITELS UNLESS NOTED OTHERWISE. PROVIDE METAL LATH IN JOINTS BELOW BOTTOM OF BOND BEAM OVER THOSE CELLS THAT ARE NOT GROUT FILLED.
- VERTICAL AND HORIZONTAL REINFORCING SHALL BE CONTINUOUS AND LAPPED PER IBC 2107.2.1 (EQ 21-1) BUT NOT BE LESS THAN 400B BUT NEED NOT BE GREATER THAN 24".
- HOLD VERTICAL BARS STRAIGHT, TRUE AND ACCURATE IN ALL WALLS AS DETAILED. INSTALL REBAR POSITIONERS @ 4'-0" OC, MAXIMUM, THAT ARE DESIGNED TO HOLD REBAR IN PROPER LOCATION WITHIN THE CELL PRIOR TO GROUTING.
- PROVIDE A MINIMUM OF 1/2" GROUT BETWEEN MAIN REINFORCING AND MASONRY UNITS.
- PROVIDE STANDARD GAGE TRUSS TYPE JOINT REINFORCEMENT AT 16" OC FOR TYPICAL HORIZONTAL REINFORCING, UNLESS NOTED OTHERWISE.
- ALL REINFORCED MASONRY COLUMNS AND WALL SECTIONS REQUIRE DOWELS FROM FOOTING, SAME SIZE AND QUANTITY AS VERTICAL REINFORCEMENT IN COLUMN OR WALL UNLESS NOTED OTHERWISE.
- GROUT FILL ALL CELLS, ALL WALLS BELOW GRADE. SLUSH JOINT BETWEEN WYTHES BELOW GRADE.
- ALL CMU SHALL BE LAID IN RUNNING BOND PATTERN.
- GROUT FILL ALL CELLS THAT CONTAIN REINFORCING.
- CONSTRUCTION OF ALL MASONRY SHALL CONFORM TO THE SPECIFICATION FOR MASONRY STRUCTURES (THIS 602-16) AND PROVIDED THE RESULTING CONNECTIONS SHALL BE COMPATIBLE WITH THE CONNECTED MEMBERS.
- CONSTRUCTION OF ALL MASONRY SHALL MEET THE LATEST AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
- THE CENTERLINES OF ALL COLUMNS AND BEAMS SHALL BE LOCATED ON COLUMN LINES UNLESS OTHERWISE SHOWN.
- CONNECTIONS:
 - ALL BOLTS SHALL BE SNUG TIGHT U.N.O. BOLTS SHALL BE TIGHTENED UNTIL ALL PLIES OF THE JOINT ARE IN FIRM CONTACT.
 - ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36, UNLESS NOTED OTHERWISE.
 - WELDING SHALL CONFORM TO THE STANDARDS SET FORTH IN AWS PUBLICATION, "WELDING IN BUILDING CONSTRUCTION".
 - UNLESS NOTED OTHERWISE, ELECTRODES FOR WELDING SHALL CONFORM TO E70XX (SMAW) WITH ZINC RICH PAINT.
- ALL EXPOSED TO VIEW MEMBERS SHALL MEET THE REQUIREMENTS OF AISC FOR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS).
- GROUT BELOW BASE PLATES SHALL BE NON-METALLIC, NON-SHRINK GROUT WITH A MINIMUM STRENGTH OF 8000 PSI WHEN BEARING ON CONCRETE 4000 PSI OR LESS.
- ALL STRUCTURAL STEEL SHALL BE HOT-DIPPED GALVANIZED.

DIVISION 05.1 - STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL BE AS FOLLOWS, U.N.O.:
 - STRUCTURAL RECTANGULAR TUBING ASTM A500 GRADE C FY = 50 KSI
 - ALL OTHER STRUCTURAL STEEL ASTM A36 FY = 36 KSI
- CONNECTION MATERIALS:
 - ALL CONNECTION MATERIAL, U.N.O.: ASTM A36 UNLESS A HIGHER GRADE OF STEEL IS REQUIRED BY STRENGTH AND PROVIDED THE RESULTING CONNECTIONS SHALL BE COMPATIBLE WITH THE CONNECTED MEMBERS.
- STRUCTURAL STEEL SHALL MEET THE LATEST AISC 360 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
- THE CENTERLINES OF ALL COLUMNS AND BEAMS SHALL BE LOCATED ON COLUMN LINES UNLESS OTHERWISE SHOWN.
- CONNECTIONS:
 - ALL BOLTS SHALL BE SNUG TIGHT U.N.O. BOLTS SHALL BE TIGHTENED UNTIL ALL PLIES OF THE JOINT ARE IN FIRM CONTACT.
 - ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36, UNLESS NOTED OTHERWISE.
 - WELDING SHALL CONFORM TO THE STANDARDS SET FORTH IN AWS PUBLICATION, "WELDING IN BUILDING CONSTRUCTION".
 - UNLESS NOTED OTHERWISE, ELECTRODES FOR WELDING SHALL CONFORM TO E70XX (SMAW) WITH ZINC RICH PAINT.
- ALL EXPOSED TO VIEW MEMBERS SHALL MEET THE REQUIREMENTS OF AISC FOR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS).
- GROUT BELOW BASE PLATES SHALL BE NON-METALLIC, NON-SHRINK GROUT WITH A MINIMUM STRENGTH OF 8000 PSI WHEN BEARING ON CONCRETE 4000 PSI OR LESS.
- ALL STRUCTURAL STEEL SHALL BE HOT-DIPPED GALVANIZED.

DIVISION 06.1 - LUMBER

- UNLESS NOTED OTHERWISE, ALL LUMBER SHALL BE #2 SOUTHERN YELLOW PINE WITH A MAXIMUM MOISTURE CONTENT OF 19% (OR BETTER).
- ALL LUMBER EXPOSED TO THE EXTERIOR ENVIRONMENT SHALL BE PRESSURE IMPREGNATED AND EACH PIECE SHALL BEAR THE THIRD PARTY QUALITY MARK "ABOVE GRADE USE".
- ALL LUMBER IN CONTACT WITH THE GROUND/CONCRETE SHALL BE PRESSURE IMPREGNATED AND EACH PIECE SHALL BEAR THE THIRD PARTY QUALITY MARK "GROUND CONTACT USE".
- WHERE PRESERVATIVE TREATED LUMBER IS CUT OR DRILLED AFTER TREATMENT, THE CUT SURFACE AND DRILLED HOLES SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPMA M4.
- ALL LUMBER DESIGNATED AS "LVL" SHALL BE MICROLAM LAMINATED VENEER LUMBER WITH E=2,000,000 PSI AND F_b = 2600 PSI AT 100% LOAD DURATION (ICC-ES REPORT ESR-1387).
- AT PORCH ROOFS PROVIDE CROSS BRIDGING OR BLOCKING AT 4'-0" OC (MAX).

DIVISION 06.2 - WALL FRAMING

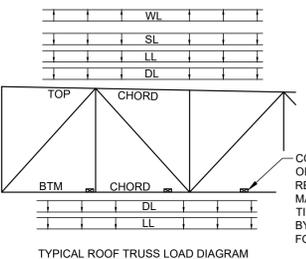
- WALL FRAMING SHALL BE SPRUCE-PINE-FIR #1/#2 OR BETTER (UNO).
- ALL BEAMS AND JOISTS SHALL BE SEAT CUT FOR FULL UNIFORM BEARING AT SUPPORTS, BEAM SEATS AND COLUMN CAPS.
- ALL WOOD IN CONTACT WITH CONCRETE OR GRADE OR WITHIN THE DFE SHALL BE PRESERVATIVE TREATED.
- ALL BOLTED OR NAILED STRAP CONNECTIONS SHALL HAVE AN EQUAL NUMBER OF BOLTS OR NAILS EACH SIDE OF THE SPLICE JOINT. THE FIRST BOLT OR NAIL FROM EACH SIDE OF THE SPLICE OR TREATED MEMBER SHALL BE EQUAL DISTANCE FROM THE SPLICE. STRAPS USING 16d NAILS ON 2" MATERIAL SHALL BE INSTALLED ON THE 1-1/2" EDGE OF THE MEMBER.
- THE CONTRACTOR SHALL VERIFY THAT THE MOISTURE CONTENT OF ALL FRAMING LUMBER AND PLYWOOD MEET THE REQUIREMENTS OF THE SPECS. AT THE TIME OF INSTALLATION AND AT CLOSE-IN.
- PROVIDE DOUBLE STUDS UNDER DOUBLE TRUSSES/ RAFTERS. PROVIDE TRIPLE STUDS UNDER TRIPLE TRUSSES/ RAFTERS. FIELD LOCATE ROOF AND FLOOR FRAMING FOR LOCATIONS.

DIVISION 06.3 - WOOD FASTENERS

- AS A MINIMUM, ANCHOR AND NAIL FRAMING SHALL COMPLY WITH THE FASTENING SCHEDULE ON THIS SHEET.
- ALL NAILS SHALL BE COMMON WIRE NAILS UNLESS NOTED OTHERWISE.
- FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESSURE TREATED OR FIRE RETARDANT TREATED WOOD SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL (UNLESS RECOMMENDED OTHERWISE BY THE TREATMENT MANUFACTURER). STAINLESS STEEL PARTS AND GALVANIZED STEEL PARTS SHALL NOT BE PLACED IN CONTACT WITH ONE ANOTHER.
- ALL STEEL BOLTS SHALL MEET ASTM A307 (UNO). BOLT HOLES SHALL BE A MAXIMUM 1/16" LARGER THAN THE BOLT DIAMETER AND SHALL BE PRE-DRILLED PRIOR TO DELIVERY. BOLTS SHALL NOT BE FORCIBLY DRIVEN.
- ALL NUTS SHALL MEET ASTM A563 (UNO).
- ALL WASHERS SHALL MEET ASTM F844 (UNO).
- METAL CONNECTORS SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL (UNLESS RECOMMENDED OTHERWISE BY THE TREATMENT MANUFACTURER). GALVANIZED STEEL PARTS SHALL NOT BE PLACED IN CONTACT WITH ONE ANOTHER.
- MEETING ASTM A653 TYPE G185 ZINC-COATED GALVANIZED STEEL OR POST HOT-DIPPED GALVANIZED PER ASTM A123 PROVIDING A MINIMUM AVERAGE COATING WEIGHT OF 2.0 OUNCES PER SQ FT (TOTAL FOR BOTH SIDES).
- EDGE DISTANCES, END DISTANCES, AND FASTENER SPACINGS SHALL BE SUFFICIENT TO PREVENT SPLITTING OF THE WOOD.
- INSTALL ALL PROPRIETARY PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- CONNECTORS INDICATED IN DRAWINGS ARE SIMPSON STRONG-TIE PRODUCTS (UNO).
 - SIMPSON STRONG-TIE CONNECTORS ARE SPECIFICALLY REQUIRED TO MEET THE STRUCTURAL CALCULATIONS OF PLAN. BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED UPON RELIABLE PUBLISHED DATA OR CALCULATIONS. THE ENGINEER OR RECORD (EOR) SHALL EVALUATE AND GIVE WRITTEN APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.
 - USE SIMPSON STRONG-TIE FASTENERS (NAILS, SCREWS) PER MANUFACTURER'S RECOMMENDATIONS.
 - ALL SIMPSON STRONG-TIE WOOD SCREWS SHALL HAVE 3/4" WASHERS AND A MIN EMBEDMENT OF 2-3/4" INTO FRAMING (UNO).

DIVISION 06.4 - PRE-ENGINEERED WOOD TRUSSES:

- ALL PREFABRICATED TRUSSES SHALL BE DESIGNED TO MEET THE LOADING SPECIFIED. FABRICATION AND ERECTION SHALL BE PER TRUSS PLATE INSTITUTE RECOMMENDATIONS AS CONTAINED IN THE APPROPRIATE PUBLICATIONS.
- SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED FOR EACH TYPE OF TRUSS SPECIFIED AND SHALL BEAR THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF SOUTH CAROLINA.
- ALL LUMBER USED IN THE MANUFACTURING OF WOOD TRUSSES SHALL BE SOUTHERN YELLOW PINE OR BETTER.
- PROVIDE ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING AS REQUIRED AND SHOWN ON THE TRUSS MANUFACTURERS SHOP DRAWINGS. BRACING SHOWN ON STRUCTURAL DRAWINGS IS IN ADDITION TO ANY BRACING SHOWN ON THE SHOP DRAWINGS.
- PROVIDE 2x4 CONTINUOUS BOTTOM CHORD/ CEILING BRACING AS INDICATED.
- INSTALL STRONG BACKS, BRACING AND/OR BRIDGING PRIOR TO DECK INSTALLATION AND AS TRUSSES ARE ERECTED. FASTEN ALL BRACING TO EACH TRUSS.



NOTE: THIS DIAGRAM IS A SCHEMATIC SHOWING THE APPLICATION OF LOADS STATED HEREIN. LOADS SHALL BE COMBINED AS PROVIDED BY THE GOVERNING BUILDING CODE TO DETERMINE THE MOST UNFAVORABLE EFFECT.

PREFABRICATED ROOF TRUSS DESIGN CRITERIA:

DL = 10 PSF TOP CHORD DL = 10 PSF BOTTOM CHORD
 LL = 20 PSF TOP CHORD LL = 0 PSF BOTTOM CHORD
 WIND LOAD = 142 MPH SNOW, Pg = 5 PSF

DIVISION 06.5 - WOOD SHEATHING

- ALL ROOF AND WALL SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO FRAMING AND END JOINTS SHALL BE STAGGERED. DESIGN IS BASED ON 2-SPAN CONTINUOUS CONDITION. DO NOT USE PANELS LESS THAN 12".
- SHEATHING:
 - ROOF DECKING SHALL BE APA RATED 4020 - 5/8" EXPOSURE 1 PLYWOOD PANELS ATTACHED WITH 8d ANNUAL RING SHANK NAILS (D=0.131, L=2-1/2, TL=1-1/2, H=0.281) AT 6" OC AT SUPPORTED EDGES, NAIL SPACING AT DIAPHRAGM BOUNDARY (EDGE NAILING) IS 6" OC, AND 6" OC IN FIELD. AT PORCHES WITH RAFTER SPACINGS OF 16" OC OR LESS, ATTACH SUPPORTED EDGES AND FIELD OF PANEL TO FRAMING WITH NAILS AT 6" OC. SUPPORT ALL PANEL EDGES PER DET 2/5302. LRFD WIND LOAD CAPACITY = 505 PSF (SDPWS TABLE 3.2.2 - STRENGTH AXIS PERPENDICULAR TO SUPPORTS).
 - EXTERIOR WALL SHEATHING SHALL BE APA RATED 24/16 - 7/16" EXPOSURE 1 PLYWOOD PANELS ATTACHED WITH 8d ANNUAL RING SHANK NAILS (D=0.131, L=2-1/2, TL=1-1/2, H=0.281) AT 6" OC AT SUPPORTED EDGES, NAIL SPACING AT DIAPHRAGM BOUNDARY IS 6" OC, AND 6" OC IN FIELD (UNO). LRFD WIND LOAD CAPACITY = 260 PSF (SDPWS TABLE 3.2.1A - STRENGTH AXIS PERPENDICULAR TO SUPPORTS). REF ELEVATION 11/5303 FOR CONSTRUCTION.
 - WHERE NOTED OTHERWISE, FLOOR SHEATHING SHALL BE SINGLE-LAYER STRAIGHT LUMBER. LUMBER SHALL BE MINIMUM 1" THICK NOMINAL SHEATHING BOARDS OR MINIMUM 2" THICK NOMINAL LUMBER LATH PERPENDICULAR TO SUPPORTS. END JOINTS IN ADJACENT BOARDS SHALL BE SEPARATED BY AT LEAST ONE JOIST SPACE AND THERE SHALL BE AT LEAST TWO BOARDS BETWEEN JOINTS ON THE SAME SUPPORT. ATTACH 1x LUMBER TO INTERMEDIATE AND END SUPPORTS USING A MINIMUM OF (3) 8d COMMON NAILS. ATTACH 2x LUMBER TO INTERMEDIATE AND END SUPPORTS USING A MINIMUM OF (3) 16d COMMON NAILS.
- OPENINGS IN THE FLOOR OR ROOF DECK WITH A DIMENSION PERPENDICULAR TO THE JOISTS GREATER THAN 4 FEET SHALL BE BLOCKED BEYOND THE HEADERS AND METAL TIES NOT LESS THAN 16 GAGE BY 1-1/2" WIDE WITH (8) 16d COMMON NAILS ON EACH SIDE OF THE HEADER-JOIST INTERSECTION SHALL BE PROVIDED.

DIVISION 08.1 - PROTECTION OF OPENINGS

- GLAZING IN BUILDINGS LOCATED WITHIN 1 MILE OF THE COASTAL MEAN HIGH WATER LINE WHERE THE ULTIMATE DESIGN WIND SPEED (V_{ult}) IS 130 OR GREATER OR IN AREAS WHERE THE ULTIMATE DESIGN WIND SPEED (V_{ult}) IS 140 MPH OR GREATER SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT RESISTANT STANDARD OR ASTM E 1886 AND ASTM E 1996 AND AS FOLLOWS:
 - GLAZED OPENINGS LOCATED WITHIN 30 FEET OF GRADE SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996.
 - GLAZED OPENINGS LOCATED MORE THAN 30 FEET ABOVE GRADE SHALL MEET THE PROVISIONS OF THE SMALL MISSILE TEST OF ASTM E 1996.

DIVISION 31.1 - EARTHWORK AND FOUNDATIONS

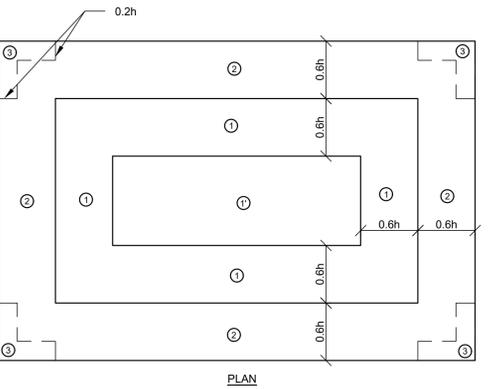
- FOUNDATIONS ARE DESIGNED FOR THE ALLOWABLE SOIL BEARING PRESSURES LISTED BELOW. THE OWNER SHALL BE RESPONSIBLE FOR ENGAGING A TESTING AGENCY TO VERIFY THE SOIL BEARING CAPACITY AND PROVIDE A GEOTECHNICAL INVESTIGATION PER THE REQUIREMENTS OF SECTION 1803 OF THE IBC.
 - BUILDING FOUNDATION LOAD-BEARING VALUES (REF 2021 IBC §1806.2):
 - VERTICAL FOUNDATION PRESSURE: 2000 PSF NET
 - COEFFICIENT OF FRICTION: 0.25
 - WEIGHT OF SOIL: 110 PCF
 - MASONRY RETAINING WALL LOAD-BEARING VALUES:
 - VERTICAL FOUNDATION PRESSURE: 2000 PSF NET
 - AT REST EQUIVALENT FLUID PRESSURE: 60 PSF/FT
 - LATERAL BEARING PRESSURE: 330 PSF/FT BELOW GRADE
 - COEFFICIENT OF FRICTION: 0.40
- CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT AND ADHERE TO ALL RECOMMENDATIONS WITHIN INCLUDING THE DIRECTION OF SOILS AT THE DRIVING PAD.
- FILLS PLACED BENEATH THE SLAB OR FOOTINGS SHALL BE COMPACTED PER THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.
- BEARING ELEVATIONS OF FOOTINGS SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING ANY CONCRETE.
- ALL SOILS WORK, INCLUDING BACKFILL OF UTILITY TRENCHES AND THE VERIFICATION OF BEARING CAPACITY OF SOIL SHALL BE UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER. PROXIMITY OF UTILITY TRENCHES TO BUILDING FOUNDATION SYSTEM SHALL BE AS APPROVED BY THE SOILS ENGINEER TO INSURE INTEGRITY OF THE BEARING SOILS.
- FLOOR SLABS SHALL BEAR ON 4 INCHES OF DRAINAGE LAYER. THIS DRAINAGE LAYER SHALL CONSIST OF COMPACTED GRAVEL OR CLEAN SAND. THE MOISTURE RETARDER SHALL BE PLACED BETWEEN THE DRAINAGE LAYER AND THE SLAB.
- NO FOUNDATION CONCRETE SHALL BE INSTALLED UNTIL ALL FOUNDATION WORK HAS BEEN COORDINATED WITH UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ALL CONFLICTS THAT EXIST BETWEEN FOOTINGS AND UTILITIES PRIOR TO CONSTRUCTION.
- ALL FOUNDATIONS, OR PORTIONS THEREOF, BELOW GRADE MAY BE EARTH FORMED BY NEAT EXCAVATIONS. BACKFILL BEHIND RETAINING WALLS SHALL BE WITH AN ENGINEERED FILL PER THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.
- HEAVY EQUIPMENT SHOULD NOT BE ALLOWED WITHIN 8 FEET OF ANY EARTH RETAINING WALL. USE ONLY HAND OPERATED VIBRATORY COMPACTORS FOR COMPACTING BEHIND RETAINING WALLS.
- STEM WALLS RESTRAINED BY UPPER SLABS SHALL BE BRACED AGAINST OVERTURNING AND SLIDING DURING CONSTRUCTION.
- UNLESS OTHERWISE SHOWN, ALL FOOTINGS SHALL BE CENTERED ON WALLS AND/OR COLUMNS.
- THE CONTRACTOR SHALL DETERMINE THE EXTENT OF CONSTRUCTION Dewatering REQUIRED FOR THE EXCAVATION. THE CONTRACTOR SHALL SUBMIT TO THE GEOTECHNICAL ENGINEER FOR REVIEW THE PROPOSED PLAN FOR CONSTRUCTION Dewatering.
- FOOTINGS SHALL NOT BE PLACED ON FROZEN SUBGRADE OR IN STANDING WATER.

ABBREVIATIONS:

ARCH	-	ARCHITECTURAL	EOS	-	EDGE OF SLAB	LG	-	LONG	SEC	-	SECTION
BC	-	BOTTOM CHORD	EQ	-	EQUAL	LLH	-	LONG LEG HORIZONTAL	SHT	-	SHEET
BLOG	-	BUILDING	EW	-	EACH WAY	LLV	-	LONG LEG VERTICAL	SIM	-	SIMILAR
BRG	-	BEARING	EX	-	EXISTING	LLB	-	LONG LEG BACK TO BACK	STD	-	STANDARD
BTM	-	BOTTOM	EXP ANCH	-	EXPANSION ANCHOR	MAX	-	MAXIMUM	T&B	-	TOP & BOTTOM
CC	-	CENTER TO CENTER	EXP JT	-	EXPANSION JOINT	MECH	-	MECHANICAL	TBV	-	TO BE VERIFIED
CFSSF	-	COLD FORMED STRUCTURAL STEEL FRAMING	EXT	-	EXTERIOR	MO	-	MASONRY OPENINGS	TOF	-	TOP OF FOOTINGS
CL	-	CENTER LINE	FDN	-	FOUNDATION	NIC	-	MINIMUM	TOM	-	TOP OF MASONRY
CLR	-	CLEAR COVER	FFE	-	FINISHED FLOOR ELEVATION	NIN	-	NOT IN CONTACT	TOS	-	TOP OF STEEL
COL	-	COLUMN	FCC	-	FACE OF CONCRETE	NFS	-	NOT TO SCALE	TOW	-	TOP OF WALL
CONT	-	CONTINUOUS	FRT	-	FACE OF RETARDANT	TYP	-	TYPICAL	UNO	-	UNLESS NOTED OTHERWISE
DET	-	DETAIL	FOS	-	FACE OF STEEL	O/O	-	OUT TO OUT	VERT	-	VERTICAL
DFE	-	DESIGN FLOOD ELEVATION	GALV	-	GALVANIZED	PAF	-	POWDER ACTUATED FASTENER	VIF	-	VERIFY IN FIELD
DWG	-	DRAWING	HORIZ	-	HORIZONTAL	PT	-	PRESSURE TREATED	WSP	-	WOOD STRUCTURAL PANEL
EA	-	EACH	HSB	-	HIGH STRENGTH BOLT	REF	-	REFERENCED	WFP	-	WORKING POINT
EF	-	END FACE	INT	-	INTERIOR	REIN	-	REINFORCE / REINFORCING	WWR	-	WELDED WIRE REINFORCING
ELEV	-	ELEVATION	JST	-	JOIST	REQD	-	REQUIRED		-	

STRUCTURAL DRAWINGS

S001 GENERAL NOTES
 S002 QUALITY ASSURANCE PLAN
 S101 FOUNDATION/SLAB PLAN - HALL
 S102 ROOF FRAMING PLAN - HALL
 S103 FOUNDATION AND ROOF PLANS - CONCESSIONS
 S301 TYPICAL DETAILS
 S302 SECTIONS AND DETAILS
 S303 SECTIONS AND DETAILS
 S304 SECTIONS AND DETAILS
 S305 SECTIONS AND DETAILS
 S306 SECTIONS AND DETAILS



WIND ZONE DIAGRAM AT ROOF, θ ≤ 7° (TO BE USED WITH COMPONENTS AND CLADDING CHART)

#	DESCRIPTION	DATE
1.	FASTENING SCHEDULE - REF IBC TABLE 2304.10.2	
1.	BLOCKING BETWEEN CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR FRAMING BELOW	3-16d TN, EA BLK
	BLOCKING BETWEEN RAFTERS OR TRUSSES TO RAFTER OR TRUSS	2-8d TN
	FLAT BLOCKING TO TRUSS AND WEB FILLER	16d FN AT 6" OC
2.	CEILING JOIST TO TOP PLATE	3-8d TN
3.		

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SECTION 1705.3 -- CONCRETE CONSTRUCTION				
TYPE	FREQUENCY OF INSPECTION		REFERENCED STANDARD ^a	IBC REFERENCE
	CONTINUOUS	PERIODIC		
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	-	X	ACI 318: CH. 20, 25.2, 25.3, 26.6.1-26.6.3	-
2. WELDING OF REINFORCING BARS:				
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706	-	X		-
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"	-	X	AWS D1.4, ACI 318: 26.6.4	
C. INSPECT ALL OTHER WELDS	X	-		
3. INSPECT ANCHORS CAST IN CONCRETE	-	X	ACI 318: 17.8.2	-
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS ^b :				
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	X	-	ACI 318: 17.8.2.4	-
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a	-	X	ACI 318: 17.8.2	
5. VERIFY USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2,
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X	-	ASTM C172, ASTM C31, ACI 318: 26.5, 26.12	-
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	-	ACI 318: 26.5	-
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	-	X	ACI 318: 26.5.3 - 26.5.5	-
9. INSPECT PRESTRESSED CONCRETE FOR:				
A. APPLICATION OF PRESTRESSING FORCES; AND	X	-		-
B. GROUTING OF BONDED PRESTRESSING TENDONS	X	-	ACI 318: 26.10	-
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS	-	X	ACI 318: CH. 26.9	-
11. FOR PRECAST CONCRETE DIAPHRAGM CONNECTIONS OR REINFORCEMENT AT JOINTS CLASSIFIED AS MODERATE OR HIGH DEFORMABILITY ELEMENTS (MDE OR HDE) IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F, INSPECT SUCH CONNECTIONS AND REINFORCEMENT IN THE FIELD FOR:				
A. INSTALLATION OF THE EMBEDDED PARTS	X	-	ACI 550.5	
B. COMPLETION OF THE CONTINUITY OF REINFORCEMENT ACROSS JOINTS.	X	-		
C. COMPLETION OF CONNECTIONS IN THE FIELD.	X	-		
12. INSPECT INSTALLATION TOLERANCES OF PRECAST CONCRETE DIAPHRAGM CONNECTIONS FOR COMPLIANCE WITH ACI 550.5.	-	X	ACI 318: CH. 26.13.1.3	-
13. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X	ACI 318: 26.11.2	-
14. INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED	-	X	ACI 318: 26.11.1.2(b)	-

a. WHERE APPLICABLE, SEE ALSO SECTION 1705.13, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
b. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES, WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF WORK.

SECTION 1705.4 -- MASONRY CONSTRUCTION			
TYPE	FREQUENCY (a)	REFERENCE FOR CRITERIA	
		LEVEL 2	TMS 402 / TMS 602
1. AS MASONRY CONSTRUCTIONS BEGINS VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:			
A. PROPORTIONS OF SITE-MIXED MORTAR	P		Art. 2.1, 2.6 A, & 2.6 C
B. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES	P		Art. 2.4 B, & 2.4 H
C. GRADE, TYPE, AND SIZE OF REINFORCEMENT, CONNECTORS, ANCHO BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES	P		Art. 3.4, & 3.6 A
D. PRESTRESSING TECHNIQUE	P		Art. 3.6 B
E. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY	C ^(b) / P ^(c)		Art. 2.1 C.1
F. SAMPLE PANEL CONSTRUCTION	P		Art. 1.6 D
2. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:			
A. GROUT SPACE	P		Art. 3.2 D & 3.2 F
B. PLACEMENT OF PRESTRESSING TENDONS AND ANCHORAGES	P	Sec. 10.8 & 10.9	Art. 2.4 & 3.6
C. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND ANCHOR BOLTS	P	Sec. 6.1, 6.3.1, 6.3.6, & 6.3.7	Art. 3.2 E & 3.4
D. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.	P		Art. 2.6 B & 2.4 G.1.b
3. VERIFY COMPLIANCE OF THE FOLLOWING DURING CONSTRUCTION:			
A. MATERIALS AND PROCEDURES WITH THE APPROVED SUBMITTALS	P		Art. 1.5
B. PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONSTRUCTION	P		Art. 3.3 B
C. SIZE AND LOCATION OF STRUCTURAL MEMBERS	P		Art. 3.3 F
D. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION.	P	Sec. 1.2.1(e), 6.2.1	
E. WELDING OF REINFORCEMENT	C	Sec. 6.1.6.1.2	
F. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPS BELOW 40°F (4.4°C)) OR HOT WEATHER (TEMPS ABOVE 90°F (32.2°C))	P		Art. 1.8 C & 1.8 D
G. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE	C		Art. 3.6 B
H. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE.	C		Art. 3.5 & 3.6 C
I. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS	C ^(b) / P ^(c)		Art. 3.3 B.9 & 3.3 F.1.b
4. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMEN, AND/OR PRISMS	P		Art. 1.4 B.2.a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 B.3, & 1.4 B.4

a. FREQUENCY REFERS TO THE FREQUENCY OF INSPECTION, WHICH MAY BE CONTINUOUS DURING THE LISTED TASK OR PERIODICALLY DURING THE LISTED TASK, AS DEFINED IN THE TABLE.
NR = NOT REQUIRED, P = PERIODIC, C = CONTINUOUS
b. REQUIRED FOR THE FIRST 5000 SQUARE FEET (465 SQUARE METERS) OF AAC MASONRY.
c. REQUIRED AFTER THE FIRST 5000 SQUARE FEET (465 SQUARE METERS) OF AAC MASONRY.

SECTION 1705.6 -- SOILS			
TYPE	FREQUENCY OF INSPECTION		REFERENCED STANDARD
	CONTINUOUS	PERIODIC	
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X	
4. DURING FILL PLACEMENT, VERIFY USE OF PROPER MATERIALS AND PROCEDURES IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. VERIFY DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-	
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X	

STATEMENT OF SPECIAL INSPECTIONS:

- THE STATEMENT OF SPECIAL INSPECTIONS OUTLINED IN THIS SECTION, AS SPECIFIED BY CHAPTER 17 OF THE 2021 IBC, REQUIRES THAT THE OWNER EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS LISTED IN THE TABLE ON THIS SHEET. A REPORT SHALL BE FURNISHED TO THE BUILDING OFFICIAL AND THE APPROPRIATE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE UPON THE COMPLETION EACH INSPECTION. UPON COMPLETION OF ALL SPECIAL INSPECTIONS A FINAL REPORT DOCUMENTING THE REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.
- CONTRACTOR SHALL SUBMIT WRITTEN STATEMENT OF RESPONSIBILITY ACCORDING TO THE REQUIREMENTS LISTED IN SECTION 1704.4 OF THE IBC TO THE BUILDING OFFICIAL, OWNER, AND ENGINEER OF RECORD.
- ALL STRUCTURAL COMPONENTS AND STRUCTURAL SYSTEMS SHALL BE TESTED AND INSPECTED ACCORDING TO THE APPROPRIATE CODE SPECIFICATIONS LISTED IN THE TABLES ON THIS SHEET.
- WORK DONE IN FABRICATOR SHOP REQUIRES INSPECTOR UNLESS THE FABRICATOR IS REGISTERED AND APPROVED ACCORDING TO IBC 1704.2.5.1. WHERE FABRICATOR IS APPROVED, PROVIDE FABRICATOR CERTIFICATION DOCUMENT. AT COMPLETION OF FABRICATION, SUBMIT CERTIFICATE OF COMPLIANCE TO BUILDING OFFICIAL STATING WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
- SPECIAL INSPECTIONS NOTED AS "PERIODIC": THE INSPECTIONS AGENCY'S PART-TIME OR INTERMITTENT OBSERVATION OF WORK DURING CONSTRUCTION BY BEING PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED, AND OBSERVATION UPON COMPLETION OF THE WORK.
- SPECIAL INSPECTIONS NOTED AS "CONTINUOUS": THE INSPECTION AGENCY'S FULL-TIME OBSERVATION OF WORK BY BEING PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED.
- STRUCTURAL OBSERVATIONS DURING CONSTRUCTION WILL NOT BE PERFORMED BY THE STRUCTURAL ENGINEER OF RECORD UNLESS SPECIFICALLY REQUESTED BY THE CLIENT.
- WIND AND SEISMIC FORCE RESISTING SYSTEM: SPECIAL REINFORCED MASONRY SHEAR WALLS AND CANTILEVERED TIMBER FRAMES

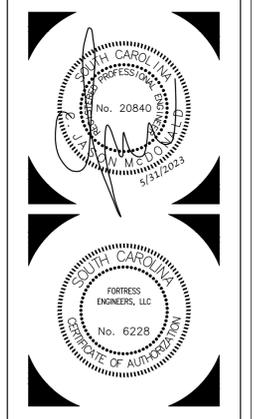
SECTION 1705.12.3 -- SPECIAL INSPECTIONS FOR WIND RESISTING COMPONENTS			
VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION		REFERENCED STANDARD
	CONTINUOUS	PERIODIC	
1. ROOF COVERING, ROOF DECK, AND ROOF FRAMING CONNECTIONS.	-	X	
2. EXTERIOR WALL COVERING AND WALL CONNECTIONS TO ROOF AND FLOOR DIAPHRAGMS AND FRAMING.	-	X	

SECTION 1705.13.2 -- STRUCTURAL WOOD SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE			
TYPE	FREQUENCY OF INSPECTION		REFERENCED STANDARD
	CONTINUOUS	PERIODIC	
1. INSPECTION OF FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM.	X	-	
2. INSPECTION OF NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLD-DOWNS.	-	X	

SECTION 1705.13.5 -- ARCHITECTURAL COMPONENTS FOR SEISMIC RESISTANCE		SECTION 1705.13.6 -- MEP COMPONENTS FOR SEISMIC RESISTANCE		IBC REFERENCE
REQUIRED VERIFICATION AND INSPECTION		FREQUENCY OF INSPECTION		
		CONTINUOUS	PERIODIC	
1. ERECTION AND FASTENING OF EXTERIOR CLADDING, INTERIOR AND EXTERIOR NONBEARING WALLS, AND INTERIOR AND EXTERIOR VENEER IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY D, E, OR F.		-	X	1705.13.5
1. ANCHORAGE OF ELECTRICAL EQUIPMENT FOR EMERGENCY AND STANDBY POWER SYSTEMS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F.				
2. ANCHORAGE OF OTHER ELECTRICAL EQUIPMENT IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY E OR F.				
3. INSTALLATION AND ANCHORAGE OF PIPING SYSTEMS DESIGNED TO CARRY HAZARDOUS MATERIALS AND THEIR ASSOCIATED MECHANICAL UNITS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F.				
4. INSTALLATION AND ANCHORAGE OF DUCTWORK DESIGNED TO CARRY HAZARDOUS MATERIALS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F.				
5. INSTALLATION AND ANCHORAGE OF VIBRATION ISOLATION SYSTEMS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F WHERE THE APPROVED CONSTRUCTION DOCUMENTS REQUIRE A NOMINAL CLEARANCE OF 1/4 INCH (6.4 MM) OR LESS BETWEEN THE EQUIPMENT SUPPORT FRAME AND RESTRAINT.			X	1705.13.6
6. INSTALLATION OF MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING DUCT WORK, PIPING SYSTEMS AND THEIR STRUCTURAL SUPPORTS, WHERE AUTOMATIC SPRINKLER SYSTEMS ARE INSTALLED IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F TO VERIFY ONE OF THE FOLLOWING: 6.1. MINIMUM CLEARANCES HAVE BEEN PROVIDED AS REQUIRED BY SECTION 13.2.3 ASCE/SEI 7. 6.2. A NOMINAL CLEARANCE OF NOT LESS THAN 3 INCHES (76 MM) HAS BEEN PROVIDED BETWEEN AUTOMATIC SPRINKLER SYSTEM DROPS AND SPRIGS AND: STRUCTURAL MEMBERS NOT USED COLLECTIVELY OR INDEPENDENTLY TO SUPPORT THE SPRINKLERS; EQUIPMENT ATTACHED TO THE BUILDING STRUCTURE; AND OTHER SYSTEMS' PIPING.				



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#	DESCRIPTION	DATE

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CONSTRUCTION DOCUMENTS

QUALITY ASSURANCE PLAN

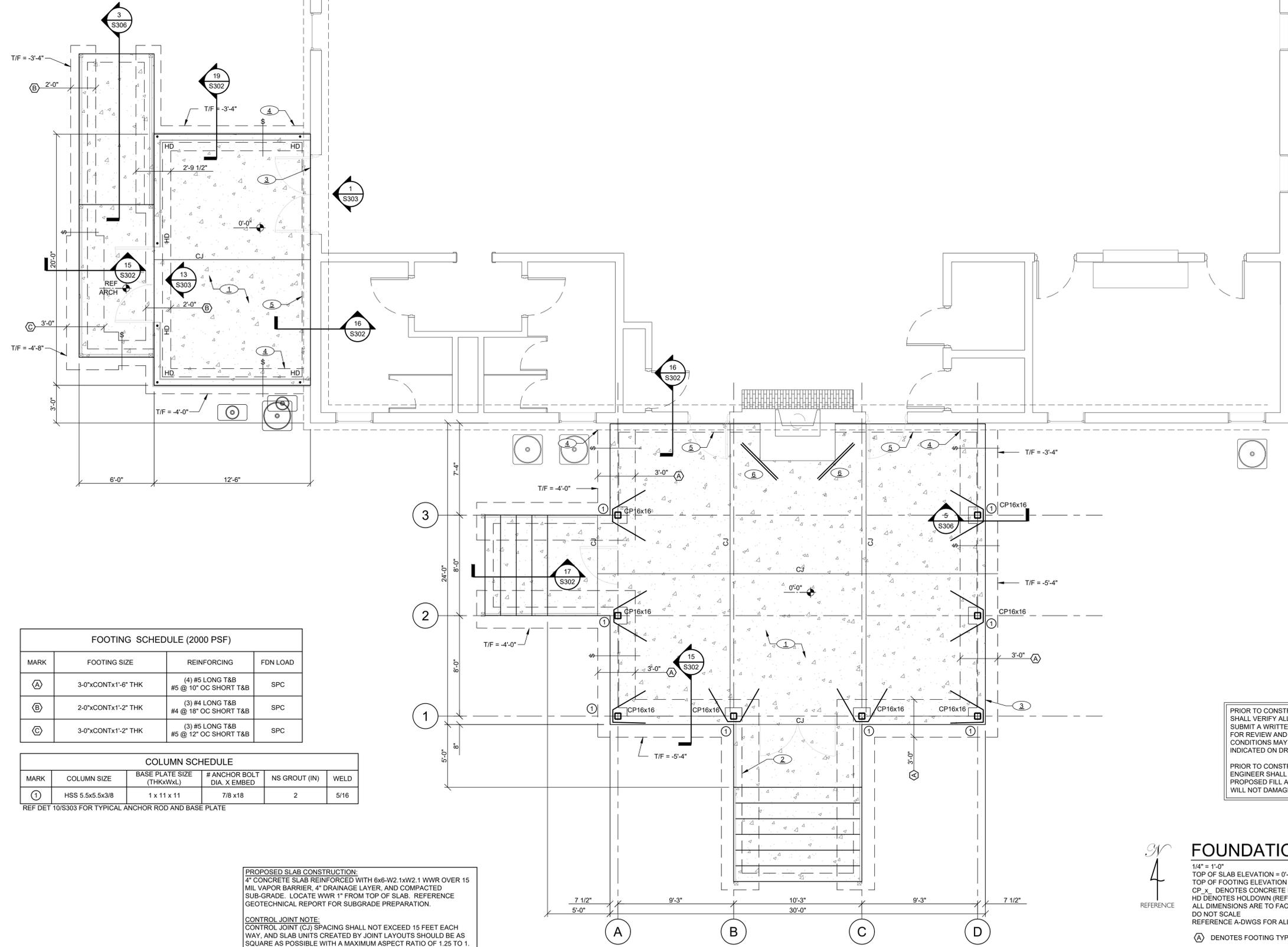
Project Number: 21081
Date: MAY 31, 2023
Drawn By: mjym/CJM

S002

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SHEET NOTES:

- ① 4" CONCRETE SLAB, REF NOTES THIS SHEET
- ② 8" CMU WALL, #5 @ 16" OC EW - CENTERED
- ③ EDGE OF SLAB
- ④ MATCH EXISTING TOP OF FOOTING, TIE FOOTINGS WITH (2) #5x24" LG WITH 6" EMBED IN HILTI HIT-HY 200 ADHESIVE ANCHORING SYSTEM
- ⑤ 8x8 TURNDOWN W/ (1) #5 CONT
- ⑥ (2) #4 x48" @ MID-DEPTH OF SLAB



FOOTING SCHEDULE (2000 PSF)			
MARK	FOOTING SIZE	REINFORCING	FDN LOAD
A	3'-0"xCONTx1'-6" THK	(4) #5 LONG T&B #5 @ 10" OC SHORT T&B	SPC
B	2'-0"xCONTx1'-2" THK	(3) #4 LONG T&B #4 @ 18" OC SHORT T&B	SPC
C	3'-0"xCONTx1'-2" THK	(3) #5 LONG T&B #5 @ 12" OC SHORT T&B	SPC

COLUMN SCHEDULE					
MARK	COLUMN SIZE	BASE PLATE SIZE (THKxWxL)	# ANCHOR BOLT DIA. X EMBED	NS GROUT (IN)	WELD
①	HSS 5.5x5.5x3/8	1 x 11 x 11	7/8 x18	2	5/16

REF DET 10/S303 FOR TYPICAL ANCHOR ROD AND BASE PLATE

PROPOSED SLAB CONSTRUCTION:
4" CONCRETE SLAB REINFORCED WITH 6x6-W2.1xW2.1 WWR OVER 15 MIL VAPOR BARRIER, 4" DRAINAGE LAYER, AND COMPACTED SUB-GRADE. LOCATE WWR 1" FROM TOP OF SLAB. REFERENCE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION.

CONTROL JOINT NOTE:
CONTROL JOINT (CJ) SPACING SHALL NOT EXCEED 15 FEET EACH WAY, AND SLAB UNITS CREATED BY JOINT LAYOUTS SHOULD BE AS SQUARE AS POSSIBLE WITH A MAXIMUM ASPECT RATIO OF 1.25 TO 1. (REFERENCE DETAIL 1/S301)

PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SUBMIT A WRITTEN REPORT TO THE A/E TEAM FOR REVIEW AND INSTRUCTION. ACTUAL FIELD CONDITIONS MAY VARY FROM INFORMATION INDICATED ON DRAWINGS.

PRIOR TO CONSTRUCTION, A GEOTECHNICAL ENGINEER SHALL BE ENGAGED TO VERIFY THE PROPOSED FILL AND FOUNDATION SYSTEM WILL NOT DAMAGE THE EXISTING BUILDING.

FOUNDATION/SLAB PLAN - HALL

1/4" = 1'-0"
TOP OF SLAB ELEVATION = 0'-0" = 31.5' MATCH EXISTING (DATUM)
TOP OF FOOTING ELEVATION = VARIES (FIELD COORD WITH FINAL GRADE)
CP_x DENOTES CONCRETE PIER, REF SEC 19/S306
HD DENOTES HOLD-DOWN (REF DET 14/S303)
ALL DIMENSIONS ARE TO FACE OF CMU/ EDGE OF CONCRETE (UNO)
DO NOT SCALE
REFERENCE A-DWGS FOR ALL DIMENSIONS NOT ON PLAN

① DENOTES FOOTING TYPE, REF SCHE ON THIS SHEET

② DENOTES SHEET NOTE, REF SCHE ON THIS SHEET

#-#-# TOP OF CONCRETE SLAB ELEVATION

§ DENOTES FOOTING STEP, FIELD COORD LOCATIONS (REF DET 18/S302)

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5/31/2023

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No. 6228
5/31/2023

RAVENEL COMMUNITY HALL ADD & CONCESSIONS BLDG

5701 CORNERS STREET
RAVENEL, SC 29470

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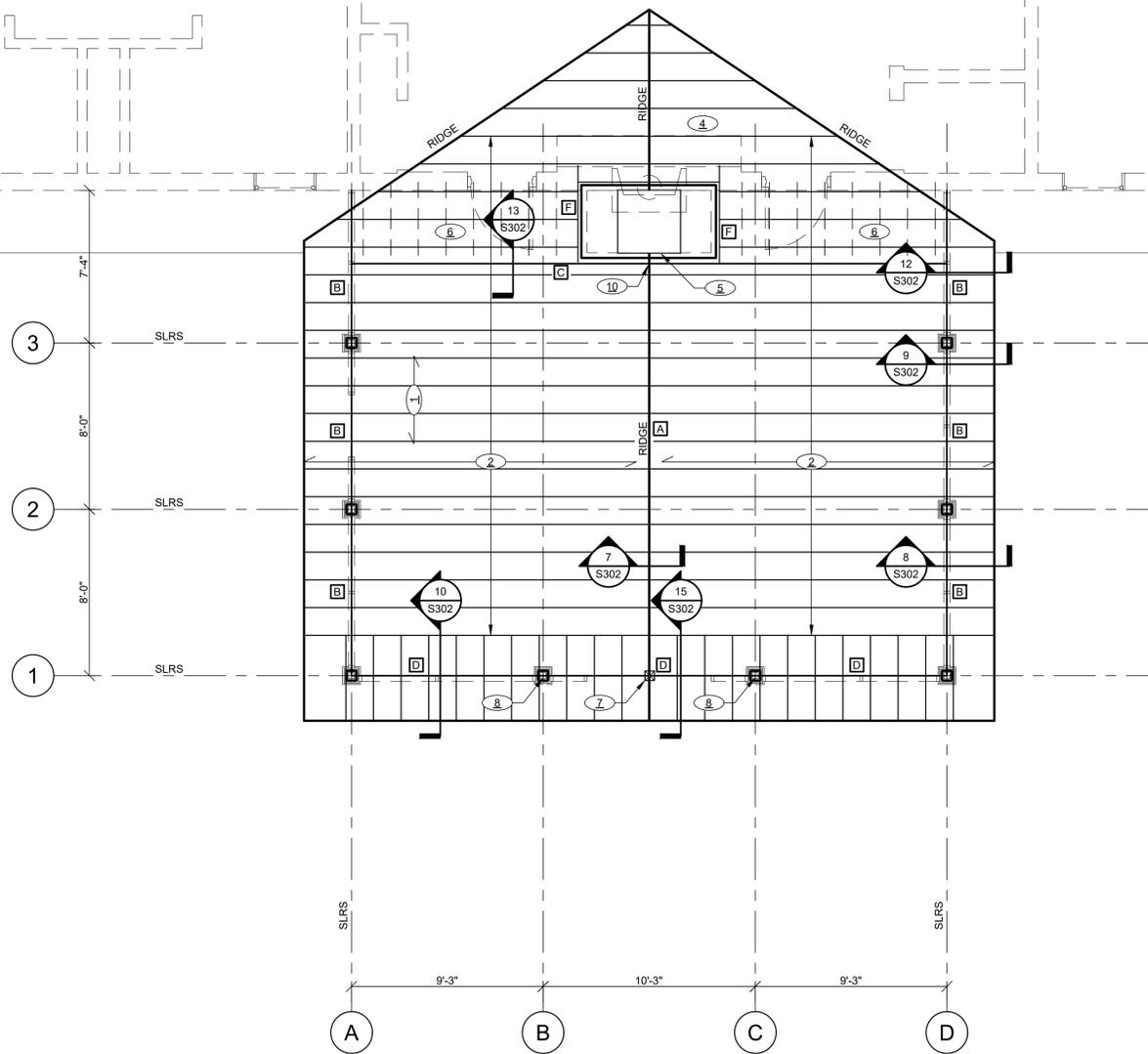
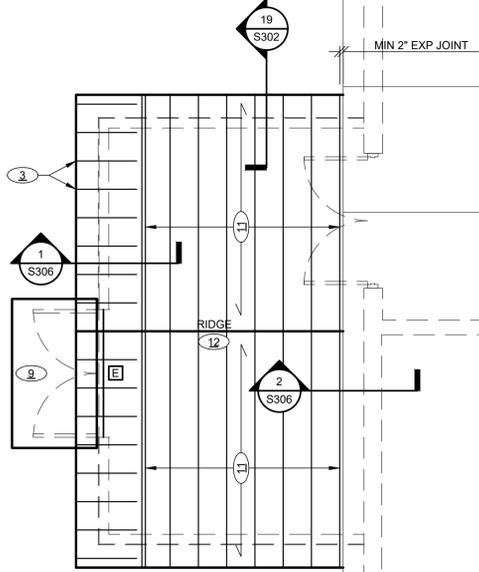
FOUNDATION/SLAB PLAN
HALL

Project Number: 21081
Date: MAY 31, 2023
Drawn By: mjym/CJM

S101

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- SHEET NOTES:**
- 1 5/8" EXP 1 WSP (REF GEN NOTES FOR ATTACHMENT)
 - 2 2x8 PORCH RAFTERS WITH LRU26Z @ 16" OC
 - 3 2x8 OUTRIGGERS WITH LU26 @ 16" OC
 - 4 OVERFRAMING (REF DET 11/S302)
 - 5 MIN 3" STRUCTURAL EXPANSION JOINT AT CHIMNEY
 - 6 2x CEILING JOISTS @ 16" OC
 - 7 6x6 WOOD POST W/ ECCO46-SDS2.5 COL CAP (TOP) AND CCO46-SDS2.5 COL CAP (BTM)
 - 8 EXTEND TIMBER COL TO UNDERSIDE OF DBL PLATE
 - 9 PE AWNING BY OTHERS
 - 10 RIDGE BEAM TO TRUSS: HGUS412
 - 11 2x8 RAFTERS @ 16" OC W/ 2x6 CLG JOIST
 - 12 REF DET 6/S303 FOR RIDGE CONSTRUCTION



PORCH BEAM SCHEDULE				
MARK	SIZE	NJ	NK	COMMENTS
A	2-PLY 1.75x16 2.0E LVL	-	-	RIDGE BEAM
B	3-PLY 2x12	-	-	--
C	GIRDER TRUSS	-	-	--
D	PT 6x10 SYP #1	-	-	--
E	3-PLY 2x8	1	3	--
F	2-PLY 2x10	-	-	U28, EA END

- NOTES:**
1. REF DETAIL 3/S302 FOR TYPICAL BEAM CONFIGURATION
 2. REF DETAIL 5/S302 FOR TYPICAL HEADER CONFIGURATION

PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SUBMIT A WRITTEN REPORT TO THE A/E TEAM FOR REVIEW AND INSTRUCTION. ACTUAL FIELD CONDITIONS MAY VARY FROM INFORMATION INDICATED ON DRAWINGS.

3/4
4
REFERENCE

ROOF FRAMING PLAN - HALL

1/4" = 1'-0"
 PORCH RAFTER BRG ELEVATION = +9'-7"
 SLRS DENOTES SEISMIC LATERAL FORCE RESISTING SYSTEM
 ALL DIMENSIONS ARE TO FACE OF CMU (UNO)
 DO NOT SCALE
 REFERENCE A-DWGS FOR ALL DIMENSIONS NOT ON PLAN
 BEAM REACTIONS ARE ULTIMATE (MIN 6 KIPS UNO)

- 1. DENOTES SHEET NOTE, REF. SCHED. ON THIS SHEET
- ML-# DENOTES LINTEL TYPE, REF. SCHED. ON THIS SHEET
- A DENOTES BEAM TYPE, REF. SCHED. ON THIS SHEET

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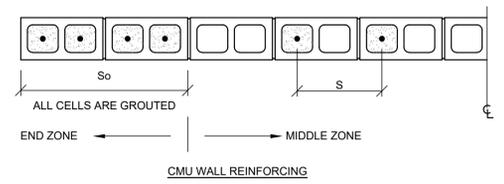
ROOF FRAMING PLAN HALL

Project Number: 21081
 Date: MAY 31, 2023
 Drawn By: mjym/CJM

S102

- SHEET NOTES:**
- 4" CONCRETE SLAB, REF NOTES THIS SHEET
 - 8" CMU WALL, REF SCHED FOR REIN
 - EDGE OF SLAB
 - INSIDE FACE OF STEMWALL
 - 8x8 TIMBER COLUMN
 - 1 COURSE 8" CMU UNDER WALL, GROUT SOLID, REF SEC 4/S304 (COORD LOCATION W/ A-DWGS)
 - 5/8" EXP1 WSP (REF GEN NOTES FOR ATTACHMENT)
 - 2x8 RAFTERS @ 16" OC
 - 2x8 OUTRIGGERS W/ LU28 @ 16" OC
 - SLOPED CONC BEAM @ UNDERSIDE OF RAFTERS
 - CMU BOND BEAM @ UNDERSIDE OF RAFTERS
 - 2x PORCH RAFTERS @ 16" OC
 - REF DET 5/S304 FOR CORNER CONN

WALL ID	CMU SIZE (IN)	GROUT SOLID	LEVEL	VERTICAL REINFORCING			HORIZ SEISMIC REINFORCING (UNO)
				S _o BARS		S BARS	
				BARS/CELL	CELLS	SIZE & SPACING	
ALL WALLS	8	NO	ALL	(1) #5	2	#5 @ 40" OC	#5 @ 40" OC

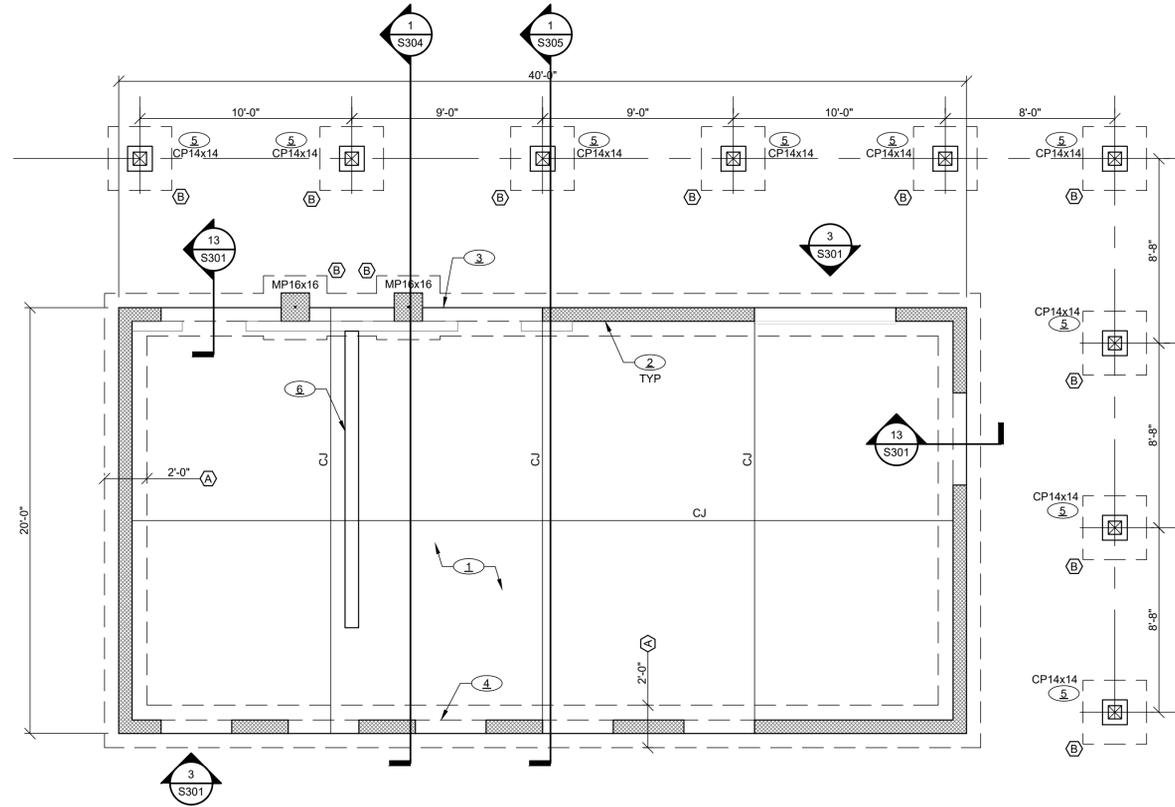


PORCH BEAM SCHEDULE				
MARK	SIZE	NJ	NK	COMMENTS
A	(2) 2x10	-	-	-
B	(2) 2x10	-	-	HIP BEAM
C	(3) 2x6	1	1	-

NOTES:
1. REF DETAIL 3/S302 FOR TYPICAL BEAM CONFIGURATION

CMU LINTEL SCHEDULE						
LINTEL MARK	WALL THICKNESS	CLEAR SPAN	LINTEL DEPTH	BOTTOM REINFORCING	TOP REINFORCING	JAMB REINF EA SIDE
ML-1	8"	4'-4" MAX	16"	(2) #5	-	(2) #5
ML-2	8"	6'-8" MAX	16"	(2) #5	(2) #5	(2) #5

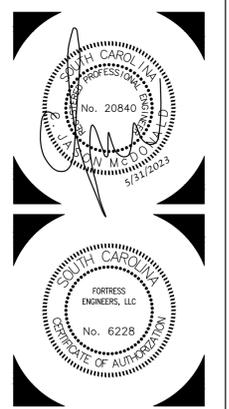
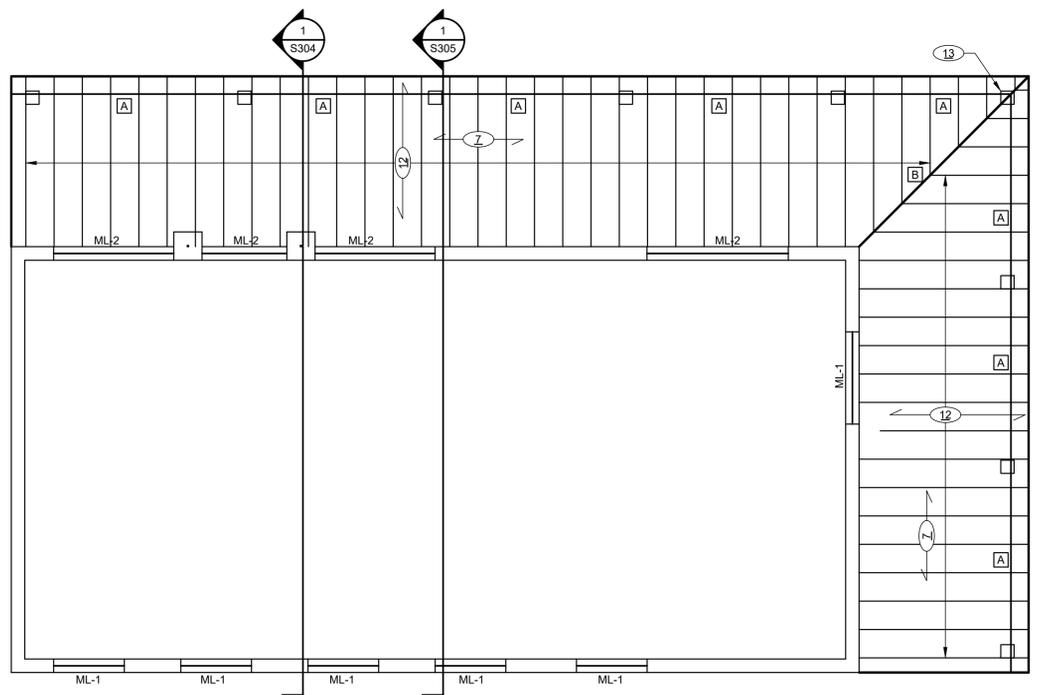
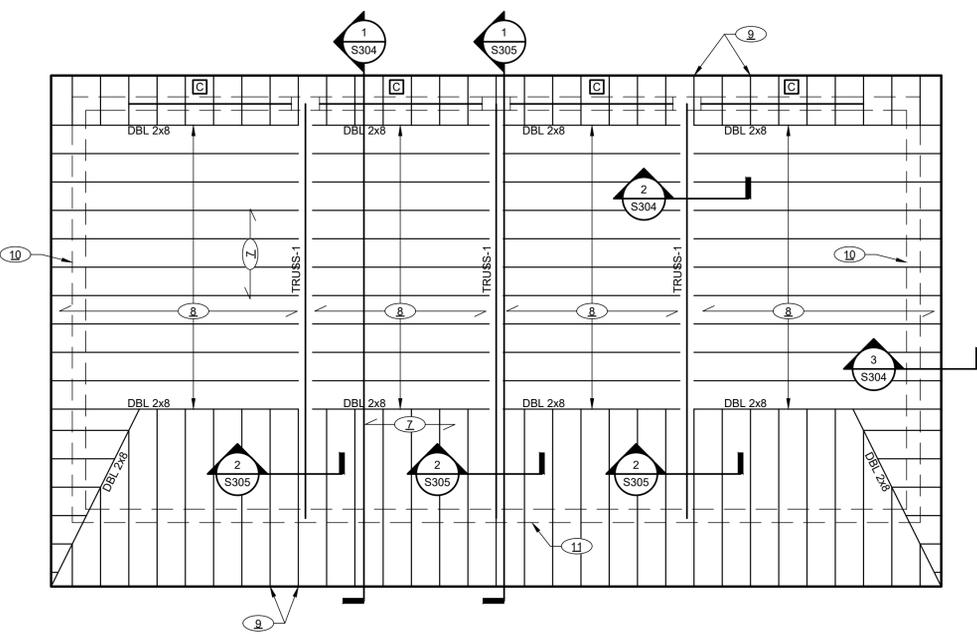
- MASONRY LINTEL NOTES**
- GROUTED LINTEL BLOCKS IN EXTERIOR WALLS SHALL EXTEND A MINIMUM OF 16" BEYOND FACE OF OPENING EACH SIDE. THE FIRST (2) VERTICAL CELLS ON EACH SIDE OF THE OPENING SHALL BE GROUTED AND CONTAIN JAMB REINF AS INDICATED IN THE ABOVE SCHEDULE.
 - GROUT FOR LINTELS SHALL BE PLACED IN SINGLE LIFTS AND WITHOUT COLD JOINTS UNLESS OTHERWISE APPROVED BY THE ENGINEER. USE A FINE GROUT MIX FOR ALL LINTELS OVER 2'-0" DEEP.
 - COORDINATE REINFORCING WITH SHEAR WALL SCHEDULE ON THIS SHEET



PROPOSED SLAB CONSTRUCTION:
4" CONCRETE SLAB REINFORCED WITH 6x6-W2 1xw2.1 WWR OVER 15 MIL VAPOR BARRIER, 4" DRAINAGE LAYER, AND COMPACTED SUB-GRADE. LOCATE WWR 1" FROM TOP OF SLAB. REFERENCE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION.

CONTROL JOINT NOTE:
CONTROL JOINT (CJ) SPACING SHALL NOT EXCEED 15 FEET EACH WAY, AND SLAB UNITS CREATED BY JOINT LAYOUTS SHOULD BE AS SQUARE AS POSSIBLE WITH A MAXIMUM ASPECT RATIO OF 1.25 TO 1. (REFERENCE DETAIL 1/S301)

FOOTING SCHEDULE (2000 PSF)			
MARK	FOOTING SIZE	REINFORCING	MAX COL LOAD
(A)	2'-0"xCONTx1'-0" THK	(3) #4 LONG #4 @ 18" OC SHORT	4 KLF
(B)	3'-0"x3'-0"x12" THK	(4) #4 EW	18 K



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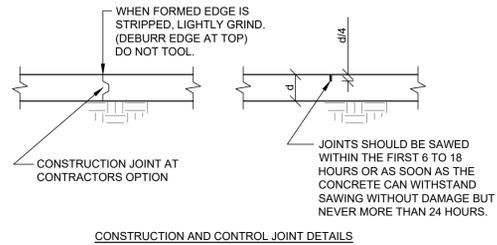
FOUNDATION AND ROOF PLANS - CONCESSIONS

Project Number: 21081
Date: MAY 31, 2023
Drawn By: mjym/CJM

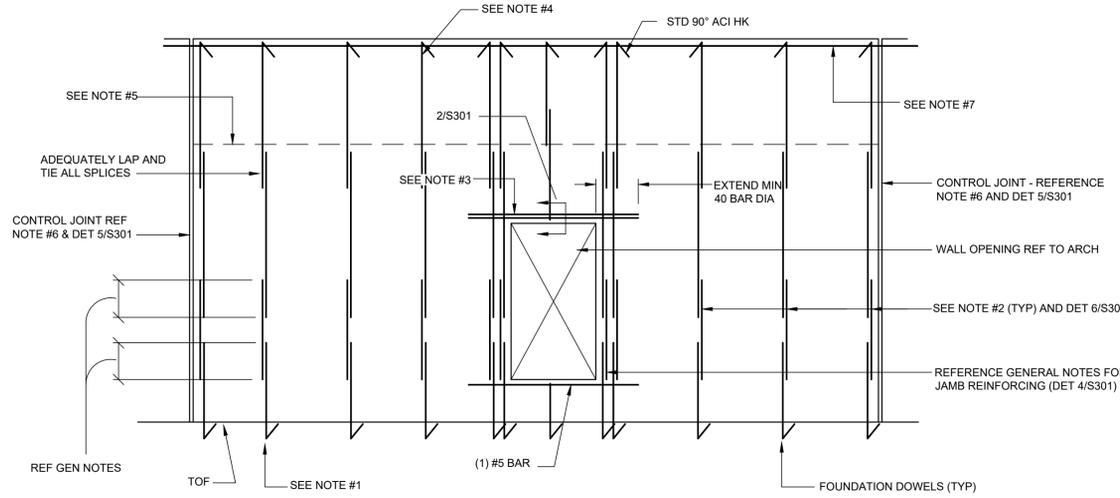
S103

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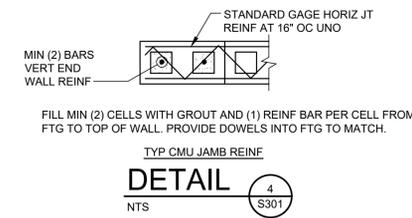
DETAIL 1
NTS S301



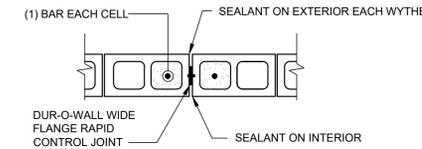
ELEVATION 3
NTS S301

MASONRY WALL REINFORCING NOTES

1. VERTICAL WALL REINFORCING SHALL ALIGN WITH VERTICAL FOUNDATION DOWELS. DOWELS SHALL BE PLACED IN CENTER OF CMU WALL WITH ACI STANDARD LAP. LAP WITH VERTICAL REINF OF CONCRETE STEMWALL.
2. TYPICAL VERTICAL WALL REINFORCEMENT SHALL BE PLACED IN CENTER OF WALL. GROUT CELLS FULL THAT CONTAIN REINFORCEMENT. FOR CLARITY, ALL VERTICAL AND HORIZONTAL REINFORCING IS SHOWN CONTINUOUS, HOWEVER VERTICAL SHALL BE LAPPED AND SPLICED TO ACCOMMODATE MAXIMUM GROUT LIFTS OF 4'-0" AND HORIZONTAL BARS SHALL BE LAPPED AND SPLICED AS REQUIRED. ALL VERTICAL BARS SHALL BE ACCURATELY LOCATED WITHIN THE CELL WITH REBAR POSITIONERS PRIOR TO PLACING GROUT IN CELLS. ALL LAPS SHALL BE PER GENERAL NOTES UNLESS NOTED OTHERWISE.
3. REFERENCE CMU LINTEL SCHEDULE THIS SHEET FOR SIZE, LOCATION AND QUANTITY OF LINTEL REINFORCEMENT.
4. ALL VERTICAL REINFORCING SHALL STOP 2" CLEAR FROM TOP OF WALL UNLESS NOTED.
5. HORIZONTAL JOINT REINFORCING SHALL BE STANDARD TRUSS TYPE AT 16" OC - DISCONTINUE AT CONTROL JOINTS.
6. MASONRY CONTROL JOINTS SHALL BE DISCONTINUOUS AT ALL BOND BEAMS AND SHALL NOT EXTEND BELOW GRADE. COORDINATE EXACT LOCATION OF MASONRY CONTROL JOINTS WITH THE ARCHITECT.
7. REFERENCE SECTIONS AND DETAILS FOR SIZE AND LOCATION OF BOND BEAMS AND QUANTITY OF REINFORCING. PROVIDE CORNER BARS AT ALL BOND BEAM INTERSECTIONS TO MATCH HORIZONTAL REINF.
8. REFERENCE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS IN MASONRY WALLS.

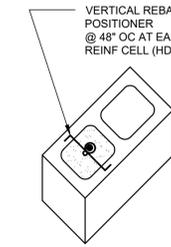


DETAIL 4
NTS S301

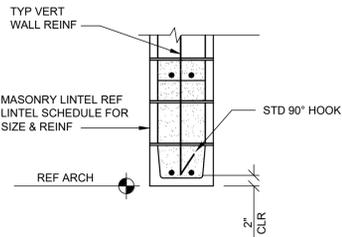


DETAIL 5
N.T.S. S301

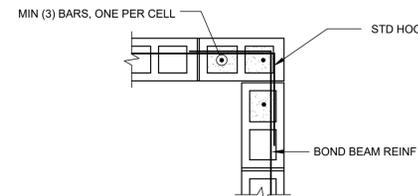
NOTE: COORDINATE CONTROL JOINT LOCATIONS WITH A-DWGS.



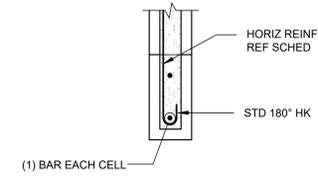
DETAIL 6
N.T.S. S301



DETAIL 2
NTS S301

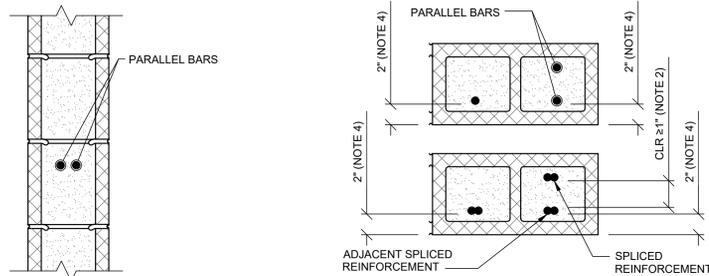


DETAIL 7
NTS S301

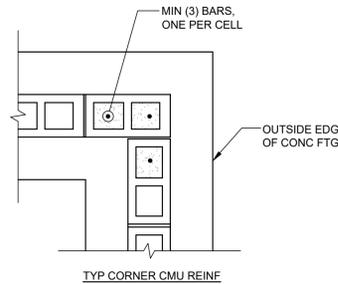


DETAIL 8
NTS S301

- NOTES**
1. THE THICKNESS OF GROUT BETWEEN THE REINFORCEMENT AND MASONRY UNITS SHALL NOT BE LESS THAN 1/4" FOR FINE GROUT OR 1/2" FOR COARSE GROUT. (NOTE, THIS REQUIREMENT DOES NOT APPLY TO THE PRESENCE OF MORTAR PROTRUSIONS).
 2. THE CLEAR DISTANCE BETWEEN PARALLEL BARS SHALL NOT BE LESS THAN THE NOMINAL DIAMETER OF THE BARS (db), NOR LESS THAN 1".
 3. IN COLUMNS AND PILASTERS, THE CLEAR DISTANCE BETWEEN VERTICAL BARS SHALL NOT BE LESS THAN ONE AND ONE-HALF TIMES THE NOMINAL BAR DIAMETER (db), NOR LESS THAN 1 1/2".
 4. REINFORCING BARS SHALL HAVE A MASONRY COVER DISTANCE (WHICH INCLUDES THE UNIT, GROUT, AND MORTAR) OF NOT LESS THAN:
 - 4.1. FOR MASONRY EXPOSED TO EARTH OR WEATHER: 2" FOR BARS LARGER THAN #5 AND 1 1/2" FOR #5 BARS OR SMALLER.
 - 4.2. FOR MASONRY NOT EXPOSED TO EARTH OR WEATHER: 1 1/2".
 5. JOINT REINFORCEMENT SHALL BE FULLY EMBEDDED IN MORTAR OR GROUT WITH A MINIMUM COVER OR 5/8" WHEN EXPOSED TO EARTH OR WEATHER, OR WHEN THE AVERAGE AMBIENT RELATIVE HUMIDITY EXCEEDS 75%. FOR ALL OTHER CASES, THE MINIMUM COVER DISTANCE IS REQUIRED TO BE 1/2".



DETAIL 9
NTS S301



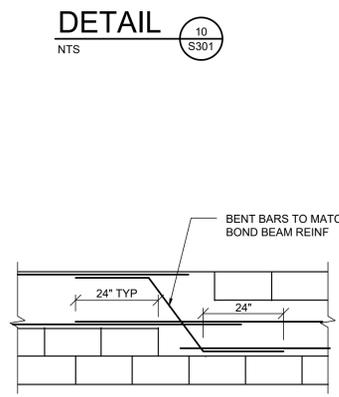
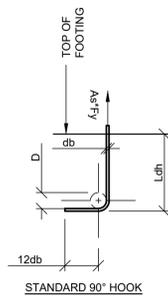
DETAIL 10
NTS S301

MIN TENSION EMBEDMENT LENGTHS, L_{dh}, FOR STANDARD HOOKS (IN)

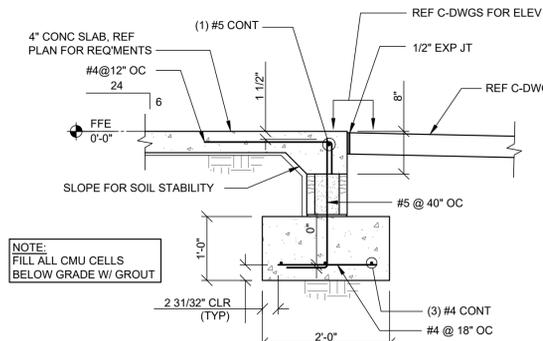
BAR SIZE	NORMAL WEIGHT CONCRETE, f _c (PSI)		
	3000	4000	5000
#3	7	6	6
#4	8	7	7
#5	10	9	8
#6	12	11	10
#7	14	12	11
#8	16	14	12

DIMENSION D = 6db FOR #3 THROUGH #8; SIDE COVER > 2 1/2"

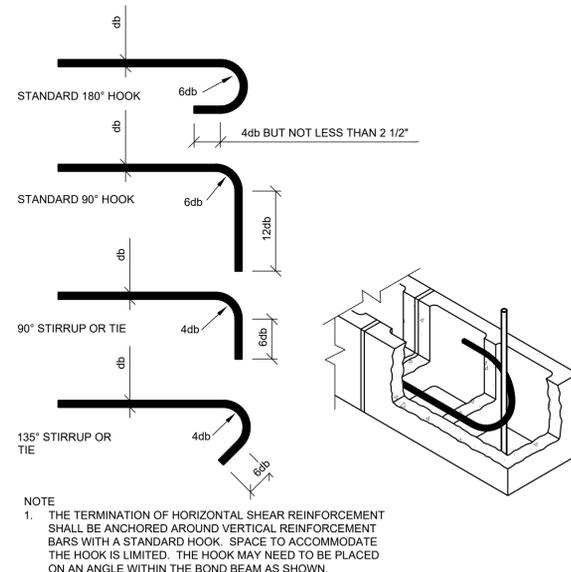
DETAIL 11
NTS S301



DETAIL 12
NTS S301



SECTION 13
3/4" = 1'-0" S301



DETAIL 14
NTS S301

- NOTE**
1. THE TERMINATION OF HORIZONTAL SHEAR REINFORCEMENT SHALL BE ANCHORED AROUND VERTICAL REINFORCEMENT BARS WITH A STANDARD HOOK. SPACING TO ACCOMMODATE THE HOOK IS LIMITED. THE HOOK MAY NEED TO BE PLACED ON AN ANGLE WITHIN THE BOND BEAM AS SHOWN.

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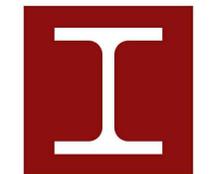
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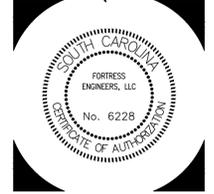
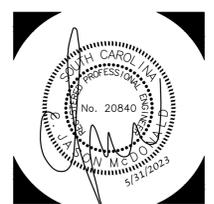
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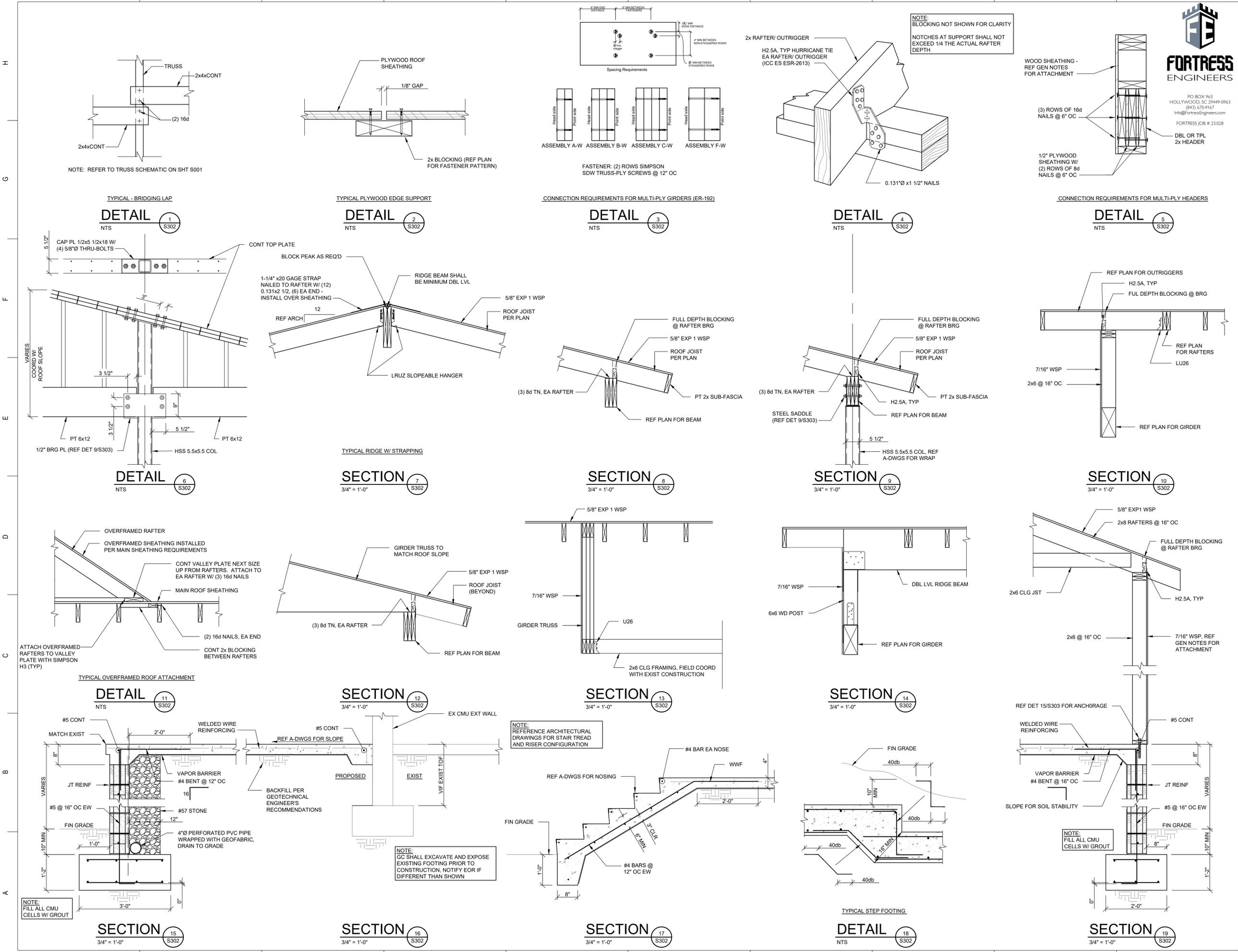
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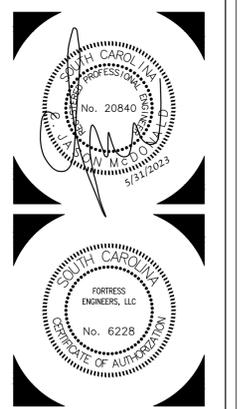
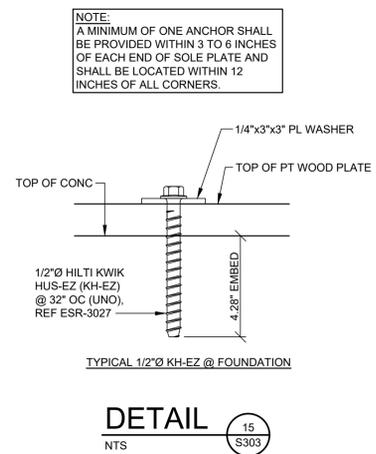
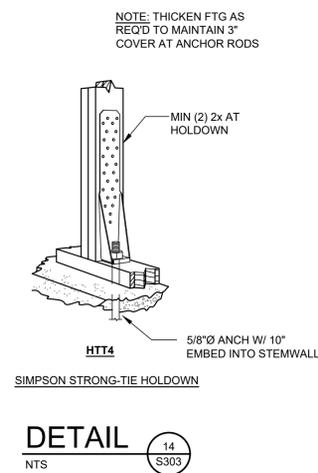
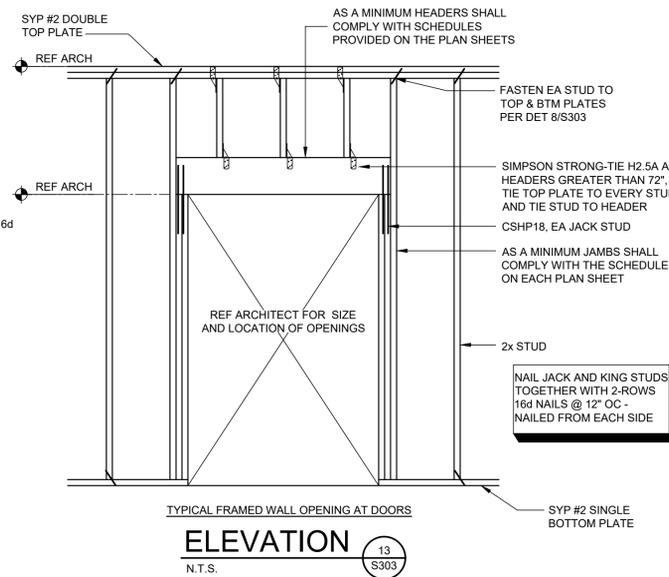
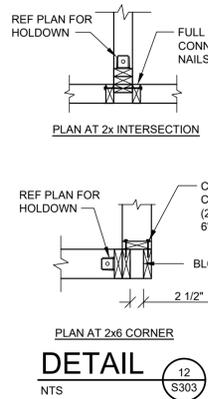
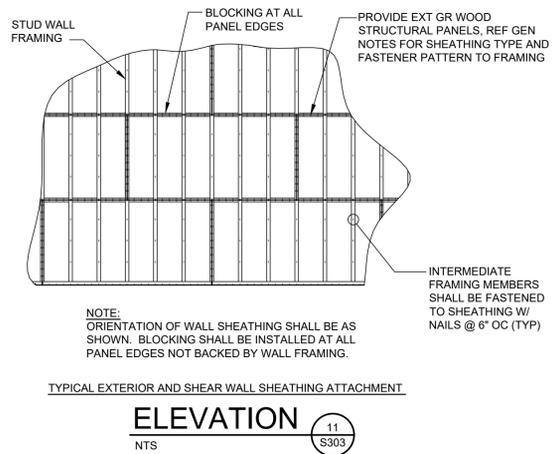
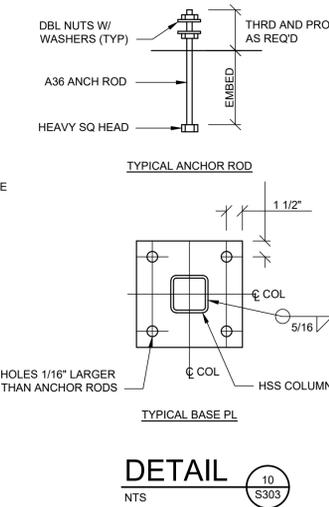
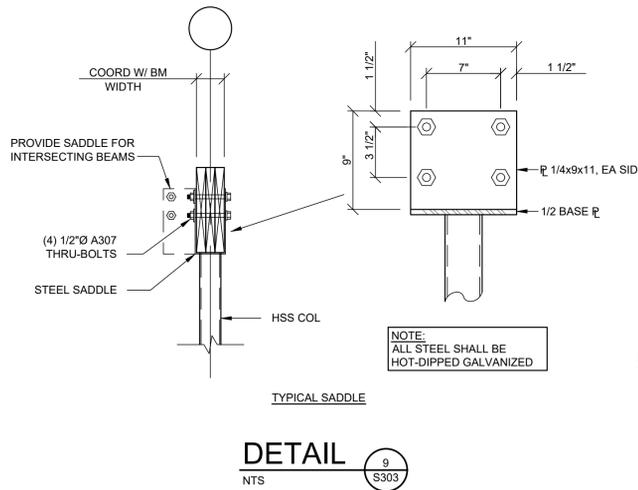
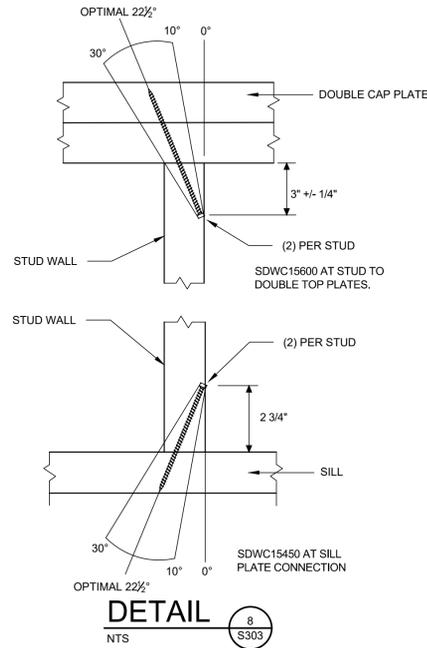
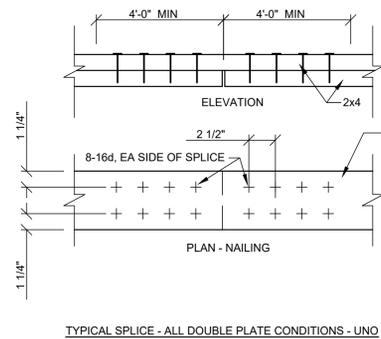
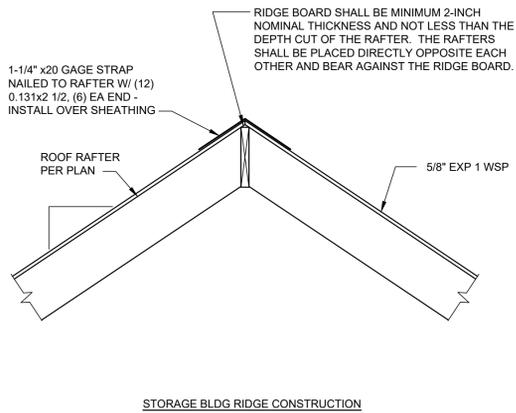
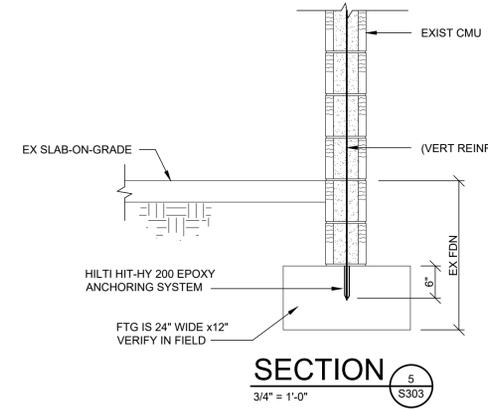
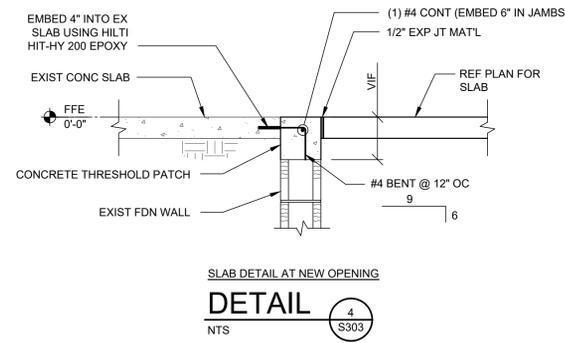
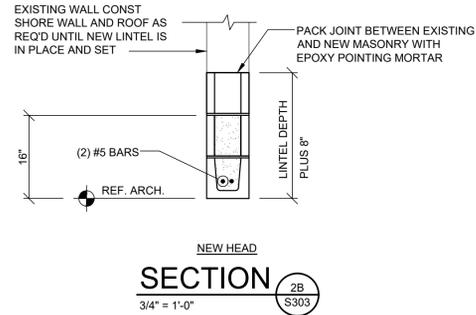
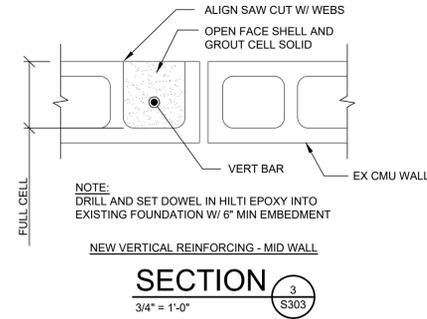
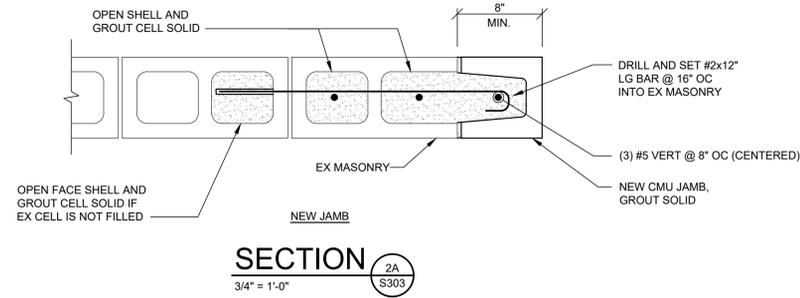
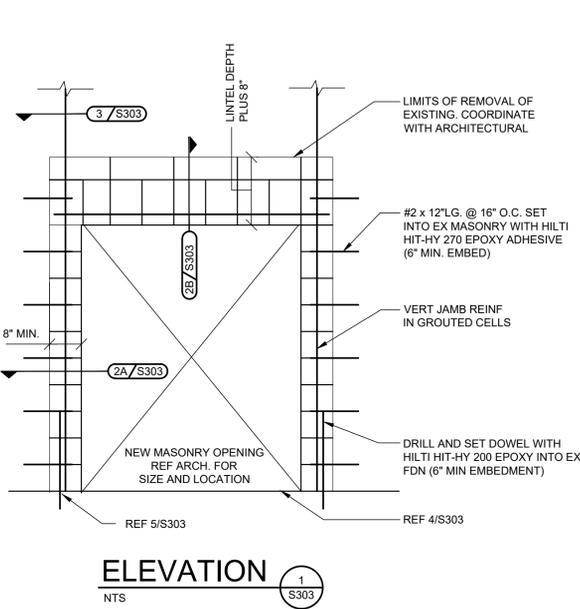
SECTIONS AND DETAILS

Project Number: 21081
 Date: MAY 31, 2023
 Drawn By: mjym/CJM

S302



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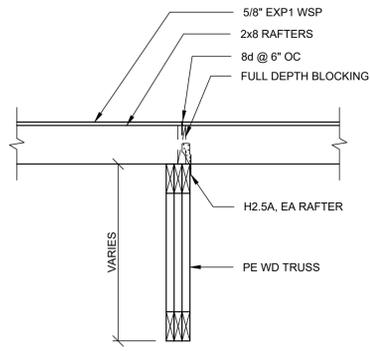
CONSTRUCTION DOCUMENTS

SECTIONS AND DETAILS

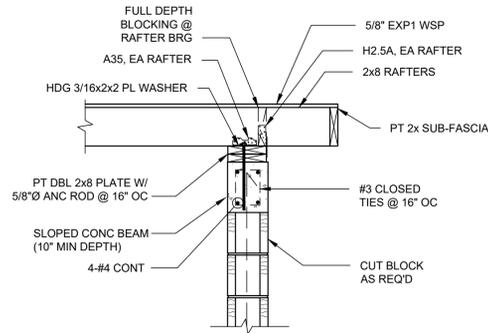
Project Number: 21081
Date: MAY 31, 2023
Drawn By: mjym/CJM

S303

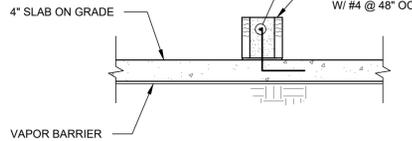
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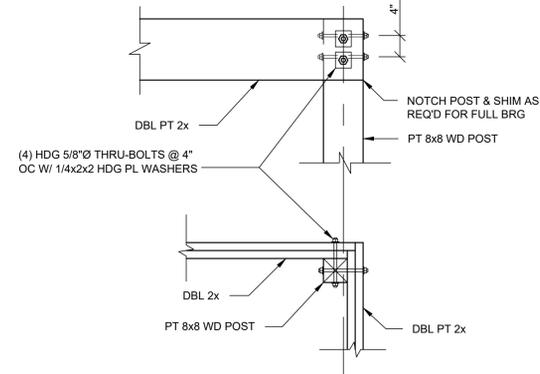
SECTION 2
3/4" = 1'-0"
S304



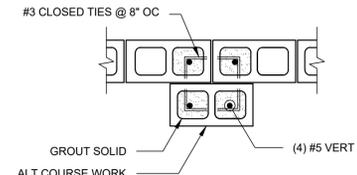
SECTION 3
3/4" = 1'-0"
S304



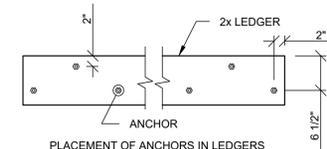
SECTION 4
3/4" = 1'-0"
S304



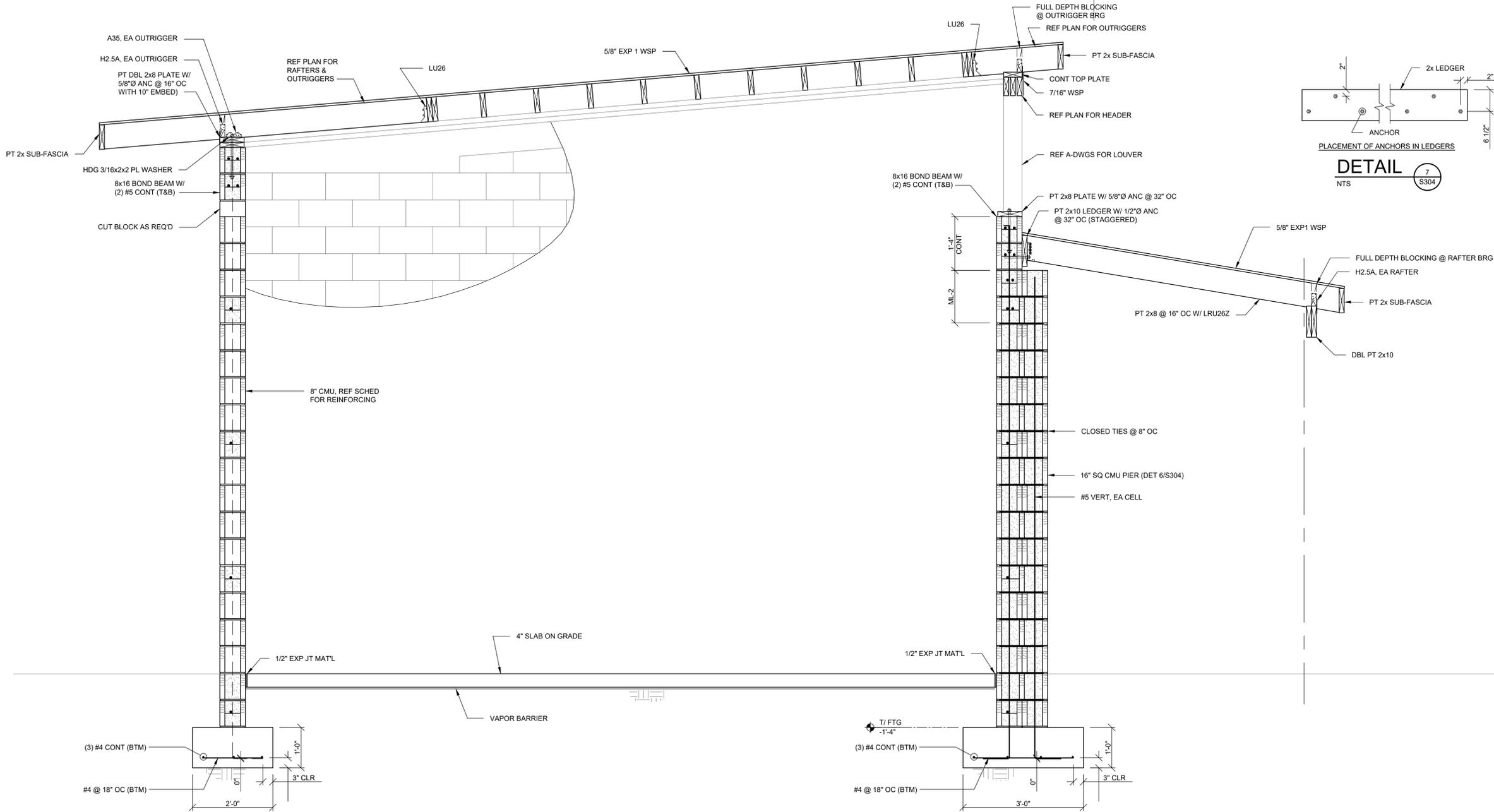
DETAIL 5
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S304



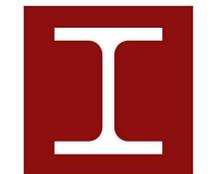
DETAIL 6
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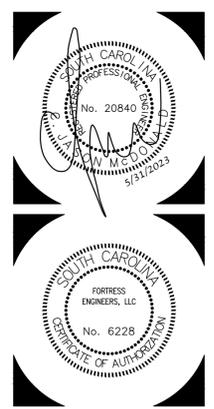
DETAIL 7
NTS
S304



SECTION 1
3/4" = 1'-0"
S304



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CONSTRUCTION DOCUMENTS

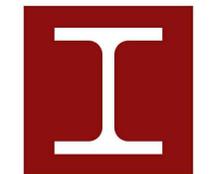
SECTIONS AND DETAILS
Project Number: 21081
Date: MAY 31, 2023
Drawn By: mjym/CJM

S304

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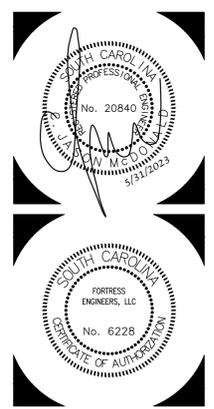
PO BOX 963
HOLLYWOOD, SC 29449-0963
(843) 670-4167
Info@FortressEngineers.com
FORTRESS JOB # 23.028



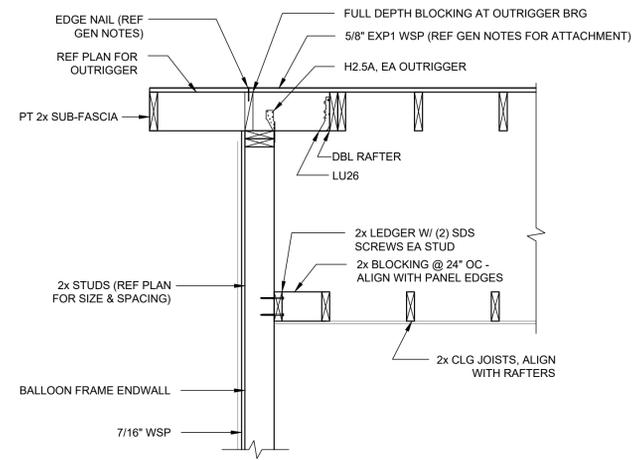
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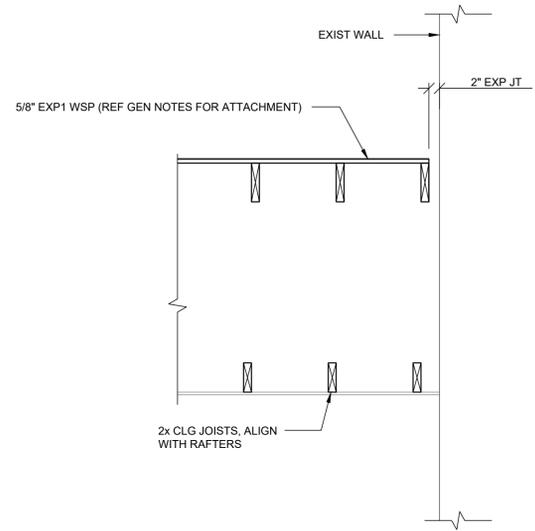
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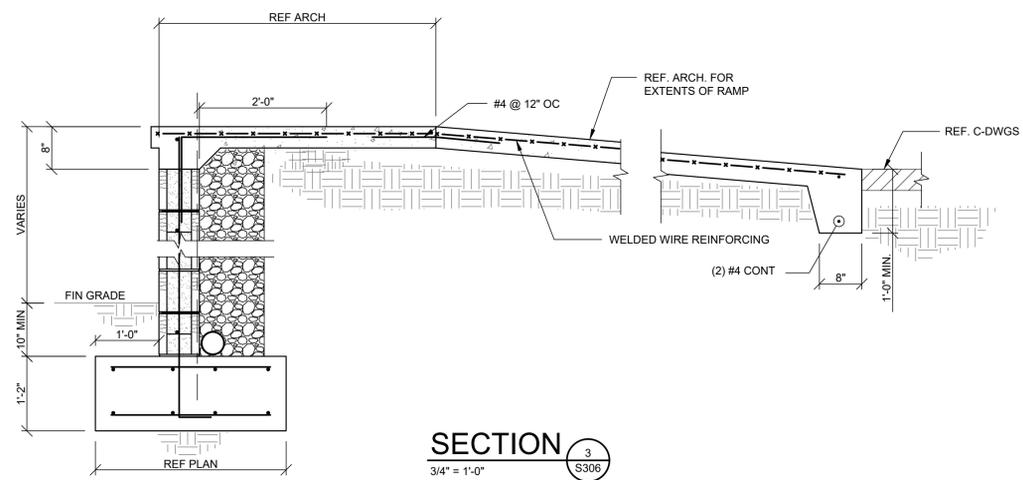
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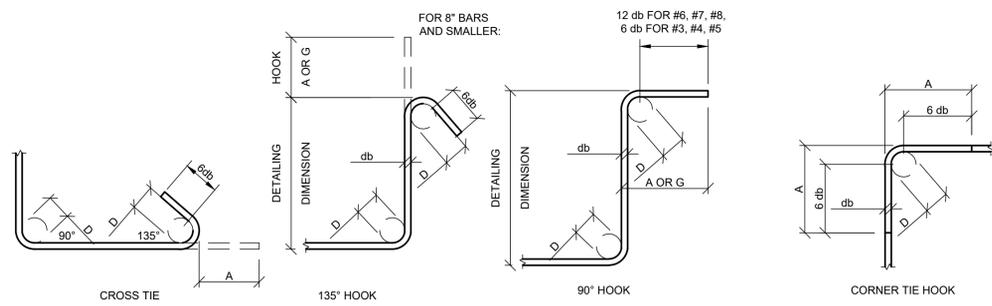
SECTION 1
3/4" = 1'-0"



SECTION 2
3/4" = 1'-0"



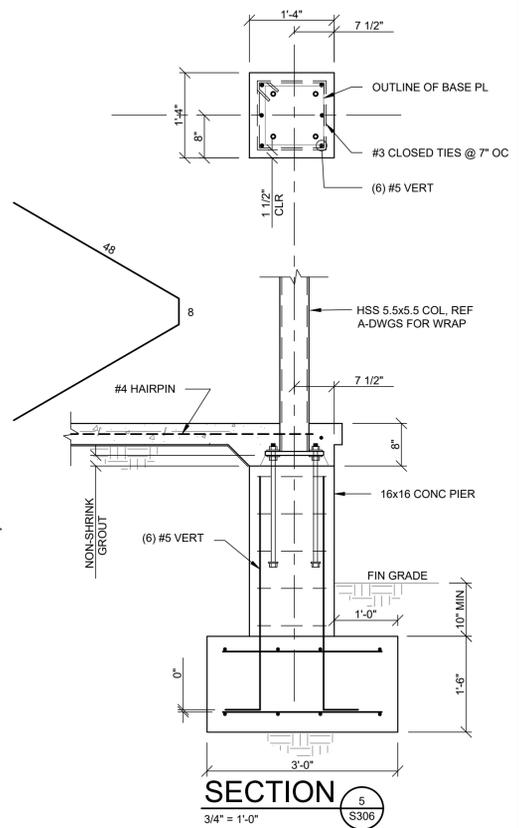
SECTION 3
3/4" = 1'-0"



DETAIL 4
NTS

STIRRUP AND TIE HOOK SCHEDULE			
BAR SIZE	D (IN)	90 DEG HOOK	135 DEG HOOK
		A OR G (IN)	A OR G (IN)
#3	1 1/2	4	4
#4	2	4 1/2	4 1/2

D = INSIDE BEND OF DIAMETER



SECTION 5
3/4" = 1'-0"

#	DESCRIPTION	DATE

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CONSTRUCTION DOCUMENTS

SECTIONS AND DETAILS

Project Number: 21081
Date: MAY 31, 2023
Drawn By: mjym/CJM

S306



#1. FRONT DOOR



#2. REAR VIEW



#3. SIDE VIEW @ PROPOSED ADDITION

DEMOLITION NOTES

THIS PLAN REPRESENTS EXISTING CONDITIONS. IT IS INTENDED FOR REFERENCE ONLY. THIS PLAN IS NOT INTENDED TO BE A DESCRIPTION OF ALL REQUIRED WORK.

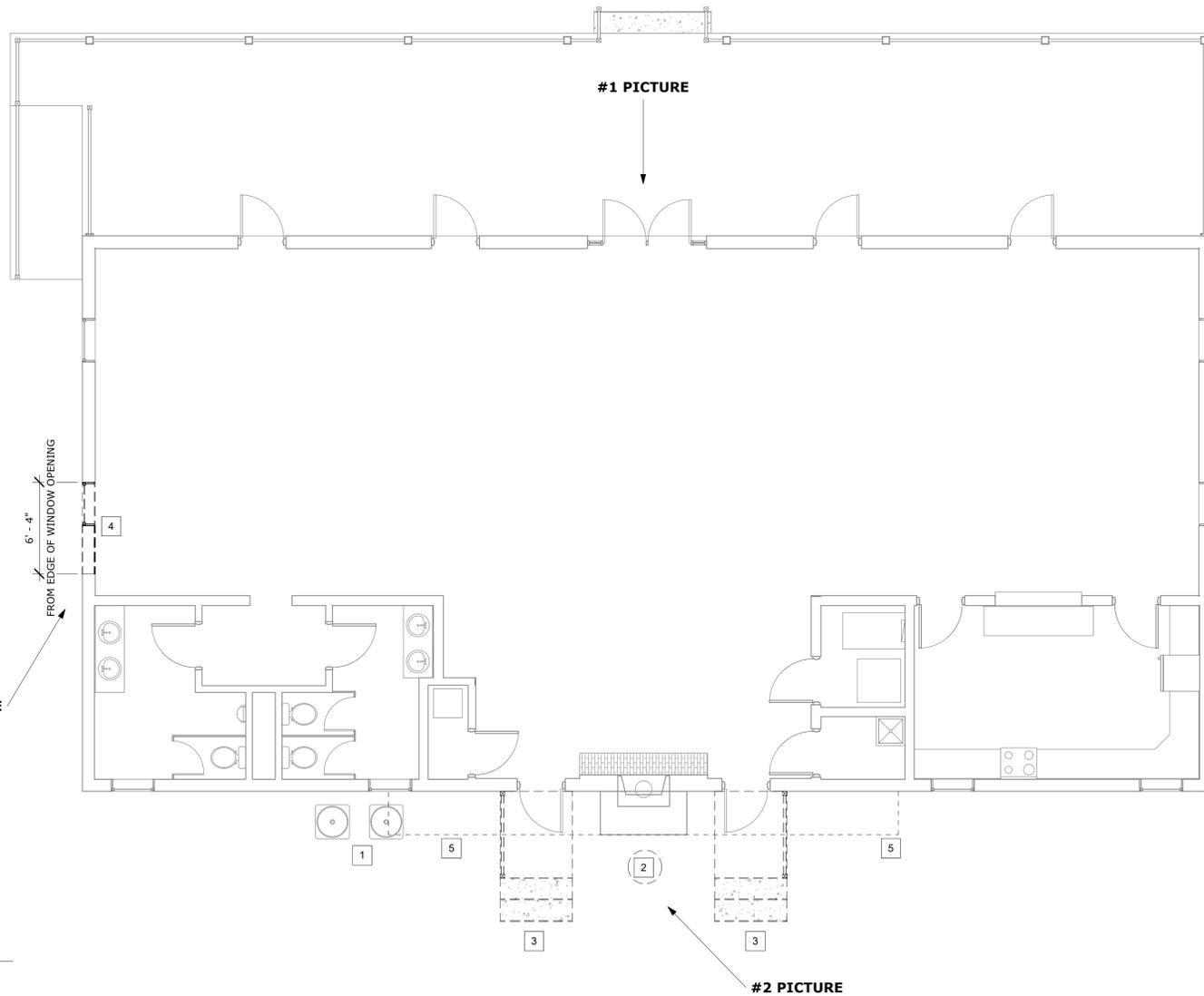
1. PRIOR TO CONSTRUCTION CONTRACTOR TO FIELD VERIFY ALL SITE AND BUILDING LAYOUT DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCY IMMEDIATELY.
2. DEMOLITION INCLUDES HAULING AND PROPER DISPOSAL.
3. REMOVE ALL DOORS, FRAMES AND DOOR HARDWARE NOT NOTED TO REMAIN AND RETURN TO OWNER.
4. ALL AREAS NOT NOTED FOR DEMOLITION ARE TO BE PROTECTED.

DEMOLITION LEGEND

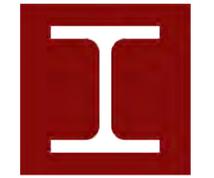
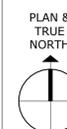


DEMOLITION KEYNOTES #

- 1 LOCATION OF EXISTING HVAC CONDENSERS, PROTECT DURING DEMOLITION
- 2 EXISTING PROPANE TANK TO BE REMOVED AND REPLACED, SEE PROPOSED PLANS
- 3 EXISTING STAIRS AND LANDING TO BE REMOVED
- 4 REMOVE WINDOW, WINDOW FRAME, AND PORTION OF WALL COMPLETE FOR NEW DOOR OPENING
- 5 PORTION OF RAFTERS, SOFFIT, AND ROOF TO BE REMOVED FOR NEW SCREEN PORCH ADDITION



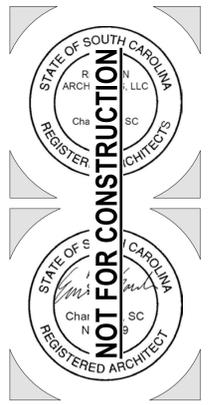
A1 HALL - DEMO PLAN
D1.01 3/16" = 1'-0"



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BIDDING DOCUMENTS

DEMOLITION PLAN - HALL

Project Number: 21081

Date: JUNE 30, 2023

Drawn By: Author

D1.01



#1. FRONT DOOR



#2. REAR VIEW



#3. SIDE VIEW @ PROPOSED ADDITION

DEMOLITION NOTES

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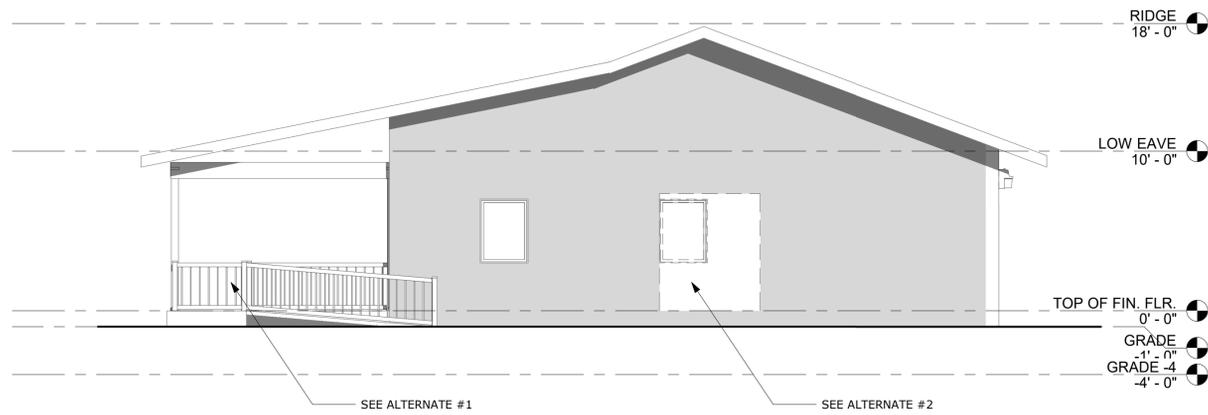
1. PRIOR TO CONSTRUCTION CONTRACTOR TO FIELD VERIFY ALL SITE AND BUILDING LAYOUT DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCY IMMEDIATELY.
2. DEMOLITION INCLUDES HAULING AND PROPER DISPOSAL.
3. REMOVE ALL DOORS, FRAMES AND DOOR HARDWARE NOT NOTED TO REMAIN AND RETURN TO OWNER.
4. ALL AREAS NOT NOTED FOR DEMOLITION ARE TO BE PROTECTED.

DEMOLITION LEGEND

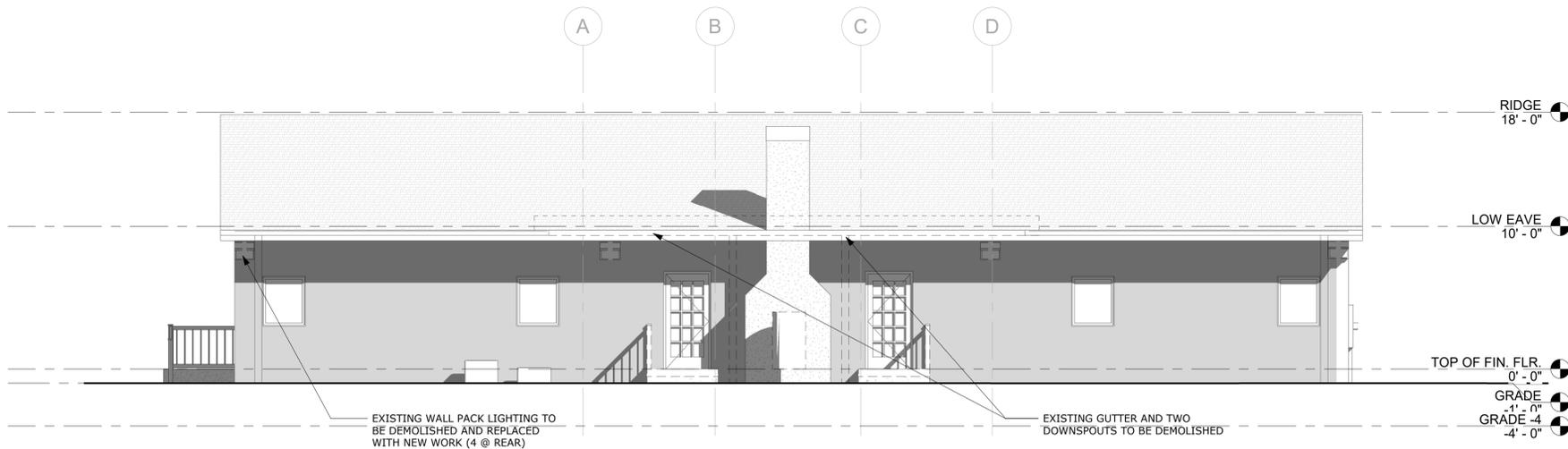


DEMOLITION KEYNOTES #

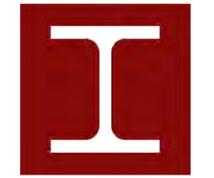
1. LOCATION OF EXISTING HVAC CONDENSERS, PROTECT DURING DEMOLITION
2. EXISTING PROPANE TANK TO BE REMOVED AND REPLACED, SEE PROPOSED PLANS
3. EXISTING STAIRS AND LANDING TO BE REMOVED
4. REMOVE WINDOW, WINDOW FRAME, AND PORTION OF WALL COMPLETE FOR NEW DOOR OPENING
5. PORTION OF RAFTERS, SOFFIT, AND ROOF TO BE REMOVED FOR NEW SCREEN PORCH ADDITION



C1 HALL - RIGHT - DEMO
D2.01 3/16" = 1'-0"



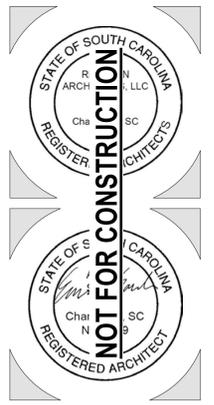
A1 HALL - REAR - DEMO
D2.01 3/16" = 1'-0"



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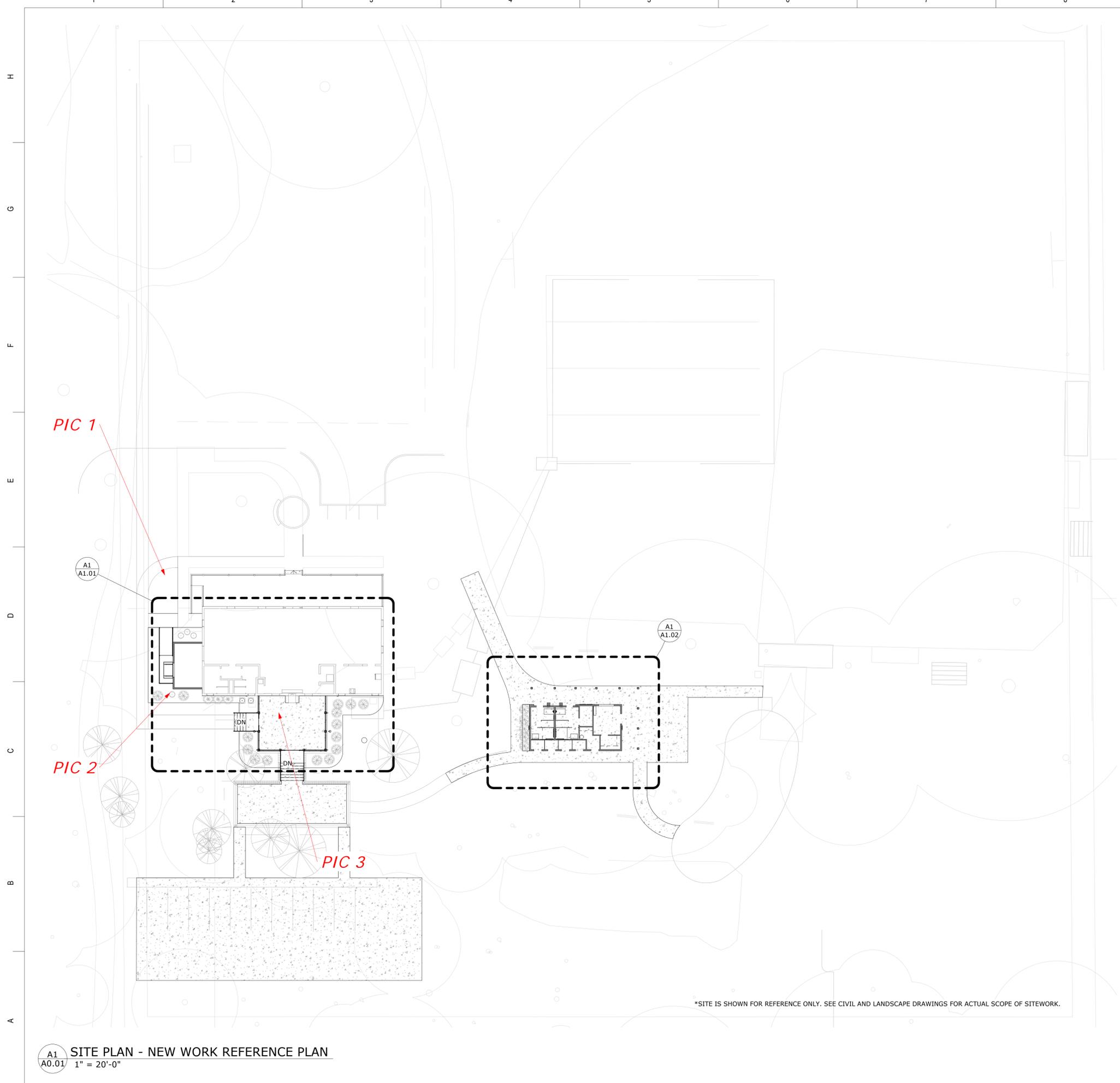
DEMOLITION ELEVATIONS - HALL

Project Number: 21081
Date: JUNE 30, 2023

Drawn By: Author

D2.01





*SITE IS SHOWN FOR REFERENCE ONLY. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ACTUAL SCOPE OF SITWORK.

A1 SITE PLAN - NEW WORK REFERENCE PLAN
A0.01 1" = 20'-0"

GENERAL SITE NOTES

1. THIS PLAN IS INTENDED FOR REFERENCE ONLY. THIS PLAN IS NOT INTENDED TO BE A DESCRIPTION OF ALL REQUIRED WORK.
2. PLEASE SEE CIVIL ENGINEERING AND LANDSCAPE PLANS FOR COMPLETE SCOPE OF WORK.
3. VERIFY EXISTING UTILITIES PRIOR TO DIGGING
4. SEE PICTURES THIS PAGE FOR EXISTING CONDITIONS OF THE HALL BUILDING.



PIC 1



PIC 2

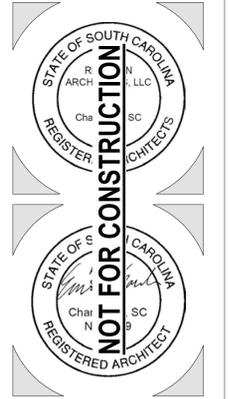


PIC 3



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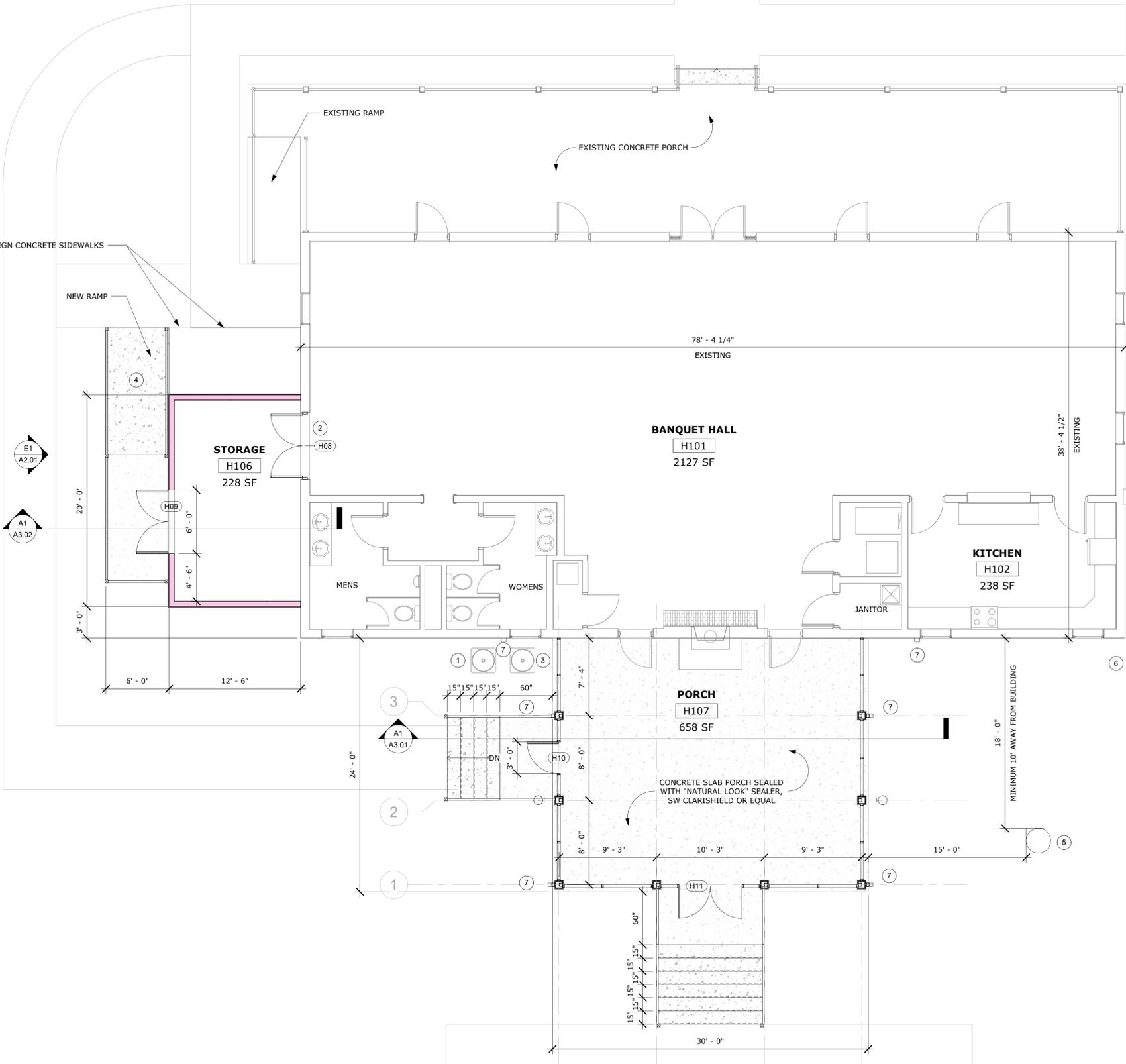
OVERALL SITE REFERENCE PLAN

Project Number: 21081
Date: JUNE 30, 2023
Drawn By: JPR

A0.01

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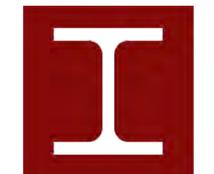
A1
A1.01 HALL - PROPOSED FLOOR PLAN
3/16" = 1'-0"

GENERAL PLAN NOTES

- EXISTING CONDITIONS, PRESENCE, AND LOCATIONS OF ALL MATERIALS INDICATED ARE BASED ON INFORMATION OBTAINED FROM RECORD DRAWINGS AND FIELD SURVEYS. THEY ARE NOT WARRANTED TO BE COMPLETE OR CORRECT AS CONTRACTOR SHALL FIELD VERIFY ALL AREAS AFFECTED BY NEW WORK.
- ALL GENERAL CONTRACTORS, SUB CONTRACTORS AND VENDORS ARE TO REVIEW ARCHITECTS DRAWINGS.
- GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY REPAIR NECESSARY AS A RESULT OF DAMAGES CAUSED BY CONSTRUCTION OPERATIONS.
- GENERAL CONTRACTOR SHALL VERIFY THE REQUIREMENTS FOR INSTALLATION OF ALL EQUIPMENT AND FURNISHINGS.
- DETAILS ARE SHOWN TO DESCRIBE DESIGN INTENT. COORDINATE ALL INSTALLATION WITH MANUFACTURER'S RECOMMENDATIONS AND WITHOUT VOIDING ANY WARRANTIES AND GOVERNING CODES.
- PRESSURE WASH THE EXTERIOR OF THE EXISTING HALL BUILDING COMPLETE, BEFORE STARTING CONSTRUCTION.

GENERAL KEYNOTES #

- LOCATION OF EXISTING HVAC CONDENSERS
- VERIFY RACKS OF CHAIRS AND TABLES WILL FIT THROUGH PROVIDED DOORWAY, SEE ALTERNATE #2
- VERIFY ADDITION DOES NOT INTERFERE WITH EXISTING MECHANICAL EQUIPMENT
- NEW CONCRETE RAMP AND DECK FOR ADDITION ENTRY
- NEW BURIED PROPANE TANK LOCATION. 250 GALLON SIZE. INSTALL PER CODE AND CONNECT BACK TO FIREPLACE.
- EXISTING MECHANICAL EQUIPMENT TO REMAIN
- NEW DOWNSPOUT



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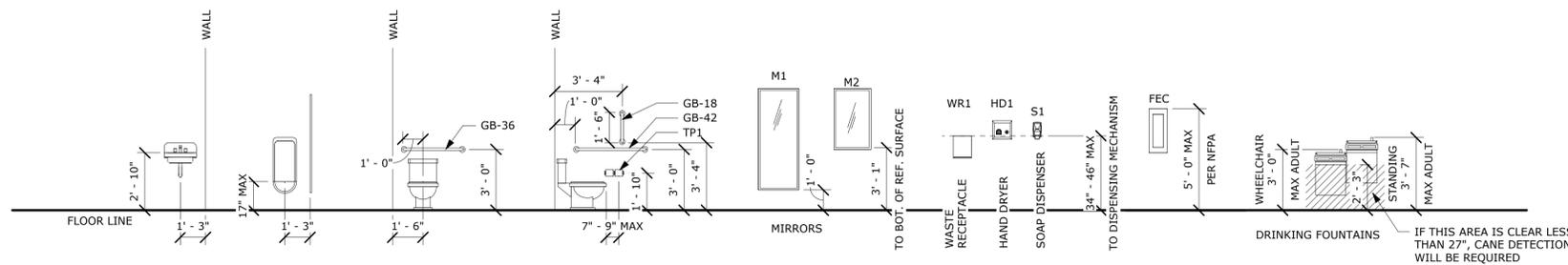
FLOOR PLAN - HALL - NEW WORK

Project Number: 21081
Date: JUNE 30, 2023
Drawn By: JPR

A1.01

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GENERAL PLAN NOTES

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GENERAL KEYNOTES #

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- EXISTING MECHANICAL EQUIPMENT TO REMAIN
- NEW DOWNSPOUT



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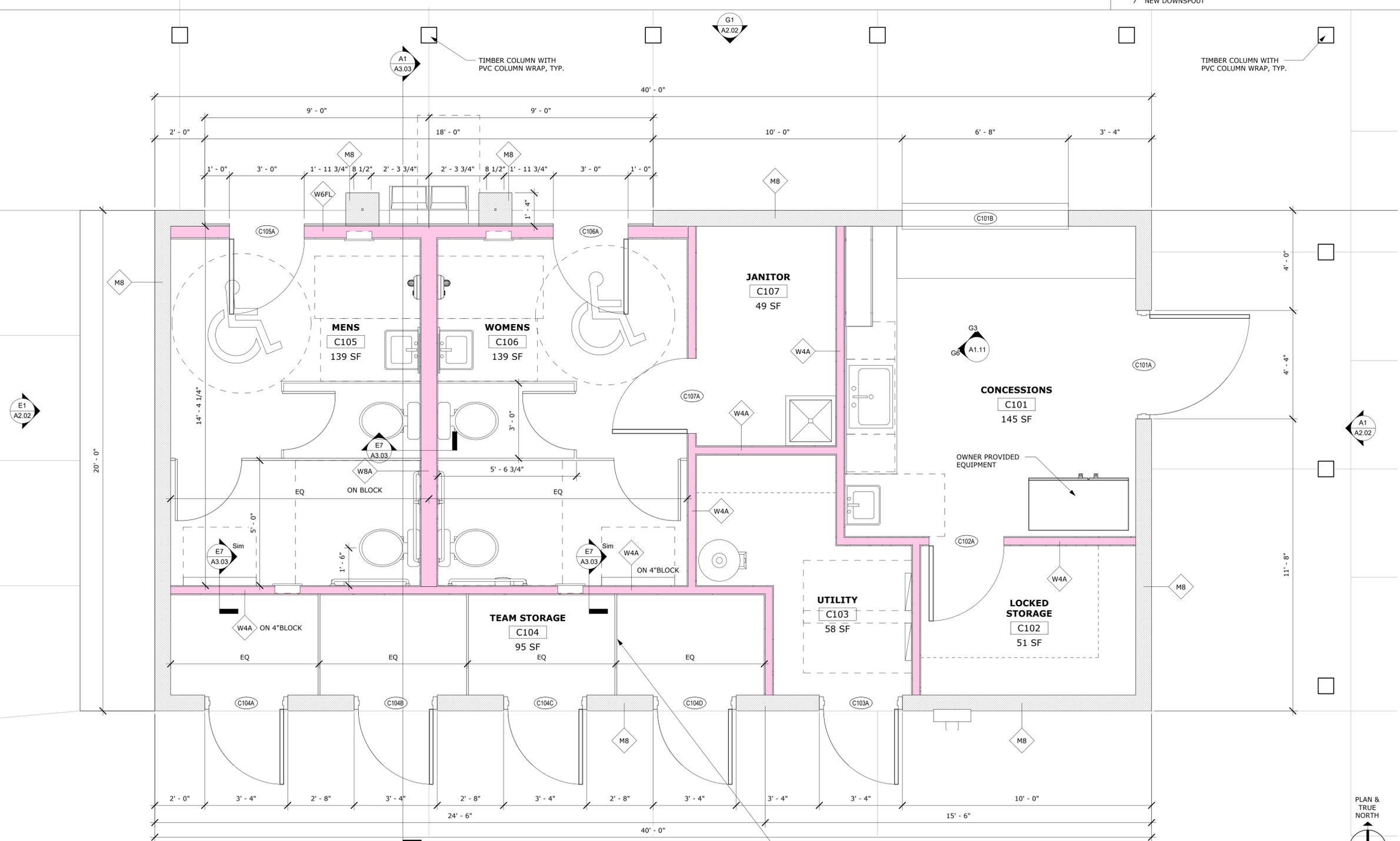
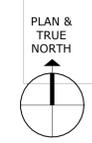
FLOOR PLAN - CONCESSIONS - NEW WORK

Project Number: 21081
Date: JUNE 30, 2023
Drawn By: JPR

A1.02

6/29/2023 10:45:56 AM

A1 A1.02 CONCESSIONS - PROPOSED FLOOR PLAN
1/2" = 1'-0"

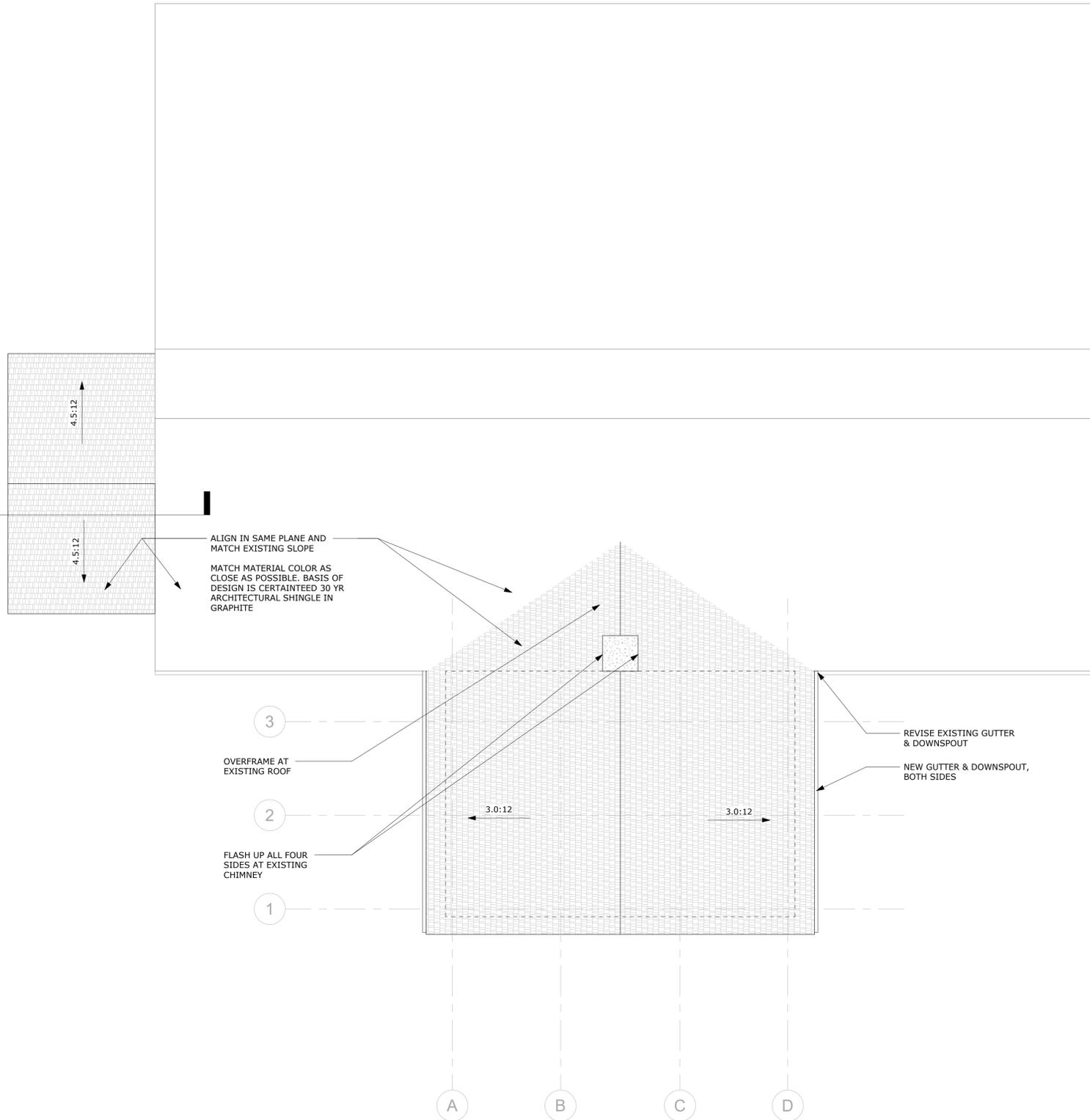


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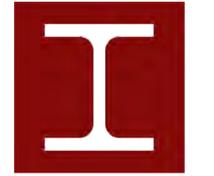
1 2 3 4 5 6 7 8 9 10

A1 HALL - ROOF NEW WORK PLAN
 A1.03 3/16" = 1'-0"



ROOF PLAN NOTES

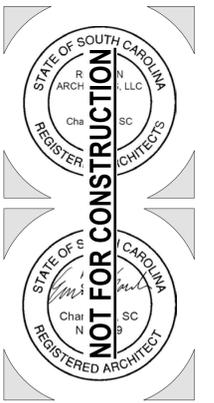
1. ROOF SURFACE MATERIAL IS NOTED ON PLANS - SHINGLE ON HALL AND STANDING SEAM ON CONCESSIONS BUILDING.
2. LOCATIONS AND SIZES OF MECHANICAL EQUIPMENT ARE APPROXIMATE. SEE CONSULTANT DRAWINGS FOR ACTUAL LOCATIONS.
3. SEE PLUMBING DRAWINGS FOR VENTS THROUGH ROOF LOCATIONS.
4. SEE STRUCTURAL DRAWINGS FOR FASTENING REQUIREMENTS.
5. PROVIDE CRICKETS AND ADEQUATE FLASHING AT ALL CURBS AND EXISTING FIREPLACE CHIMNEY.
6. WOOD BLOCKING USED IN ROOF DETAILING SHALL BE PRESERVATIVE TREATED. USE SUITABLE FASTENERS WITH THE PRESERVATIVE TREATED WOOD.
7. EXTEND ALL PENETRATIONS, CURBS, AND COMPONENTS A MINIMUM OF 8" ABOVE THE ROOF SURFACE. PROVIDE 12" CLEAR DISTANCE BETWEEN PENETRATIONS AND TO ANY VERTICAL SURFACE.
8. IF NOT DETAILED, APPLY MOST STRINGENT CONDITION OF NRCA AND SMACNA (CURRENT EDITIONS) STANDARDS FOR ROOF DETAIL CONDITIONS.



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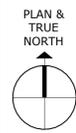
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BIDDING DOCUMENTS

ROOF PLAN - HALL

Project Number: 21081
 Date: JUNE 30, 2023
 Drawn By: JPR

A1.03

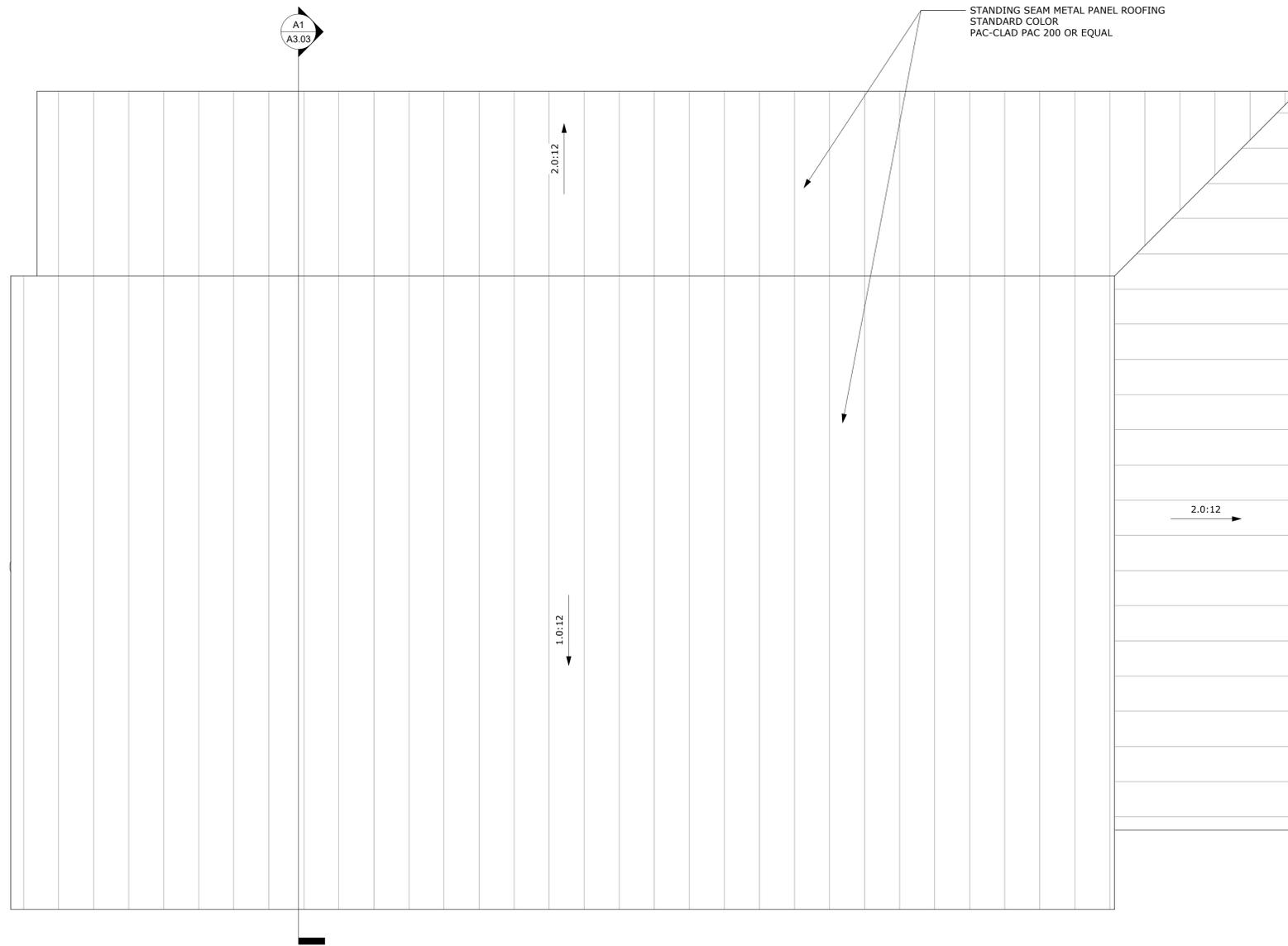


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ROOF PLAN NOTES

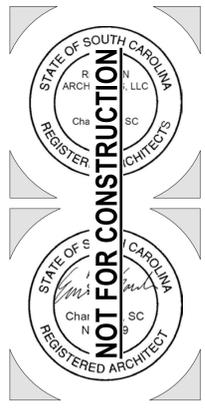
1. ROOF SURFACE MATERIAL IS NOTED ON PLANS - SHINGLE ON HALL AND STANDING SEAM ON CONCESSIONS BUILDING.
2. LOCATIONS AND SIZES OF MECHANICAL EQUIPMENT ARE APPROXIMATE. SEE CONSULTANT DRAWINGS FOR ACTUAL LOCATIONS.
3. SEE PLUMBING DRAWINGS FOR VENTS THROUGH ROOF LOCATIONS.
4. SEE STRUCTURAL DRAWINGS FOR FASTENING REQUIREMENTS.
5. PROVIDE CRICKETS AND ADEQUATE FLASHING AT ALL CURBS AND EXISTING FIREPLACE CHIMNEY.
6. WOOD BLOCKING USED IN ROOF DETAILING SHALL BE PRESERVATIVE TREATED. USE SUITABLE FASTENERS WITH THE PRESERVATIVE TREATED WOOD.
7. EXTEND ALL PENETRATIONS, CURBS, AND COMPONENTS A MINIMUM OF 8" ABOVE THE ROOF SURFACE. PROVIDE 12" CLEAR DISTANCE BETWEEN PENETRATIONS AND TO ANY VERTICAL SURFACE.
8. IF NOT DETAILED, APPLY MOST STRINGENT CONDITION OF NRCA AND SMACNA (CURRENT EDITIONS) STANDARDS FOR ROOF DETAIL CONDITIONS.



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BIDDING DOCUMENTS

ROOF PLAN - CONCESSIONS

Project Number: 21081
Date: JUNE 30, 2023
Drawn By: JPR

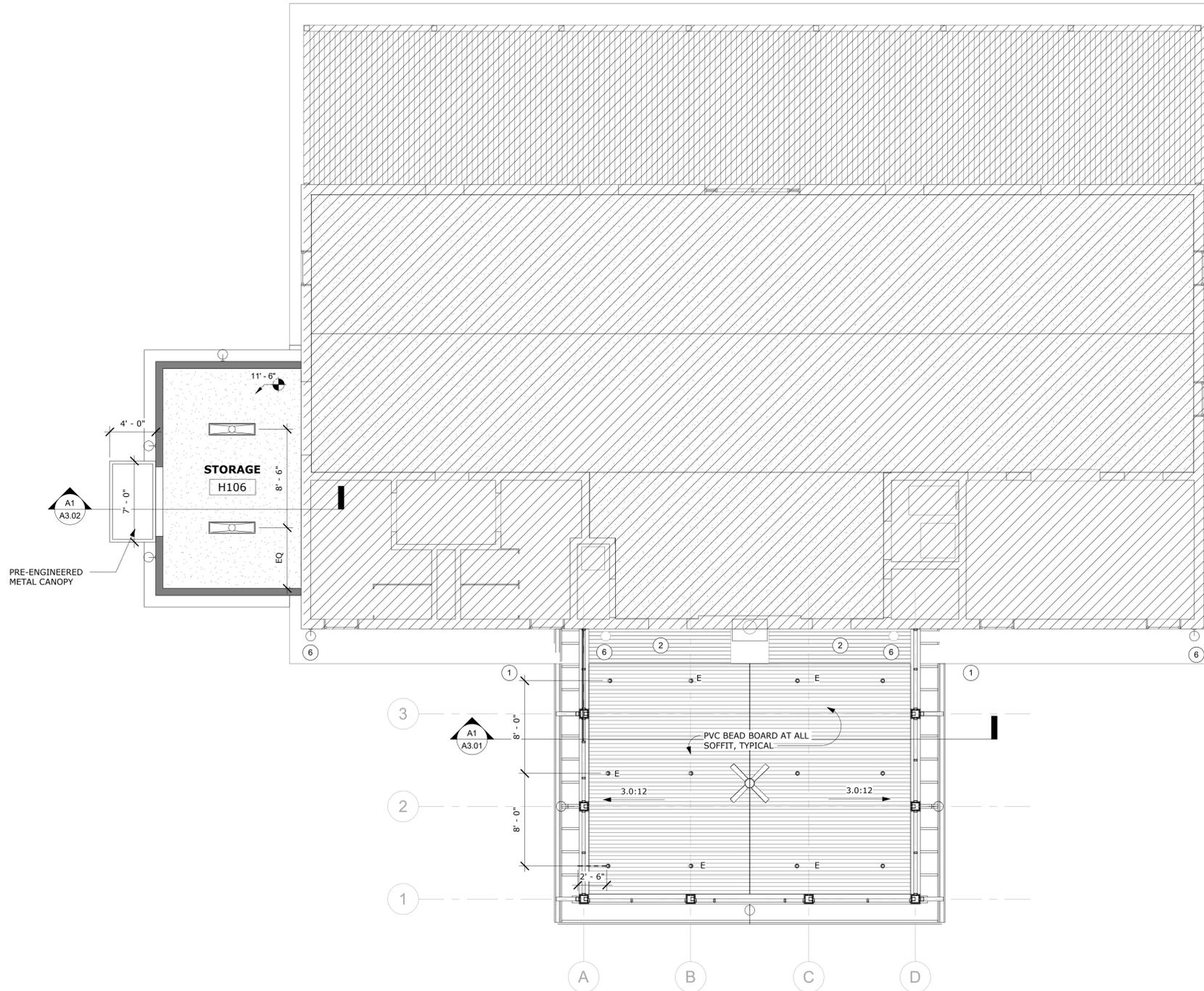
A1.04

A1 CONCESSIONS - ROOF PLAN
A1.04 3/8" = 1'-0"

1 2 3 4 5 6 7 8 9 10

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A1 RCP - HALL
A1.10 3/16" = 1'-0"



CEILING PLAN NOTES

- SEE SHEET A1.20 FOR SEISMIC CEILING CONSTRUCTION DETAILS. THESE DETAILS ARE PROVIDED TO ILLUSTRATE THE REQUIREMENTS OF CISCA GUIDELINES FOR SEISMIC RESTRAINT AND IBC CHAPTER 16. GC IS RESPONSIBLE FOR MEETING ALL APPLICABLE PROVISIONS OF THE STANDARDS AND IN CASE OF CONFLICT, FOLLOW THE MOST STRINGENT OPTION.
- CEILING GRIDS/TILES TO BE CENTERED IN ALL ROOMS UNLESS NOTED OTHERWISE. PARTIAL TILES AT ROOM PERIMETERS SHALL NOT BE LESS THAN 6" IN EITHER DIMENSION. TILES LESS THAN 6" IN LENGTH SHALL BE CUT FROM A 24"X48" TILE IN LIEU OF THE 24"X24" SIZE.
- ALL CEILINGS TO BE 9'-0" AFF, UNO. CEILING HEIGHTS SHOWN ON THE REFLECTED CEILING PLANS ARE NON-TYPICAL AND SPECIFIC TO THE AREA INDICATED.
- LIGHT FIXTURES ARE SHOWN FOR POSITIONING IN FINISH CEILING SYSTEM. CENTER ALL FIXTURES WITHIN ROOM AND/OR CEILING TILE UNLESS SHOWN OTHERWISE.
- SEE MPE PLANS FOR FIXTURES NOT INCLUDED ON THIS RCP, BUT PART OF THE PROJECT. COORDINATE WITH MPE DRAWINGS AND WHERE CONFLICTS OF LOCATION EXIST, REFER TO ARCHITECTURAL.
- EXTEND PERIMETER WALLS AND GWB FINISH TO DECK AT WALLS WITHOUT A FINISHED CEILING SYSTEM. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR MOUNTING LOCATIONS OF ITEMS WHERE NO CEILING IS INDICATED.
- ALL LIGHTS, DIFFUSERS, EXIT SIGNS, SMOKE DETECTORS, SPEAKERS, GENERAL ALARM SPEAKERS/STROBES, & MISC OTHER DEVICES IN CEILING TILES WHERE THEY ARE LOCATED. ALIGN MULTIPLE ITEMS ON CENTER OR EDGES.
- INSTALL ACCESS PANELS IN GYPSUM BOARD CEILINGS AT DUCT DAMPER CONTROLS, DUCT MOUNTED SMOKE DETECTORS, MANUAL DUCT CONTROLS, ETC. SIZE PANEL OPENING FOR NEEDS.
- LIGHTS LOCATED IN STAIRS SHALL OCCUR AT EACH FLOOR AND INTERMEDIATE LANDINGS.

RCP LEGEND

- 1'-0" AFF HEIGHT (FEET, INCHES) AFF
- 4" RECESSED CAN FIXTURE (WITH BATTERY BACKUP OPTION) & ALL DIMMABLE LIGHT FIXTURE SPEC:
HELIOS LIGHTING - 4" ROUND DOWNLIGHT
4R-15L-35K-WF-EM | 5 COUNT (EMERGENCY BATTERY BACKUP)
4R-15L-35K-WF | 7 COUNT
- SURFACE MOUNTED 1X4 LED FIXTURE FOR STORAGE
- BRACKET LIGHT - 12" SHADE LIGHT WITH 15" MOUNTING ARM BRACKET - WET RATED
LIGHT FIXTURE SPEC:
RLM CLASSICS - WAREHOUSE SHADE DAMPWET LOCATION
WS1210GV-15L-35K-EX-1F2-MOUNTING ARM PA15
MATTE BLACK STANDARD COLOR OUTSIDE(WHITE INSIDE) WITH 4" FROSTED MINI WIREGUARD
- CEILING FAN - 56" MODERIFORMS CERVANTES FAN, 4 BLADE INDOOR/ OUTDOOR SMART LED CEILING FAN WITH REMOTE, MATTE BLACK BARNWOOD, 3500K
- EXIT SIGNS (NOT SHOWN) ARE ASSUMED EXISTING AT EACH OF THE 8 DOORS AND ARE TO REMAIN AND/OR BE REHING AT EACH EXIT/ ENTRY DOOR IF IMPACTED BY CONSTRUCTION

CEILING PLAN KEYNOTES #

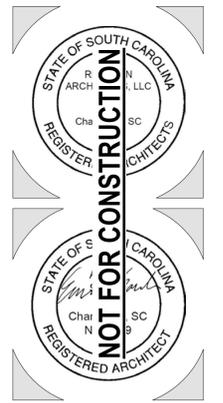
- AREA OF NEW FRAMING AND ROOF AT REMOVED RAFTER AND ROOFING AT THE EXISTING BUILDING. REFER TO STRUCTURAL FOR NEW KNEE WALL ROOF SUPPORT AT EXISTING EXTERIOR WALL. CLAD WITH FIBER CEMENT BOARD & BATTEN SIDING, PAINTED.
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- MOISTURE RESISTANT GWB (5/8") AT CEILING
- OPEN TO STRUCTURE ABOVE
- TAKE WALL TO UNDERSIDE OF ROOF DECK - FULL HEIGHT
- REPLACE EXISTING WALL PACK LIGHT WITH BRACKET LIGHT FIXTURE



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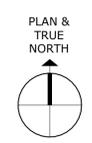
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BIDDING DOCUMENTS

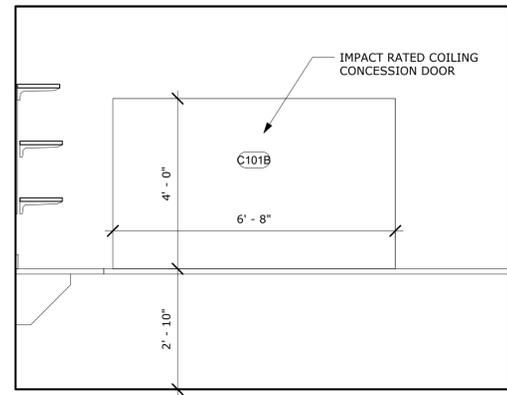
CEILING PLAN - HALL

Project Number: 21081
Date: JUNE 30, 2023
Drawn By: JPR

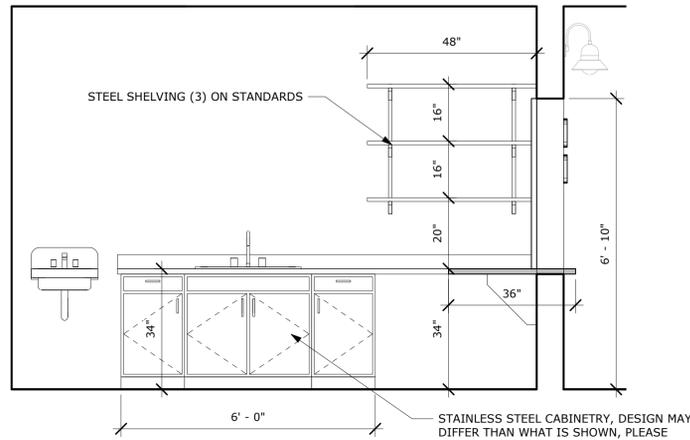
A1.10



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G3 CONCESSION - A
1/2" = 1'-0"



G6 CONCESSION - B
1/2" = 1'-0"

CASEWORK NOTES

- REFER TO PAGE A1.02 FOR ACCESSORY & MOUNTING SCHEDULE.
- ALL CASEWORK TO BE STAINLESS STEEL AND SUITABLE FOR OUTDOOR/ NON-CONDITIONED SPACE.
- SEE ELEVATION FOR CABINET DESIGN, BUT DESIGN MAY VARY BASED ON AVAILABILITY. DOOR/ DRAWER STORAGE AND SINK WITH THE FULL WIDTH SHOWN ARE THE BASIS OF DESIGN REQUIREMENTS. SUBMITTAL TO ARCHITECT SHALL SHOW FINAL DESIGN FOR APPROVAL.
- COUNTERTOP TO BE STAINLESS STEEL AND TO ALSO BE TRANSACTION COUNTER AT ROLLUP WINDOW
- FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.

CASEWORK FINISHES

- CABINETRY:**
STAINLESS STEEL CABINETY SUITABLE FOR OUTDOOR USE
- COUNTERTOP:**
STAINLESS STEEL COUNTERTOPS SUITABLE FOR OUTDOOR USE

CEILING PLAN NOTES

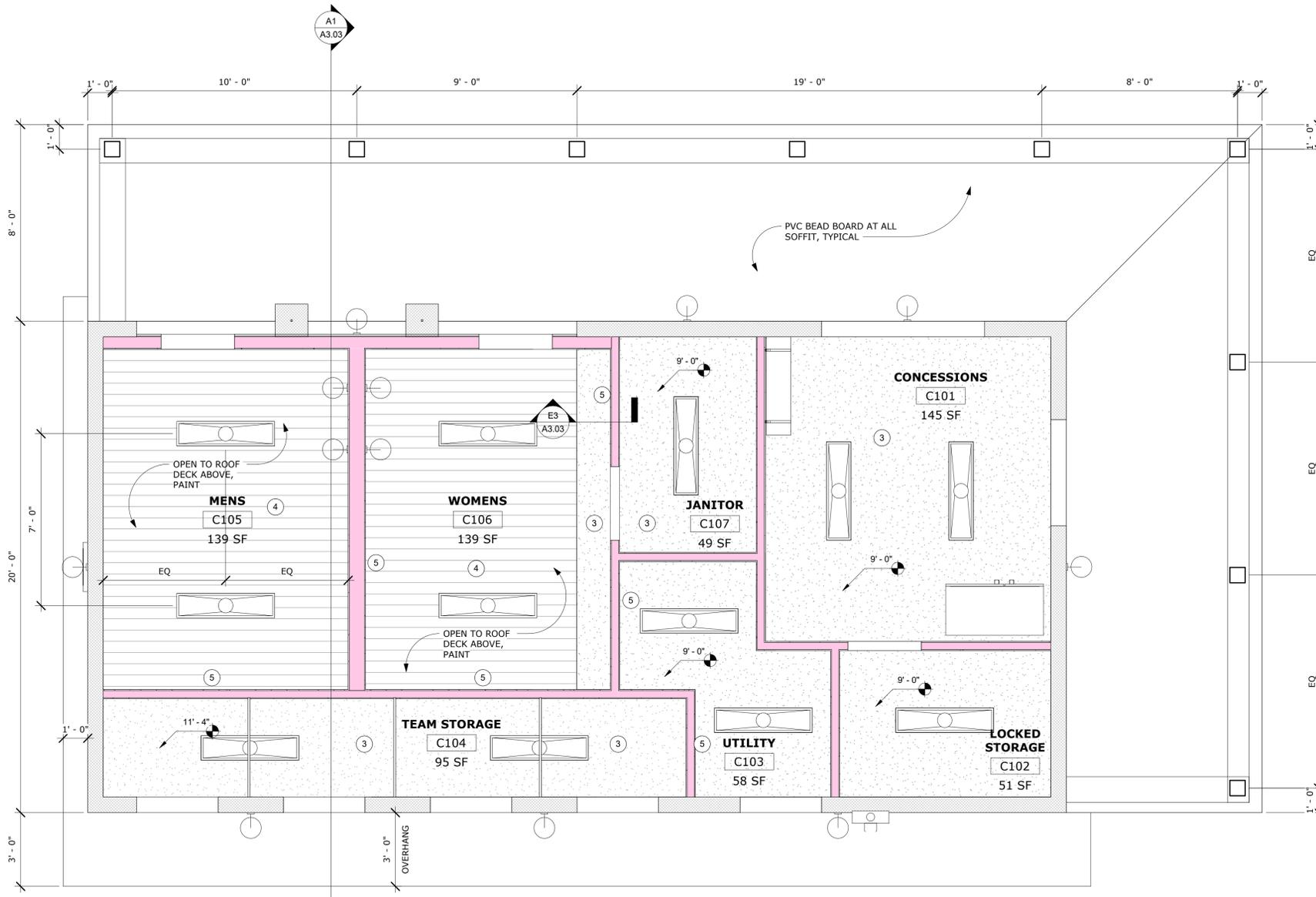
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- LIGHTS LOCATED IN STAIRS SHALL OCCUR AT EACH FLOOR AND INTERMEDIATE LANDINGS.

RCP LEGEND

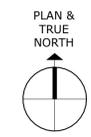
- 1'-0" AFF HEIGHT (FEET, INCHES) AFF
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- SURFACE MOUNTED 1X4 LED FIXTURE FOR STORAGE
- BRACKET LIGHT - 12" SHADE LIGHT WITH 15" MOUNTING ARM BRACKET - WET RATED LIGHT FIXTURE SPEC: RLM CLASSICS - WAREHOUSE SHADE DAMP/WET LOCATION WS1210GV-15L-35K-EX-TF2-MOUNTING ARM PA15 MATTE BLACK STANDARD COLOR OUTSIDE(WHITE INSIDE) WITH 4" FROSTED MINI WIREGUARD
- CEILING FAN - 56" MODERNFORMS CERVANTES FAN, 4 BLADE INDOOR/ OUTDOOR SMART LED CEILING FAN WITH REMOTE, MATTE BLACK BARNWOOD, 3500K
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CEILING PLAN KEYNOTES

- AREA OF NEW FRAMING AND ROOF AT REMOVED RAFTER AND ROOFING AT THE EXISTING BUILDING. REFER TO STRUCTURAL FOR NEW KNEE WALL ROOF SUPPORT AT EXISTING EXTERIOR WALL. CLAD WITH FIBER CEMENT BOARD & BATTERY SIDING, PAINTED.
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- MOISTURE RESISTANT GWB (5/8") AT CEILING
- OPEN TO STRUCTURE ABOVE
- TAKE WALL TO UNDERSIDE OF ROOF DECK - FULL HEIGHT
- REPLACE EXISTING WALL PACK LIGHT WITH BRACKET LIGHT FIXTURE



A1 RCP - CONCESSION
A1.11 3/8" = 1'-0"



RCP NOTES
1/8" = 1'-0"

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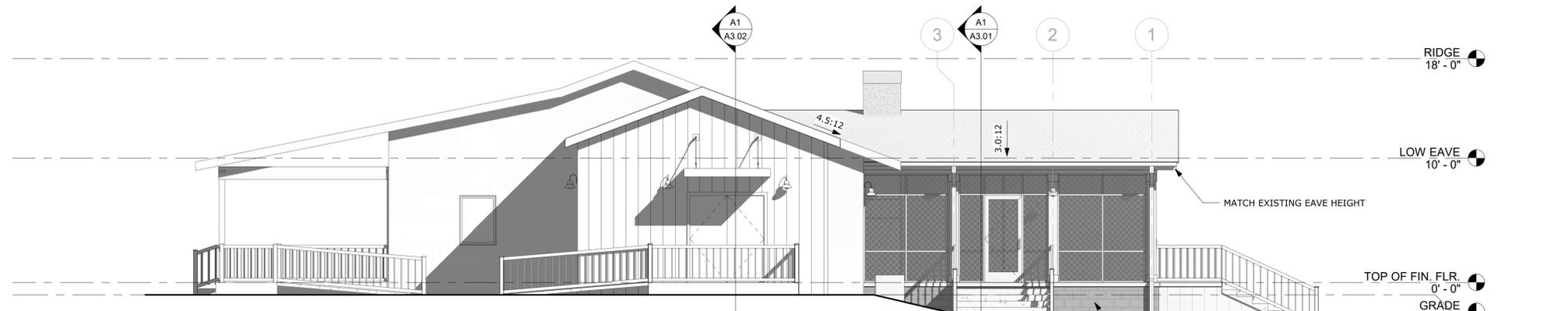
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CEILING PLAN - CONCESSIONS
Project Number: 21081
Date: JUNE 30, 2023
Drawn By: JPR
A1.11

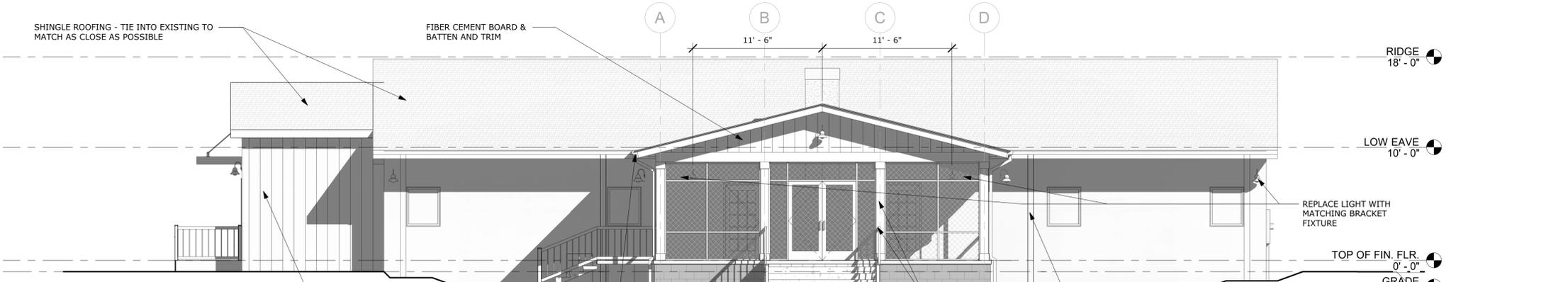
G1 HALL - FRONT
A2.01 3/16" = 1'-0"



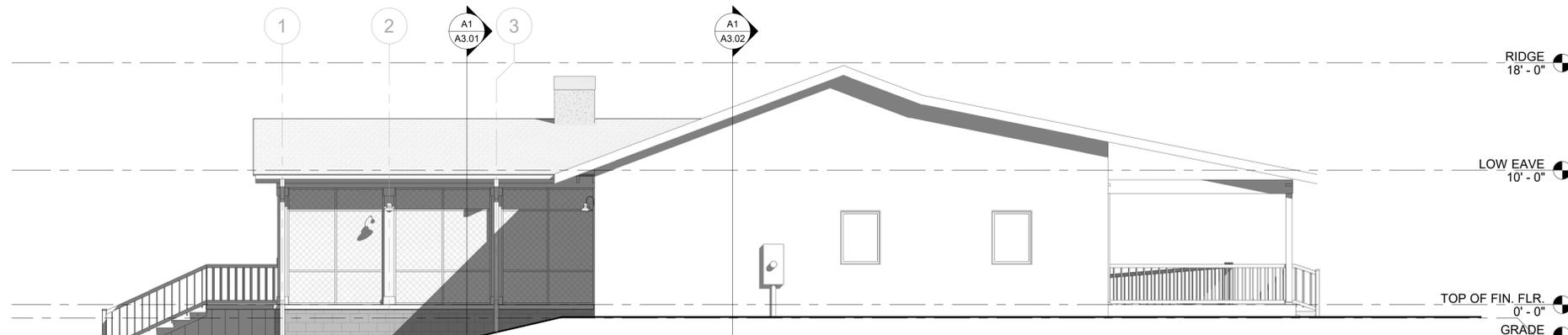
E1 HALL - RIGHT
A2.01 3/16" = 1'-0"



C1 HALL - REAR
A2.01 3/16" = 1'-0"



A1 HALL - LEFT
A2.01 3/16" = 1'-0"



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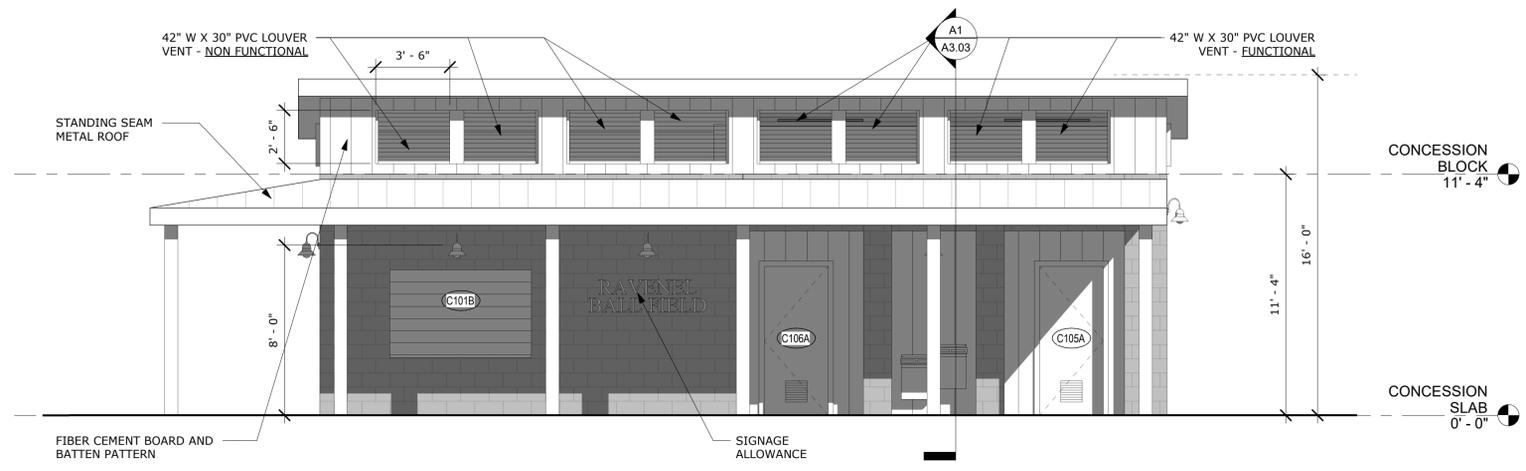
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EXTERIOR ELEVATIONS - HALL
Project Number: 21081
Date: JUNE 30, 2023
Drawn By: JPR

A2.01

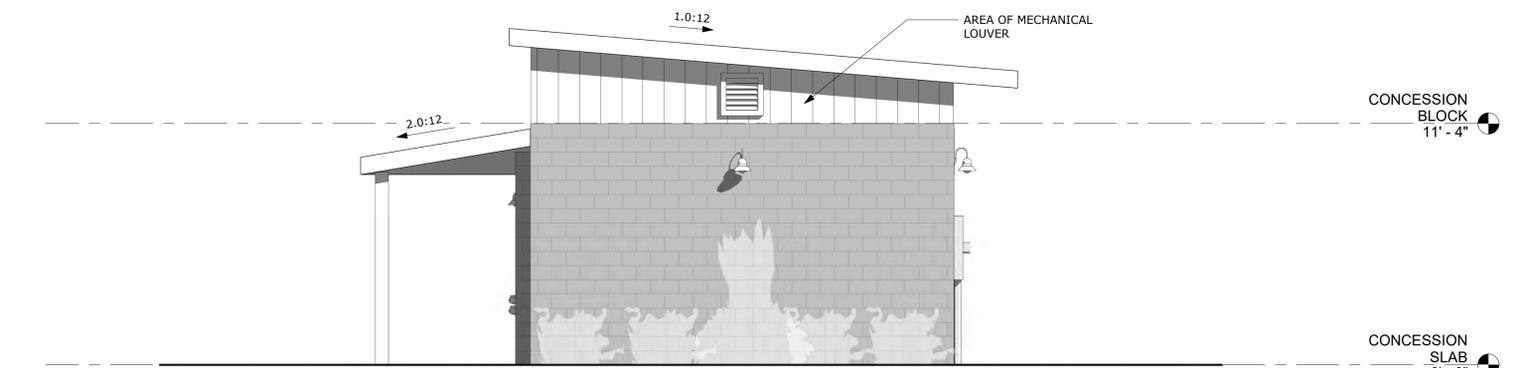
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G1
A2.02 **CONCESSIONS - FRONT**
1/4" = 1'-0"



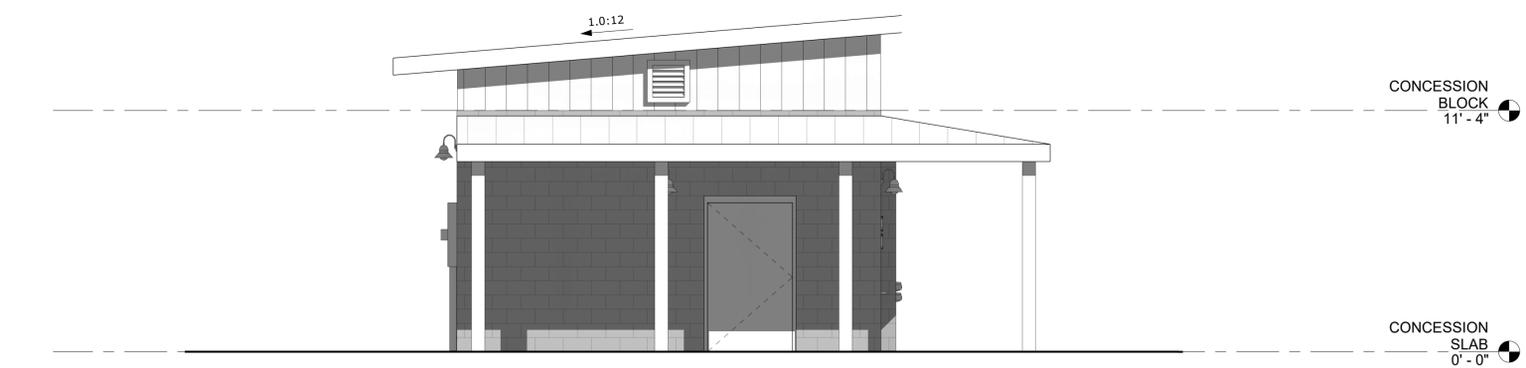
E1
A2.02 **CONCESSIONS - RIGHT**
1/4" = 1'-0"



C1
A2.02 **CONCESSIONS - REAR**
1/4" = 1'-0"



A1
A2.02 **CONCESSIONS - LEFT**
1/4" = 1'-0"



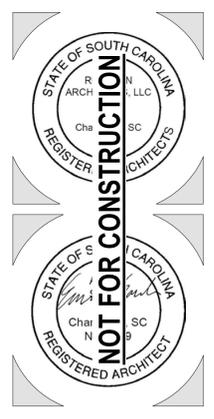
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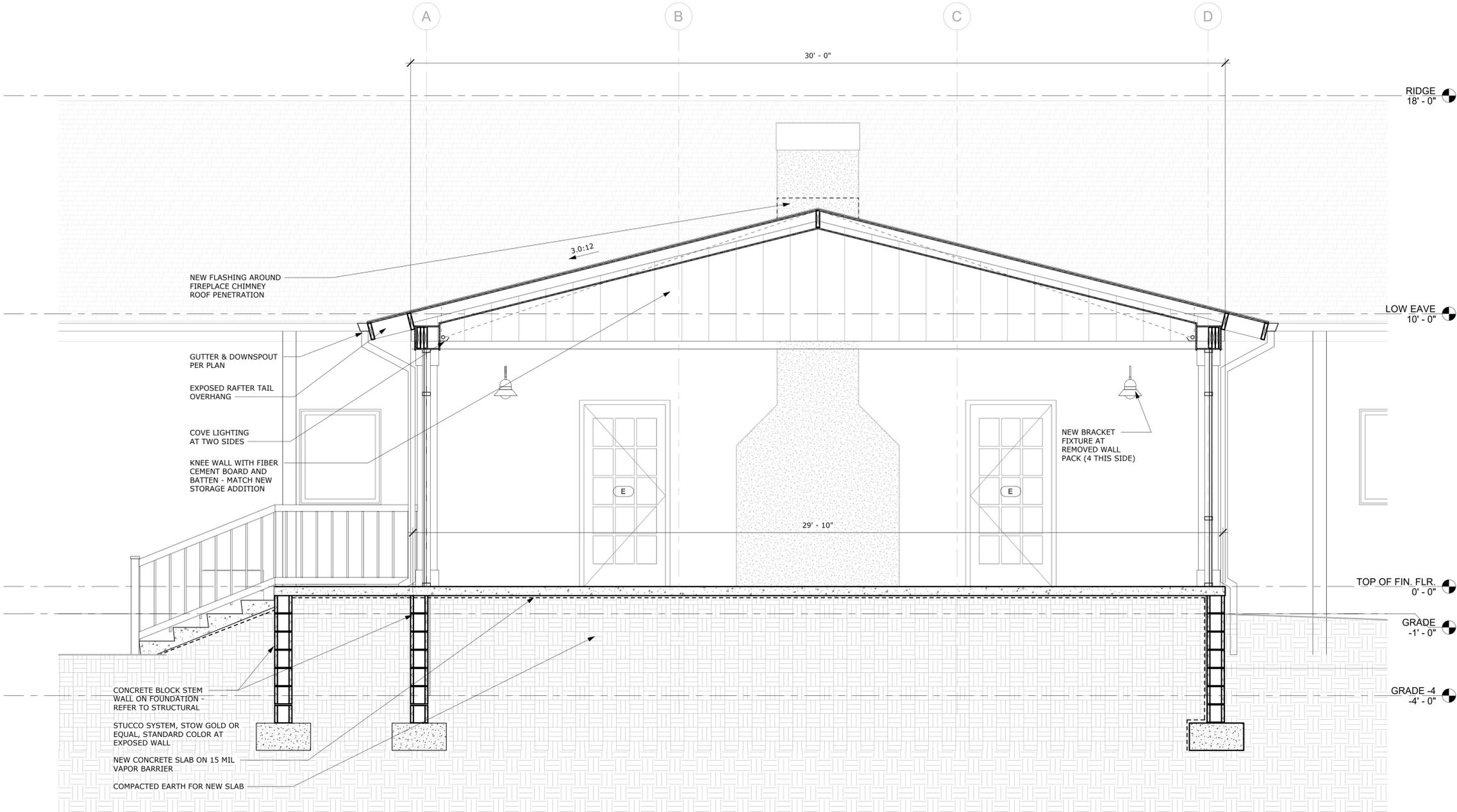
EXTERIOR ELEVATIONS - CONCESSIONS

Project Number: 21081
Date: JUNE 30, 2023
Drawn By: JPR

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NEW FLASHING AROUND
FIREPLACE CHIMNEY
ROOF PENETRATION

GUTTER & DOWNSPOUT
PER PLAN

EXPOSED RAFTER TAIL
OVERHANG

COVE LIGHTING
AT TWO SIDES

KNEE WALL WITH FIBER
CEMENT BOARD AND
BATTEN - MATCH NEW
STORAGE ADDITION

CONCRETE BLOCK STEM
WALL ON FOUNDATION -
REFER TO STRUCTURAL

STUCCO SYSTEM, STOW GOLD OR
EQUAL, STANDARD COLOR AT
EXPOSED WALL

NEW CONCRETE SLAB ON 15 MIL
VAPOR BARRIER

COMPACTED EARTH FOR NEW SLAB

NEW BRACKET
FIXTURE AT
REMOVED WALL
PACK (4 THIS SIDE)

RIDGE
18' - 0"

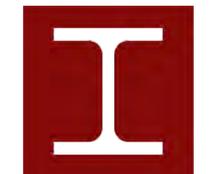
LOW EAVE
10' - 0"

TOP OF FIN. FLR.
0' - 0"

GRADE
-1' - 0"

GRADE -4
-4' - 0"

A1 RAVENEL HALL - NEW REAR PORCH
A3.01 1/2" = 1'-0"



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**BIDDING
DOCUMENTS**

**SECTION - SCREEN
PORCH**

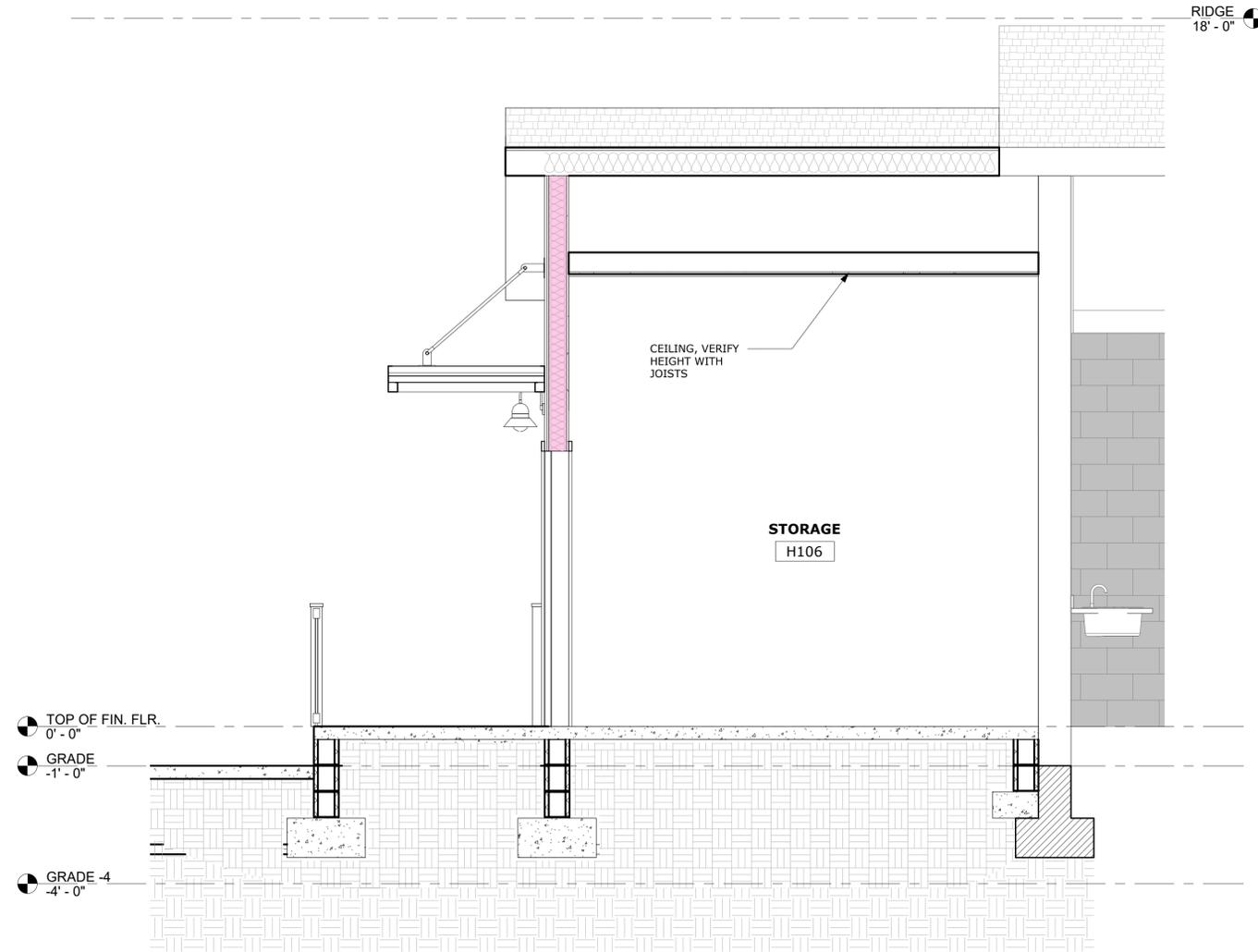
Project Number: 21081
Date: JUNE 30, 2023
Drawn By: JPR

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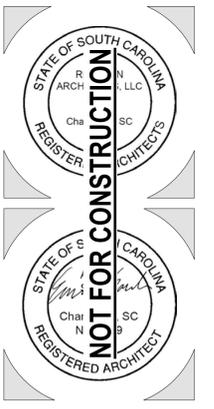
A1
A3.02 RAVENEL HALL - STORAGE ADDITION
1/2" = 1'-0"



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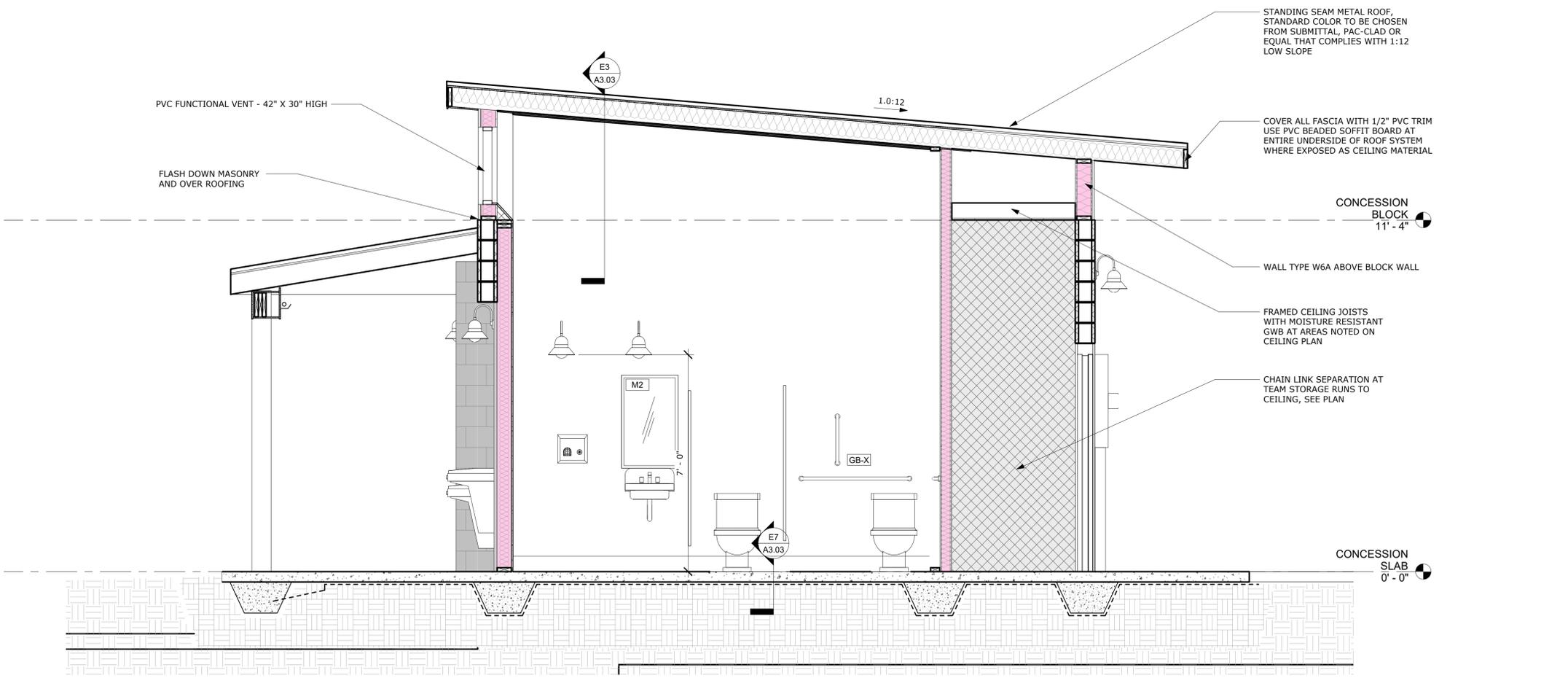
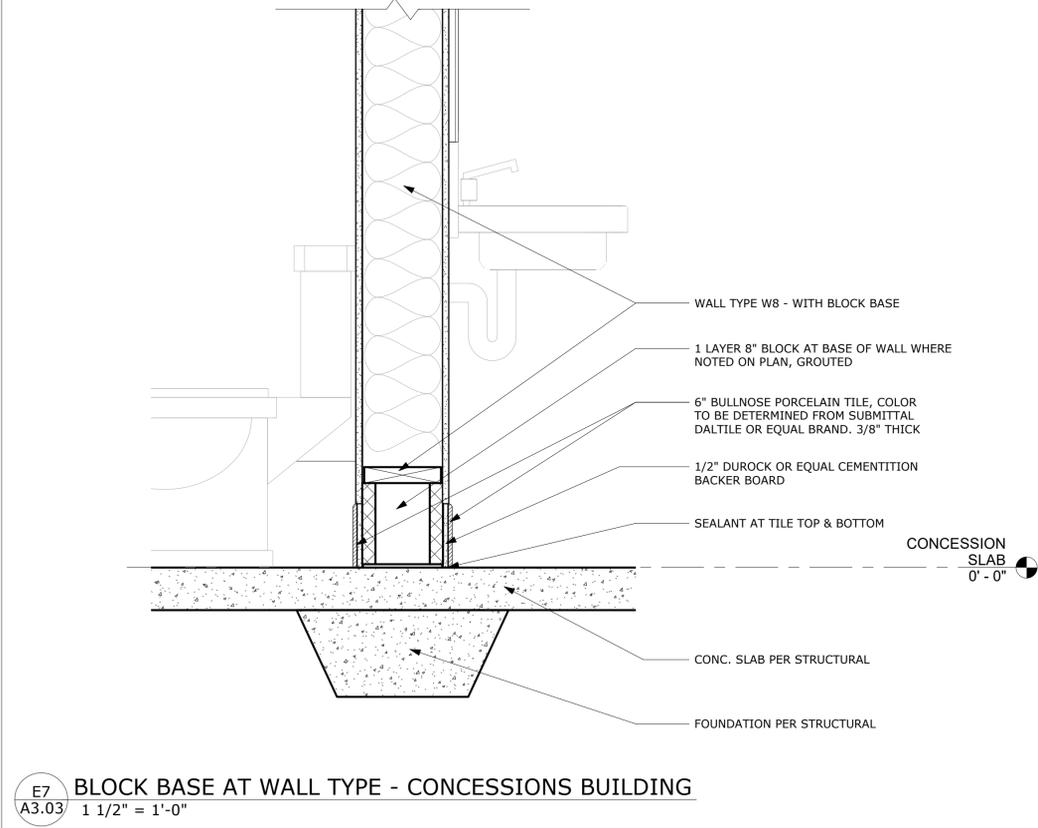
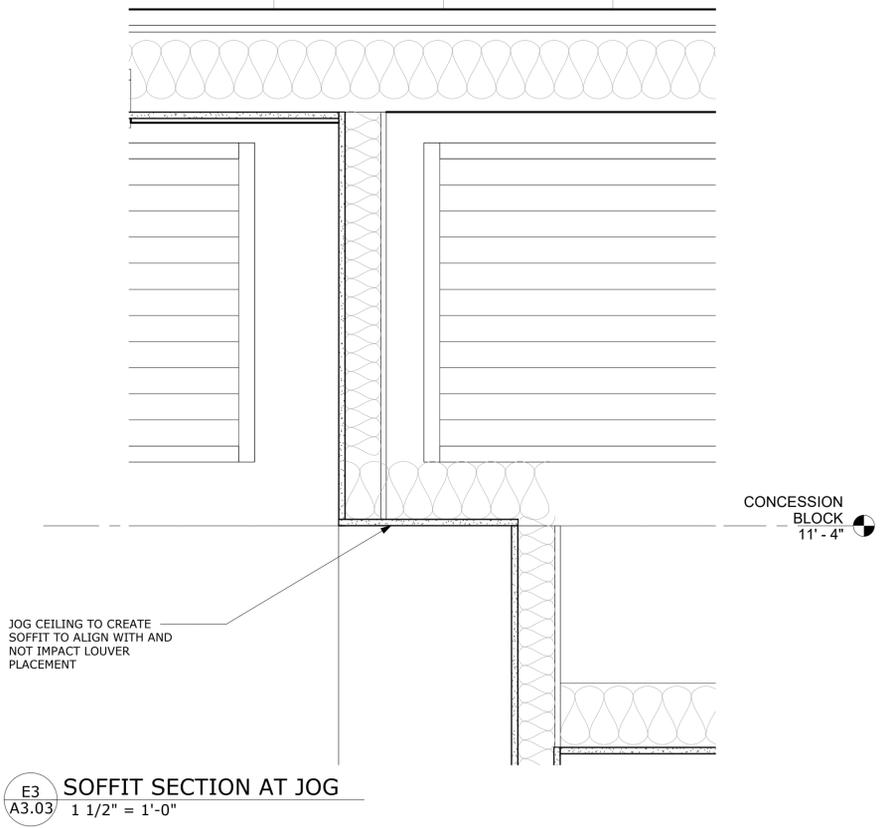
SECTION - STORAGE ADDITION

Project Number: 21081
Date: JUNE 30, 2023
Drawn By: JPR

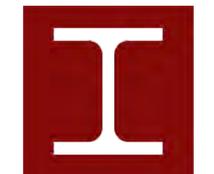
A3.02

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A1
A3.03 RAVENEL BALLFIELD - CONCESSIONS BUILDING
1/2" = 1'-0"



RED IRON ARCHITECTS

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RAVENEL COMMUNITY HALL ADD & CONCESSIONS BLDG

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RAVENEL, SC 29470

#	DESCRIPTION	DATE

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SECTION - CONCESSIONS

Project Number: 21081
Date: JUNE 30, 2023
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A3.03

6/29/2023 10:45:19 AM

RAVENEL HALL

FIRE RATING	MARK	DOOR DOOR SIZE		MODEL	DOOR		FRAME		HARDWARE	COMMENTS
		WIDTH	HEIGHT		MATERIAL	TYPE	MATERIAL			
	H08	6' - 0"	7' - 0"	F	FIBERGLASS	F1	HM		STOREROOM LOCK	
	H09	6' - 0"	7' - 0"	F	FIBERGLASS	F1	HM		ENTRY LOCKSET	
	H10	3' - 0"	7' - 0"	S	ALUMINUM	-			SCREEN DOOR	
	H11	6' - 0"	7' - 0"	S	ALUMINUM	-			DOUBLE SCREEN DOOR	

DOOR HARDWARE BASIS OF DESIGN

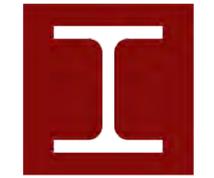
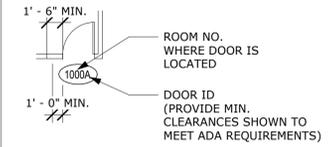
Hardware Set #1
 3 HINGES MPB79 4 1/2 X 4 1/2 26D MC
 1 LOCKSET ML2051 LWA CT6R 630 CR
 1 CORE CR8000 626 CR
 1 CLOSER DC6210 M54 689 CR
 1 WALL BUMPER 406 US32D RO
 1 WEATHERSTRIP 315 CR 1 X 36" 2 X 84" PE
 1 DOOR BOTTOM 315 CN 36" PE
 1 THRESHOLD 171 A 36" PE

CONTRACTOR TO VERIFY WITH OWNER BEFORE PURCHASING HARDWARE

DOOR NOTES

- ALL EXTERIOR HOLLOW METAL FRAMES ARE WELDED. KNOCK DOWN FRAMES ACCEPTABLE AND INTERIOR SPACES ONLY.
- PRIOR TO FABRICATION, FIELD VERIFY ALL DIMENSIONS.
- REFER TO LIST THIS PAGE FOR HARDWARE SETS. COORDINATE WITH OWNER BEFORE PURCHASE AND INSTALLATION.
- EXTERIOR GLASS TO BE DOUBLE PANE LOW E GLAZING AND TEMPERED AS REQUIRED. ALL EXTERIOR GLASS TO BE IMPACT RATED FOR LOCAL REQUIREMENTS.

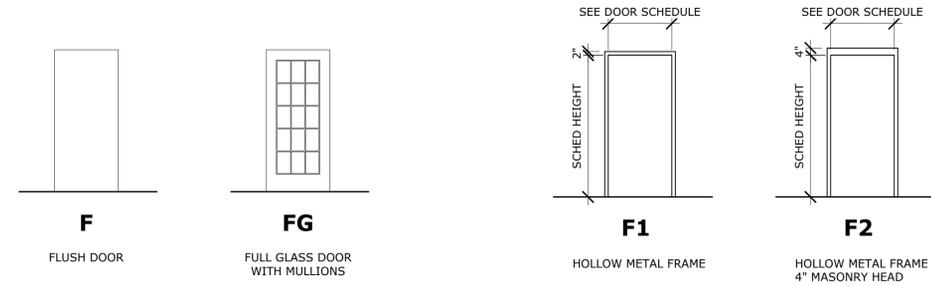
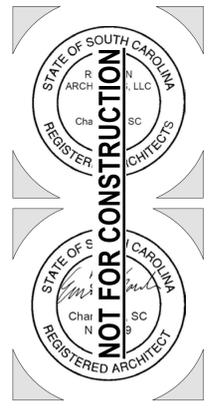
DOOR LEGEND



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E6 A6.01 DOOR ELEVATIONS
 1/4" = 1'-0"

E8 A6.01 DOOR FRAMES
 1/4" = 1'-0"

CONCESSIONS BUILDING

FIRE RATING	MARK	DOOR DOOR SIZE		MODEL	DOOR		FRAME		HARDWARE	COMMENTS
		WIDTH	HEIGHT		MATERIAL	TYPE	MATERIAL			
	C101A	4' - 0"	7' - 0"	F	FIBERGLASS	F2	HM		ENTRY LOCKSET WITH INTERIOR DEADBOLT	
	C101B	6' - 8"	4' - 0"	OC	GALV. STEEL	-	-		OVERHEAD COILING COUNTER DOOR, CORNELL OR EQUAL	
	C102A	3' - 0"	7' - 0"	F	FIBERGLASS	F1	HM		STOREROOM LOCK	
	C103A	3' - 0"	7' - 0"	F	FIBERGLASS	F2	HM		STOREROOM LOCK	
	C104A	3' - 0"	7' - 0"	F	FIBERGLASS	F2	HM		ENTRY LOCKSET - KEYED SEPARATELY	
	C104B	3' - 0"	7' - 0"	F	FIBERGLASS	F2	HM		ENTRY LOCKSET - KEYED SEPARATELY	
	C104C	3' - 0"	7' - 0"	F	FIBERGLASS	F2	HM		ENTRY LOCKSET - KEYED SEPARATELY	
	C104D	3' - 0"	7' - 0"	F	FIBERGLASS	F2	HM		ENTRY LOCKSET - KEYED SEPARATELY	
	C105A	3' - 0"	7' - 0"	F	FIBERGLASS	F1	HM		ENTRY LOCKSET WITH INTERIOR DEADBOLT, DOOR HAS 12X12 LOUVER	
	C106A	3' - 0"	7' - 0"	F	FIBERGLASS	F1	HM		ENTRY LOCKSET WITH INTERIOR DEADBOLT, DOOR HAS 12X12 LOUVER	
	C107A	3' - 0"	7' - 0"	F	FIBERGLASS	F1	HM		STOREROOM LOCK	

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BIDDING DOCUMENTS

DOOR SCHEDULES & ELEVATIONS

Project Number: 21081
 Date: JUNE 30, 2023
 Drawn By: MWC

A6.01

MECHANICAL NOTES:

- 1) ALL WORK SHALL BE PER LOCAL, NATIONAL CODES AND 2021 INTERNATIONAL MECHANICAL CODE AND THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE. INCLUDE COST OF PERMITS AND INSPECTIONS IN QUOTE.
- 2) INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
- 3) DUCT DIMENSIONS ARE INSIDE CLEAR.
- 4) AIR BALANCE ALL EQUIPMENT, INCLUDING AIR HANDLING UNIT, DIFFUSERS, REGISTERS AND GRILLES TO THE AIR QUANTITIES INDICATED ON THE PLANS.
- 5) ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR AFTER ACCEPTANCE OF WORK BY THE OWNER. COMPRESSORS SHALL BE WARRANTED FOR AN ADDITIONAL 4 YEARS.
- 6) MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONTROL WIRING FOR HVAC. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL CONTROL WIRING RACEWAYS AND POWER WIRING.
- 7) ALL FLEXIBLE DUCTS SHALL BE CONNECTED TO TRUNK OR BRANCH DUCTS WITH A MINIMUM OF THREE SHEET METAL SCREWS AT EACH CONNECTION AND TAPED TO PROVIDE AN AIR TIGHT SEAL.
- 8) DUCT HANGER STRAPS SHALL BE 1" NONMETALLIC WITH A 6" SADDLE (DO NOT COMPRESS THE INSULATION).
- 9) THE MAXIMUM ALLOWABLE LENGTH OF FLEXIBLE DUCT SHALL BE 6'-0".
- 10) INSTALL AIR VOLUME EXTRACTORS AT ALL BRANCH TO MAIN DUCT CONNECTIONS.
- 11) THE CONTRACTOR SHALL CAREFULLY COORDINATE THE LOCATION OF ALL DUCTS, GRILLES, DIFFUSERS, ETC. WITH THE PLUMBING, ELECTRICAL AND FRAMING CONTRACTORS.
- 12) ALL RETURN AIR GRILLES SHALL BE EASILY REMOVABLE FOR CLEANING.
- 13) THE CONTRACTOR SHALL CAREFULLY COORDINATE ALL THERMOSTAT LOCATIONS WITH INTERIOR FINISHES. VERIFY LOCATIONS WITH OWNER.
- 14) THE CONTRACTOR SHALL COOPERATE FULLY BETWEEN ALL OTHER TRADES.
- 15) ALL REFRIGERANT PIPING TO BE INSULATED WITH 3/4" FLEXIBLE ELASTOMERIC TYPE INSULATION ASTM C 534, TYPE I. COAT WITH WATER BASED LATEX ENAMEL COATING AS SPECIFIED.
- 16) ALL DUCTWORK SHALL BE 24 GA. RIGID GALVANIZED, INSULATED, FABRICATED AND INSTALLED ACCORDING TO THE MOST RECENTLY PUBLISHED SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE.
- 17) PROVIDE MANUFACTURER PROGRAMMABLE THERMOSTATS.
- 18) PROVIDE 2.2" EXT. FOIL JACKETED INSULATION ON ALL DUCTWORK RUN IN UNCONDITIONED SPACES, SEAL W/ MASTIC SEALER. USE NEOPRENE GASKETS @ ALL TAKEOFFS.
- 19) CONTRACTOR SHALL PROVIDE A COMPLETE WORKING SYSTEM. ANY OMISSIONS OR CODE VIOLATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID.
- 20) INSTALL FIRE DAMPERS, SMOKE DAMPER, COMBINATION FIRE/SMOKE DAMPERS AND CEILING DAMPERS PER LOCATIONS PRESCRIBED IN SECTION 607.5 THROUGH 607.7 OF THE 2021 IMC
- 21) PROVIDE AIR BALANCE REPORT INDICATING:
 - 1) QUANTITIES OF AIR AT EACH INLET/OUTLET FOR ALL EXHAUST, SUPPLY SYSTEM COMPONENTS.
 - 2) STATIC PRESSURE IN INCHES OF WATER AT EACH SYSTEM INTAKE AND DISCHARGE. R.P.M. OF EACH FAN.
- 22) REFRIGERATE LINE EXCEEDING 75' SHALL BE SIZED IAW MANUFACTURER SPECIFICATIONS
- 23) CLEARANCE BETWEEN AND AROUND ALL HEAT PUMPS (OUTSIDE UNITS) MUST BE IAW MANUFACTURER RECOMMENDATIONS.
- 24) PROVIDE MOP ON MASTIC AT ALL DUCT TRANSITIONS, MAIN TO PLENUM, BRANCH TO MAIN, AND BRANCH TO BOOT.

HVAC DIFFUSER/GRILLE SCHEDULE								
SYMBOL	TYPE	MOUNTING	MAX CFM @ 500 FPM	THROW	SIZE	MFG	MODEL #	REMARKS
A	SUPPLY	CEILING (DIFFUSER)	281	4-WAY	9"X9"	METALAIR	5000	1,2
R1	RETURN	TRANSFER GRILLE	278		10"X8"	METALAIR	DGDF	1,2

- NOTES:
- 1) MANUFACTURER SHOWN FOR DESIGN PURPOSES ONLY, GRILLES WITH SIMILAR PERFORMANCE CHARACTERISTICS ARE CONSIDERED TO BE EQUAL.
 - 2) COORDINATE FINISH WITH ARCHITECT/OWNER

FAN SCHEDULE									
MANUFACTURER	MODEL	MARK	CFM	MINIMUM EXTERNAL STATIC PRESSURE DROP (IN H O)	MOTOR		DRIVE	AREA SERVED	REMARKS & ACCESSORIES
					POWER	V/PH/HZ			
GREENHECK	SP-A90	EF-1	186	.25	.45A	115/1/60	DIRECT	RESTROOM	CEILING MOUNTED, CABINET TYPE W/INTEGRAL BACKDRAFT DAMPER
	SP-A250	EF-2	250	.25	.56A	115/1/60	DIRECT	KITCHEN	CEILING MOUNTED, CABINET TYPE W/INTEGRAL BACKDRAFT DAMPER

LEGEND

- | | | | |
|------|----------------------|-----|--|
| ▲ | DUCT TRANSITION | ⊕ | UNIT THERMOSTAT- PROGRAMMABLE 24/7 WITH AUTO CHANGEOVER- MOUNT @ 60" AFF |
| ⊙ | SMOKE DETECTOR | ⊗ | SUPPLY AIR |
| ⊖ | EXHAUST FAN | ◻ | RETURN AIR |
| —MVD | MANUAL VOLUME DAMPER | HP | HEAT PUMP A-### AIR DEVICE - CFM |
| | | AHU | AIR HANDLING UNIT O.A. OUTSIDE AIR |

MECHANICAL NOTES, LEGEND, & SCHEDULES

SCALE: NTS



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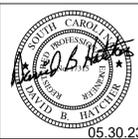
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 MECHANICAL NOTES, LEGEND, & SCHEDULES

SHEET NUMBER & TITLE:

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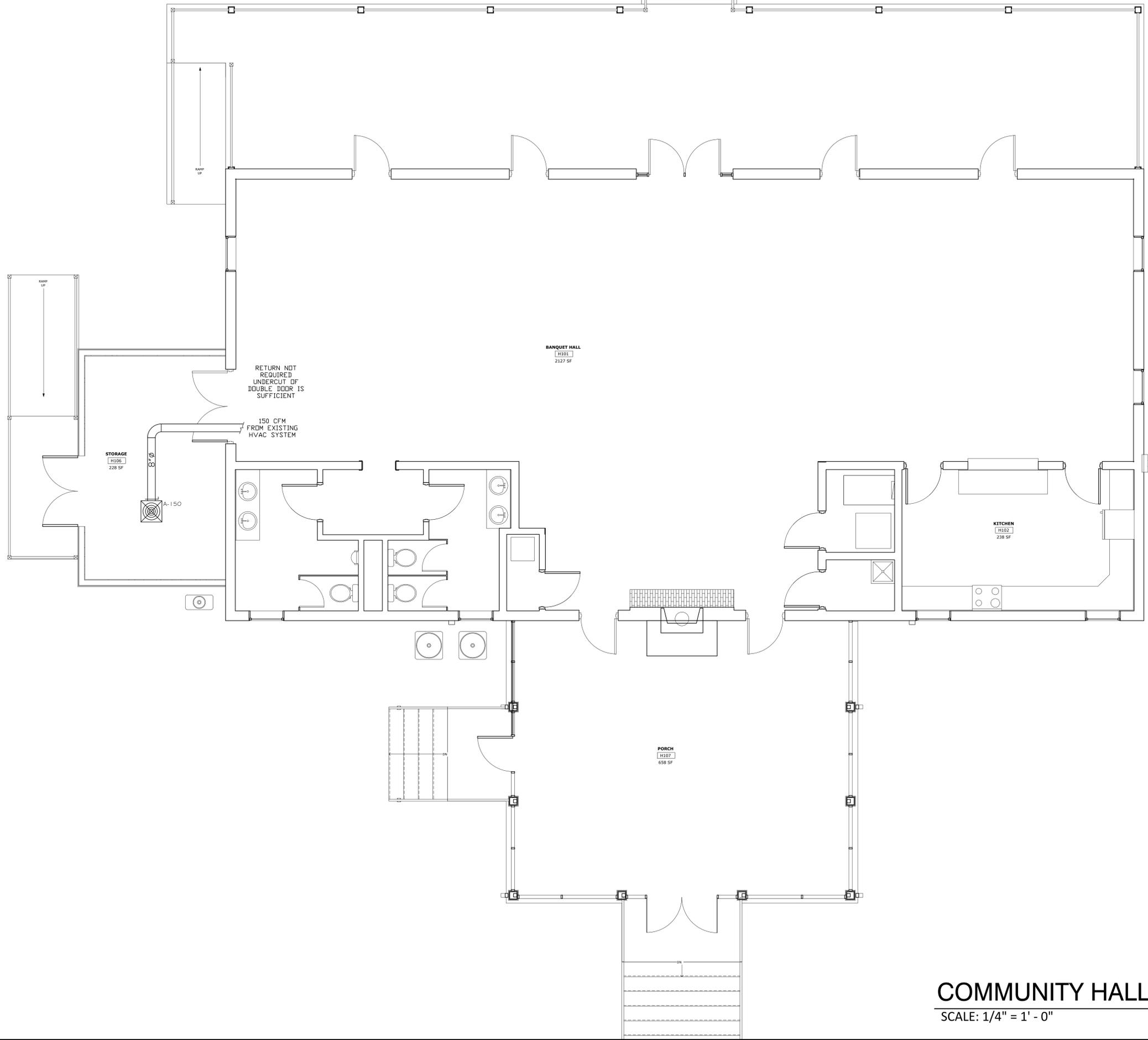


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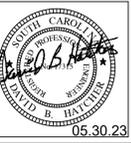
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 COMMUNITY HALL MECHANICAL PLAN

SHEET NUMBER & TITLE:
M2
 PERMIT SET
 DATE: 05.30.2023



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

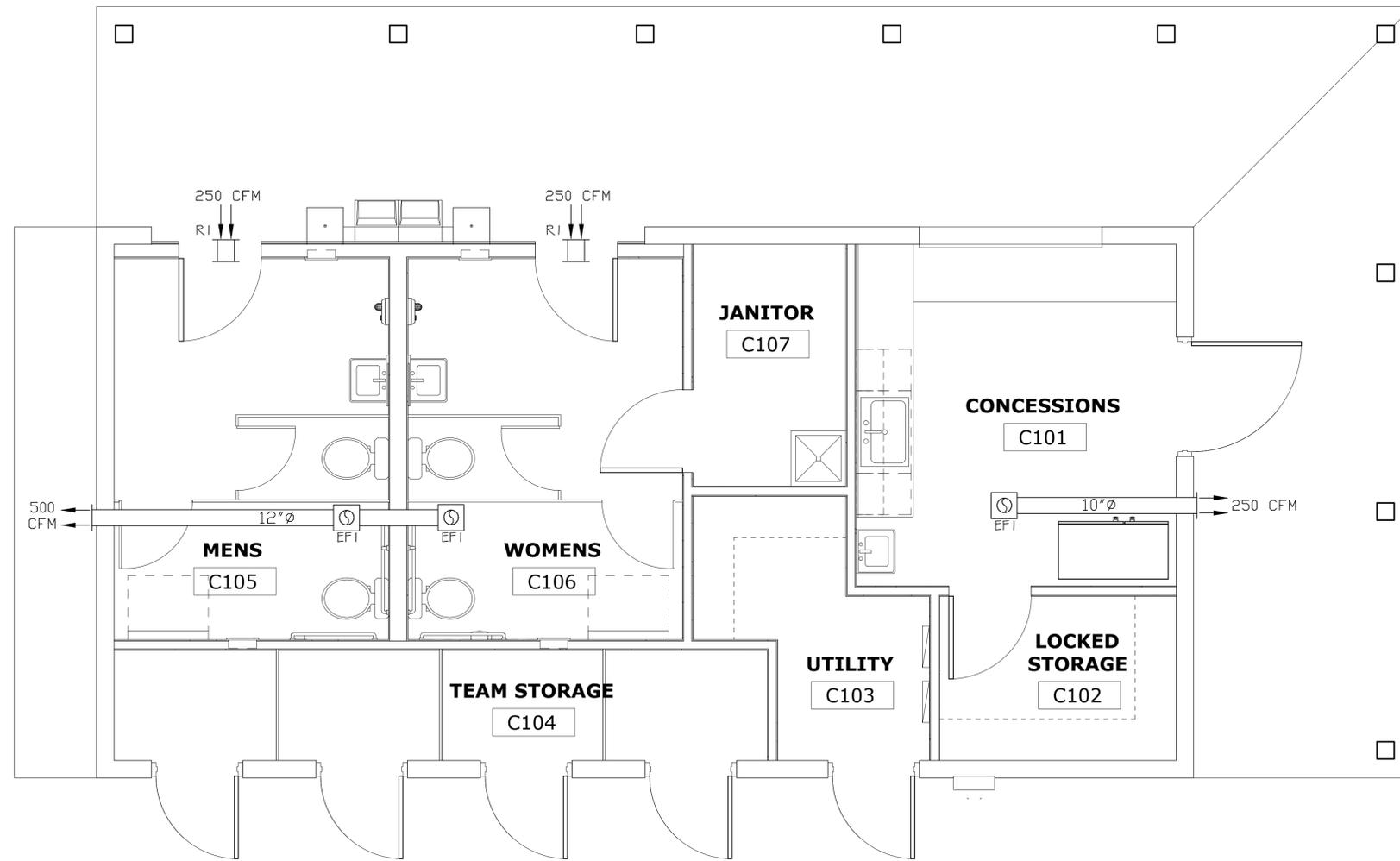


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 CONCESSIONS MECHANICAL PLAN

SHEET NUMBER & TITLE:
M3
 PERMIT SET
 DATE: 05.30.2023



CONCESSIONS MECHANICAL PLAN

SCALE: 3/8" = 1' - 0"

PLUMBING SPECIFICATIONS:

GENERAL: CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MANAGEMENT NECESSARY OR REASONABLY INCIDENTAL TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND/OR DESCRIBED IN THE SPECIFICATIONS. THE PLUMBING CONTRACTOR SHALL ALSO REFER TO EQUIPMENT SUPPLIER'S SCHEDULE TO VERIFY THAT ALL THE UTILITIES ARE PROVIDED.

CODES AND ORDINANCES: ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE OWNER'S INSURANCE CARRIER, NFPA CODES, STATE AND LOCAL LAWS, CODES AND THE 2021 INTERNATIONAL PLUMBING CODES, AND ALL LAWS, RULES AND REGULATIONS OF PUBLIC BODIES HAVING JURISDICTION. ALL ACCESSIBILITY DIMENSIONS SHALL CONFORM TO ANSI 117.1-2017. TEMPERING VALVES SHALL CONFORM TO ASSE 1070(607.1).

INTERFERENCES: CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE AREA WHERE THE WORK IS TO BE PERFORMED. CONTRACTOR SHALL BE RESPONSIBLE FOR ACCOMMODATING ALL INTERFERENCES WITH THE WORK, OFFSETTING, MODIFYING, AND OTHERWISE FITTING THE NEW EQUIPMENT TO THE SPACE AVAILABLE. THESE DRAWINGS ARE BASED ON EXISTING CONDITIONS AS SEEN DURING SITE INSPECTION. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES.

GUARANTEE: ALL MATERIALS AND WORKMANSHIP PROVIDED SHALL BE WARRANTED AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

CLEAN-UP: ALL DEBRIS, RUBBISH, SCRAPS, ETC. SHALL BE CLEANED UP AT THE END OF EACH WORK DAY. AT THE COMPLETION OF THE WORK, ALL NEW CONSTRUCTION WORK AND MATERIALS SHALL BE CLEANED UP OF MARKINGS, DIRT, ETC. AND LEFT IN A CLEAN AND SLIGHTLY CONDITION, READY FOR USE BY THE OWNER.

PIPING MATERIALS:

POTABLE WATER: POTABLE WATER PIPE SHALL BE ASTM B-88 HARD DRAWN COPPER, TYPE L OR K. FITTINGS SHALL BE ANSI B-16.22, WROUGHT COPPER, SOLDER JOINT. JOINTS SHALL BE MADE USING NON-CORROSIVE FLUX AND SOLDER COMPOUND MEETING NSF REQUIREMENTS FOR USE ON POTABLE WATER PIPING. PIPE ENDS SHALL BE CUT SQUARE AND CLEANED TO A BRIGHT METAL FINISH BEFORE SOLDERING. PEX IS AN ACCEPTABLE ALTERNATE.

SANITARY SEWER WASTE AND VENT ABOVE GROUND: SANITARY SEWER PIPE AND FITTINGS SHALL BE EITHER CAST IRON, ASTM A-74, SERVICE WEIGHT, HUB AND SPIGOT PATTERN WITH ASTM C-564 RESILIENT GASKETS; OR HUBLESS CAST-IRON PIPE AND FITTINGS, ASTM A 888, CISPI-301, WITH STANDARD, SHIELDED, STAINLESS-STEEL COUPLINGS CONFORMING TO CISPI-310, WITH STAINLESS-STEEL CORRUGATED SHIELD, STAINLESS-STEEL BANDS AND TIGHTENING DEVICES, AND ASTM C-564, RUBBER SLEEVE; OR SCHEDULE 40 PVC DRAIN, WASTE AND VENT (DWV) PIPE AND FITTINGS, ASTM D-2665 WITH SOLVENT CEMENT JOINTS INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SANITARY SEWER WASTE AND VENT BELOW GROUND: SANITARY SEWER PIPE AND FITTINGS SHALL BE EITHER CAST IRON, ASTM A-74, SERVICE WEIGHT, HUB AND SPIGOT PATTERN WITH ASTM C-564 RESILIENT GASKETS; OR HUBLESS CAST-IRON PIPE AND FITTINGS, ASTM A 888, CISPI-301, WITH HEAVY DUTY JOINTS CONFORMING TO ASTM C-1540 EQUAL TO HUSKY SD-4000, WITH HEAVY DUTY TYPE 304 STAINLESS STEEL SHIELDED COUPLINGS HAVING 4 SEALING CLAMPS FOR PIPE SIZES 1-1/2" THRU 4" AND 6 SEALING CLAMPS FOR PIPE SIZES 5" THRU 10"; OR SCHEDULE 40 PVC DRAIN, WASTE AND VENT (DWV) PIPE AND FITTINGS, ASTM D-2665 WITH SOLVENT CEMENT JOINTS INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

TRAP PRIMERS: PROVIDE TRAP PRIMERS IN ACCORDANCE WITH 2021 IPC. TAILPIECE PRIMERS ARE ACCEPTABLE.

PIPE SUPPORTS: PIPING SHALL BE SUPPORTED FROM BUILDING STRUCTURE IN A NEAT, PERMANENT AND STABLE MANNER. WHERE BUILDING STRUCTURAL MEMBERS ARE NOT LOCATED TO SUIT EXACT REQUIREMENTS FOR PIPING SUPPORTS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUCH ADDITIONAL STRUCTURAL STEEL MEMBERS AS MAY BE REQUIRED TO SAFEGUARD PIPING INSTALLATION AND BUILDING STRUCTURE.

PIPE PAINTING: ALL UNINSULATED STEEL PIPING SHALL BE THOROUGHLY CLEANED, PRIMED AND PAINTED. PIPE CLEANING SOLVENT SHALL BE A NON-OILY SOLVENT EQUAL TO STODDARD SOLVENT OR HI-FLASH COAL TAR NAPHTHA. PRIME COATING MATERIAL SHALL BE ALKYD ZINC CHROMATE. FINISH MATERIAL SHALL BE ALUMINUM ALKYD PAINT. SURFACE PREPARATION AND PAINT APPLICATION SHALL BE IN STRICT ACCORDANCE WITH PAINT MANUFACTURER'S RECOMMENDATIONS.

PIPE INSULATION: ALL HOT AND COLD WATER PIPING SHALL BE INSULATED. PIPING LOCATED IN INACCESSIBLE LOCATIONS SHALL BE INSULATED WITH NOMINAL 1/2" THICK ELASTOMERIC FOAM INSULATION EQUAL TO ARMSTRONG ARMAFLEX 22. ALL JOINTS SHALL BE MITERED AND SEALED WITH INSULATION MANUFACTURER'S APPROVED ADHESIVE EQUAL TO ARMSTRONG 520-620 INSULATION ADHESIVE. EXPOSED AND ACCESSIBLE PIPING SHALL BE INSULATED WITH FIBERGLASS PIPE INSULATION WITH ALL-SERVICE JACKET. HOT WATER PIPING INSULATION SHALL BE 1" THICK. COLD WATER PIPING INSULATION SHALL BE 1/2" THICK WITH VAPOR BARRIER. VAPOR BARRIER AT COLD WATER PIPING JOINTS SHALL BE MAINTAINED BY MEANS OF MASTIC AND TAPE. ALL FITTINGS, VALVES, ETC. SHALL BE INSULATED WITH THE SAME MATERIAL AND PROVIDED WITH PLASTIC FITTING COVERS. FLAME SPREAD AND SMOKE-DEVELOPED INDEXES SHALL NOT EXCEED 25/50.

SHUT OFF VALVES: ALL FIXTURES INCLUDING WATER HEATERS ARE TO HAVE SHUT OFF VALVES @ THE HOT AND COLD WATER PIPES.

PIPE TESTING:

POTABLE WATER: ALL WATER PIPING SHALL BE TESTED BEFORE COVERING. TWO (2) HOURS. TESTS SHALL COMPLY TO AWWA STANDARD C-60-77, SECTION 4.1.

SANITARY SEWER: SANITARY SEWER PIPING SHALL BE TESTED BEFORE COVERING. ALL OPENINGS, EXCEPT HIGHEST VENT SHALL BE PLUGGED AND THE SYSTEM FILLED WITH WATER TO 10'-0" ABOVE HIGHEST FIXTURE CONNECTED. SYSTEM SHALL STAND WITHOUT LEAK OR LOSS OF WATER FOR A PERIOD OF NOT LESS THAN FOUR (4) HOURS.

STERILIZATION: ALL POTABLE WATER SYSTEM PIPING, FITTINGS AND FIXTURES SHALL BE STERILIZED (DISINFECTED) AND FLUSHED PRIOR TO USE IN ACCORDANCE WITH THE LATEST EDITION OF AMERICAN WATER WORKS ASSOCIATION STANDARD AWWA C-601.

PLUMBING FIXTURE SCHEDULE					
FIXTURE	DESCRIPTION	SUPPLY	WASTE	VENT	REMARKS
P-1	ADA COMPLIANT TANK TYPE WATER CLOSET	1/2" CW	3"	2"	
P-2	TANK TYPE WATER CLOSET	1/2" CW	3"	2"	
P-3	LAVATORY, WALL MOUNTED ADA COMPLIANT	1/2" CW 1/2" HW	1-1/2"	1-1/2"	
P-4	FLOOR DRAIN	CW TRAP PRIMER	3"	2"	
P-5	HAND SINK	1/2" CW 1/2" HW	1-1/2"	1-1/2"	
P-6	1 COMPARTMENT SINK	1/2" CW 1/2" HW	2"	2"	
P-7	MOP/UTILITY SINK	3/4" CW 3/4" HW	3"	2"	
P-8	HI-LO WATER COOLER	1/2" CW	1-1/2"	1-1/4"	

REMARKS: 1. PROVIDE TEMPERED WATER TO ALL LAVATORIES PER SECTION 607.1.2 I.P.C.

WATER HEATER SCHEDULE											
MARK	TYPE	STORAGE	RECOVERY @ 60 F RISE	TOTAL	# OF	KW OF EACH	EFF	V-PH-HZ	MANUF.	MODEL #	COMMENTS
WH-1	ELEC.	20 GAL	20 GPH	3.0	2	3.0	.91	240-1-60	STATE	PCE-20-10MSA	SET TO 110 DEGREES

SIMILAR UNITS TO MANUFACTURER NAME AND MODEL ARE ACCEPTABLE

PLUMBING LEGEND

 VTR	VENT THROUGH ROOF		SOIL OR WASTE LINE (W)	P-#	PLUMBING FIXTURE NUMBER
 WCD	WALL CLEANOUT		VENT LINE (V)	AFF	ABOVE FINISH FLOOR
 FCO	FLOOR CLEANOUT		COLD WATER LINE (C)	FCO	FLOOR CLEAN OUT
 GCO	GRADE CLEANOUT		HOT WATER LINE (H)	CW	COLD WATER
 P TRAP			SHUT OFF VALVE	HW	HOT WATER
 WH	WATER HEATER		CHECK VALVE	FD	FLOOR DRAIN
				TP	TRAP PRIMER

PLUMBING NOTES, LEGEND, & SCHEDULES

SCALE: NTS



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REVISIONS

RAVENEL COMMUNITY HALL & CONCESSIONS

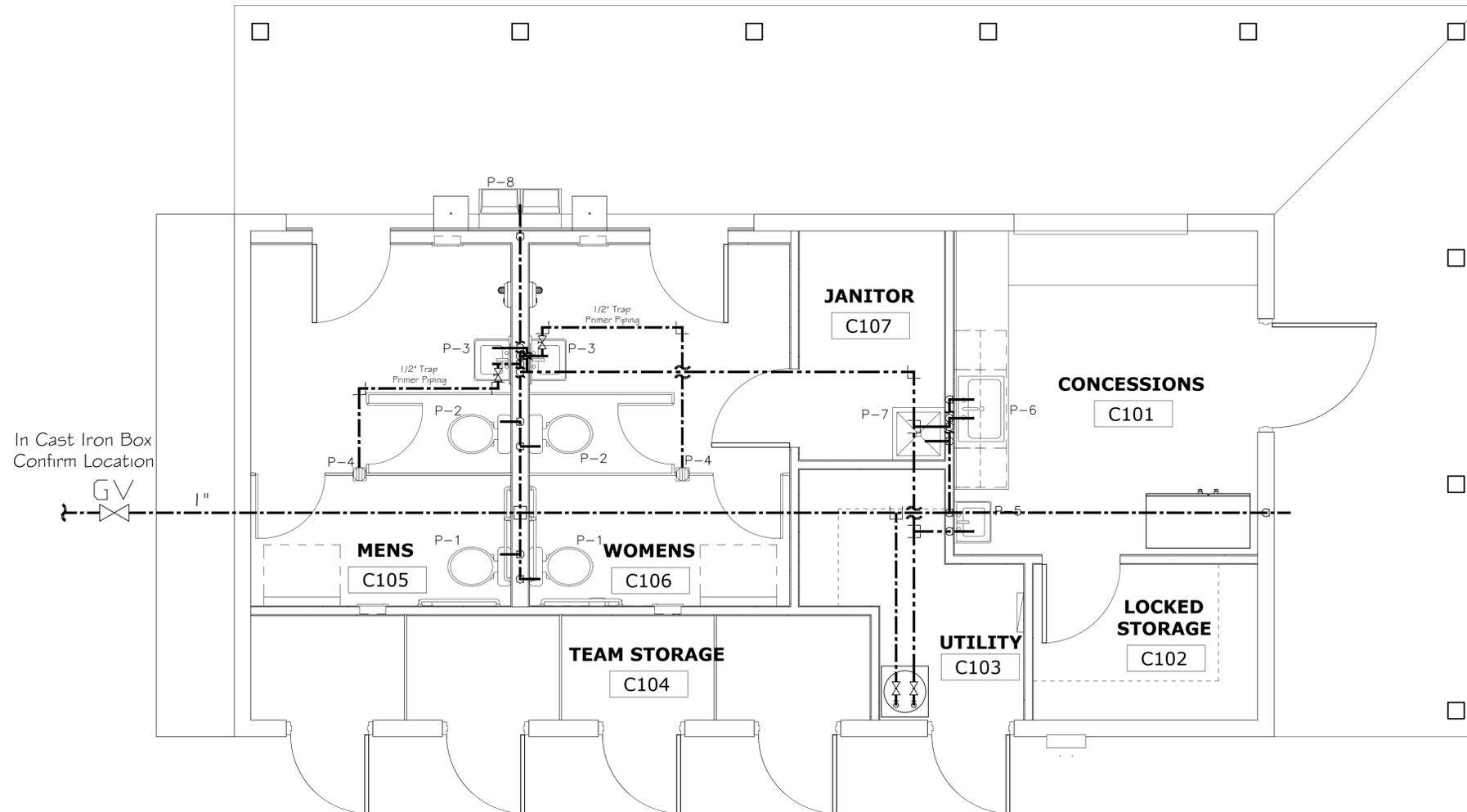
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PLUMBING NOTES, LEGEND, & SCHEDULES

SHEET NUMBER & TITLE:

P1

PERMIT SET
 DATE: 05.30.2023



In Cast Iron Box
Confirm Location



CONCESSIONS PLUMBING PLAN

SCALE: 3/8" = 1' - 0"



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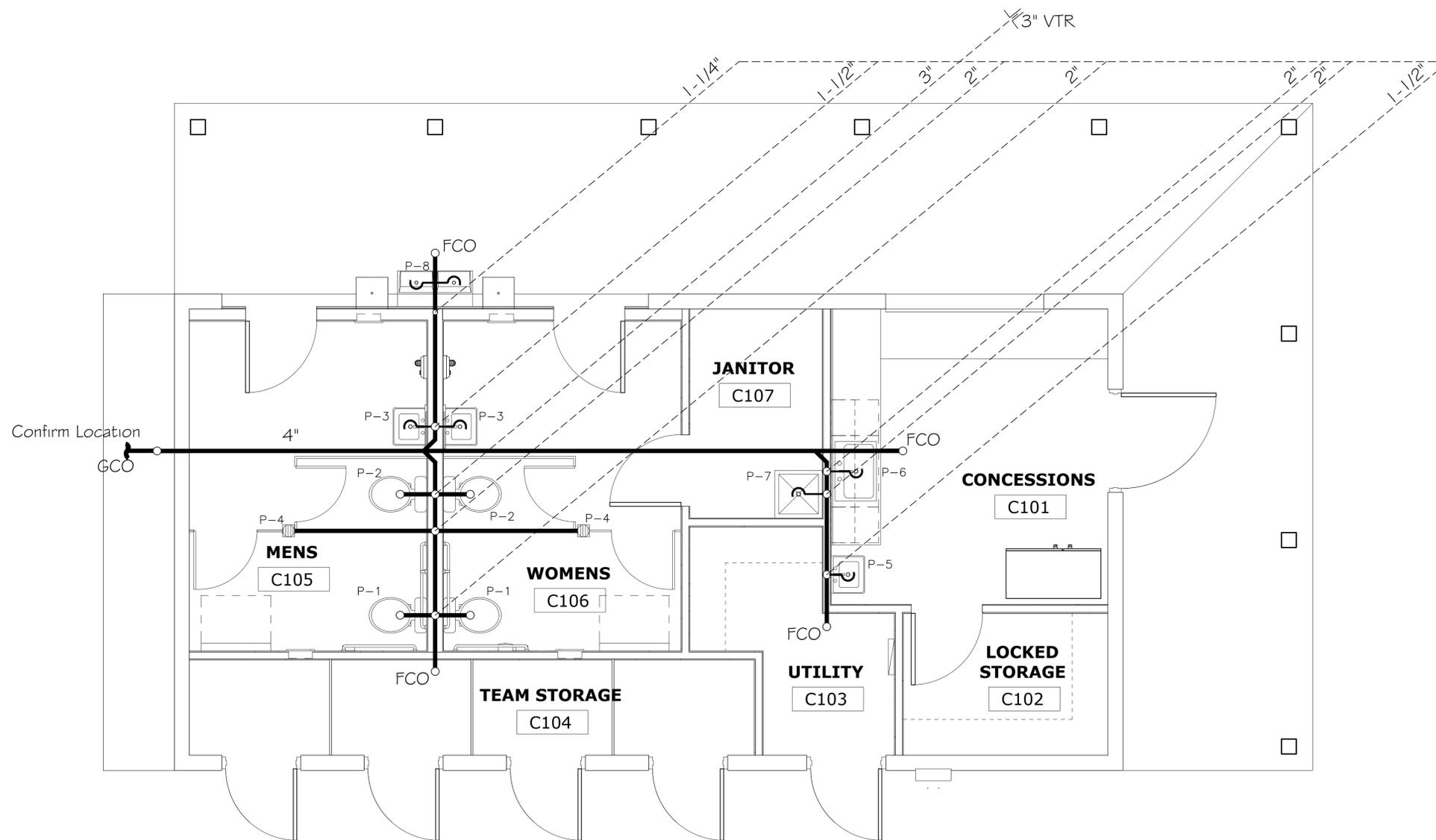
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CONCESSIONS PLUMBING PLAN

SHEET NUMBER & TITLE:

P2

PERMIT SET
DATE: 05.30.2023



CONCESSIONS SANITARY PLAN

SCALE: 3/8" = 1' - 0"



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REVISIONS	DESCRIPTION	DATE

RAVENEL COMMUNITY HALL & CONCESSIONS
 5701 CONNERS STREET
 RAVENEL, SC
 CONCESSIONS SANITARY PLAN

SHEET NUMBER & TITLE:
P3
 PERMIT SET
 DATE: 05.30.2023

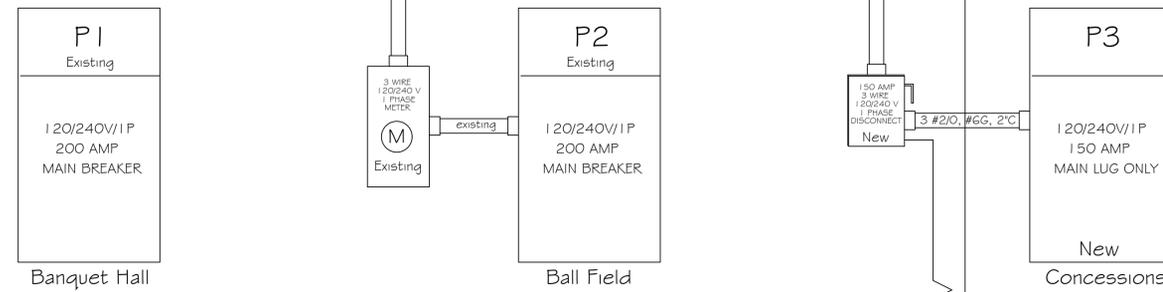
ELECTRICAL NOTES:

- WORK SHALL CONFORM TO THE 2020 EDITION OF ANSI/NFPA 70 (NATIONAL ELECTRICAL CODE), NECA STANDARD OF INSTALLATION, 2021 INTERNATIONAL BUILDING CODE, NFPA 101 (LIFE SAFETY CODE), ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- AS A MINIMUM, ALL MATERIALS, EQUIPMENT AND DEVICES SHALL MEET THE REQUIREMENTS OF U.L. AND NFPA 70 WHERE SUCH STANDARDS ARE ESTABLISHED FOR THOSE ITEMS. ALL ITEMS SHALL BE CLASSIFIED BY U.L. AS SUITABLE FOR THE PURPOSES USED.
- PROVIDE A NAMEPLATE (LAMINATED PLASTIC) FOR ALL MAJOR ITEMS OF ELECTRICAL EQUIPMENT (E.G. PANELBOARDS, DISCONNECT SWITCHES, TRANSFORMERS, ETC.). NAMEPLATE SHALL BE ATTACHED WITH SCREWS, BOLTS OR RIVETS.
- PROVIDE TYPED DIRECTORIES FOR ALL PANELS LABELING ALL CIRCUITS SHOWING AS-BUILT CONDITIONS.
- THE NEUTRAL AND GROUND BUS SHALL BE BONDED TOGETHER AT THE SERVICE EQUIPMENT ONLY. THE GROUNDING CONDUCTOR SHALL BE BONDED TO THE GROUNDING ELECTRODE SYSTEM, COMPRISED OF A 3/4" X 10' RIVEN GROUND ROD, METALLIC PIPING, BUILDING STEEL, ETC. ALL SUBPANELS SHALL HAVE INSULATED NEUTRALS PER N.E.C. ARTICLE 250.
- ALL WIRING SHALL BE COPPER, 600 VOLT, WITH THHN/THWN INSULATION UNLESS NOTED OTHERWISE. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG FOR POWER AND LIGHTING CIRCUITS AND #16 AWG FOR CONTROL CIRCUITS UNLESS NOTED OTHERWISE. ALL WIRING SHALL BE INSTALLED IN CONDUIT UNLESS NOTED OTHERWISE.
- CONDUITS SHALL BE ELECTRICAL METALLIC TUBING (EMT) FOR INTERIOR LOCATIONS, SCHEDULE 40 PLASTIC CONDUIT (PVC) FOR EXTERIOR LOCATIONS, OR RIGID GALVANIZED STEEL (RGS) CONDUIT WHERE EXPOSED TO PHYSICAL DAMAGE UNLESS NOTED OTHERWISE.
- ALL CONDUIT LOCATED ABOVE CEILING SHALL BE SUPPORTED FROM BUILDING STRUCTURAL MEMBERS OR CONCRETE DECKING. CONDUIT CANNOT BE SUPPORTED FROM CEILING GRID OR GRID HANGER WIRES.
- ALL MOUNTING BRACKETS, HANGERS, CLIPS, ETC. SHALL BE USED AS RECOMMENDED BY THE MANUFACTURER AS NECESSARY TO MOUNT AND SECURE LIGHT FIXTURES IN LOCATIONS SHOWN.
- TO MAINTAIN THE FIRE RATING OF THE BARRIER, THE OPENING AROUND CONDUIT THAT PENETRATES FIRE RATED BARRIERS (WALLS, FLOORS AND CEILINGS) SHALL BE SEALED WITH U.L. LISTED FIRE STOPPING MATERIAL
- WHERE POSSIBLE, CONDUIT SHOULD BE ROUTED THROUGH ROOF OPENINGS FOR PIPING AND DUCTWORK. WHERE SUCH ROUTING IS NOT FEASIBLE, ROOF JACK WITH PITCH POCKET SHALL BE PROVIDED.
- PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THE ELECTRICAL WORK INDICATED HEREIN AND AS REQUIRED BY THE LOCAL AND STATE CODES AND ORDINANCES.
- COORDINATE ELECTRIC SERVICE WITH LOCAL UTILITY COMPANY, INTERRUPTING CAPACITY AND SHORT CIRCUIT BRACING OF EQUIPMENT SHALL BE COORDINATED WITH AND EXCEED VALUES GIVEN BY THE UTILITY COMPANY.
- PROVIDE POWER WIRING AND HOOK-UP FOR ALL MECHANICAL EQUIPMENT.
- THE ELECTRICAL CONTRACTOR SHALL GUARANTEE WORK INSTALLED UNDER THE CONTRACT TO BE FREE FROM ANY DEFECTIVE WORKMANSHIP AND MATERIALS, USUAL WEAR EXPECTED, AND SHOULD ANY SUCH DEFECTS DEVELOP WITHIN A PERIOD OF ONE YEAR (OR AS REQUIRED BY OWNER/TENANT) AFTER ACCEPTANCE OF THE BUILDING BY THE OWNER, THIS CONTRACTOR SHALL REPAIR AND / OR REPLACE ANY DEFECTIVE ITEMS AND DAMAGE RESULTING FROM FAILURE OF THESE ITEMS, AT NO EXPENSE WHATSOEVER TO THE OWNER OR BUILDER.
- PROVIDE REQUIRED SERVICE AND EQUIPMENT GROUNDING SYSTEMS. THE CONDUIT SYSTEM SHALL FORM A CONTINUOUS PATH FOR GROUND.
- PROVIDE NEW ELECTRICAL MATERIALS AND EQUIPMENT WITH THE MANUFACTURERS NAME PRINTED THEREON AND UNDERWRITERS LABORATORY LISTED.
- VERIFY WITH OWNER ALL PHONE, CABLE, COMPUTER LINES AND OTHER SPECIAL ELECTRICAL LINES LOCATIONS BEFORE INSTALLATION.
- PERFORM ALL WORK IN A WORKMANLIKE MANNER AND NONE OF THE SAME SHALL DAMAGE OR WEAKEN THE STRUCTURAL INTEGRITY OF THE BUILDING.
- CONTRACTOR SHALL VERIFY ALL LOADS TO VERIFY THAT THE EQUIPMENT BEING INSTALLED WILL HAVE CAPACITY NOT TO EXCEED THAT IDENTIFIED. IF LOADS VARY, THE ENGINEER SHALL BE NOTIFIED FOR CHANGES.
- THE BRANCH CIRCUIT FEEDING THE EXIT AND EMERGENCY LIGHTING FIXTURES SHALL BE THE SAME BRANCH CIRCUIT AS THAT SERVICING THE NORMAL LIGHTING IN THE AREA AND SHALL BE CONNECTED AHEAD OF ANY LOCAL SWITCHES AS REQUIRED BY NEC, SECTION 700.12F.

LEGEND:

- DUPLEX RECEPTACLE OUTLET, 20 AMP, 125V AC, 2 POLE, 3 WIRE, GROUNDING (18" A.F.F. AND 6" ABOVE COUNTER) UNLESS NOTED OTHERWISE
- DUPLEX RECEPTACLE OUTLET, 20 AMP, 125V AC, 2 POLE, 3 WIRE, GROUNDING (18" A.F.F. AND 6" ABOVE COUNTER) UNLESS NOTED OTHERWISE GROUND FAULT CIRCUIT INTERRUPTER (GFCI)
- DUPLEX RECEPTACLE OUTLET, 20 AMP, 125V AC, 2 POLE, 3 WIRE, GROUNDING (18" A.F.F. AND 6" ABOVE COUNTER) UNLESS NOTED OTHERWISE, NEMA 5-20R, WEATHER PROOF ENCLOSURE
- SINGLE POLE SWITCH, 20 AMP, 120-277V, AC (48" A.F.F. UNLESS NOTED OTHERWISE)
- 3 WAY SWITCH, 20 AMP, 120-277V, AC (48" A.F.F. UNLESS NOTED OTHERWISE)
- FAN SWITCH, 20 AMP, 120-277V, AC (48" A.F.F. UNLESS NOTED OTHERWISE)
- LIGHTING FIXTURE, NTE 20 WATT LED, APPROVED FOR EXTERIOR USE
- LED LIGHTING FIXTURE - 48" NTE 38 WATTS/FIXTURE, DIMMABLE BALLAST
- LED EXTERIOR LIGHTING FIXTURE NTE 60 WATTS/FIXTURE
- EGRESS EMERGENCY LIGHT WITH BATTERY BACK UP (90 MINUTES) (32W HO LAMPS)
- EMERGENCY LIGHTING, DOUBLE BULB TYP, BATTERY BACK UP (90 MINUTES) (32W HO LAMP)
- EXIT SIGN (2.7W LAMPS) BATTERY BACK UP (90 MINUTES)
- ELECTRICAL DISCONNECT w/AMPERAGE SIZE

PANELBOARD 3 (Concessions)											
Type 1	NO.	Load Description	AMPS - 150 amps VOLTAGE-> 120 240 volts	C/B	Load	Poles	Capacity (VA)	Phase Wire one 3	VA Load / Phase	Mounting Type - Surface Main Breaker	
								A	B	WIRE	CONDUIT
	1	Lighting	20	4.6	1	2400	546			2#12, #12G	1/2"
	3	Lighting (exterior)	20	4.0	1	2400		480		2#12, #12G	1/2"
	5	Water Heater	30	12.5	2	7200		1500		2#10, #10G	3/4"
	7										
	9	Spare									
	11	Spare									
	13	Spare									
	15	Spare									
	17	Spare									
	19	Spare									
	2	General Receptacles	20	10.5	1	2400	1260			2#12, #12G	1/2"
	4	Receptacle (Refrigerator/Freezer)	20	10.0	1	2400		1200		2#12, #12G	1/2"
	6	Receptacle (Small Appliance)	20	10.0	1	2400	1200			2#12, #12G	1/2"
	8	Receptacle (Small Appliance)	20					1200		2#12, #12G	1/2"
	10	Receptacles (Concessions)					1200			2#12, #12G	1/2"
	12	Drinking Fountain						450		2#12, #12G	1/2"
	14	Hand Dryer						1200		2#12, #12G	1/2"
	16	Hand Dryer						1200		2#12, #12G	1/2"
	18	Receptacles (Rest Rooms)						1200		2#12, #12G	1/2"
	20	Receptacles (Storage)						900		2#12, #12G	1/2"
								A	B	Total VA	Amps
								8106	6930	15036	63
								CONNECTED LOAD (VA)		DEMAND LOAD (VA)	



PAGE SPECIFIC NOTES:
NOTE 1: WITH THE RECENT REPLACEMENT OF BALL FIELD LIGHTS WITH LED LIGHTS, ALL OF THE LIGHTS CAN NOW BE CONNECTED IN ONE PANEL. RECOMMEND RELOCATING ALL FIELD LIGHTING TO ONE PANEL. BREAKERS FOR EACH LIGHTS SHOULD NOT EXCEED 40A. THE SECOND PANEL TO BE REPLACED WITH A 150A SINGLE PHASE DISCONNECT TO FEED THE CONCESSION STAND.

1 BARE COPPER GROUNDING CONDUCTOR, APPROPRIATELY SIZED IAW 250.66 OF NEC, IN CONDUIT CONNECTED TO GROUND ROD, PIPE, PLATE ELECTRODES, CONCRETE-ENCASED ELECTRODES, OR GROUND RINGS IAW WITH 250.66 NEC.

NOTE:
PROVIDE MAIN BONDING JUMPER IAW NEC ARTICLE 250. ALL BONDING AND GROUNDING SHALL MEET REQUIREMENTS OF NEC ARTICLE 250

ELECTRICAL NOTES, LEGEND, RISER & PANEL PLAN

SCALE: NTS



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REVISIONS

RAVENEL COMMUNITY HALL & CONCESSIONS

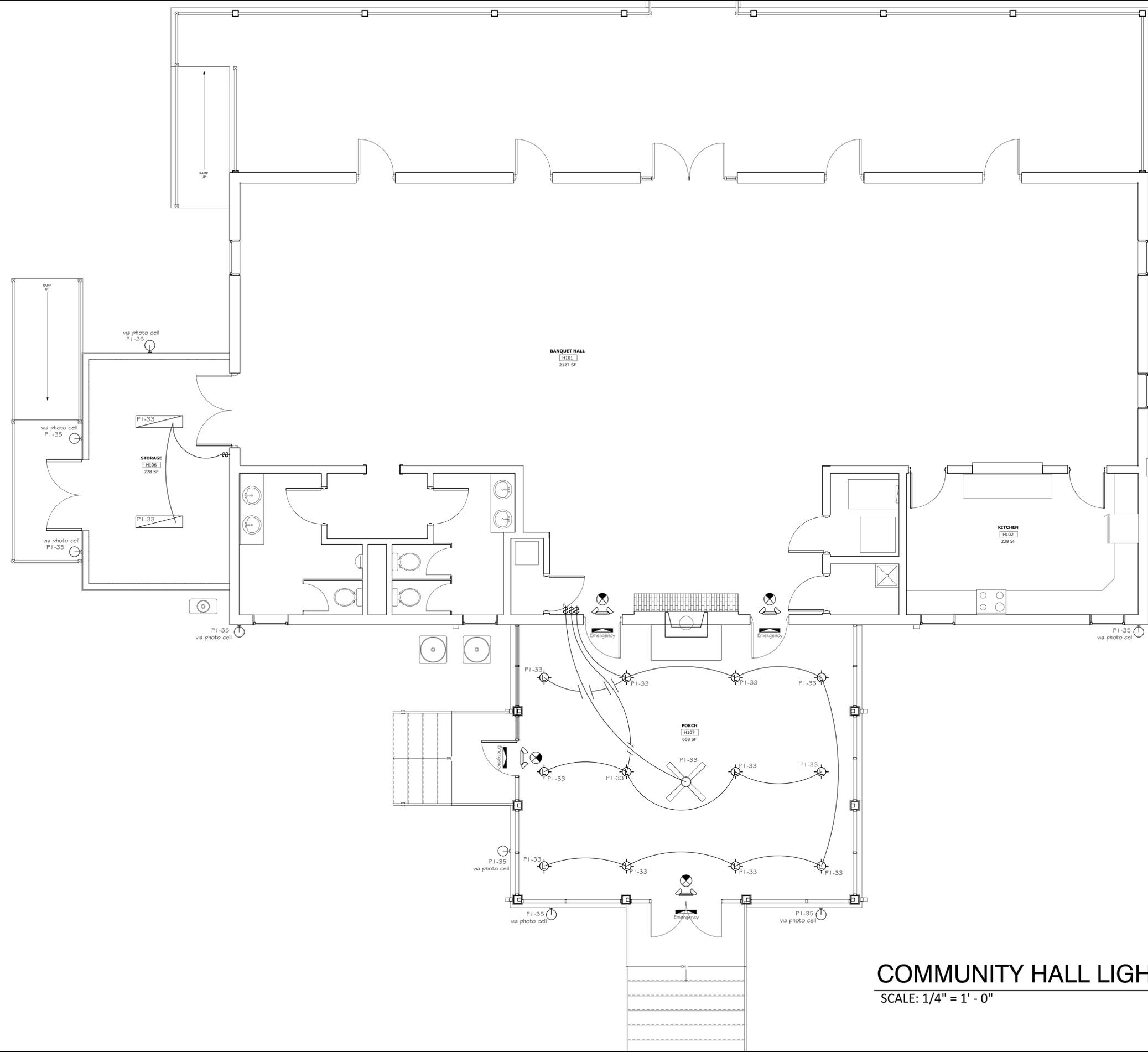
5701 CONNERS STREET
RAVENEL, SC

ELECTRICAL NOTES, LEGEND, RISER & PANEL PLAN

SHEET NUMBER & TITLE:

E1

PERMIT SET
DATE: 05.30.2023



COMMUNITY HALL LIGHTING PLAN
 SCALE: 1/4" = 1' - 0"



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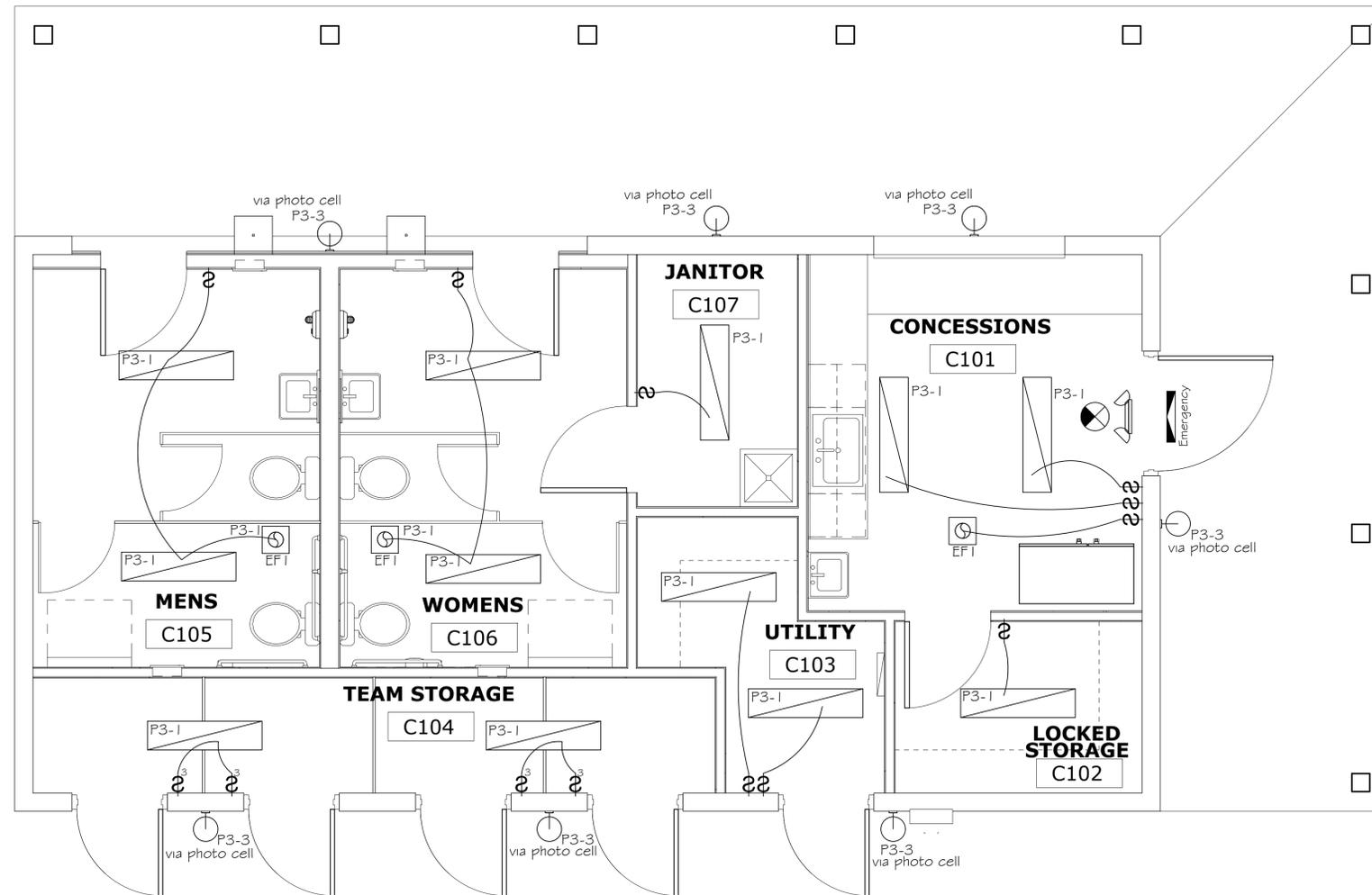
REVISIONS	DESCRIPTION	DATE

RAVENEL COMMUNITY HALL & CONCESSIONS
 5701 CONNERS STREET
 RAVENEL, SC
 COMMUNITY HALL LIGHTING PLAN

SHEET NUMBER & TITLE:

E2

PERMIT SET
 DATE: 05.30.2023



CONCESSIONS LIGHTING PLAN
 SCALE: 3/8" = 1' - 0"

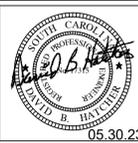


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 RAVENEL, SC
 CONCESSIONS LIGHTING PLAN

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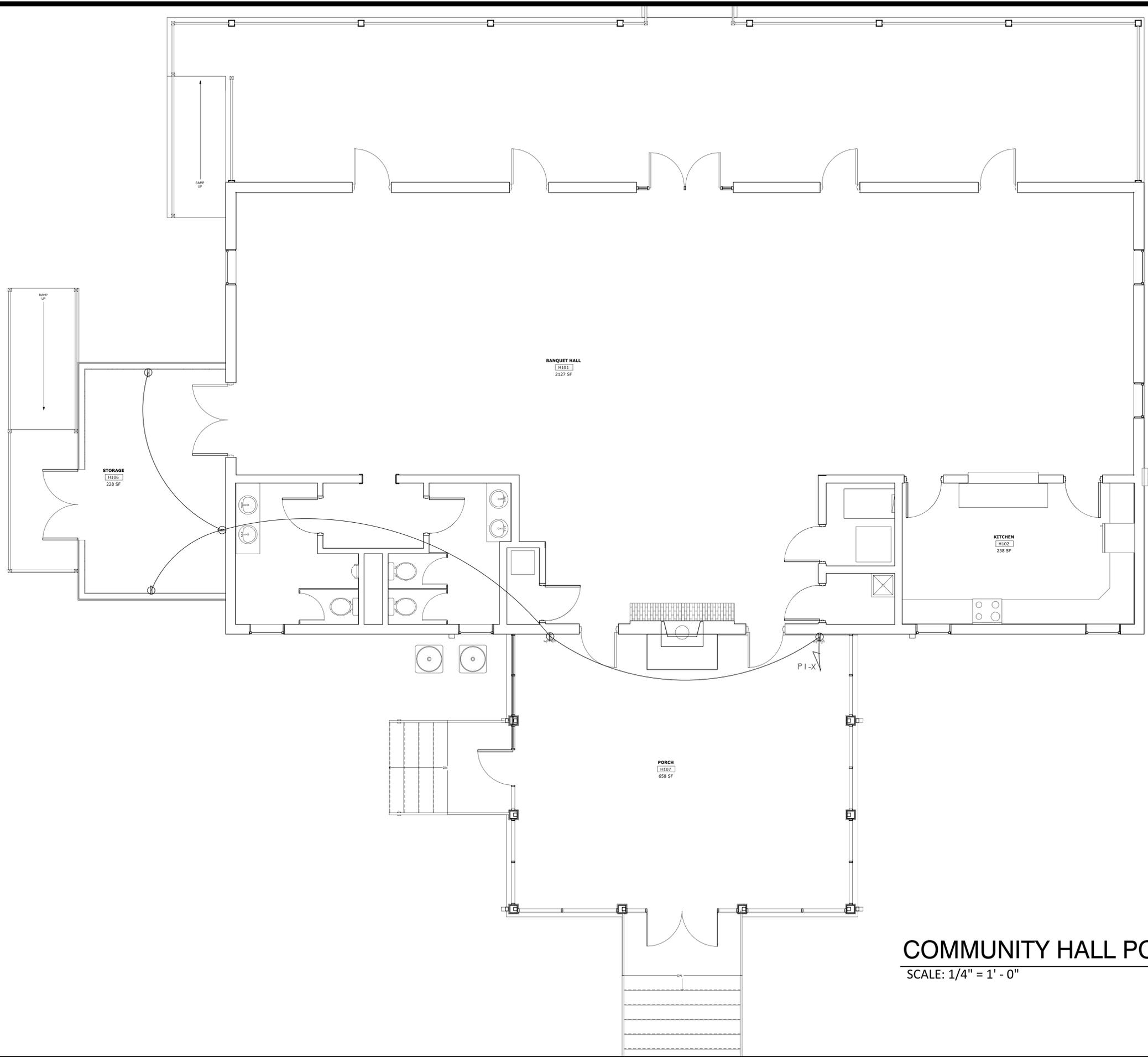


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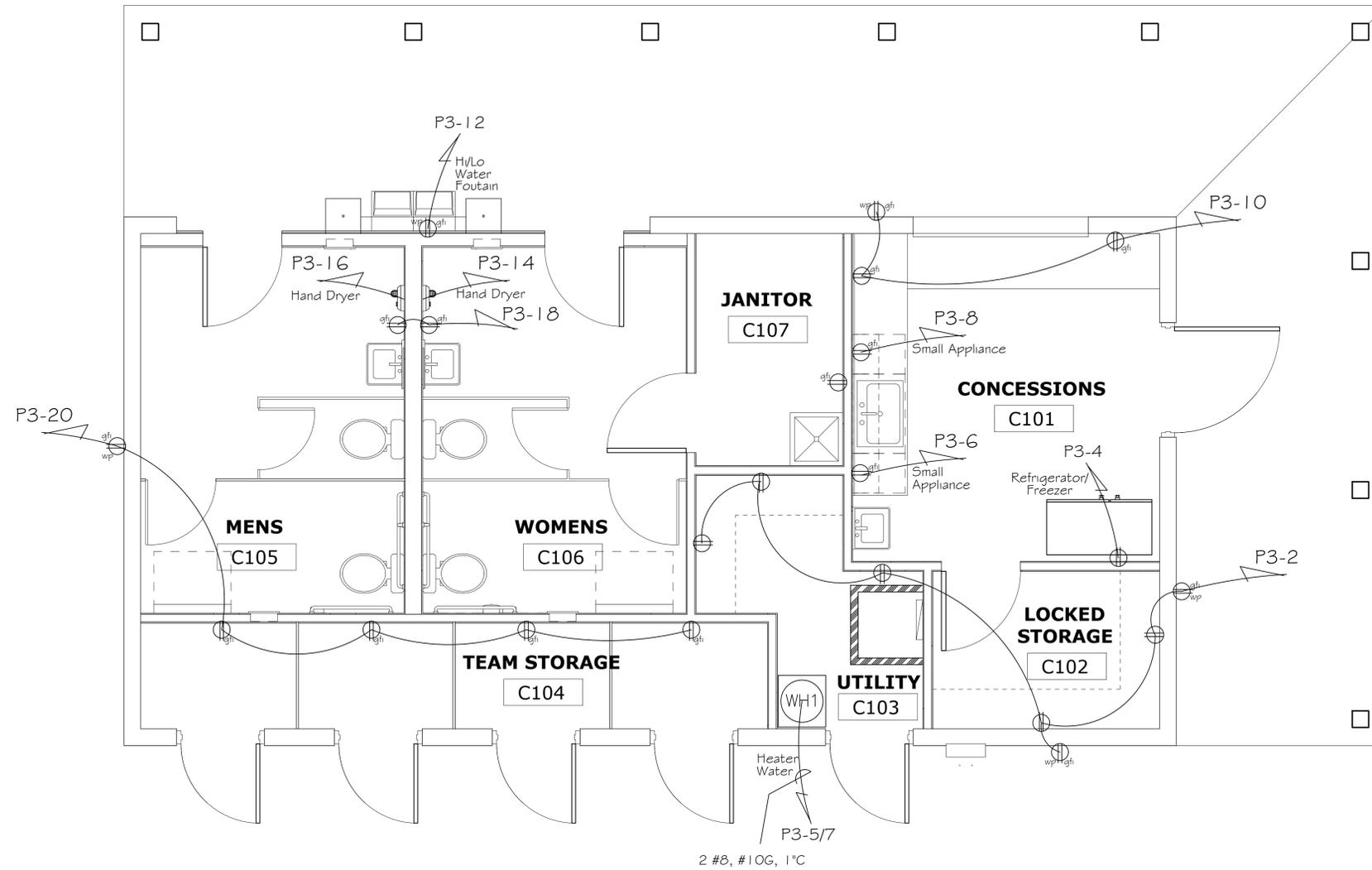
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RAVENEL COMMUNITY HALL & CONCESSIONS
 5701 CONNERS STREET
 RAVENEL, SC
 COMMUNITY HALL POWER PLAN

SHEET NUMBER & TITLE:
E4
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COMMUNITY HALL POWER PLAN
 SCALE: 1/4" = 1' - 0"



CONCESSIONS POWER PLAN
 SCALE: 3/8" = 1' - 0"



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RAVENEL COMMUNITY HALL & CONCESSIONS
 5701 CONNERS STREET
 RAVENEL, SC
 CONCESSIONS POWER PLAN

SHEET NUMBER & TITLE:
E5
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