

Board of Zoning Appeals

Official Agenda



AGENDA

BOARD OF ZONING APPEALS

A G E N D A

Regular Meeting

August 12th, 2021

4:00 PM

The City of Greenville Board of Zoning Appeals will hold an in-person Public Hearing for the following items on **Thursday, August 12th, 2021 at 4:00 PM at the Greenville Convention Center at 1 Exposition Drive**. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

Citizens may also view the meeting at the following web address:

<https://www.greenvillesc.gov/1694/Online-Meetings>

1. **Call to Order**
2. **Welcome and Opening Remarks from the Chair**
3. **Roll Call**
4. **Approval of Minutes**
 - A. July 6th – Workshop
 - B. July 8th – Regular Meeting
5. **Call for Public Notice Affidavit from Applicants**
6. **Acceptance of Agenda**

7. Conflict of Interest Statement

8. New Business

A. S 21-562

Application by Shawn Johnson dba Birds Fly South Ale Project for a **SPECIAL EXCEPTION** to establish a restaurant serving alcohol in a C-1, Neighborhood Commercial, zoning district at **1501 E. North Street** (019000-02-00700).

Documents:

[AGENDA PACKET - COMPILED PACKET - SPEX 21-562 AND ZONING COMPLIANCE APP - BFS PERCH - 1501 E NORTH ST..PDF](#)

9. Other Business

A. Staff update on current planning projects.

10. Adjournment

City of Greenville

Board of Zoning Appeals

Meeting & Public Hearing Overview

Welcome to the City of Greenville Board of Zoning Appeals (BZA) meeting. The BZA is responsible for reviewing and taking action on special exception permits and variance requests, and hearing and deciding appeals take by any person aggrieved by a decision or interpretation of the administrator. The Board usually meets the second Thursday of each month, and as needed for special-called meetings.

For your convenience and to help you follow along with the meeting, an overview of the meeting procedure is provided below. Please take a moment to familiarize yourself with the process and locate the item(s) of interest to you on the agenda.

Public hearing rules and procedures:

- For each item, the Board will first hear the staff report and a presentation from the applicant.
- After the staff and applicant presentations, the chairperson will open the public hearing for public comment for that item. Comments in favor of the application are heard first, followed by those opposed.
- Any member of the audience wishing to comment has **3 minutes** to do so. It is not necessary to sign up to speak beforehand. All comments must be made into the podium microphone located at the front of the center aisle.

- Begin by clearly stating your name and address for the record. Please spell your name if it is prone to being misspelled. The 3-minute timer will start after you have provided this information.
- Please do not repeat information already presented by someone else, and avoid off-topic statements. People sharing similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
- All comments and questions must be directed to the chairperson, who will respond or direct the question to the appropriate party for response.
- After all comments are offered, the chairperson will close the public comment for that item. Once closed, no additional public comments will be heard.
- After the public comment portion, the Board members will deliberate amongst themselves. A decision will usually be rendered at this meeting; however, the item may be deferred to provide additional time to revise the application, provide supplemental information, etc.

Written comments and materials intended for the board members should be given to a staff member for distribution before the meeting begins. Any comments that were submitted to the Planning office prior to the meeting have already been provided to with the members for their review and consideration.

Public meeting disclosure: All written comments and materials submitted to the Planning Office or BZA, as well as audio recordings of public hearings, are considered public record and subject to FOIA requests under the South Carolina Freedom of Information Act. In addition, all public meetings are open to the press and may covered or recorded by the media.

Thank you for attending the BZA meeting. Public participation in the planning process helps the City make informed decisions about growth and development in our community.

Please contact the Planning Department at (864) 467-4476 with any questions about this agenda as well as those for upcoming meetings. Visit our website at [HTTPS://GREENVILLESC.GOV/172/PLANNING-ZONING](https://greenvilleesc.gov/172/PLANNING-ZONING) for more detailed information about specific agenda items.

The BZA is comprised of volunteers appointed by City Council. When selecting members for the board, Council strives to ensure a broad range of interests and viewpoints are represented. Current and previous board members have served with professional backgrounds in residential and commercial development, architecture, law, engineering, real estate, and more. Standard board terms are 3 years. If you are interested in serving on the BZA or another City board, please apply online at [HTTPS://GREENVILLESC.GOV/478/BOARDS-COMMISSIONS](https://greenvilleesc.gov/478/BOARDS-COMMISSIONS).



**Planning Staff Report to
Board of Zoning Appeals
August 6, 2021**
for the August 12, 2021 Public Hearing

Docket Number: S 21-562
Applicant: Shawn Johnson
Birds Fly South Ale Project
Property Owner: 1503 Overbrook, LLC
Property Location: 1501 East North Street, Suite 101
Tax Map Number: 019000-02-07000
Acreage: 1.7 acres
Zoning: C-1, Neighborhood Commercial District
Proposal: **Special Exception to establish a restaurant with alcohol sales**
Staff Recommendation: **Approve with conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.1.3 (A) (1), *Board of Zoning Appeals/Powers and Duties/Special Exceptions*

Sec. 19-2.3.5, *Special Exception Permit*

Sec. 19-4.1, *Table of Uses*

Sec. 19-4.3.3(C), *Use-specific standards for Eating Establishments*

Staff Recommendation: Staff concludes that the application complies with the standards to grant a Special Exception Permit for a **'restaurant with alcohol sales.'** If the Board decides to grant the Permit, Staff recommends the following conditions:

1. The operation of the establishment shall substantially conform to the testimony of the Applicant and the content of the application.
2. Hours of operation shall be substantially consistent with those stated by the applicant, closing no later than 10 p.m.
3. All interior amplification shall be located only as reflected on the approved floor plan and be directed away from the principal entrance or directed toward the interior of the building.
4. Except to provide ingress and egress, exterior doors and windows shall remain closed after 10:00 p.m.
5. The Applicant shall take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance and applicable neighborhood parking restrictions.
6. The occupancy loads and plumbing fixture numbers shall be adjusted upon building permit submittal to accurately reflect the maximum number of occupants for the restaurant.
7. Outdoor seating area(s) shall require approval of a separate Conditional Use permit.

Staff Analysis:

The Applicant, Shawn Johnson dba Birds Fly South Ale Project, requests special exception approval to establish a restaurant with alcohol sales in a C-1, Neighborhood Commercial, Zoning District. The subject property is 1501 East North Street, Suite 101, located at the northeast corner of East North Street and Chestnut Street. The property is currently under construction for a mixed-use project, known as 'Overbrook Village,' which received preliminary certification for rehabilitated historic property historic tax credits in February of 2020 (RHP 20-16).

Per Sections 19-4.1 (*Table of Uses*) and 19-4.3.3(C) (*Use-specific standards for Eating Establishments*), a special exception permit is required for restaurants serving alcohol in the C-1 zoning district. The applicant intends to establish a 2,110 sq. ft. restaurant with indoor and outdoor seating known as 'Perch.' A separate Conditional Use permit application has been submitted for the outdoor seating area (CU 21-587). Per the application, Perch will be modeled after European gastropubs and will offer a full-service kitchen with a walk-up window and a selection of low alcohol-by-volume (ABV) beers. Proposed hours of operation are Wednesday thru Sunday, 12 pm to 9 pm. Beer production is not proposed on site.

The Technical Advisory Committee (TAC) met with the applicant on July 19th, 2021 and recommended approval of the special exception permit with conditions; these recommended conditions are listed at the end of this report. A Special Exception Permit shall be approved only upon finding that the applicant demonstrates **all** of the following are met:

1. Consistent with the Comprehensive Plan

The Future Land Use Map of the City's GVL 2040 Comprehensive Plan designates this property '*Urban Residential*' which is intended to allow a mix of residential densities, compact development, walkable streets, and uses complementary to residential uses, such as community recreation facilities, places of worship, and schools.

Staff finds that with appropriate conditions, the proposed use will be consistent with the intent of the future land use designation, specifically the intent to establish walkable neighborhoods with complementary uses.

Staff finds that, with appropriate conditions, the proposed use will be consistent with the GVL 2040 Comprehensive Plan.

2. Complies with use specific standards

Use-specific standards for restaurants are contained in *Section 19-4.3.3(C) Eating establishments*, as listed below:

(1) General.

- a. *Eating establishments that encroach onto public property shall comply with the city's outdoor displays and cafes ordinance (see chapter 8, article VIII, of this Code).*
- b. *Eating establishments on private property shall comply with the following standards:*
 1. *The eating establishment shall not obstruct the movement of pedestrians along adjoining sidewalks, or through other areas intended for public usage, ingress, or egress.*
 2. *Outdoor live entertainment shall not be allowed unless separate approval is obtained for an outdoor entertainment use.*
 3. *In approving eating establishments, the decision-making body may impose conditions relating to the location, configuration, and operational aspects (including hours of*

operation, noise, and lighting) to ensure that eating establishments will be compatible with surrounding uses and will be maintained in an attractive manner.

(2) Eating establishments in the C-1 district. Eating establishments in the C-1 district shall comply with the following standards:

- a. The gross floor area shall not exceed 3,500 square feet.*
- b. Hours of operation shall be limited to between the hours of 6:00 a.m. and 10:00 p.m.*
- c. The sale of alcoholic beverages shall require a special exception permit.*

The applicant has provided a response to these use-specific criteria within their application. The use is limited to 2,110 sq. ft., and the proposed hours of operation fall within the range permitted in the C-1 zoning district. Staff recommends formally incorporating TAC's recommended conditions, listed at the end of this report, into any motion for approval.

Staff finds that, with appropriate conditions, the use will comply with the specific use standards of the Land Management Ordinance

3. Compatibility with the surrounding lands

Adjacent property is zoned and used as follows:

East: Single-family attached/detached (C-1)

North: Single-family residential (RM-1)

West (Across Chestnut St.): Single and multi-family residential (C-1)

South: Single-family detached and office (RM-1)

The subject site is currently under development with 'Overbrook Village,' a mixed-use development with anticipated office, fitness, retail, restaurant, and single-family attached residential uses. Staff finds that, with appropriate conditions, the proposed use will be consistent with the vision for Overbrook Village and compatible with adjacent land uses.

Staff finds that, with appropriate conditions, the use will be compatible with surrounding lands.

4. Design does not have substantial adverse impacts

To minimize detrimental impacts on adjacent residential land uses, staff recommends that approval of the special exception permit be conditioned upon the following (as recommended by TAC):

- a. Hours of operation shall be substantially consistent with those stated by the applicant, closing no later than 10 p.m.; and
- b. All interior amplification shall be located only as reflected on the approved floor plan and be directed away from the principal entrance or directed toward the interior of the building; and;
- c. Except to provide ingress and egress, exterior doors and windows shall remain closed after 10:00 p.m.; and
- d. The Applicant shall take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct

and public intoxication, prohibitions on noise in violation of the City's noise ordinance and applicable neighborhood parking restrictions; and

- e. The occupancy loads and plumbing fixture numbers shall be adjusted upon building permit submittal to accurately reflect the maximum number of occupants for the restaurant.

Staff finds that, with appropriate conditions, the design will not have substantial adverse impacts.

TAC Recommended Conditions

1. This Committee recommends that the Board of Zoning Appeals **approve** the application for a Special Exception Use Permit.
2. In order to prevent and/or minimize any potential adverse effects from the Applicant's business on surrounding uses, this Committee recommends that the Board of Zoning Appeals make the following recommendations a condition or conditions of the permit. These conditions are related in type and scale to the impact the proposed use would have on the public and surrounding land uses and are in addition to the standard requirements outlined in Section 19-4.3.3(C) of the Land Management Ordinance:
 - a. This Committee recommends the Applicant maintain hours of operation that are substantially consistent with those stated by the applicant, closing no later than 10 p.m.
 - b. This Committee recommends that all interior amplification be located only as reflected on the approved floor plan and be directed away from the principal entrance or directed toward the interior of the building.
 - c. This Committee recommends that, except to provide ingress and egress, exterior doors and windows shall remain closed after 10:00 p.m.
 - d. This Committee recommends that the Applicant take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance and applicable neighborhood parking restrictions.
 - e. This Committee recommends that the occupancy loads and plumbing fixture numbers be adjusted upon building permit submittal to accurately reflect the maximum number of occupants for the restaurant.

Departmental Comments

None

REPORT OF THE TECHNICAL ADVISORY COMMITTEE

to the

Board of Zoning Appeals for the City of Greenville

S-21-562 Application by Shawn Johnson dba Birds Fly South Ale Project for a **SPECIAL EXCEPTION USE** to operate a restaurant with alcohol sales located at **1501 E. North St., Ste. 101** (TM# 019000-02-07000).

Committee Meeting Date(s): July 19th, 2021 at Greenville City Hall, 206 S. Main St.

Applicant attending meeting: Shawn Johnson dba Birds Fly South Ale Project

Proposed Business: PERCH

FINDINGS OF THE COMMITTEE:

1. The application identified as Exhibit 1 attached to these findings is hereby incorporated and made a part of the findings of this Committee.
2. The applicant indicates the intent to operate a restaurant with alcohol sales with hours of operation of WEDNESDAY thru SUNDAY, 12 pm to 9 pm.
3. The applicant indicates that a full-service kitchen will be provided with a walk-up service window.
4. The applicant indicates that last call for alcohol will be 30 minutes prior to closing.
5. The applicant indicates that live entertainment is not planned; music will be provided through in-house speaker systems during hours of operation.
6. The applicant indicates that staff will be trained in all applicable manners relating to alcohol service.

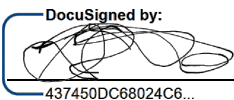
RECOMMENDATIONS OF THE COMMITTEE:

1. This Committee recommends that the Board of Zoning Appeals ***approve*** the application for a Special Exception Use Permit.
2. In order to prevent and/or minimize any potential adverse effects from the Applicant's business on surrounding uses, this Committee recommends that the Board of Zoning Appeals make the following recommendations a condition or conditions of the permit. These conditions are related in type and scale to the impact the proposed use would have on the public and surrounding land uses, and are in

addition to the standard requirements outlined in Section 19-4.3.3(C) of the Land Management Ordinance:

- a. This Committee recommends the Applicant maintain hours of operation that are substantially consistent with those stated by the applicant, closing no later than 10 p.m.
- b. This Committee recommends that all interior amplification be located only as reflected on the approved floor plan and be directed away from the principal entrance or directed toward the interior of the building.
- c. This Committee recommends that, except to provide ingress and egress, exterior doors and windows shall remain closed after 10:00 p.m.
- d. This Committee recommends that the Applicant take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance and applicable neighborhood parking restrictions.
- e. This Committee recommends that the occupancy loads and plumbing fixture numbers be adjusted upon building permit submittal to accurately reflect the maximum number of occupants for the restaurant.

Respectfully Submitted,

DocuSigned by:


437450DC68024C6...
Acting Chair, Technical Advisory Committee



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE* Shawn Johnson Owner/Birds Fly South Ale Project

Name Title / Organization

permit may be limited to this entity. _____

APPLICANT'S REPRESENTATIVE:

(Optional)

Name

Title / Organization

MAILING ADDRESS: 101 Ashford Ave Greenville, SC 29609

PHONE: 727 482 2709 EMAIL: shawn@bfsbeer.com

PROPERTY OWNER: Richard Lynch

MAILING ADDRESS: 309 E Stone Ave Greenville, SC 29609

PHONE: 864 630 0254 EMAIL: RLYNCH@PSBKCPAS.COM

PROPERTY INFORMATION

STREET ADDRESS: 1501 E NORTH STREET suite 101

TAX PARCEL #: 0190000207000 ACREAGE: _____ ZONING DESIGNATION: WHSE-GENE

REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance (www.municode.com/library/)

DESCRIPTION OF PROPOSED LAND USE: European Restaraunt and gastropub

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.

3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

4. You must attach the required application fee: \$250.00

5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

 'Public Hearing' signs are acknowledged as received by the applicant

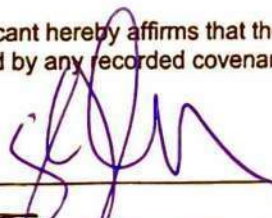
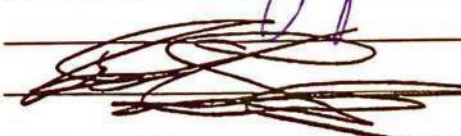

Applicant Signature

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.



7/7/2021
07/07/2021

APPLICANT / REPRESENTATIVE SIGNATURE

DATE

PROPERTY OWNER SIGNATURE

DATE

**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

SEE ATTACHED

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-4.3, USE SPECIFIC STANDARDS.**

SEE ATTACHED

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

SEE ATTACHED

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

SEE ATTACHED

APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(2), STANDARDS – CHANGE IN NONCONFORMING USE

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

SEE ATTACHED

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

SEE ATTACHED

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

SEE ATTACHED

4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

SEE ATTACHED



Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name Shawn Johnson Phone 864 412 8825

Mailing Address 1320 Hampton Ave Ext Greenville, SC 29601

Email Shawn@bfsbeer.com

Signature of Applicant 

Date 7-9-2021

Property Owner

Name Richard Lynch Phone 864 630 0254

Mailing Address 1 309 E North Street Greenville, SC 29609

Email rlynch@psbkcpas.com

Signature of Property Owner 

Date 7-9-21

Property Information

Address 1501 East North Street Suite 101 Greenville, SC

TMS# 0190000207000 Zoning District Designation WHSE

Description of Proposed Use

Provide details for each of the following, as applicable, on a separate sheet:

Operating Plan

1. Type of Use (Restaurant, Nightclub, Event Venue, Etc.)
2. Days and Hours of Operation
3. Staffing Schedule
4. Kitchen Equipment Schedule
5. Menu and Hours of Food Service
6. Parking for Customers and Employees
7. Designated Smoking Area
8. Type of Entertainment and Duration
9. Closing / "Last Call" Procedures

Security Procedures

1. Number and Type of Designated Security Staff
2. Training / Certification of Staff
3. Specific Duties / Responsibilities of Staff
4. Entry / Exit / Re-Entry Procedures
5. Crowd Management
6. Crime Prevention through Environmental Design (CPTED)

Seating Plan

1. Provide a floor plan, drawn to scale, by a registered South Carolina architect. The plan must demonstrate the proposed occupancy with calculations based on the current adopted building code.
2. Schedule a feasibility inspection of the property: 864.467.4457

Business Plan

1. Business Plan Summary: Target Audience, Theme, Objectives / Goals
2. Projected Revenue: % Alcohol Vs. Food Sales
3. Fees For Entry / Membership / Entertainment
4. Status Of City Business License Application
5. Status Of SCDHEC 'Retail Food Establishment' Permit, If Applicable
6. Status Of Abl-901 Application To SC Department Of Revenue
7. Provide Documentation That Sled Requirements Have Been Met



city of greenville

Provide a response for each of the following:

1. Describe the ways in which the proposed use is consistent with the comprehensive plan.

SEE ATTACHED

2. Describe the ways in which the request is appropriate for its location and is compatible with the character of existing and permitted uses of surrounding lands and will not reduce the property values thereof.

SEE ATTACHED

3. Describe the ways in which the request will minimize adverse effects on adjacent lands including: visual impacts; service delivery; parking and loading; odors; noise; glare; and, vibration. Describe the ways in which the request will not create a nuisance.

SEE ATTACHED

Meet With the Technical Advisory Committee

Applications for Zoning Compliance will be reviewed by the Technical Advisory Committee (TAC), a City Staff committee comprised of representatives from the following City Departments and appointed by the City Manager:

Building Codes and Inspections
Business Licensing
Economic Development
Public Information and Events

Police
Fire
Planning
Legal

The Technical Advisory Committee convenes once-a-month to meet with Applicants and review Conditional Use Permit applications that may be granted by the Zoning Administrator. This process promotes a more comprehensive understanding of the Applicant's proposal, which in turn conveys a more comprehensive understanding of the multiple Departments' operating requirements and expectations.

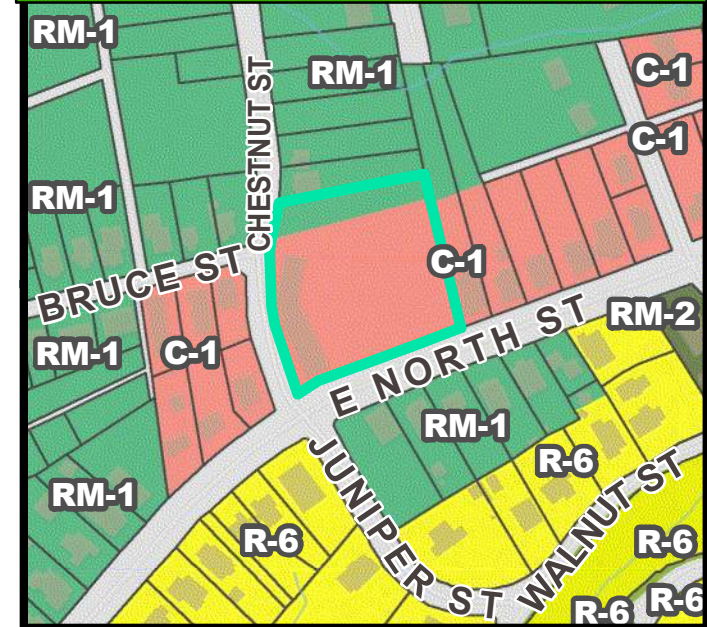
The Applicant, Business Owner, and Property Owner (if different) are required to attend a regularly scheduled TAC meeting prior to granting a Conditional Use Permit. Managers and anyone involved in operating the business are also encouraged to attend. The meeting date, time, and exact location within City Hall will be confirmed upon submittal of this application to the Planning and Development office on the 5th floor of City Hall.

S 21-562 • 1501 E. NORTH STREET

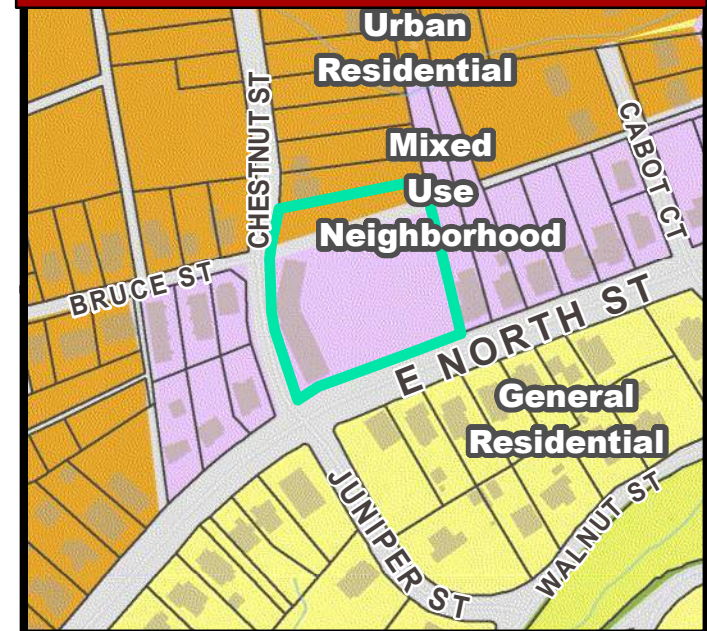
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



S 21-562 • 1501 E. NORTH STREET

NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



SPECIAL EXEMPTION

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

Continuing to grow the community, in a manner that boosts quality of life and strengthens the existing neighborhood, by bringing a quality restaurant and company with a strong community commitment to Overbrook. PERCH will add to the urban residential area by providing an inviting space with affordable products that will become a staple for locals.

PERCH will help grow the economy of the surrounding neighborhood and only add to the value of Overbrook and the surrounding neighborhoods by providing more options for families and individuals to enjoy in their own area of town. As Greenville's population and subsequent traffic grows the need for business like PERCH in "pockets" of the city will only become more necessary and apparent.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-4.3, USE SPECIFIC STANDARDS.**

Falling under 19-4.3.3 (c) - Eating Establishments - We are 2110 sq ft, only open 5 days a week from the hours of noon-9pm, and will not have outdoor music. The outdoor dining provided is not on any city walkways etc, located right outside our large roll up door and easy to see and manage by staff. We are applying for our special exemption permit.

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

The goal of opening PERCH is to provide a family focused, community inspired location that will provide European food in a fast casual experience. We will bake fresh breads, and produce our own sausages. Combined with low alcohol content (ABV) beer products, we seek to have a space for all to enjoy like an afternoon in a small European town. A "local" spot this will attract other business and property values will not go down, as we are not a "bar".

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

The Overbrook Village is already approved and constructed, we are providing upfit to an existing space for our European gastropub. The parking lot, entry/exit ways are all built to the site plan. We will not be manufacturing (boiling etc) any beer production as this is a food focused tap room for our products made at Hampton Station, BIRDS FLY SOUTH. PERCH will not create a nuisance, we will be taking our company mantra of “Be a Community, Grow a Community” and applying it to how we will interact with neighbors, and the neighborhood.

APPLICANT RESPONSE TO

SECTION 19-2.3.5(D)(2), STANDARDS – CHANGE IN NONCONFORMING USE (YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

The historic Overbrook neighborhood has other businesses that are similar. we are opening a restaurant that will serve our locally crafted lagers and beers from Birds Fly South. We would be considered equal.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

The East North street corridor and Overbrook neighborhood are rapidly growing and wonderful business that are seeking to better the area are already in existence. We are striving to enhance the neighbor by providing a historical restaurant with an enjoyable atmosphere.

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

Yes, the current infrastructure has been evaluated and built to accommodate our needs.

4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

Yes, similar to the many restaurants, gastropubs, brewpubs in the city.

ZONING COMPLIANCE AMPLIFYING INFORMATION

Operating Plan

1. Restaurant/Bar - Fast casual European gastropub dining at affordable prices and low abv beers for enjoyment.
2. Wednesday - Sunday 12pm-9pm
3. 1 general manager and 4 bartenders , 2 kitchen staff
 - a. Manager: 5 days a week 10am-10pm
 - b. Bartenders: 2 ppl 12pm - 9pm, 2 ppl 4pm - 9pm; subject to change
 - c. Kitchen staff as needed for prep, service, cleaning.
 - d. Owner/bartender & manager on days off service: 5-7 hours once to twice a week
4. Full Service kitchen with walk up service window. Range. fryers and baking ovens. Open Wednesday - Sunday 12pm - 9pm.
5. Menu: Please see attached
Hours: Matching operation hours Wednesday - Sunday.
6. On-site parking for 45 including multiple handicap accessible spot.

7. No, smoke free establishment.
8. No live entertainment planned; only music through in-house speaker system, during hours of operation.
9. Last call given at 830pm (1/2 hour prior to close)
tab closing and glass clearing will be at 8:45pm, ensuring all guests are closed out and have completed drinks and/or all drinks have been removed before 9pm.

Security Procedures

1. None, our seating plan and ample staffing will provide security.
2. TIPS training completed by all staff.
3. Cash Management and deposits, Opening/Closing procedures, cleanliness, removing any altercations.
4. Roll up door and two entrance/exit points located on the front of the building.
5. Crowd management will be achieved through two primary measures: environmental design and staff procedures.
 - a. Our seating plan does allow for some of the “normal” bar feel of standing bars and a main bar, however it is primarily geared towards table seating on a first come first serve basis. People will be kept to the areas/tables we have created simply by the fact that there are limited options.

- b. Moreover, it is our goal and hope to only serve those with a seat. We will have four bartenders staffed, but only two will be behind the actual bar on any given night. The other two will act as servers and serve a designated area of guest seating, as if it were a full-service restaurant.
- c. Staff will be trained in the above matters, knowing to only serve a guest whom has a seat. It is also in the staff's favor to not have standing or roaming guests for many reasons, including but not limited to: having their traffic patterns remain clear and easier to use, being able to better attend to their guests, ensuring our high standards of hospitality, and remaining organized throughout the night, assisting in a quicker close on the night through means of maintained cleanliness and more organized guest closeouts.

6. Our layout allows all of our staff to have “eyes” on all customers. We also will have a security camera system installed that will have all doors Outdoor lighting its already installed at our entrance, and along the entirety of the property. We are also on a fairly busy street, East North Street, allowing for the naturally added surveillance and deterrence provided by a high level of street traffic. Another thing working in our favor is the openness of our interior design. Once you’ve entered, there is really nowhere outside of the bathrooms and our employee only areas that is not immediately and easily visible. Even on our c closed for business days, there will still be staff members and maintenance people around. It will not be unoccupied for long periods of time. We are also colocated with a retail location and restaurant that will have additional hours of operation that will provide a secure environment.

Seating Plan

1. See floor plan.

Business Plan

1. The goal and vision we are putting forward with the concept named PERCH is essentially a gastropub that will focus small plate eastern European also provide locally produced “sessionable” lower ABV lager beers. Our goal is to provide a space for the food curious people to sit and enjoy unique foods from Europe and at the same time enjoy traditionally produced and served beers. PERCH strives to be a place of community and inclusion as a priority. The food and beer are incredibly important, but they truthfully come second to our hospitality and a culture that places emphasis on community and togetherness. Birds Fly South we have spent 5 years living our ethos “Be A Community, Grow a Community” and we will provide the same at Perch in the East North Street Corridor.

We will accomplish our goals by having an environment that is both beautiful and clean, but also comfortable and approachable, like our food & beer offerings. We will focus on a staff that can create and sustain this level of quality without pretension, while providing the best experience tailored to each specific guest. PERCH will provide an atmosphere conducive to conversation, promotes fellowship, and will offer enjoyable products that are light on the pocketbook and light on the alcohol and belly.

The target audience for PERCH is diverse, much like our other location BIRDS FLY SOUTH ALE PROJECT. We will cater to individuals looking to enjoy some time with friends and family. We will not have any TVs playing live sports, etc. While we strive for the aspects of comfort, hospitality, and affordability, the air and aesthetic nature of PERCH will be one that is foremost of maturity, European/Scandinavian style.

Our hope for the environment of PERCH will be one of cleanliness and newness alongside comfort and familiarity. Our goal is to take all the best elements of comfort and familiarity from a European gastropub and mix them with all the high end and classy elements of a brand new restaurant, with that wonderful hospitality Greenville is known for.

The interior styling will be predominantly based on lighter elements, such as white with light blues, grays, and contrasted with black with overhead lights, and recessed lights directly above the bar. The seating will be mostly round cafe style tables and chairs chosen to fit a mid-century modern look combining with a Scandinavian simplicity. The bar itself will be a take on the look with a concrete bar top and European Czechoslovakian style taps. There art will have a minimalist approach and we will have a lot of plants throughout the space.

2. Projected gross revenue of \$480,000 annually. We expect sales to be heavier on the food and non-alcohol, projected at 60%, while 40% being alcoholic beverages.

3. None.

4. In process; We have submitted paperwork and are waiting for a spot in the BZ meeting on August 12, 2020.

Zoning Compliance Application, page 2 questions:

1. Comprehensive plan:

We feel that there are many ways PERCH will fit well into Greenville's comprehensive plan. "Community" is listed as one of our five critical elements necessary to fulfill our mission statement. In our daily business operations at BIRDS FLY SOUTH ALE PROJECT we strive to put community first in all our decisions. We have employed a team that enables guys to do this, and this spirit and dedication will carry over to PERCH. A Family focused gastropub, PERCH will provide an enjoyable space for everyone to relax, and spend quality time when out and about. We will seek

to employ from the neighborhood to help in kitchen or other needs as necessary as well.

2. Location appropriate/property value:

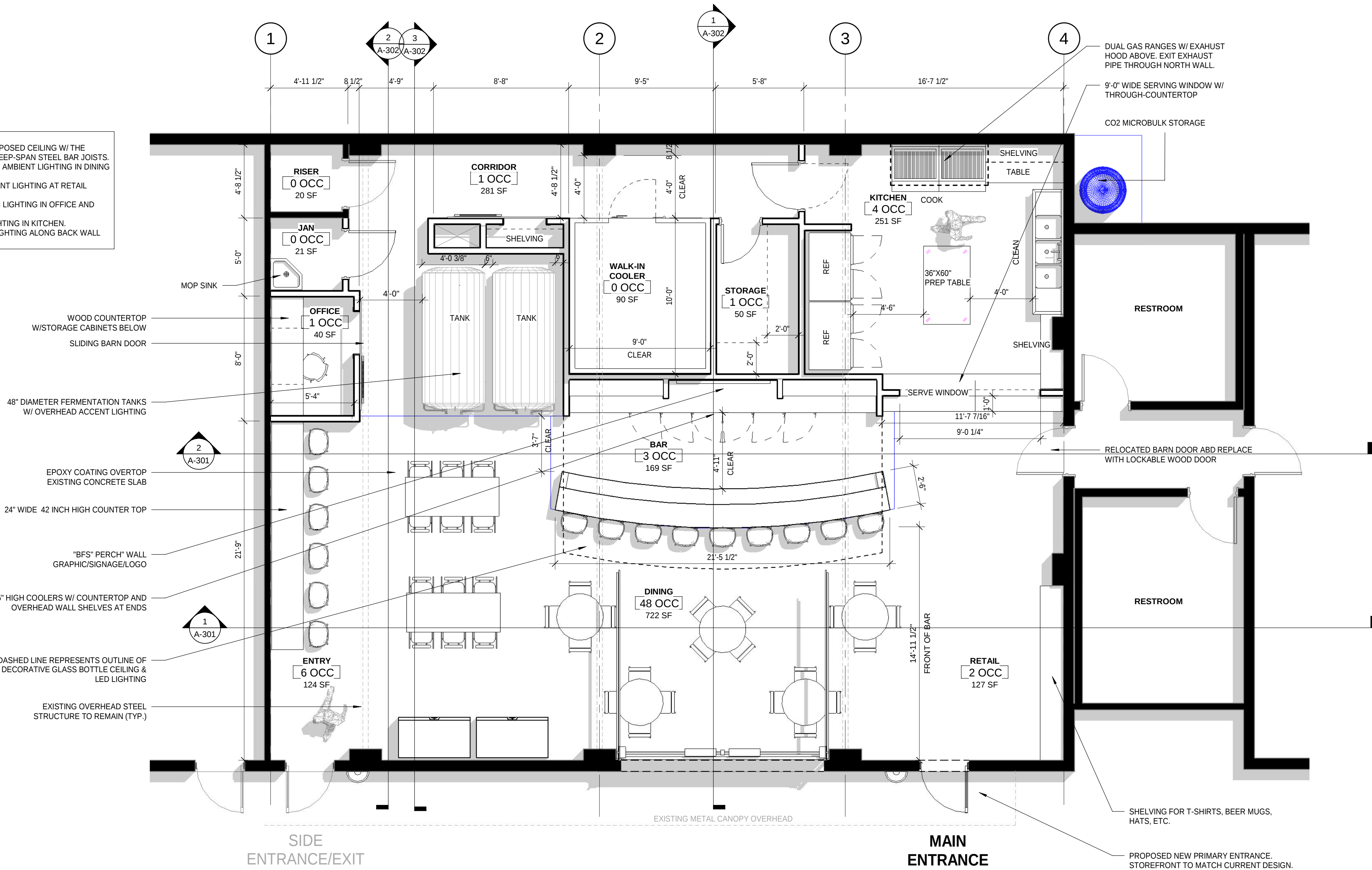
PERCH will fit into the area quite well. The historic neighborhood of Overbrook is beginning to establish wonderful retail business, art studios, restaurants and similar to the rest of Greenville. We look to provide a historic, traditional gastropub. A food destination where residents can be immersed into European culture and cuisine. It is also our belief that our presence and following the successes of BIRDS FLY SOUTH ALE PROJECT will encourage other business of similar spirit to join in moving to this area. As far as any questions of value, we are filling a space that has been empty for many years, the former Lime Cola Bottling plant. We will be upfitting the location, upgrading it to current code. Incorporating the influences of the neighborhood and the previous business into our products. We will bring value to the area by bringing business and pedestrians through, and providing a destination for commuters in and out of the city to take a break from the hustle and bustle. Through our aesthetics, we will have brought back life to modern European decor, but accenting with the historic business and neighborhood's history.

3. Minimal adverse effects:

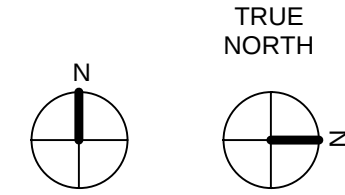
While bringing a lot to the neighborhood, PERCH will not be a nuisance or bother to our neighbors. There are several reasons we believe this to be the case. First, we will not be hosting any special events. We have no plans for live entertainment, we will not be having any type of special drink release days, or festival type events. We will continue to utilize BIRDS FLY SOUTH in Hampton Station for these. We will be a non-smoking business, which will help to keep people from congregating in areas not designated as our business. Any deliveries we would be receiving would be during day hours when the parking lot would be available, out of everyone else's way.

C:\Users\10843\OneDrive\Desktop\STONECRAFT\13.2021 PROJECT FOLDER\09.2021 Birds Fly South\revit\BFS Perch Interior Upfit
04/22/21 11:05:09 PM

- GENERAL NOTES:**
- CLEAN UP AND PAINT EXPOSED CEILING W/ THE EXCEPTION OF LARGE DEEP-SPAN STEEL BAR JOISTS.
 - ASSUME PENDANTS FOR AMBIENT LIGHTING IN DINING AREA AND CORRIDOR.
 - ASSUME ACCENT PENDANT LIGHTING AT RETAIL AREAS.
 - ASSUME RECESSED CAN LIGHTING IN OFFICE AND JANITORS CLOSET.
 - ASSUME RECESSED LIGHTING IN KITCHEN.
 - ASSUME DECORATIVE LIGHTING ALONG BACK WALL OF BAR.



A1 FIRST FLOOR PLAN
1/4" = 1'-0"



BIRDS FLY SOUTH



"PERCH"
1503 E NORTH ST
GREENVILLE, SC



**STONECRAFT
STUDIO 3**

These documents have been prepared under a Limited Services Agreement and are intended to convey Design intent only.
The work illustrated herein is to be executed in a contractor-led Design/Build format. The Owner and/or General Contractor shall be responsible for obtaining the services of professional engineering consultants under separate contracts for the design of Structural, Mechanical, Electrical, Fire Protection, and other systems. The General Contractor shall be responsible for ensuring compliance with all applicable building codes and jurisdictional requirements.

STONECRAFT STUDIO3 has not been engaged to provide architect-led construction phase services for this project.

COPYRIGHT 2021 ALL RIGHTS RESERVED
PRINTED OR ELECTRONIC DRAWINGS AND DOCUMENTATION MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM STONECRAFT STUDIO 3, LLC

NOT FOR CONSTRUCTION

REVISIONS:		
REV	DESC	DATE

PROJECT: BFS PERCH
DATE: 04.22.2021
DRAWN BY: WSH
CHECKED BY: CRS

**FIRST FLOOR
PLAN**

A-101

C:\Users\10843\OneDrive\Desktop\STONECRAFT\13.2021 PROJECT FOLDER\09.2021 Birds Fly South\revit\BFS Perch Interior Upfit
04/22/2021 11:06:22 PM

BIRDS FLY SOUTH



"PERCH"
1503 E NORTH ST
GREENVILLE, SC



STONECRAFT
STUDIO 3

These documents have been prepared under a Limited Services Agreement and are intended to convey Design intent only.

The work illustrated herein is to be executed in a contractor-led Design/Build format. The Owner and/or General Contractor shall be responsible for obtaining the services of professional engineering consultants under separate contracts for the design of Structural, Mechanical, Electrical, Fire Protection, and other systems. The General Contractor shall be responsible for ensuring compliance with all applicable building codes and jurisdictional requirements.

STONECRAFT STUDIO3 has not been engaged to provide architect-led construction phase services for this project.

COPYRIGHT 2021 ALL RIGHTS RESERVED
PRINTED OR ELECTRONIC DRAWINGS AND
DOCUMENTATION MAY NOT BE REPRODUCED
IN ANY FORM WITHOUT WRITTEN PERMISSION
FROM STONECRAFT STUDIO 3, LLC

REVISIONS:

REV	DESC	DATE

PROJECT: BFS PERCH

DATE: 04.22.2021

DRAWN BY: Author

CHECKED BY: Checker

FIRST FLOOR
REFLECTED
CEILING PLAN

A-121

REFLECTED CEILING PLAN SHEET NOTES

- SEE SHEET A001 FOR WALL TYPES AND HEIGHT OF WALLS ABOVE CEILING.
- SEE FINISH SCHEDULE FOR CEILING TYPES & MATERIALS IN EACH ROOM / AREA.
- SEE SHEET A-XXX FOR SEISMIC CEILING CONSTRUCTION DETAILS.
- PERIMETER TRACK FOR ALL ACOUSTICAL CEILINGS GRIDS TO BE 2" WIDE INSTALLED IN ACCORDANCE WITH IBC AND CSCA GUIDELINES.
- DIMENSIONS ARE TO FACE OF STUD OR MASONRY.
- 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.
- 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. REFER TO INTERIOR ELEVATIONS FOR THE HEIGHTS OF SOFFITS ABOVE CASEWORK.
- SEE ELECTRICAL, FIRE ALARM AND FIRE PROTECTION DRAWINGS FOR SPECIAL SYSTEMS, SMOKE DETECTORS, LIGHTING AND WALL MOUNTED FIXTURES NOT SHOWN ON THIS SHEET. COORDINATE LOCATIONS OF ALL FIXTURES NOT INDICATED WITH LAYOUT INDICATED ON THIS SHEET.
- LIGHT FIXTURES AND MECHANICAL DIFFUSERS ARE SHOWN FOR POSITIONING IN FINISH CEILING SYSTEM. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR FIXTURE TYPES, MECHANICAL DIFFUSERS, WALL MOUNTED FIXTURES AND INSTALLATION OF FIXTURES IN SPACES WITHOUT CEILINGS. (LIGHTING AND HVAC DIFFUSERS ARE SHOWN FOR COORDINATION ONLY - SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION).
- SEE MECHANICAL FLOOR PLANS FOR EXTENT OF EXPOSED DUCTWORK IN EXPOSED STRUCTURE AREAS WITHOUT CEILINGS.
- EXTEND PERIMETER WALLS AND FINISH TO STRUCTURE ABOVE AT EXPOSED STRUCTURE AREAS. PAINT ALL EXPOSED DUCTWORK, PIPING, HANGERS, ETC.
- SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR MOUNTING LOCATIONS OF ITEMS WHERE NO CEILING IS INDICATED.
- CENTER LIGHTS, DIFFUSERS, EXIT SIGNS SMOKE DETECTORS, SPEAKERS, GENERAL ALARM SPEAKERS/STROBES & MISC DEVICES IN CEILING TILES WHERE THEY ARE LOCATED. ALIGN MULTIPLE ITEM CENTER OR EDGES.
- LOCATE MECHANICAL GRILLES AND DIFFUSERS SHOWN IN CORNERS OR NEAR WALL TO 12" OFF WALLS, UNO.
- INSTALL ACCESS PANELS IN GYPSUM BOARD CEILINGS AT DUCT DAMPER CONTROLS, DUCT MOUNTED SMOKE DETECTORS, MANUAL DUCT CONTROLS, ETC.
- ALL SINGLE LIGHT FIXTURES SHALL BE CENTERED IN THE CEILING WITHIN THEY OCCUR.
- LIGHTS LOCATED IN STAIRS SHALL OCCUR AT EACH FLOOR AND INTERMEDIATE LANDINGS.
- LOCATE SPRINKLER HEADS IN THE CENTER ZONE OF THE CEILING TILE. ALIGN CORRIDOR SPRINKLER HEADS IN THE SAME LINE PARALLEL TO THE WALL WITHIN EACH SPECIFIC CEILING CONSTRUCTION.
- SPRINKLER HEADS, OTHER THAN CONCEALED, SHALL BE FULLY RECESSED (CENTER IN CEILING TILE).
- ALL GWB CEILINGS TO RECEIVE CONCEALED SPRINKLER HEADS.

RCP LEGEND

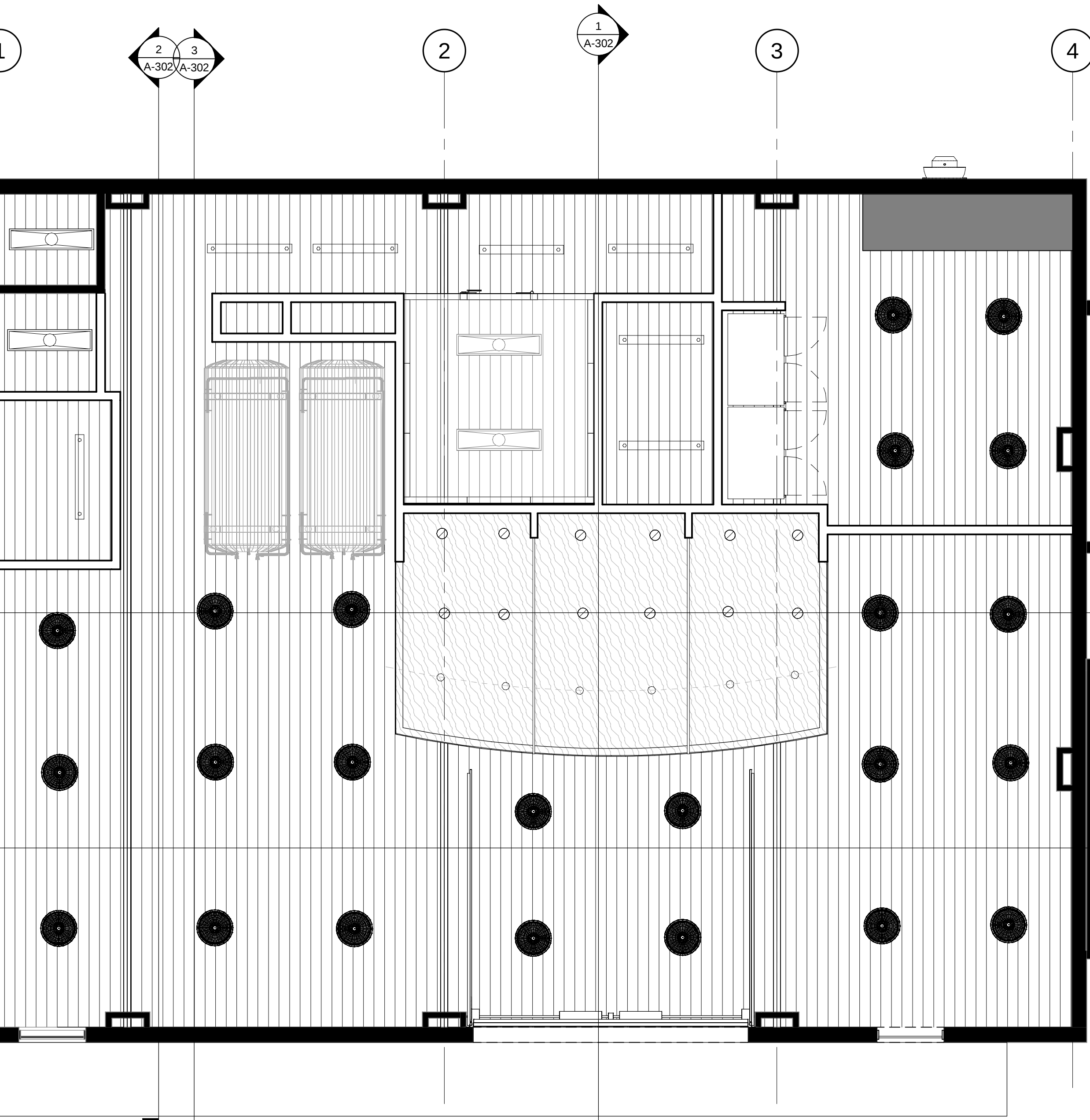
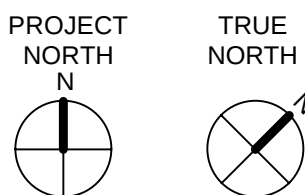
	2x4 LAY-IN CEILING PANEL		HEIGHT (FEET, INCHES) ABOVE FINISHED FLOOR, 9'-0" U.N.O.
	2X2 LAY-IN IMPACT RESISTANT CEILING PANEL		1 X 4 FLUORESCENT FIXTURE
	2x4 LAY-IN VINYL FACED CEILING PANEL		2 X 4 FLUORESCENT FIXTURE
	GYPSUM BOARD		2 X 2 FLUORESCENT FIXTURE
	EXPOSED STRUCTURE - PAINTED		INCANDESCENT FIXTURE
	EXHAUST AIR GRILLE		SUPPLY AIR DIFFUSER
			RETURN AIR DIFFUSER
			EXHAUST FAN

PARTITION LEGEND

- ALL EXTERIOR WALLS TO BE U.N.O.
 - ALL INTERIOR MASONRY PARTITIONS TO BE U.N.O.
 - ALL INTERIOR METAL STUD PARTITIONS TO BE TYPE U.N.O.
- | | |
|--|--------------------------------|
| | NON-RATED PARTITION TO CEILING |
| | NON-RATED PARTITION TO DECK |
| | 1 HR. RATED PARTITION TO DECK |
| | 2 HR. RATED PARTITION TO DECK |
| | 4 HR. RATED PARTITION TO DECK |

NOTE: SEE SHEET A003 FOR CONSTRUCTION OF PARTITION TYPES.

KEY PLAN

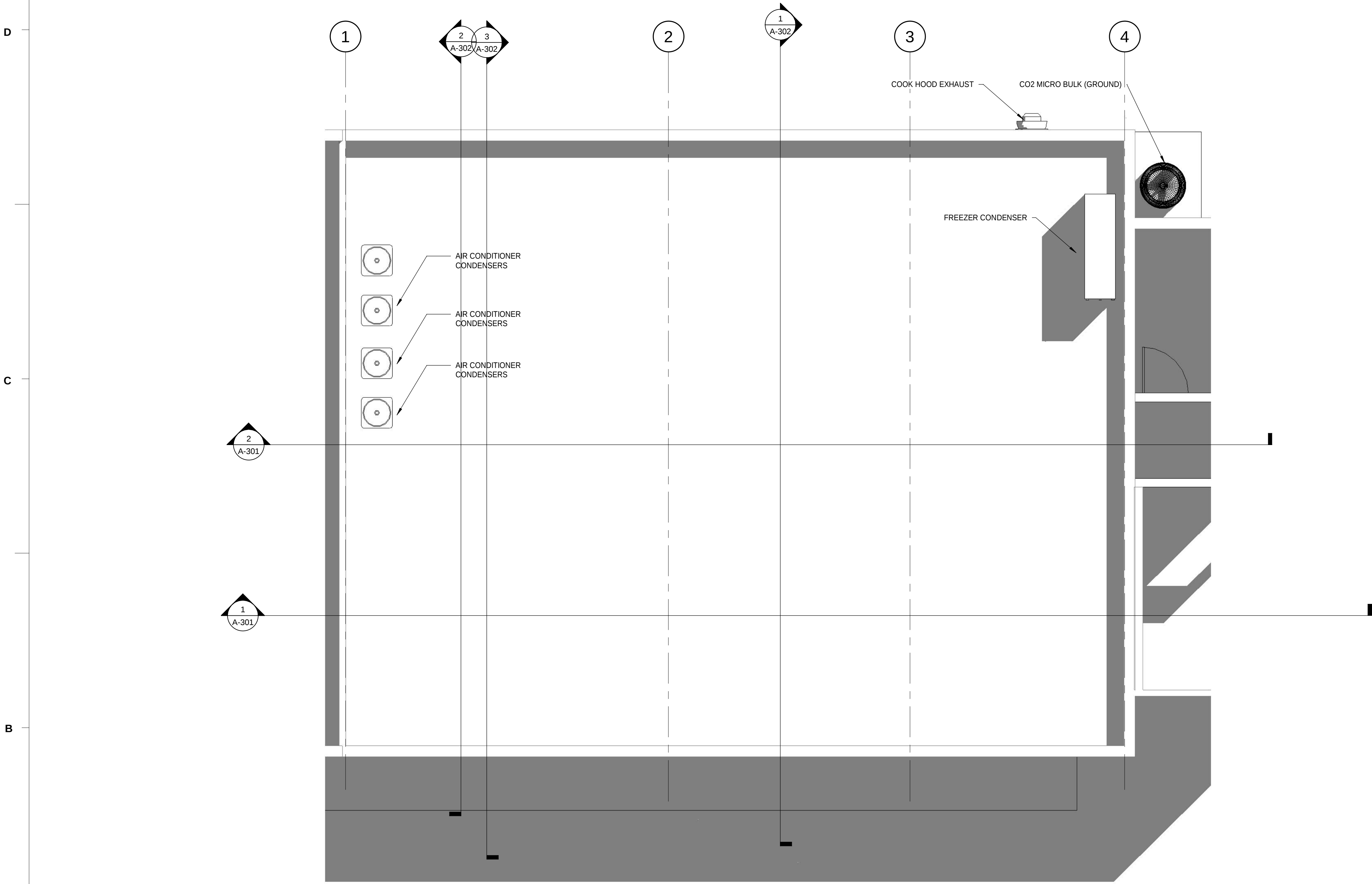


	20" BARN PENDANT		48" SUSPENDED DIR/IN-DIR
	ART GLASS BAR PENDANT		1X4 CEILING MOUNTED LED
	6" LED CAN LIGHT		

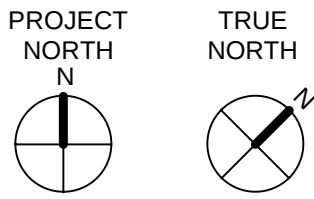
A1 FIRST FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

C:\Users\10843\OneDrive\Desktop\STONECRAFT\13.2021 PROJECT FOLDER\09.2021 Birds Fly South\revit\BFS Perch Interior Upfit
04/22/21 11:06:25 PM



A1 ROOF PLAN
1/4" = 1'-0"



KEY PLAN

ROOF PLAN SHEET NOTES

1. ROOF SURFACE SHOWN IS PVC MEMBRANE, UNO.
2. LOCATIONS AND SIZES OF MECHANICAL EQUIPMENT ARE APPROXIMATE. SEE STRUCTURAL AND MECHANICAL DRAWINGS FOR ACTUAL LOCATIONS.
3. SEE PLUMBING DRAWINGS FOR VENTS THROUGH ROOF LOCATIONS.
4. SEE SHEET A-XXX FOR TYPICAL ROOF DETAILS AND NOTES.
5. SEE STRUCTURAL DRAWINGS FOR FASTENING REQUIREMENTS.
6. SLOPE ALL LOW SLOPED ROOFS TO ROOF DRAINS WITH MINIMUM SLOPE OF 1/4" PER FOOT. INSTALL ROOF DRAIN IN SQUARE RECESSED SUMP 18" SQUARE.
7. PROVIDE CRICKETS AT ALL CURBS AND EQUIPMENT RAILS SET PERPENDICULAR TO ROOF SLOPE WHICH ARE GREATER THAN 24" WIDE.
8. SLOPE ALL COPINGS BACK TO ROOF U.N.O.
9. COPING CORNERS TO BE PREFABRICATED PIECES WITH EQUAL RETURNS A MINIMUM OF 18" IN LENGTH. TOP HORIZONTAL JOINTS TO BE STANDING SEAM, VERTICAL JOINTS TO BE FLAT JOINTS.
10. WOOD BLOCKING SHOWN IN ROOF DETAILING SHALL BE PRESERVATIVE TREATED. USE SUITABLE FASTENERS WITH THE PRESERVATIVE TREATED WOOD.
11. 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.
12. IF NOT DETAILED, APPLY MOST STRINGENT CONDITION OF NRCA AND SMACNA (CURRENT EDITIONS) STANDARDS FOR ROOF DETAIL CONDITIONS.

BIRDS FLY SOUTH

Birds Fly South
ale project

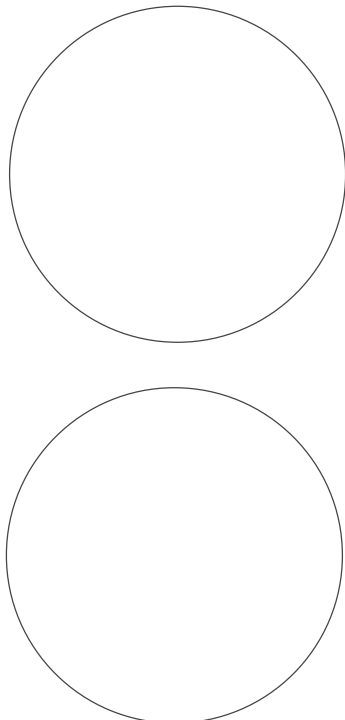
"PERCH"
1503 E NORTH ST
GREENVILLE, SC



These documents have been prepared under a Limited Services Agreement and are intended to convey Design intent only.

The work illustrated herein is to be executed in a contractor-led Design/Build format. The Owner and/or General Contractor shall be responsible for obtaining the services of professional engineering consultants under separate contracts for the design of Structural, Mechanical, Electrical, Fire Protection, and other systems. The General Contractor shall be responsible for ensuring compliance with all applicable building codes and jurisdictional requirements.

STONECRAFT STUDIO3 has not been engaged to provide architect-led construction phase services for this project.



COPYRIGHT 2021 ALL RIGHTS RESERVED
PRINTED OR ELECTRONIC DRAWINGS AND
DOCUMENTATION MAY NOT BE REPRODUCED
IN ANY FORM WITHOUT WRITTEN PERMISSION
FROM STONECRAFT STUDIO 3, LLC

REVISIONS:

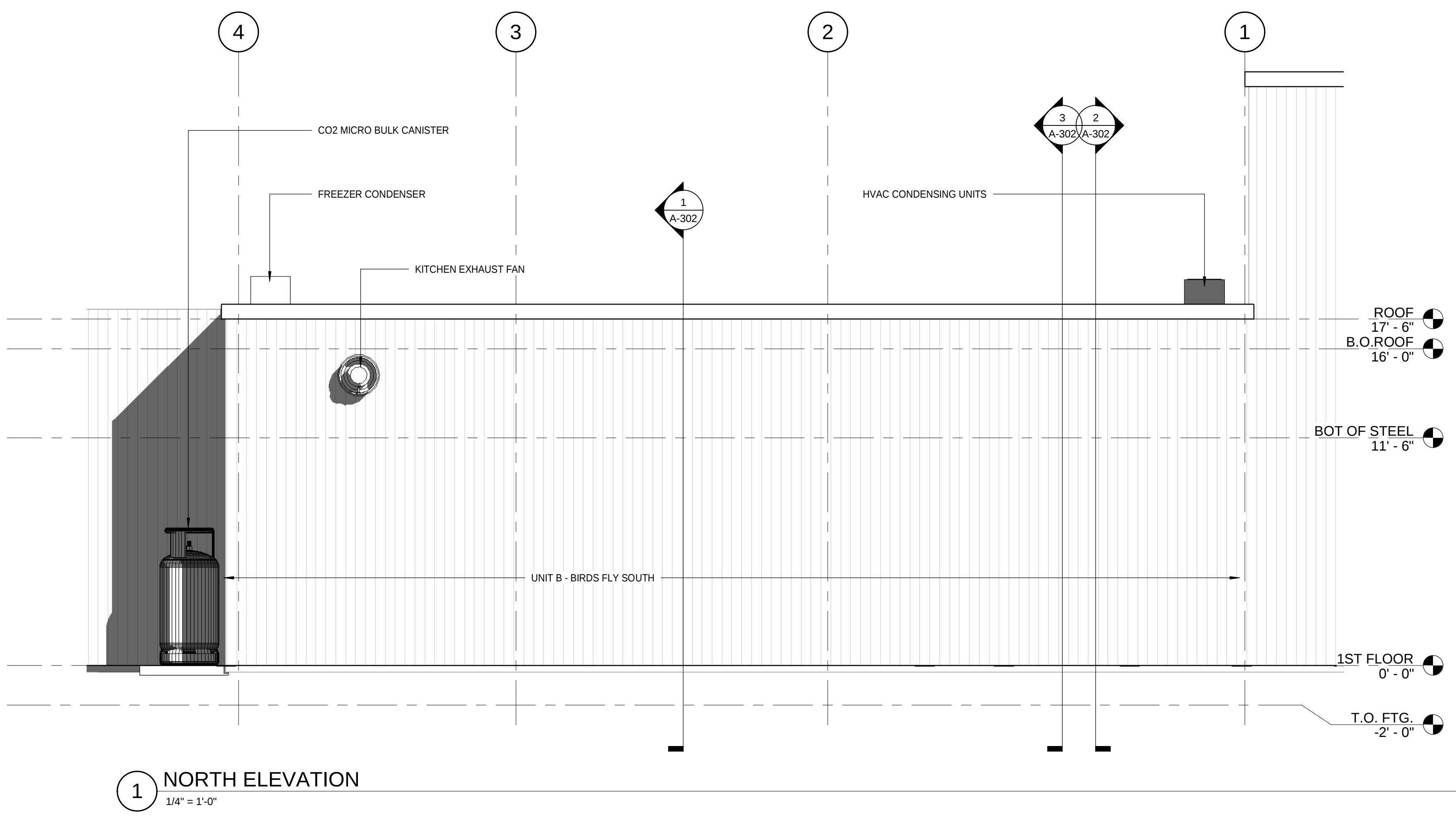
REV	DESC	DATE

PROJECT: BFS PERCH
DATE: 04.22.2021
DRAWN BY: Author
CHECKED BY: Checker

ROOF PLAN

A-151

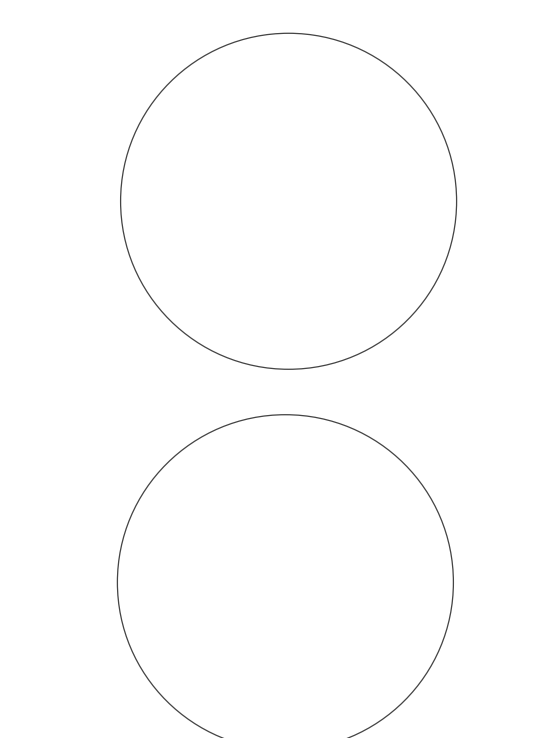
C:\Users\10843\OneDrive\Desktop\STONECRAFT\13.2021 PROJECT FOLDER\08.2021 Birds Fly South\revit\BFS Perch Interior Uplift
04/22/21 11:06:27 PM



"PERCH"
1503 E NORTH ST
GREENVILLE, SC



These documents have been prepared under a Limited Services Agreement and are intended to convey Design intent only.
The work illustrated herein is to be executed in a contractor-led Design/Bid/Build format. The Owner and/or General Contractor shall be responsible for obtaining the services of professional engineering consultants under separate contracts for the design of Structural, Mechanical, Electrical, Fire Protection, and other systems. The General Contractor shall be responsible for ensuring compliance with all applicable building codes and jurisdictional requirements.
STONECRAFT STUDIO3 has not been engaged to provide architect-led construction phase services for this project.



COPYRIGHT 2021 ALL RIGHTS RESERVED
PRINTED OR ELECTRONIC DRAWINGS AND
DOCUMENTATION MAY NOT BE REPRODUCED
IN ANY FORM WITHOUT WRITTEN PERMISSION
FROM STONECRAFT STUDIO 3, LLC

REVISIONS:

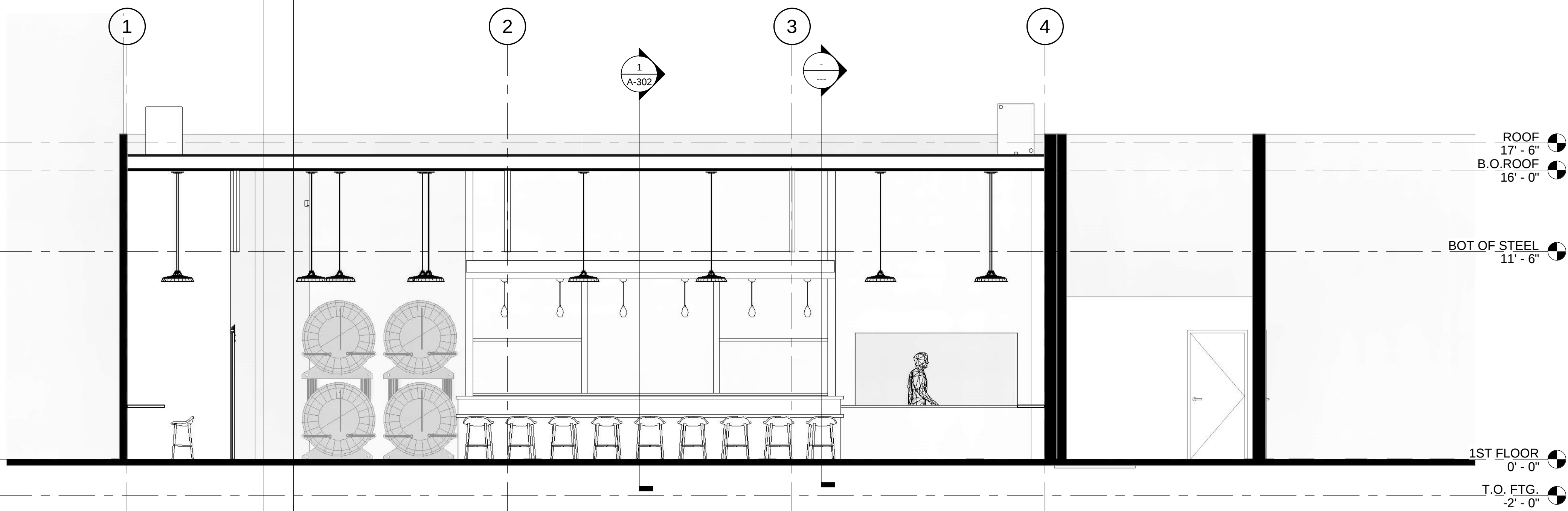
REV	DESC	DATE

PROJECT: BFS PERCH
DATE: 04.22.2021
DRAWN BY: Author
CHECKED BY: Checker

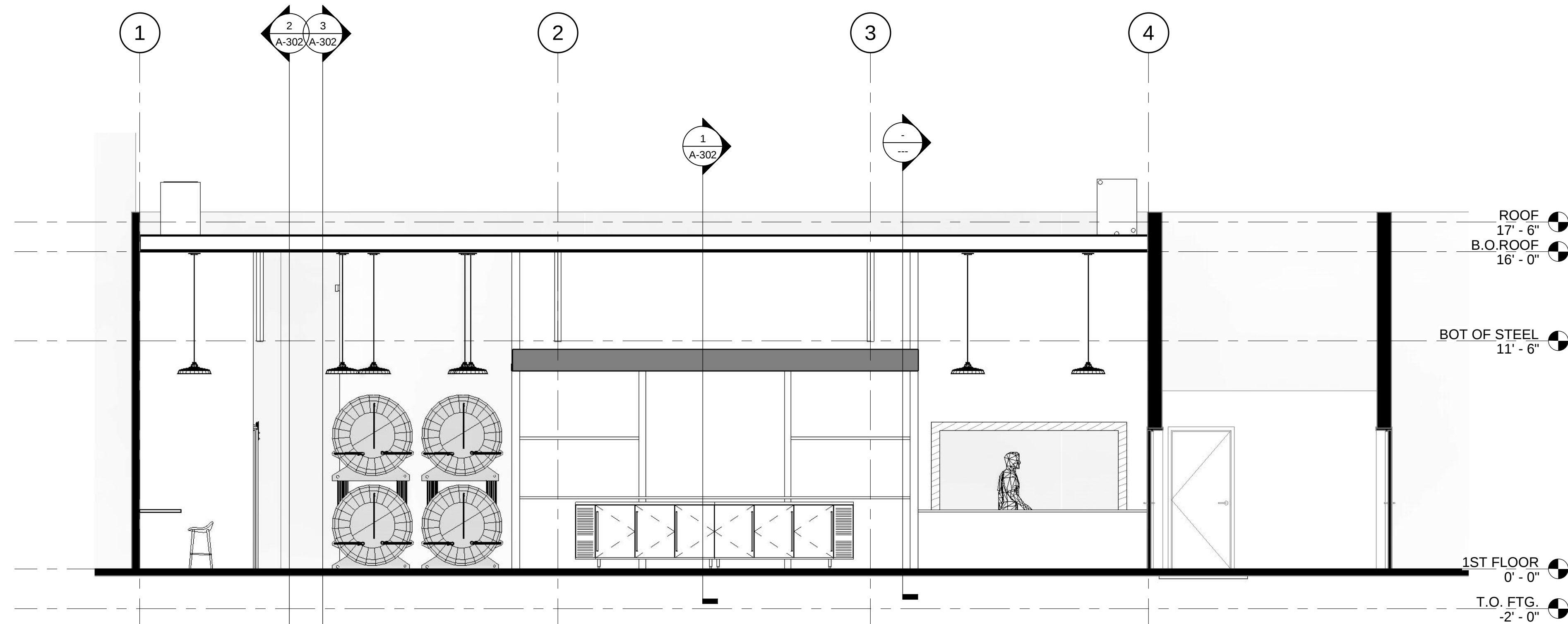
EXTERIOR
ELEVATIONS

A-201

C:\Users\10843\OneDrive\Desktop\STONECRAFT\13.2021 PROJECT FOLDER\08.2021 Birds Fly South\Interior\BFS Perch Interior Uplift
04/22/21 11:06:30 PM



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



2 Section 5
1/4" = 1'-0"

KEY PLAN

BIRDS FLY SOUTH

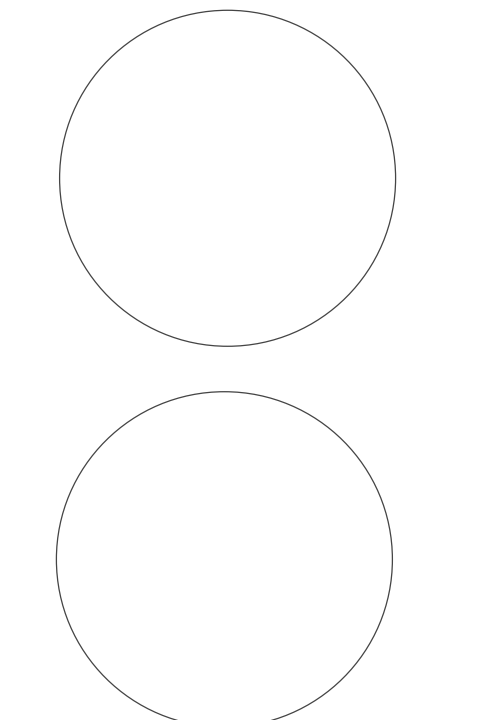
"PERCH"
1503 E NORTH ST
GREENVILLE, SC



These documents have been prepared under a Limited Services Agreement and are intended to convey Design intent only.

The work illustrated herein is to be executed in a contractor-led Design/Build format. The Owner and/or General Contractor shall be responsible for obtaining the services of professional engineering consultants under separate contracts for the design of Structural, Mechanical, Electrical, Fire Protection, and other systems. The General Contractor shall be responsible for ensuring compliance with all applicable building codes and jurisdictional requirements.

STONECRAFT STUDIO3 has not been engaged to provide architect-led construction phase services for this project.



COPYRIGHT 2021 ALL RIGHTS RESERVED
PRINTED OR ELECTRONIC DRAWINGS AND
DOCUMENTATION MAY NOT BE REPRODUCED
IN ANY FORM WITHOUT WRITTEN PERMISSION
FROM STONECRAFT STUDIO 3, LLC

REVISIONS:

REV	DESC	DATE

PROJECT: BFS PERCH

DATE: 04.22.2021

DRAWN BY: Author

CHECKED BY: Checker

BUILDING
SECTIONS

A-301

C:\Users\10843\OneDrive\Desktop\STONECRAFT\13.2021 PROJECT FOLDER\08.2021 Birds Fly South\revit\BFS Perch Interior Uplift
04/22/21 11:06:32 PM

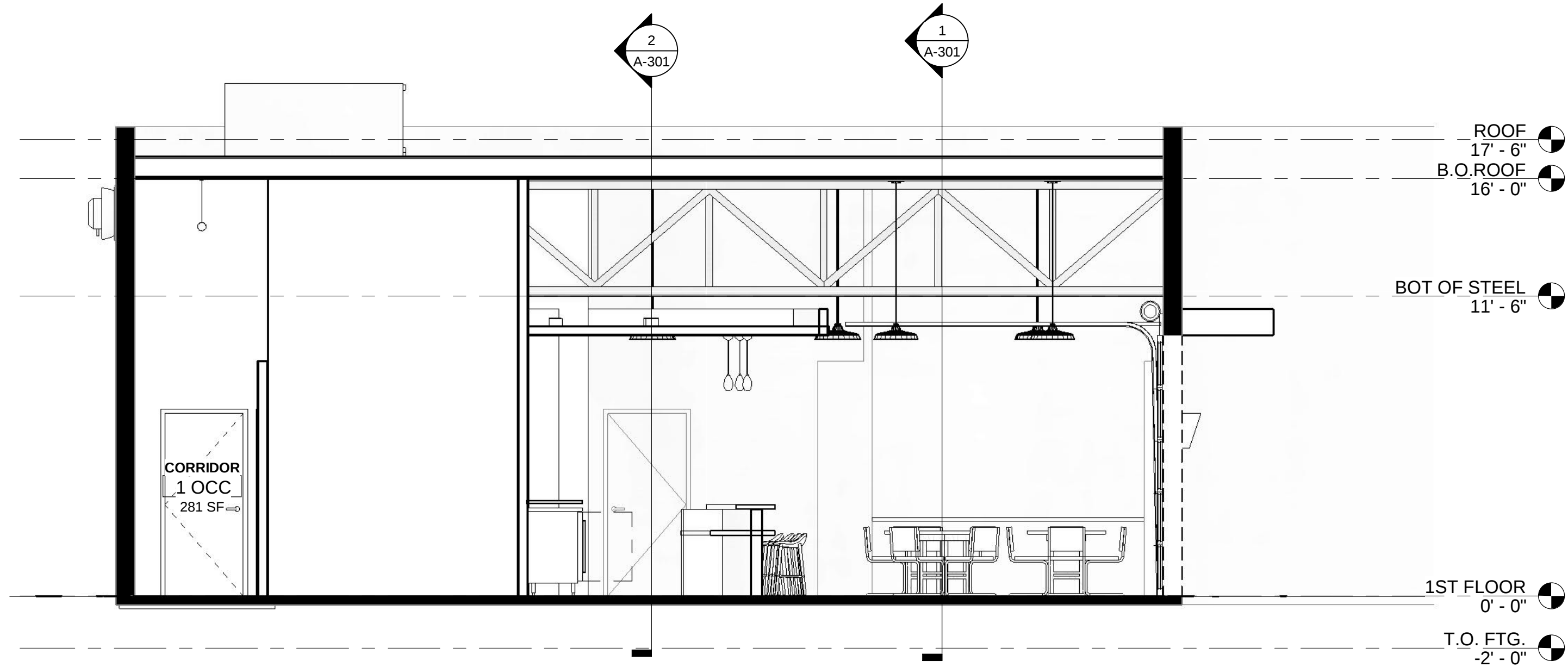
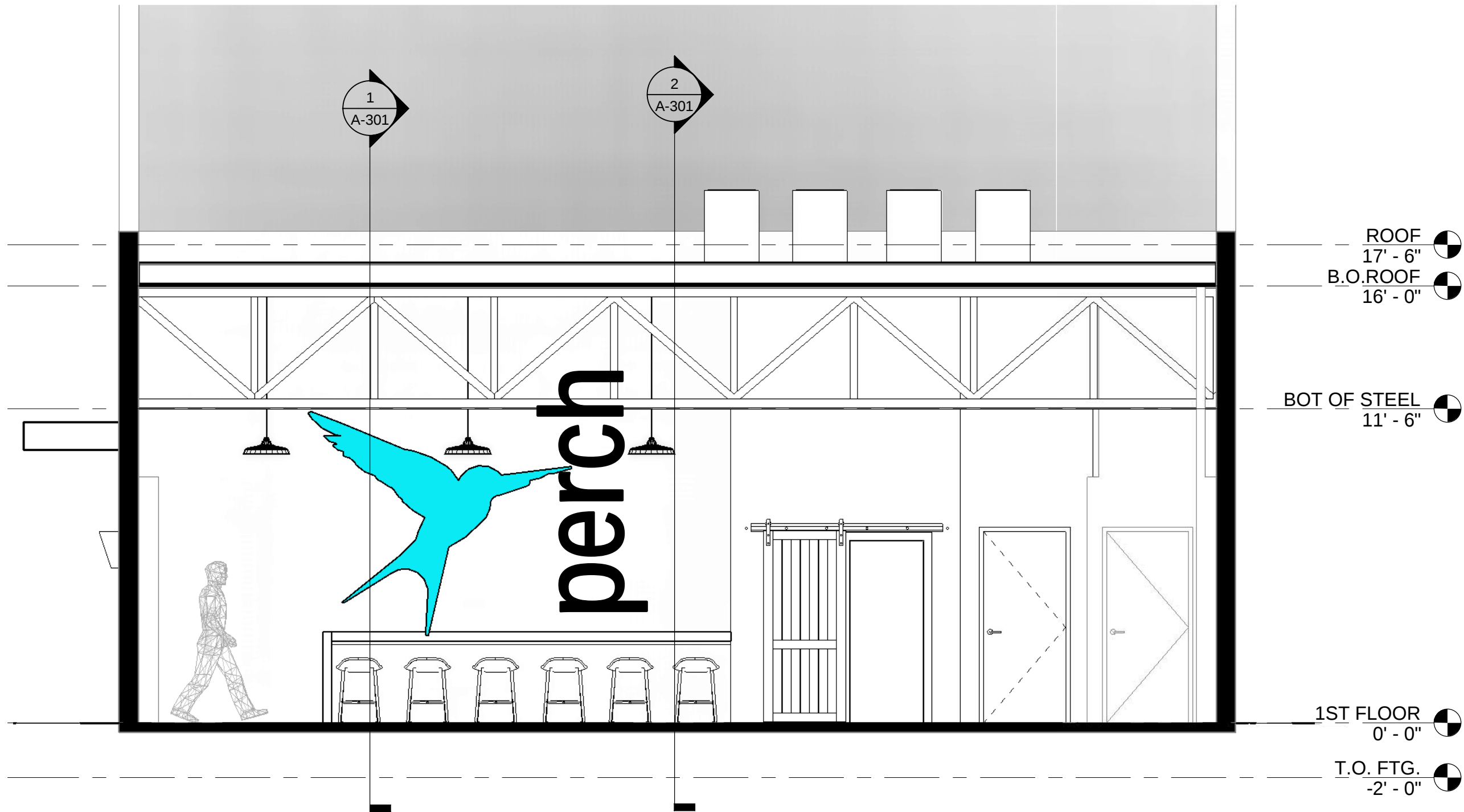
D

C

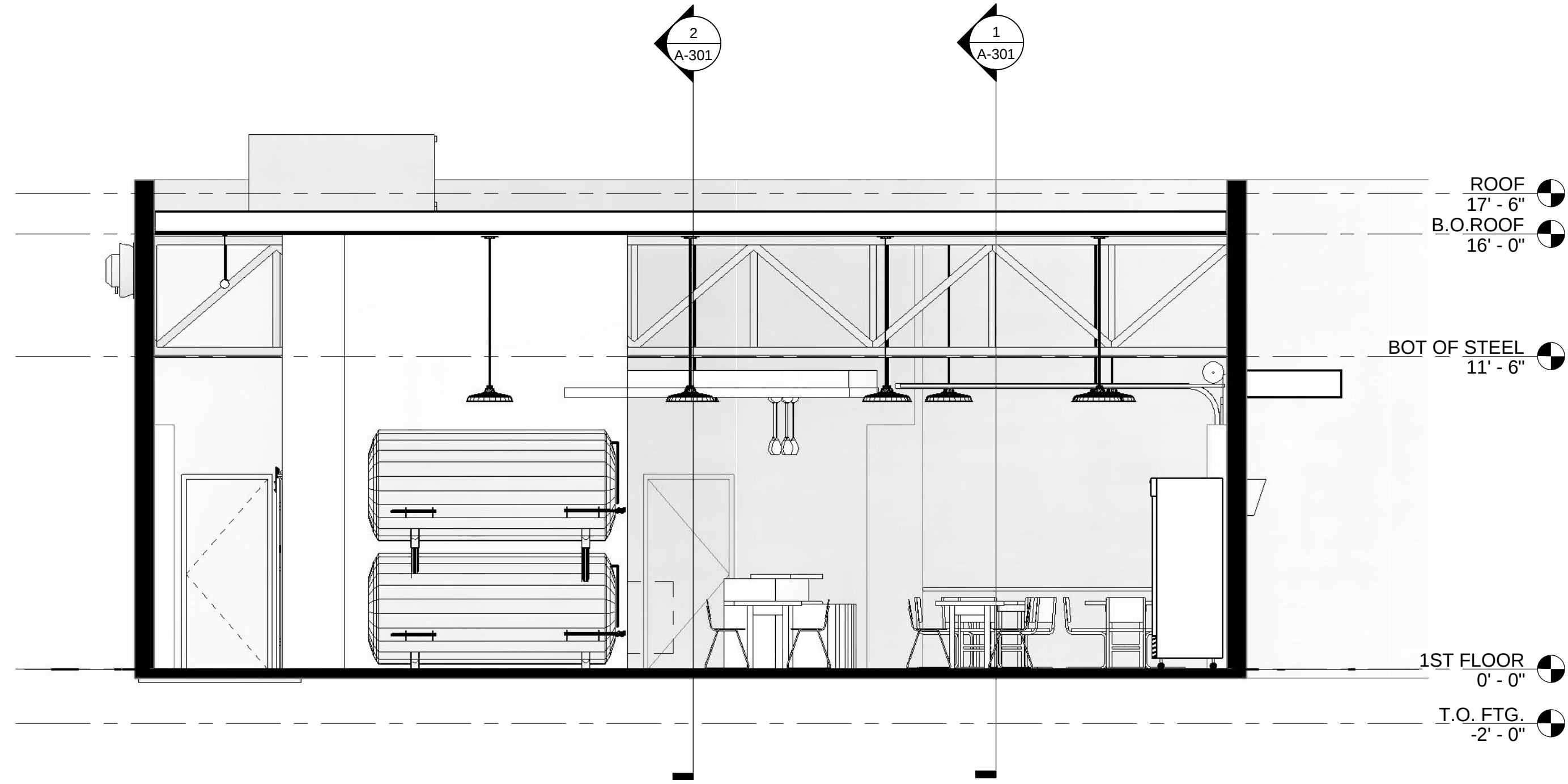
B

A

2 Section 2
1/4" = 1'-0"



1 Section 4
1/4" = 1'-0"



3 Section 6
1/4" = 1'-0"

BIRDS FLY SOUTH



"PERCH"
1503 E NORTH ST
GREENVILLE, SC



STONECRAFT
STUDIO 3

These documents have been prepared under a Limited Services Agreement and are intended to convey Design intent only.

The work illustrated herein is to be executed in a contractor-led Design/Build format. The Owner and/or General Contractor shall be responsible for obtaining the services of professional engineering consultants under separate contracts for the design of Structural, Mechanical, Electrical, Fire Protection, and other systems. The General Contractor shall be responsible for ensuring compliance with all applicable building codes and jurisdictional requirements.

STONECRAFT STUDIO3 has not been engaged to provide architect-led construction phase services for this project.

COPYRIGHT 2021 ALL RIGHTS RESERVED
PRINTED OR ELECTRONIC DRAWINGS AND
DOCUMENTATION MAY NOT BE REPRODUCED
IN ANY FORM WITHOUT WRITTEN PERMISSION
FROM STONECRAFT STUDIO 3, LLC

REVISIONS:

REV	DESC	DATE

PROJECT: BFS PERCH

DATE: 04.22.2021

DRAWN BY: Author

CHECKED BY: Checker

BUILDING
SECTIONS

A-302

A1.3

Sample Menu:

(Vegan items marked with “V”)

APPETIZERS

Cauliflower Croquettes (Ukrainian)(V): Cauliflower Florets Dredged in vegan aioli and buckwheat flour. Garnished with parsley, lemon wedges and served with Garlic and Dill Aioli.

Pierogi (Poland)(V): Umami Mushroom Pâté and kimchi filled pastry. Served with Sweet Chili Sauce.

Kotlete(Latvia): Seasoned beef or chicken croquettes. Garnished with scallions and herbs on a bed of Bibb lettuce.

Khachapuri (Georgian Cheese Bread): The show stopper. A Boat shaped bread brushed with Garlic Confit and filled with a perfectly melted blend of Feta and Farmers cheese and topped with a baked egg yolk. Pairs perfectly with a cold Lager.

LUNCH

Bocadillo De Mortadella (Spain):

Slices of Fried Mortadella with Queso Manchego, mixed greens, red onion and herb vinaigrette, served on toasted Ciabatta rubbed in marinated tomatoes .

Halve Hahn (Germany)(Vegetarian):

Found in Bier Gardens and Pubs throughout Germany, this “snack” is consumed between gulps of Ales and Lager.

Split Rye Roll, Garlic Aioli, Sliced Smoked Gouda, pickled and marinated vegetables and white onion and grain mustard.

Eggplant Paprikash (Hungary)(V):

Sautéed Eggplant, Aleppo and Bell Peppers and Onions in a Garlic and Paprika Tofu Sour Cream Sauce served open faced on toasted Ciabatta.

DINNER

Eggplant Paprikash (Hungary)(v):

Sautéed Eggplant, Aleppo and Bell Peppers and Onion in a Garlic and Paprika Tofu Sour Cream Sauce served over vegan “egg” noodles.

Sausage Plate (Germany):

Four chef-select sausages served with house made sauerkraut and Lyonnaise Potatoes.

DESSERT

Crema Catalana (Spain):

Blood Orange infused Custard served With a Bergamot brûlée.

1501 EAST NORTH STREET BUSINESS DEVELOPMENT

1501 EAST NORTH STREET
GREENVILLE, SC 29607

DRAWING INDEX				
Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
TITLE				
T1.1	TITLE SHEET	02/04/20	B	14 APR 2020
LIFE SAFETY				
LST.1	CODE REVIEW AND LIFE SAFETY PLAN	02/04/20	A	11 MAR 2020
ARCHITECTURAL DEMOLITION				
D1.1	DEMOLITION PLAN AND ELEVATIONS	02/04/20	A	11 MAR 2020
ARCHITECTURE				
A0.1	OVERALL FLOOR PLAN	02/04/20	A	11 MAR 2020
A1.1	FIRST AND SECOND FLOOR NOTED AND DIMENSIONED PLAN	02/04/20	A	11 MAR 2020
A1.2	DIMENSION AND NOTED FLOOR PLAN	02/04/20	A	11 MAR 2020
A1.3	ROOF PLAN	02/04/20	A	11 MAR 2020
A2.1	REFLECTED CEILING PLANS	02/04/20	A	11 MAR 2020
A2.2	REFLECTED CEILING PLAN	02/04/20	A	11 MAR 2020
A3.1	ENLARGED RESTROOM PLANS AND ACCESSORY SCHEDULE	02/04/20	A	11 MAR 2020
A4.1	EXTERIOR ELEVATIONS	02/04/20	B	14 APR 2020
A4.2	EXTERIOR ELEVATIONS	02/04/20	B	14 APR 2020
A7.1	WALL SECTIONS AND DETAILS	02/04/20	B	14 APR 2020
A10.1	DOOR AND WINDOW SCHEDULES AND LEGENDS	02/04/20	A	11 MAR 2020
STRUCTURAL				
S0.1	GENERAL NOTES	02/04/20	A	11 MAR 2020
S1.0	OVERALL BUILDING PLAN	02/04/20	A	11 MAR 2020
S1.1	FOUNDATION PLAN (WEST)	02/04/20	A	11 MAR 2020
S1.2	FOUNDATION PLAN (EAST)	02/04/20	A	11 MAR 2020
S1.3	SECOND LEVEL LOW ROOF PLAN (WEST)	02/04/20	A	11 MAR 2020
S1.4	LOW ROOF FRAMING PLAN (EAST)	02/04/20	A	11 MAR 2020
S1.5	HIGH ROOF FRAMING PLAN (WEST)	02/04/20	A	11 MAR 2020
S3.0	TYPICAL DETAILS	02/04/20	A	11 MAR 2020
S3.1	SECTIONS & DETAILS	02/04/20	A	11 MAR 2020
PLUMBING				
FP1.1	FIRE PROTECTION PLANS	02/04/20	2	14 APR 2020
P0.1	PLUMBING GENERAL SHEET	02/04/20	2	14 APR 2020
P1.1	PLUMBING PLANS	02/04/20	2	14 APR 2020
MECHANICAL				
M0.1	MECHANICAL GENERAL SHEET	02/04/20	2	14 APR 2020
M1.1	MECHANICAL PLANS	02/04/20	2	14 APR 2020
ELECTRICAL				
E0.1	ELECTRICAL LEGEND, SPECS AND FIXTURE SCHEDULE	02/04/20	2	14 APR 2020
E0.2	ELECTRICAL RISER DIAGRAMS	02/04/20	2	14 APR 2020
E0.3	ELECTRICAL PANEL SCHEDULES	02/04/20	2	14 APR 2020
E1.1	POWER AND SPECIAL SYSTEMS PLAN	02/04/20	2	14 APR 2020
E1.2	LIGHTING PLAN	02/04/20	2	14 APR 2020

GENERAL NOTES

- A. THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.
- B. THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUB-CONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUB-CONTRACTOR FOR ANY PART OF THE WORK.
- C. SCOPE OF WORK: THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO SITE WORK, ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, PLUMBING, HVAC, AND ELECTRICAL.
- D. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK AND SHALL BE RESPONSIBLE FOR SAME.
- E. IF THE CONTRACT DOCUMENTS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
- F. IF A CONDITION EXISTS THAT REQUIRES OBSERVATION OR ACTION BY THE ARCHITECT, OR OTHER DESIGN PROFESSIONAL, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- G. CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL ENSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES, TRADE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN. BEFORE COMMENCING WORK NOT SHOWN IN DOCUMENTS, BUT REQUIRED TO ACHIEVE FULL COMPLIANCE WITH CODES, CONTRACTOR SHALL NOTIFY ARCHITECT.
- H. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.
- I. CONTRACTOR SHALL PAY ALL TAXES, SECURE ALL PERMITS AND PAY ALL FEES INCURRED IN THE COMPLETION OF THE PROJECT.
- J. THE CONTRACTOR SHALL UNCONDITIONALLY WARRANTY ALL MATERIALS, AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR ITS REPAIR. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN A REASONABLE, AGREED UPON TIME FRAME, AFTER IT IS BROUGHT TO HIS ATTENTION.
- K. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND AT THE COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE BUILDING IN NEW AND CLEAN CONDITION.
- L. CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES AND OPERATIONS AND MAINTENANCE MANUALS.

COORDINATION OF WORK

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND SUB-CONTRACTORS TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND SUB-CONTRACTORS. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND SUB-CONTRACTORS. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES' USE ON THE PROJECT AND ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND SUB-CONTRACTORS.

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

DEFERRED SUBMITTALS AND SEPARATE PERMITS

THE FOLLOWING ITEMS ARE DEFERRED SUBMITTALS OR SEPARATE PERMITS:

- FIRE SPRINKLER SYSTEM DRAWINGS AND CALCULATIONS
- FIRE ALARM AND DETECTION SYSTEM
- EXTERIOR SIGN PERMIT
- PRE-MANUFACTURED WOOD TRUSSES
- PRE-MANUFACTURED LIGHT GAUGE METAL TRUSSES
- SEGMENTAL RETAINING WALLS

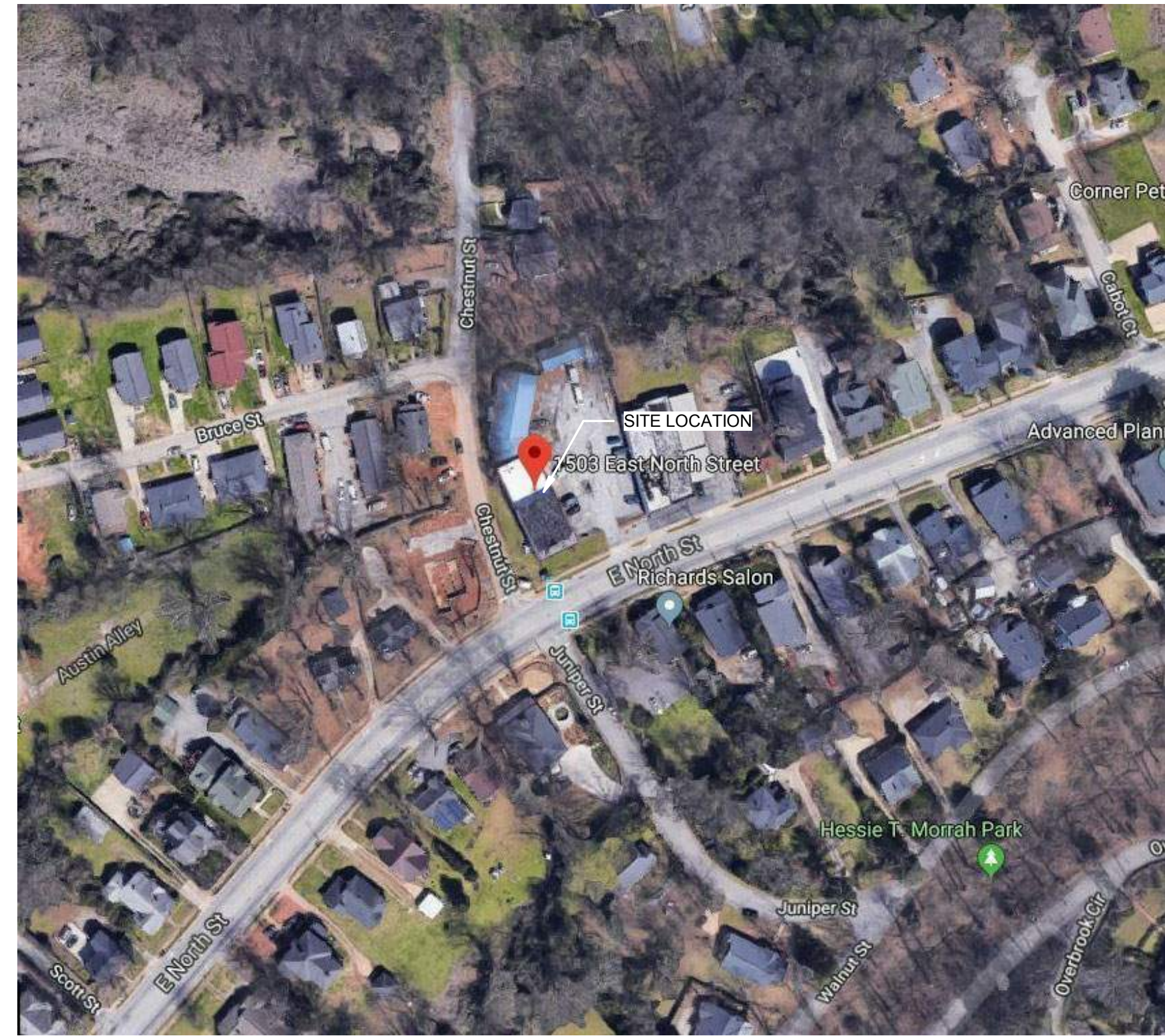
DRAWING SYMBOL LEGEND

101	DOOR TAG	1 A1.1	ELEVATION TAG	?	NOTE TAG	ft	EQUIPMENT/ ACCESSORY
A	WINDOW TAG	1 A1.1	DETAIL TAG	0	COLUMN LINE	?	FINISH TAG
1 SIM A1.1	SECTION TAG	1 A1.1		11	WALL TAG	M1	FURNITURE/ MILLWORK TAG

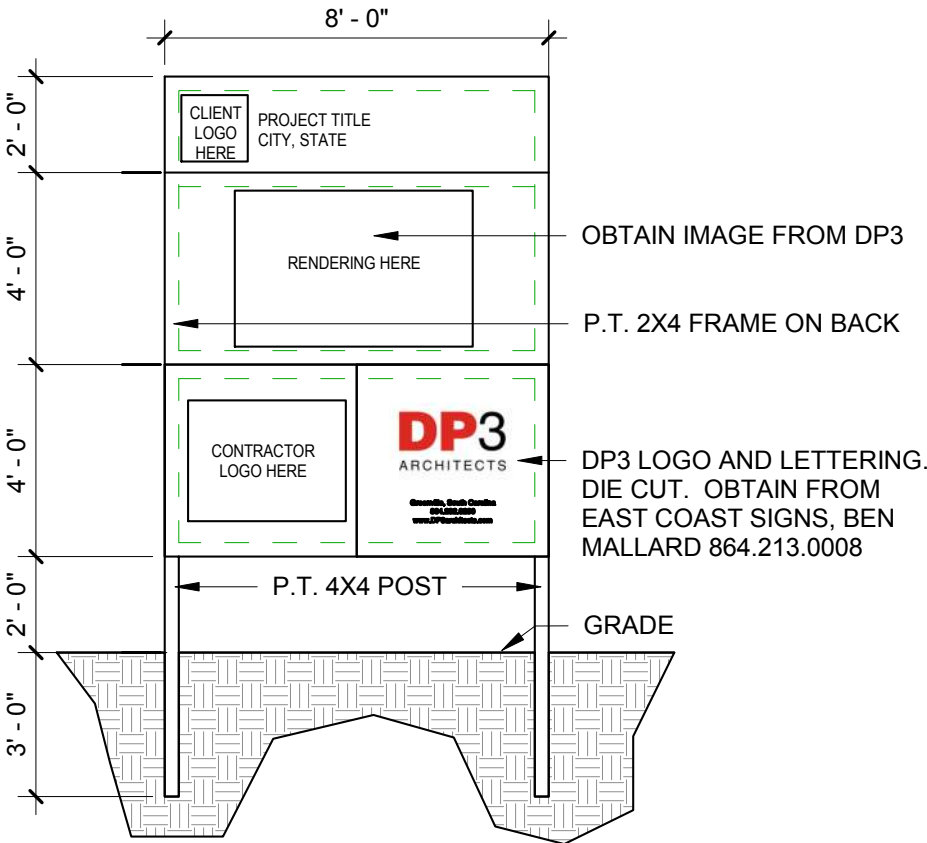
PROJECT SCOPE

THE PROJECT SCOPE OUTLINED IN THIS SET OF DOCUMENTS INCLUDES A RENOVATION OF 8,372 SQUARE FEET OF EXISTING BUILDINGS TO SHELL RETAIL SPACE. THE PROJECT WILL ACCOMMODATE THREE TENANTS ON THE GROUND FLOOR AND A SINGLE TENANT ON THE SECOND FLOOR. A COMMON TOILET CORE WILL BE SHARED BY TWO OF THE TENANT SPACES. THE UPPER FLOOR WILL REQUIRE ONE NEW STAIRCASE AS A MEANS OF EGRESS. THE EXISTING BUILDINGS WILL RECEIVE NEW ENERGY EFFICIENT STOREFRONT DOORS AND WINDOWS. ALL TENANT SPACES WILL BE DESIGNED TO BE GREY SHELLS.

VICINITY MAP



PROJECT SIGN



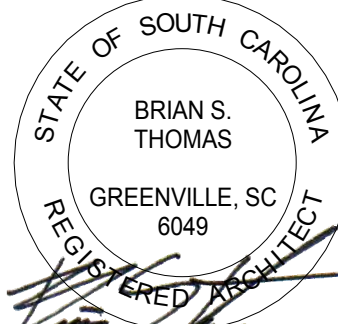
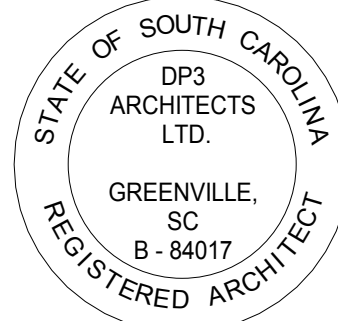
NOTES:

- GC TO PROVIDE AND INSTALL ONE PROJECT SIGN. LOCATIONS TO BE DETERMINED IN FIELD. VERIFY LOCATION WITH OWNER.
- PROJECT SIGN TO REMAIN PROMINENTLY DISPLAYED DURING ENTIRE CONSTRUCTION PERIOD. REMOVE FROM PROJECT SITE WHEN BUILDING OCCUPIED AND OPEN FOR BUSINESS. SIGN PAINTED ON 3/4" EXTERIOR PLYWOOD. LETTER STYLE AND PLACEMENT SHOULD BE SIMILAR TO THAT SHOWN.
- PROVIDE KICK BACK TREATED WOOD POSTS AS NEEDED. PAINTED WHITE.

PROJECT CONTACTS

OWNER	ARCHITECT	STRUCTURAL ENGINEER	ELECTRICAL ENGINEER	MECHANICAL ENGINEER	PLUMBING ENGINEER
1503 OVERBROOK, LLC 309 EAST STONE AVENUE GREENVILLE, SC 29609 CONTACT: RICHARD LYNCH T: 864.242.0656	DP3 ARCHITECTS, LTD. 15 SOUTH MAIN STREET SUITE 400 GREENVILLE, SC 29601 T: 864.232.8200 F: 864.232.7587 CROBINSON@DP3ARCHITECTS.COM	BRITT, PETERS, & ASSOCIATES 101 FALLS PARK DRIVE GREENVILLE, SC 29601 CONTACT: ANDREW RUFFIN T: 864.271.8869 ARUFFIN@BRITTPETERS.COM	CES 8 WEST MCBEE AVENUE GREENVILLE, SC 29601 CONTACT: RAFAEL ARENA T: 864.370.9355 RARENA@CAROLINAENGR.COM	CES 8 WEST MCBEE AVENUE GREENVILLE, SC 29601 CONTACT: MATTHEW EPPS T: 864.370.9355 MEPPS@CAROLINAENGR.COM	CES 8 WEST MCBEE AVENUE GREENVILLE, SC 29601 CONTACT: MATTHEW EPPS T: 864.370.9355 MEPPS@CAROLINAENGR.COM

Seal



04 FEB 2020

DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.8200
www.DP3architects.com

Project

1501 EAST NORTH STREET
BUSINESS DEVELOPMENT

Project Number 19194
Drawn By MCR
Checked By BST
Date 11 MAR 2020

Revisions
A 11 MAR 2020 CODE COMMENTS
B 14 APR 2020 CODE COMMENTS

Drawing

TITLE SHEET

T1.1

PROJECT

BUSINESS DEVELOPMENT
1501 EAST NORTH STREET
GREENVILLE, SC 29607

ADMINISTRATION

BUILDING REVIEW AGENCY	CITY OF GREENVILLE	ZONING SETBACKS:	
OFFICIAL	JONATHAN GRAHAM III	FRONT:	10'
PHONE NUMBER	864.467.4476	SIDE:	3'
		REAR:	15'
TAX MAP NUMBER:	01.90.00.02.07.000		
ZONING CLASS:	C-1	FLOOD ZONE:	No
ALLOWED HEIGHT:	40'	WETLANDS:	Yes
ALLOWED STORIES:	2	FIRE DISTRICT:	Yes
FINISH FLOOR ELEVATION:	N/A	DARK SKY REQUIREMENTS:	Yes
OVERLAY DISTRICT:	N/A	CLIMATE ZONE:	3A

PROJECT DESIGNED IN ACCORDANCE WITH

CODE	VERSION
INTERNATIONAL BUILDING CODE	2018 EDITION
INTERNATIONAL MECHANICAL CODE	2018 EDITION
INTERNATIONAL PLUMBING CODE	2018 EDITION
NATIONAL ELECTRICAL CODE	2017 EDITION
INTERNATIONAL FIRE CODE	2018 EDITION
NFPA LIFE SAFETY CODE	2015 EDITION
INTERNATIONAL FUEL GAS CODE	2018 EDITION
ASHRAE 90.1	2007 EDITION
ICC/ANSI A117.1	2017 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE	2009 EDITION

USE AND OCCUPANCY INFORMATION

ITEM DESCRIPTION	PROVIDED	CODE SECTION	COMMENTS
SINGLE OCCUPANCY OR MAIN OCCUPANCY GROUP	A	IBC SECTION 302	
MIXED USE AND OCCUPANCY	Yes	IBC SECTION 508.1	
OCCUPANCY GROUPS (ALL)	A, B	IBC SECTION 302	
ACCESSORY OCCUPANCIES	No	IBC SECTION 508.2	
NONSEPARATED	Yes	IBC SECTION 508.3	A-2 SM IS MOST RESTRICTIVE (18,000 SF)
SEPARATED	No	IBC SECTION 508.3	
INCIDENTAL USE AREA SEPARATION	No	IBC SECTION 509	
HAZARDOUS MATERIALS	No	IBC SECTION 414	

ALLOWABLE BUILDING HEIGHTS AND AREAS

BUILDING	GROUP	CONST. TYPE	SPRINKLER TYPE	BUILDING HEIGHT ALLOWED	PROVIDED	No. OF STORIES ALLOWED	PROVIDED	BUILDING AREA ALLOWED (Aa)	PROVIDED
FIRST FLOOR	A2*	TYPE V-B	SM	40' - 0"	28' - 10"	2	2	18,000 SF	7,124 SF
SECOND FLOOR	A2*	TYPE V-B	SM	40' - 0"	28' - 10"	2	2	18,000 SF	2,112 SF

* A2 USED AS MOST RESTRICTIVE (508.3)

OCCUPANT LOADS

ROOM/AREA	FUNCTION OF SPACE	LOAD FACTOR	AREA	OCCUPANTS
1ST FLOOR				
SUITE 100	BUSINESS	150 GROSS	1,877 SF	13
SUITE 101	BUSINESS	150 GROSS	1,992 SF	14
SUITE 102	ASSEMBLY - UNCONCENTRATED	15 NET	2,554 SF	171
2ND FLOOR				
SUITE 100	BUSINESS	150 GROSS	2,090 SF	14
TOTAL OCCUPANTS				212

FIRE RESISTANCE RATING REQUIREMENTS (HOURS)

BUILDING ELEMENT	REQUIRED	PROVIDED	CODE SECTION	LISTING No.
STRUCTURAL FRAME	0	EXISTING	IBC TABLE 601	
BEARING WALLS				
EXTERIOR	0	EXISTING	IBC TABLE 601	
INTERIOR	0	EXISTING	IBC TABLE 601	
NON-BEARING WALLS				
EXTERIOR	REFER TO FIRE RATING FOR EXTERIOR WALLS AND WALL OPENINGS			
INTERIOR	0	0	IBC TABLE 501	
FLOOR CONSTRUCTION	0	EXISTING	IBC TABLE 601	
ROOF CONSTRUCTION	0	EXISTING	IBC TABLE 601	
VERTICAL SHAFT CONSTRUCTION	0	0	IBC SECTION 713	

FIRE RATING FOR EXTERIOR WALLS AND WALL OPENINGS

SEPARATION DISTANCE TO PROPERTY LINE OR PUBLIC WAY	NORTH 20' - 1"	SOUTH 20' - 1"	EAST 70' - 0"	WEST 22' - 3"
EXTERIOR WALLS (IBC TABLE 602)				
EXTERIOR WALL REQUIRED FIRE RATING	0	0	0	0
PROJECTIONS (IBC TABLE 705.2)				
MINIMUM CLEAR DISTANCE TO PROPERTY LINE OR PUBLIC WAY	14' - 0"	14' - 0"	20' - 0"	15' - 4"
MAXIMUM PROJECTION DISTANCE FROM EXTERIOR WALL	6' - 1"	6' - 1"	50' - 0"	6' - 11"
OPENINGS (IBC TABLE 705.8)				
DEGREE OF OPENING PROTECTION ("UPNS", "UPS", OR "P")	UPNS	UPNS	UPNS	UPNS
ALLOWABLE OPENING AREA	25%	45%	NO LIMIT	10%

FIRE PROTECTION / LIFE SAFETY SYSTEMS

LIFE SAFETY SYSTEM	REQUIRED	CODE SECTION
EGRESS		
EMERGENCY ALARM SYSTEM	No	IBC SECTION 908 AND IFC SECTION 908
EMERGENCY LIGHTING	Yes	IBC SECTION 1008
TWO WAY COMMUNICATION SYSTEM	No	IBC SECTION 1009.8
PANIC HARDWARE	Yes	IBC SECTION 1010.1.10
EXIT SIGNS	Yes	IBC SECTION 1013
LUMINOUS EGRESS PATH MARKINGS	No	IBC SECTION 1015
FIRE		
FIRE WALLS	No	IBC SECTION 706 AND CHAPTER 5
FIRE BARRIERS	No	IBC SECTION 707 AND CHAPTER 4
FIRE PARTITIONS	No	IBC SECTION 708
HORIZONTAL ASSEMBLIES	No	IBC SECTION 711
FIRE BLOCKING	Yes	IBC SECTION 718
DRAFTSTOPPING	No	IBC SECTION 718
FIRE ALARM SYSTEM	Yes	IBC SECTION 907 AND IFC SECTION 907
CARBON MONOXIDE DETECTION	No	IBC SECTION 915
SMOKE		
SMOKE BARRIERS	No	IBC CHAPTER 4
SMOKE PARTITIONS	No	IBC CHAPTER 4
SMOKE CONTROL SYSTEM	No	IBC SECTION 706 AND CHAPTER 5
SMOKE AND HEAT VENTS	No	IBC SECTION 910 AND IFC SECTION 910
SUPPRESSION		
SPRINKLER SYSTEM	Yes	IBC SECTION 903 AND IFC SECTION 903
OTHER SUPPRESSION SYSTEMS	No	IBC SECTION 904 AND IFC SECTION 904
STANDPIPE	No	IBC SECTION 905 AND IFC SECTION 905
PORTABLE SUPPRESSION SYSTEMS	Yes	IBC SECTION 906 AND IFC SECTION 906
FIRE DEPARTMENT CONNECTION	Yes	IBC SECTION 912

PLUMBING FIXTURES

OCCUPANCY	LOAD (M/F)	WATER CLOSETS						LAVATORIES				DRINKING FOUNTAIN		SERVICE SINK	
		MALE			FEMALE			MALE		FEMALE		RQ	PV**	RQ	PV**
		RQ	PV	UR	RQ	PV	RQ	RQ	PV	RQ	PV				
TENANT 1-B	20/20	2	1	1	2	2	0	1	1	1	1	1	0	1	1
TENANT 2-B	10/10	2	1	1	2	2	0	1	1	1	1	1	0	1	0
TENANT 3 - A2	92/92	2	1	1	2	2	0	1	1	1	1	1	0	1	0

* TENANTS 2 AND 3 SHARE COMMON TOILETS.

** REQUIREMENT SHALL BE BASED ON TENANT USE OF SPACE.

EXIT REQUIREMENTS

Name	OCCUPANCY	RQ	PV
SUITE 100	BUSINESS - B	1	1
SUITE 101	BUSINESS - B	1	1
SUITE 102	ASSEMBLY - A2	1	1

ARRANGEMENT OF EXITS

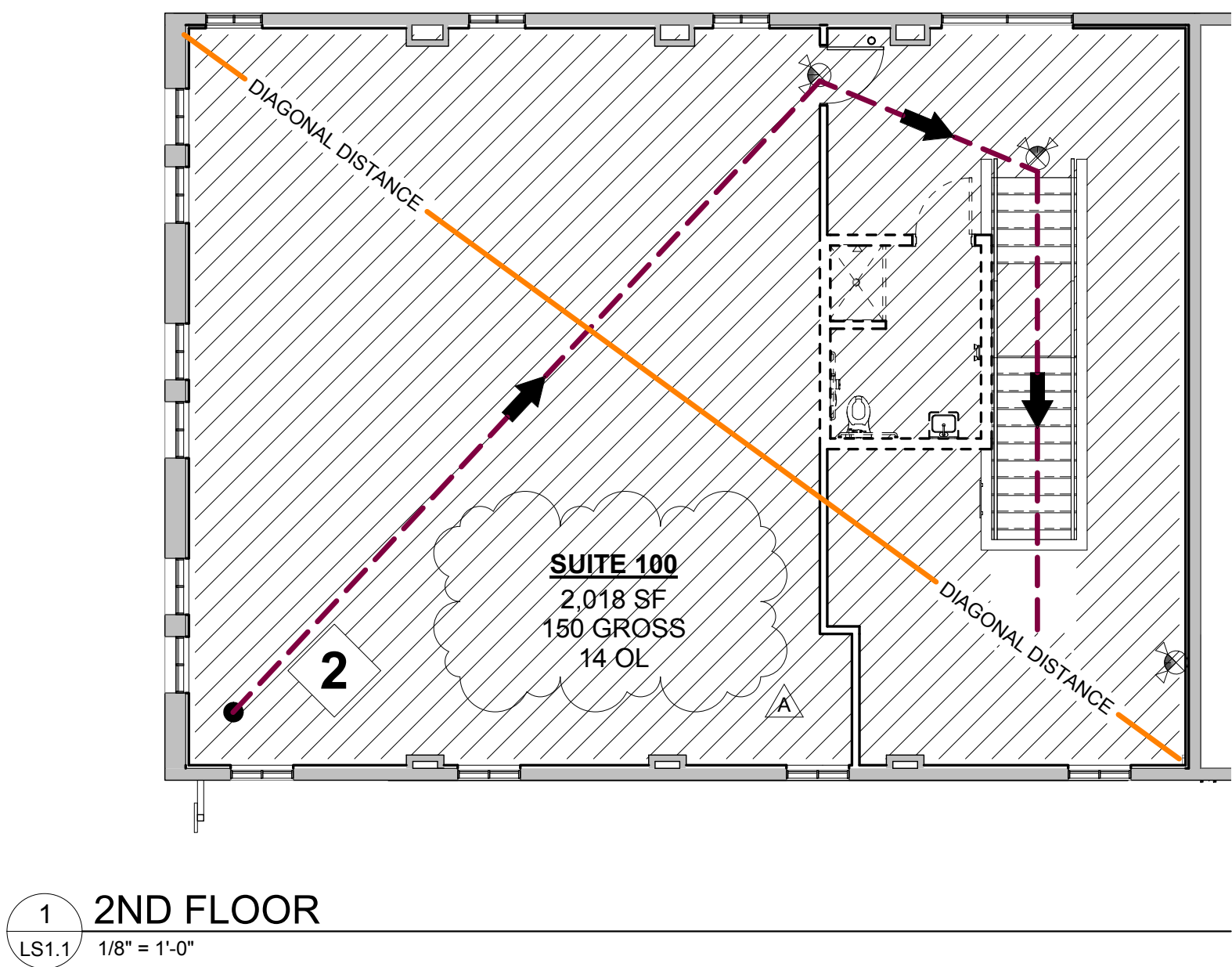
FLOOR	DIAGONAL DISTANCE	DISTANCE APART MIN. ALLOWED	PROVIDED
LEVEL 1	278' - 1"	92' - 8"	46' - 5"

TRAVEL DISTANCE

PATH	TRAVEL DISTANCE	COMMENT
1	78' - 5"	
2	88' - 2"	
3	83' - 10"	
4	58' - 7"	

COMMON PATHS OF TRAVEL

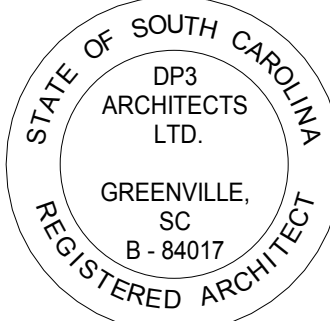
Path	COMMON TRAVEL DISTANCE	Comments
1	78' - 5"	
2	88' - 2"	
3	83' - 10"	
4	58' - 7"	



LIFE SAFETY LEGEND

NAME 150 SF GROUP A2 GROSS/NET # Occupants OL	OCCUPANCY TAG
FEC TYPE ABC	FIRE EXTINGUISHER IN CABINET
FE TYPE ABC	FIRE EXTINGUISHER
	EXIT PATH AND DIRECTION
	EXIT SIGN
	EXIT WIDTH ACTUAL OCCUPANT LOAD PER EXIT: 12 34" 227' OCCUPANTS ALLOWED PER EXIT

Seal



04 FEB 2020

DP3
ARCHITECTS

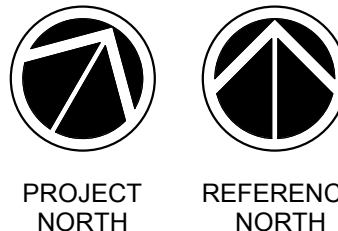
DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.6200
www.DP3architects.com

Project

1501 EAST NORTH STREET
BUSINESS DEVELOPMENT

Project Number 19194
Drawn By MCR
Checked By BST
Date 11 MAR 2020

Revisions
A 11 MAR 2020 CODE COMMENTS



Drawing

CODE REVIEW AND
LIFE SAFETY PLAN

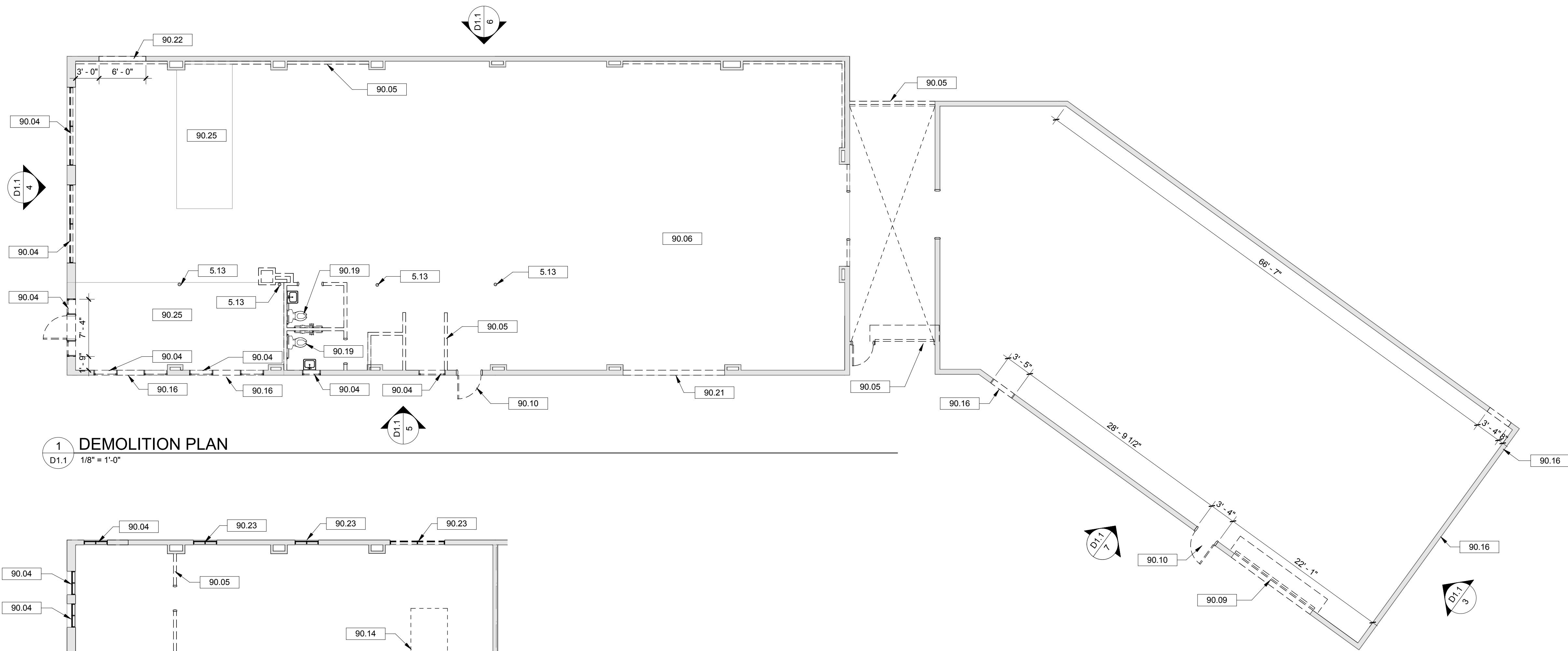
LS1.1

Copyright : These Drawings are the property of DP3 Architects, Ltd., and raise on any other project without written permission will result in legal action.

2 LIFE SAFETY PLAN

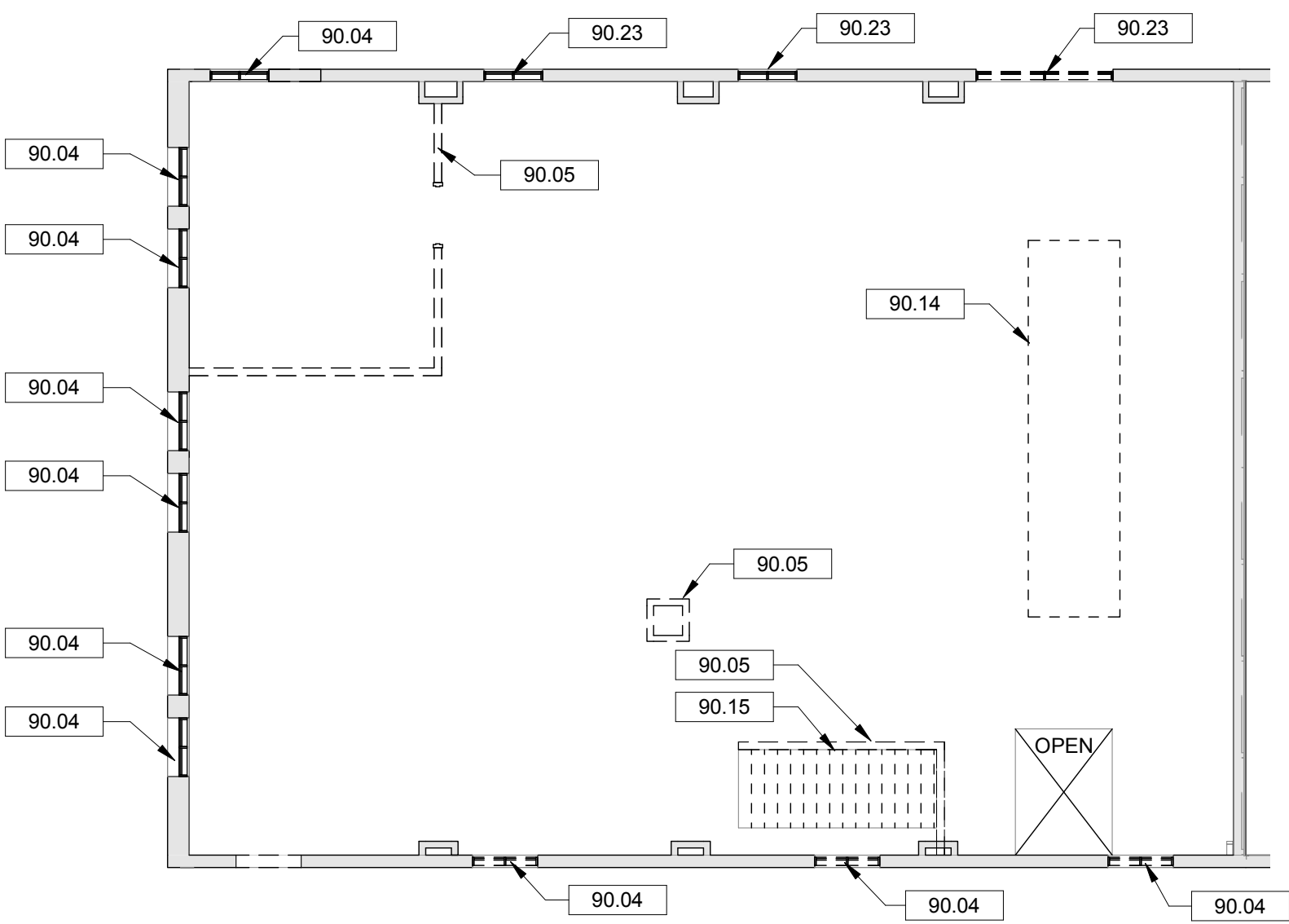
LS1.1 1/8" = 1'-0"

Copyright : These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without written permission will result in legal action.



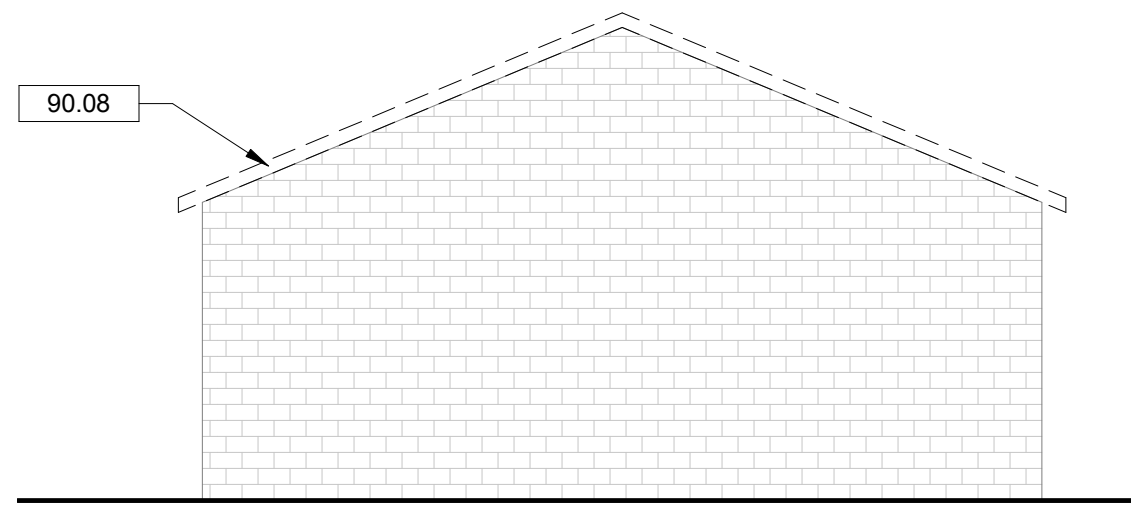
1 DEMOLITION PLAN

D1.1 1/8" = 1'-0"



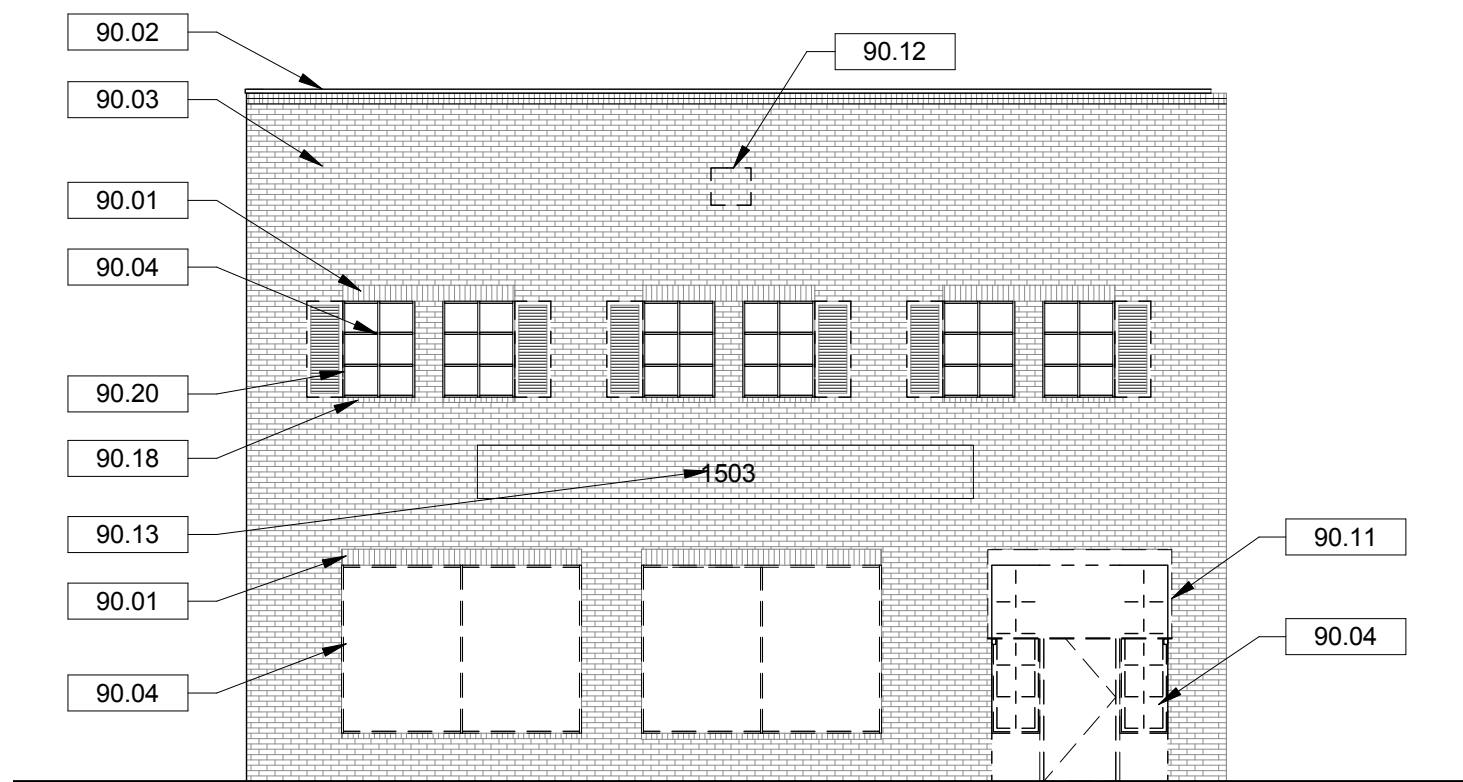
2 SECOND FLOOR PLAN

D1.1 1/8" = 1'-0"



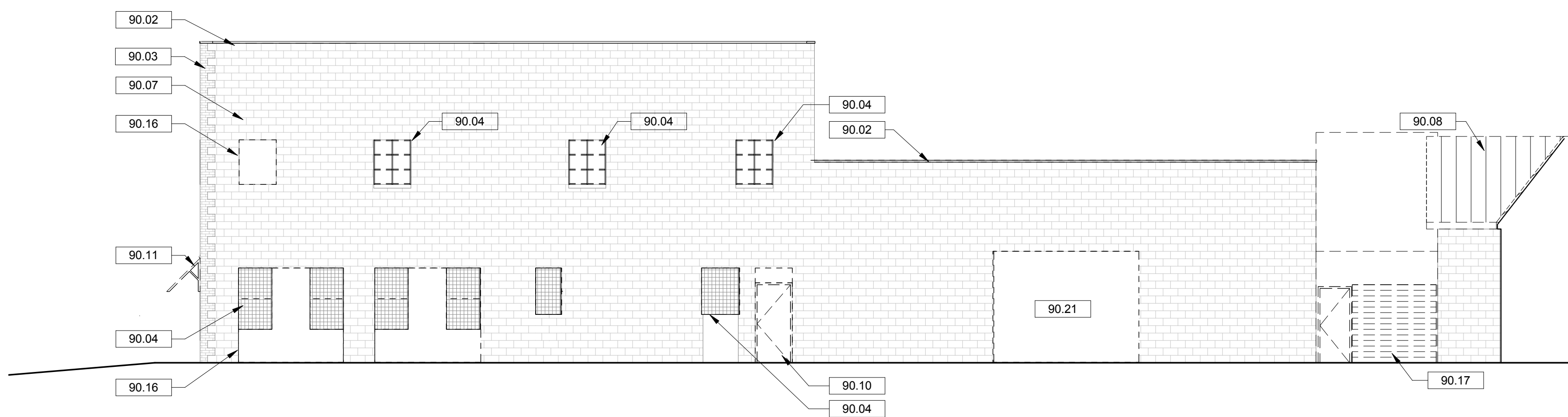
3 PARKING LOT 2 - DEMOLITION

D1.1 1/8" = 1'-0"



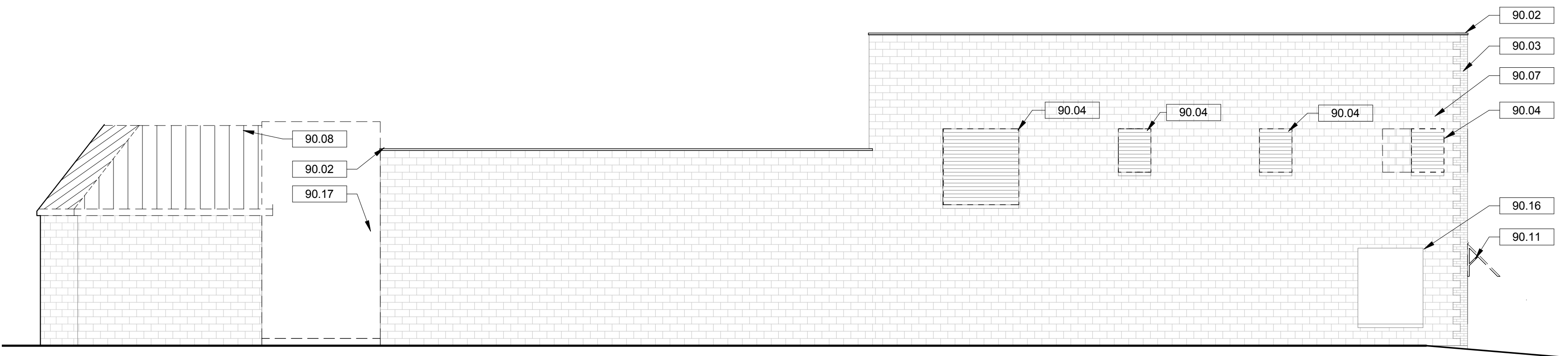
4 E. NORTH STREET ELEVATION - DEMOLITION

D1.1 1/8" = 1'-0"



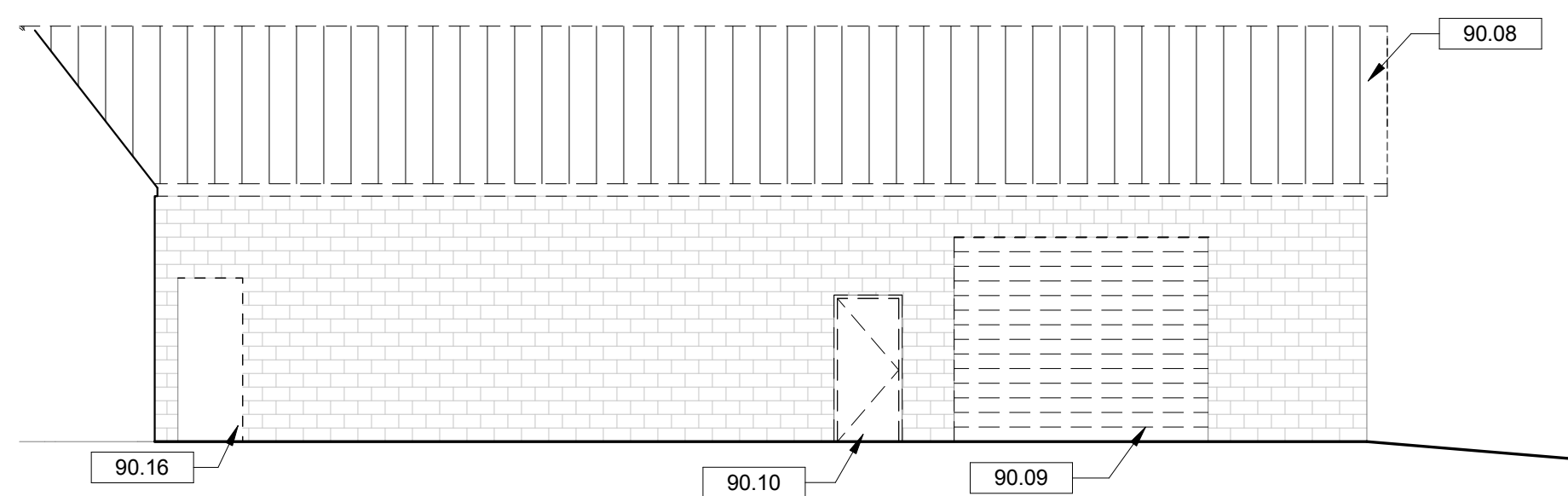
5 PARKING LOT ELEVATION - DEMOLITION

D1.1 1/8" = 1'-0"



6 CHESNUT STREET ELEVATION - DEMOLITION

D1.1 1/8" = 1'-0"



7 PARKING LOT 2 ELEVATION - DEMOLITION

D1.1 1/8" = 1'-0"

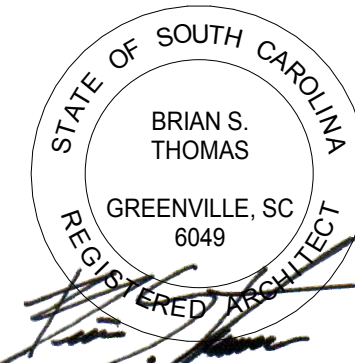
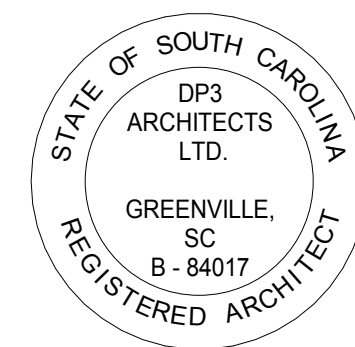
GENERAL DEMOLITION NOTES

- ALL HAZARDOUS MATERIALS SHALL BE REMOVED PRIOR TO START OF CONSTRUCTION UNDER SEPARATE CONTRACT.
- ALL MATERIALS THAT HAVE BEEN DEMOLISHED SHALL BE REMOVED IMMEDIATELY AND DISPOSED OF PROPERLY. NO DEMOLISHED MATERIALS SHALL BE STOCKPILED ON SITE.
- PROTECT OWNER'S PROPERTY AND PERSONS AT ALL TIMES.
- ANY ITEMS NOT SHOWN TO BE DEMOLISHED THAT ARE DAMAGED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR.
- COORDINATE ANY SYSTEMS SHUTDOWNS WHICH MAY BE REQUIRED WITH THE OWNER.
- PRIOR TO COMMENCING WITH THE DEMOLITION, THE CONTRACTOR SHALL ASCERTAIN FROM THE OWNER WHETHER OR NOT THE OWNER WISHES TO RETAIN ANY ITEMS. ANY SUCH ITEMS SHALL BE REMOVED WITH CARE SO AS TO PREVENT UNNECESSARY DAMAGE AND TURNED OVER TO THE OWNER.
- THE CONTRACTOR SHALL CONTROL AND LIMIT DUST RESULTING FROM DEMOLITION AND PREVENT THE SPREAD OF DUST TO THE REMAINING BUILDING.
- BURNING ON THE SITE WILL NOT BE PERMITTED.
- EXPLOSIVES WILL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED.
- WHERE DAMPERS, CONDUIT, PIPING, ETC. ARE REMOVED FROM RATED WALLS, WALLS SHALL BE PATCHED AND SEALED TO MAINTAIN FIRE AND SMOKE RATING INTEGRITY OF WALLS.
- CONTRACTOR SHALL MAKE FUNCTIONAL ALL CIRCUITS DISRUPTED BY ANY DEMOLITION.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
- REMOVE ALL WIRING, CONDUIT, WIRING SYSTEMS AND EQUIPMENT MADE OBSOLETE BY DEMOLITION. ANY EXISTING CONDUIT SYSTEM THAT CAN BE REUSED IN PLACE IN THE NEW WORK MAY BE REUSED PROVIDED IT IS IN A CONDITION ACCEPTABLE TO THE ARCHITECT.
- PROVIDE NEW PANELBOARD DIRECTORY CARD IN EXISTING PANELBOARDS AS REQUIRED AFTER DEMOLITION/REWORKING OF EXISTING CIRCUITS.
- ALL LIGHTING FIXTURES WHICH ARE TO BE RELOCATED SHALL BE CLEANED AND RE-LAMPED.
- DEMOLITION INCLUDES REMOVAL OF ALL ITEMS NECESSARY TO FACILITATE THE NEW CONSTRUCTION, WHETHER SPECIFICALLY INDICATED OR NOT, UNLESS NOTED OTHERWISE.
- ALL UTILITIES DEMOLISHED SHALL BE COMPLETELY REMOVED AND/OR CAPPED. ALL FINISHES TO REMAIN THAT ARE DISTURBED SHALL BE REPAIRED TO MATCH EXISTING.

DRAWING NOTES

- EXISTING STRUCTURAL METAL COLUMN TO REMAIN. REFER TO STRUCTURAL DRAWINGS.
- EXISTING BRICK SOLDIER COURSE HEADER TO REMAIN.
- REPAIR AND REPLACE EXISTING TERRA COTTA CAP.
- CLEAN AND PREPARE EXISTING BRICK SURFACE FOR NEW PAINT.
- REMOVE EXISTING WINDOW AND FRAME. PREPARE EXISTING OPENING FOR NEW STOREFRONT ASSEMBLY.
- REMOVE EXISTING INTERIOR WALL.
- GRIND EXISTING CONCRETE SLAB TO SPECIFIED ELEVATION AND SMOOTHNESS.
- CLEAN AND PREPARE EXISTING CONCRETE MASONRY UNIT SURFACE FOR NEW PAINT.
- REMOVE EXISTING METAL ROOF. PREPARE FOR INSTALLATION OF NEW ROOF ASSEMBLY.
- REMOVE EXISTING OVERHEAD DOOR ASSEMBLY.
- REMOVE EXISTING DOOR AND FRAME.
- REMOVE EXISTING AWNING AND ASSOCIATED ASSEMBLIES. REPAIR HOLES IN MASONRY AS NECESSARY.
- REMOVE EXISTING BRACKET. REPAIR HOLES IN MASONRY AS NECESSARY.
- ADDRESS NUMBERS TO REMAIN.
- REMOVE PORTION OF EXISTING FLOOR TO ACCOMMODATE NEW STAIR. REFER TO FLOOR PLAN.
- REMOVE EXISTING STAIR.
- REMOVE PORTION OF EXISTING CONCRETE MASONRY UNIT WALL. REFER TO PLANS FOR OPENING SIZE.
- REMOVE EXISTING PORTION OF BUILDING THIS AREA. PREPARE FOR CONSTRUCTION OF NEW TOILET FACILITIES.
- EXISTING BRICK ROWLOCK SILL TO REMAIN.
- REMOVE EXISTING PLUMBING FIXTURES.
- REMOVE EXISTING WINDOW SHUTTERS.
- REMOVE EXISTING CONCRETE MASONRY UNIT TO EXPOSE EXISTING OPENING. PREPARE OPENING TO RECEIVE NEW OVERHEAD DOOR ASSEMBLY.
- REMOVE EXISTING CONCRETE MASONRY UNIT TO EXPOSE EXISTING OPENING. PREPARE OPENING TO RECEIVE NEW STOREFRONT.
- REMOVE EXISTING CONCRETE MASONRY UNIT TO EXPOSE EXISTING OPENING. PREPARE OPENING TO RECEIVE NEW STOREFRONT.
- BRING RECESSED AREA OF CONCRETE SLAB TO ADJACENT SLAB LEVEL.

Seal



04 FEB 2020

DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.6200
www.DP3architects.com

Project

**1501 EAST NORTH STREET
BUSINESS
DEVELOPMENT**

Project Number 19194
Drawn By MCR
Checked By BST
Date 11 MAR 2020

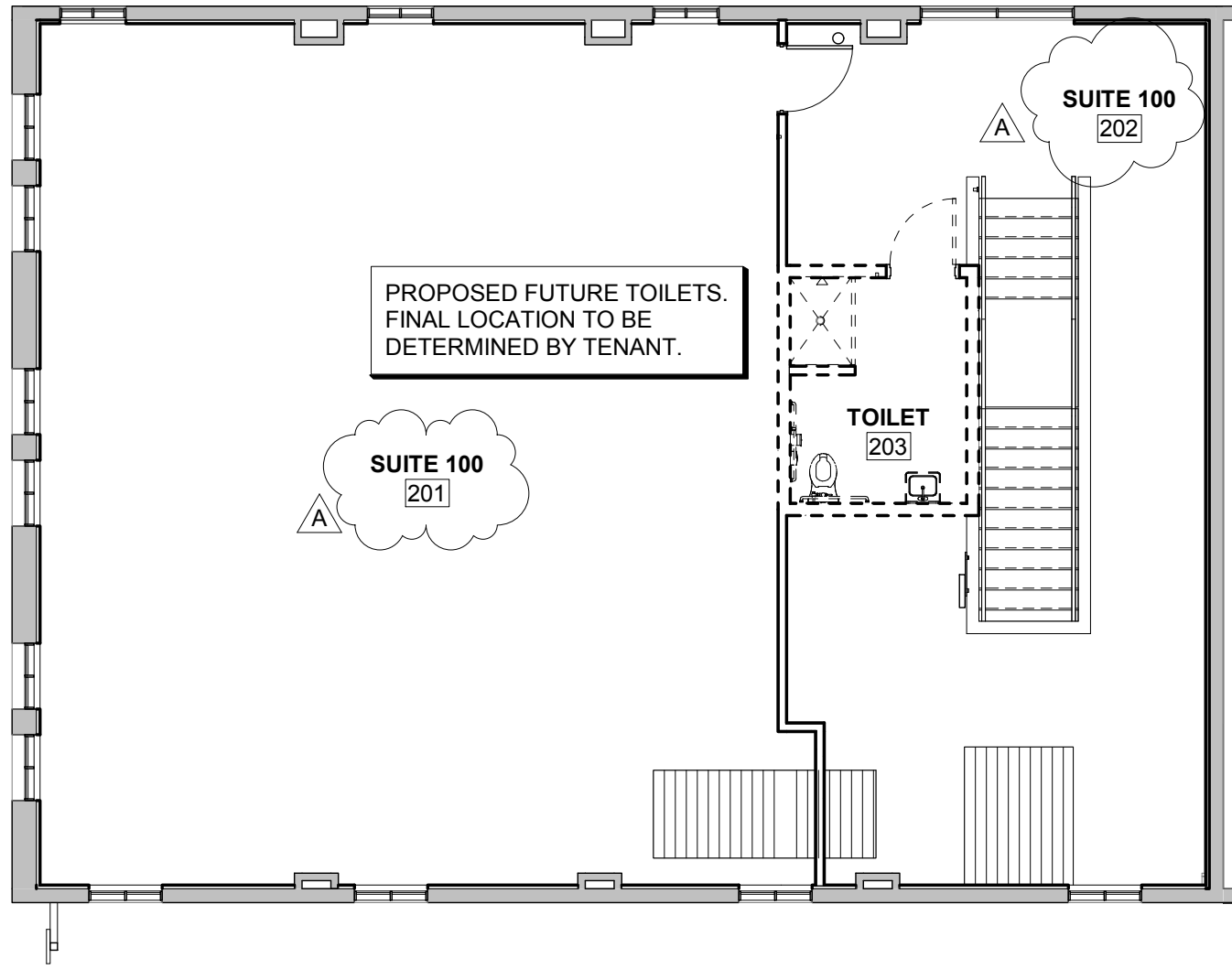
Revisions
A 11 MAR 2020 CODE COMMENTS

Drawing

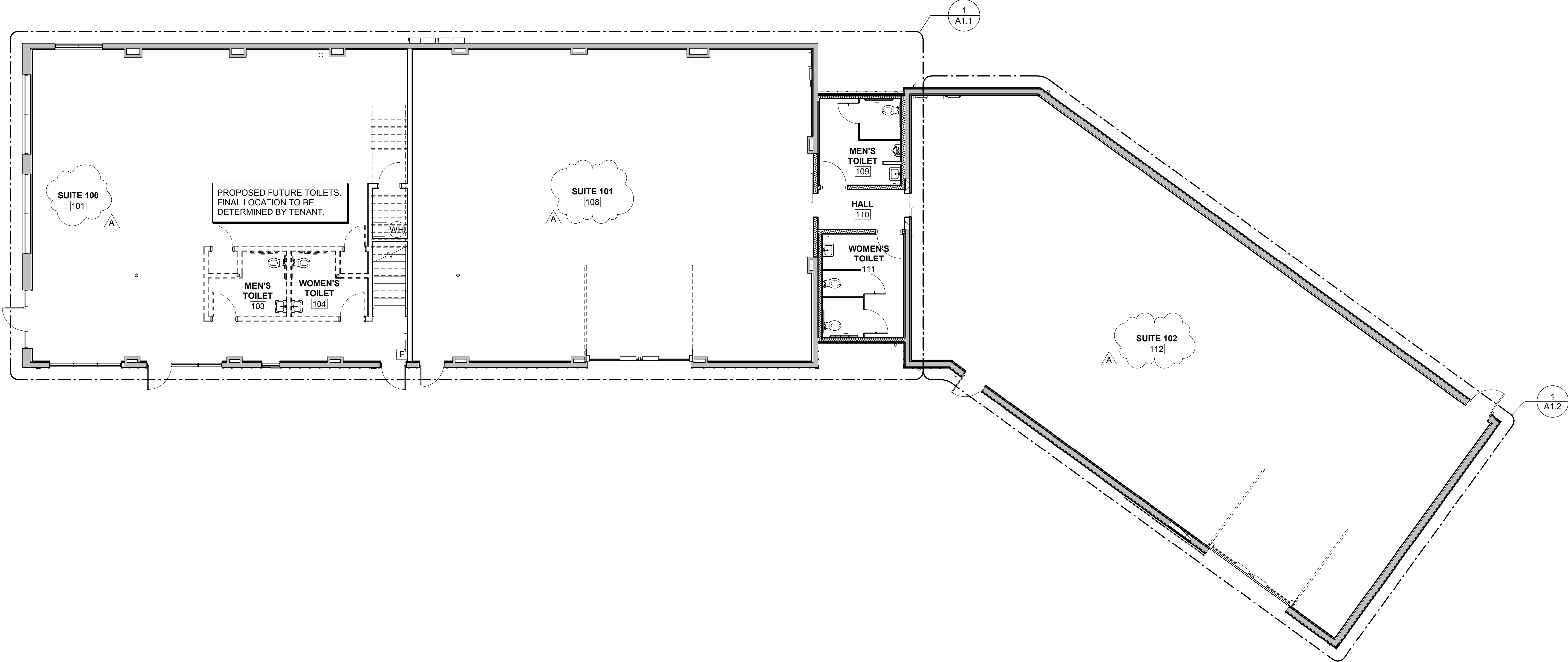
**DEMOLITION PLAN
AND ELEVATIONS**

D1.1

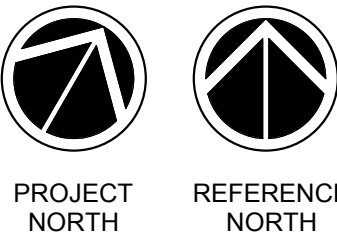
Copyright : These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without written permission will result in legal action.



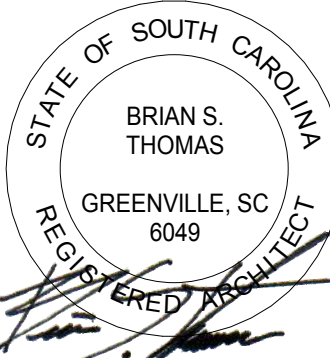
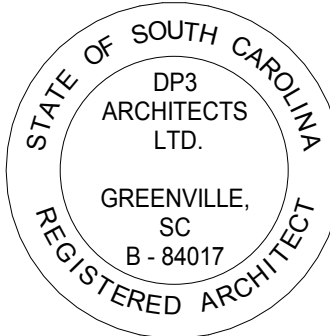
1 SECOND FLOOR PLAN
A0.1 1/8" = 1'-0"



2 OVERALL FLOOR PLAN
A0.1 1/8" = 1'-0"



Seal



04 FEB 2020

DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.6200
www.DP3architects.com

Project

1501 EAST NORTH
STREET
BUSINESS
DEVELOPMENT

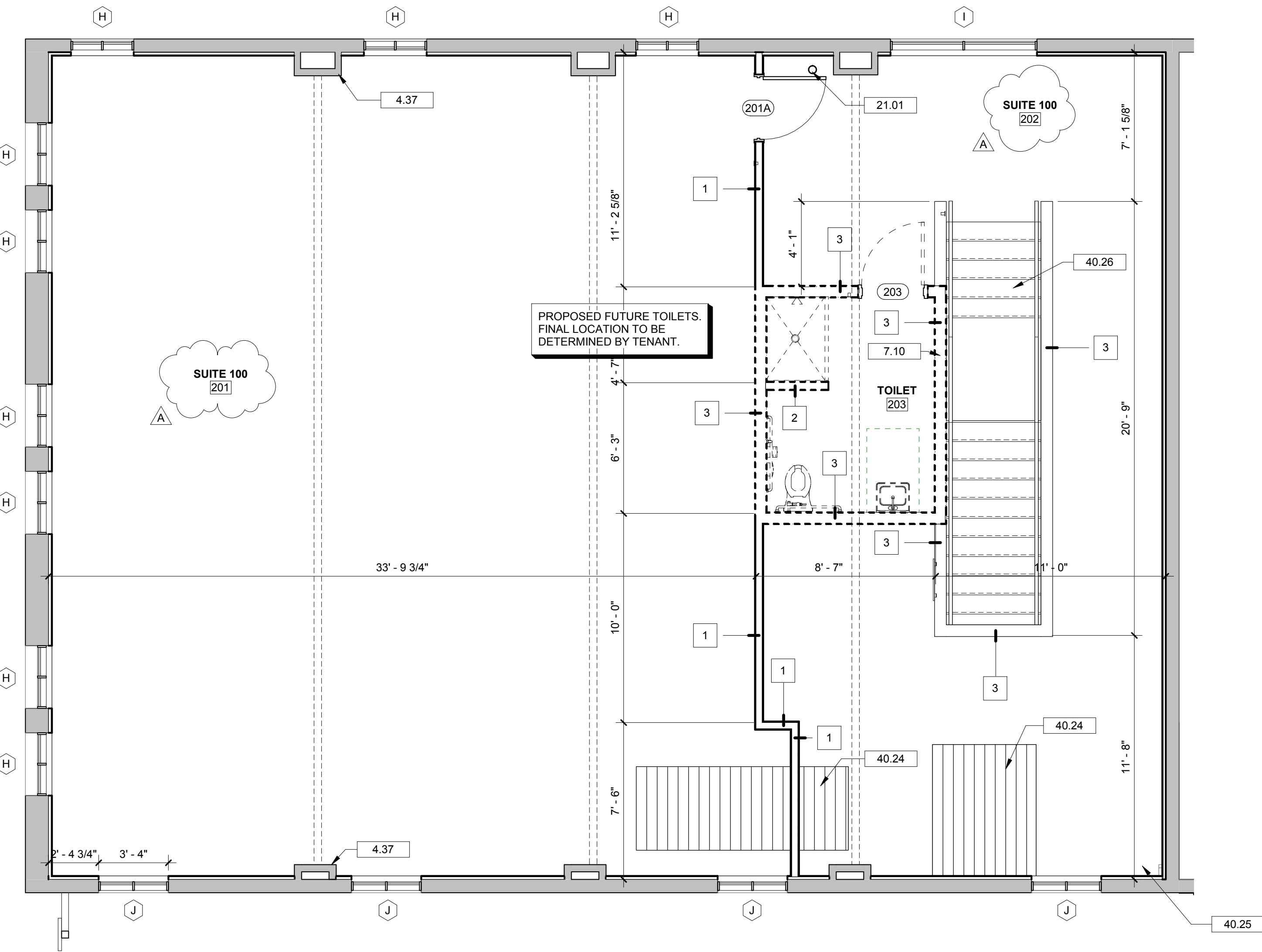
Project Number 19194
Drawn By MCR
Checked By BST
Date 11 MAR 2020

Revisions
A 11 MAR 2020 CODE COMMENTS

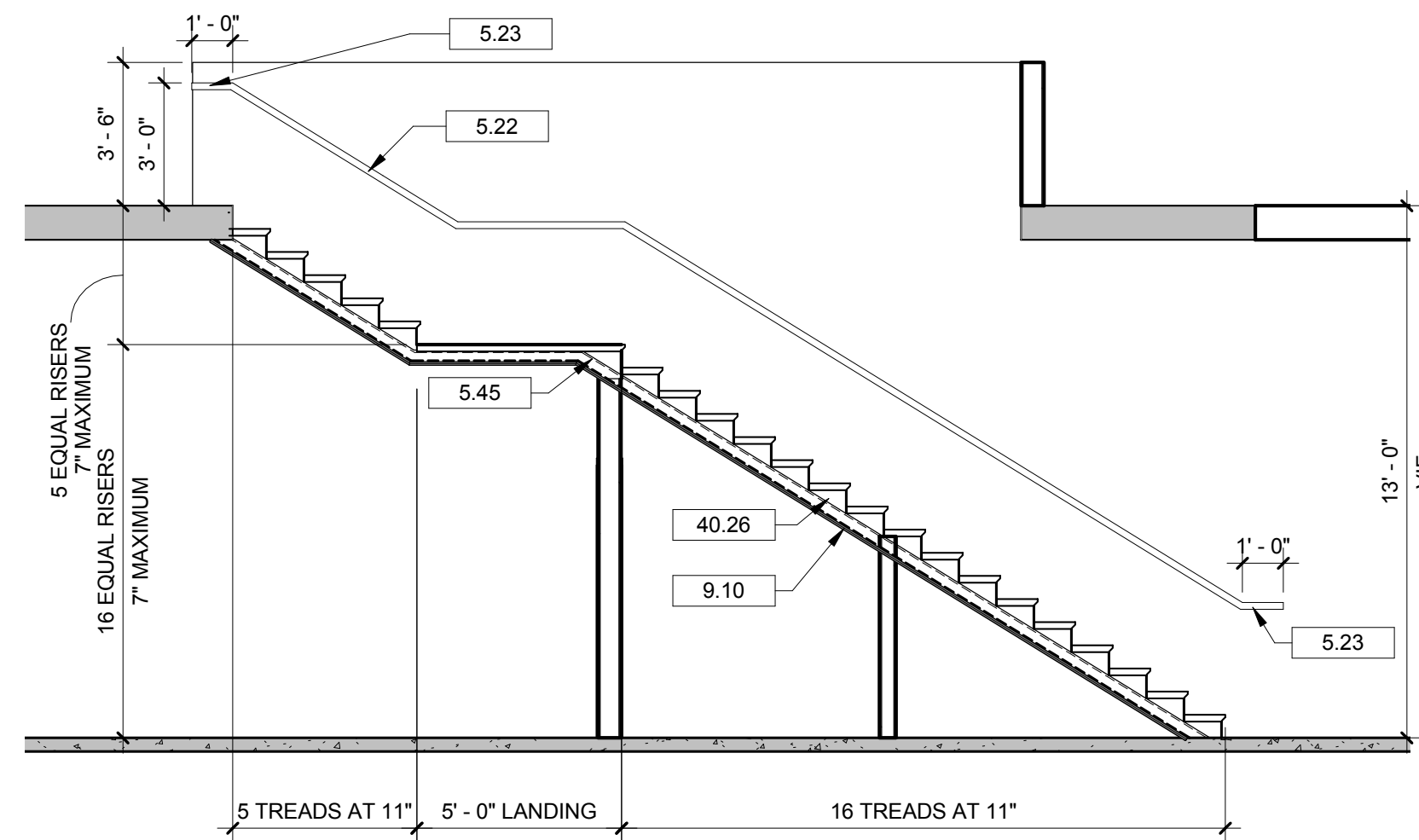
Drawing
OVERALL FLOOR
PLAN

A0.1

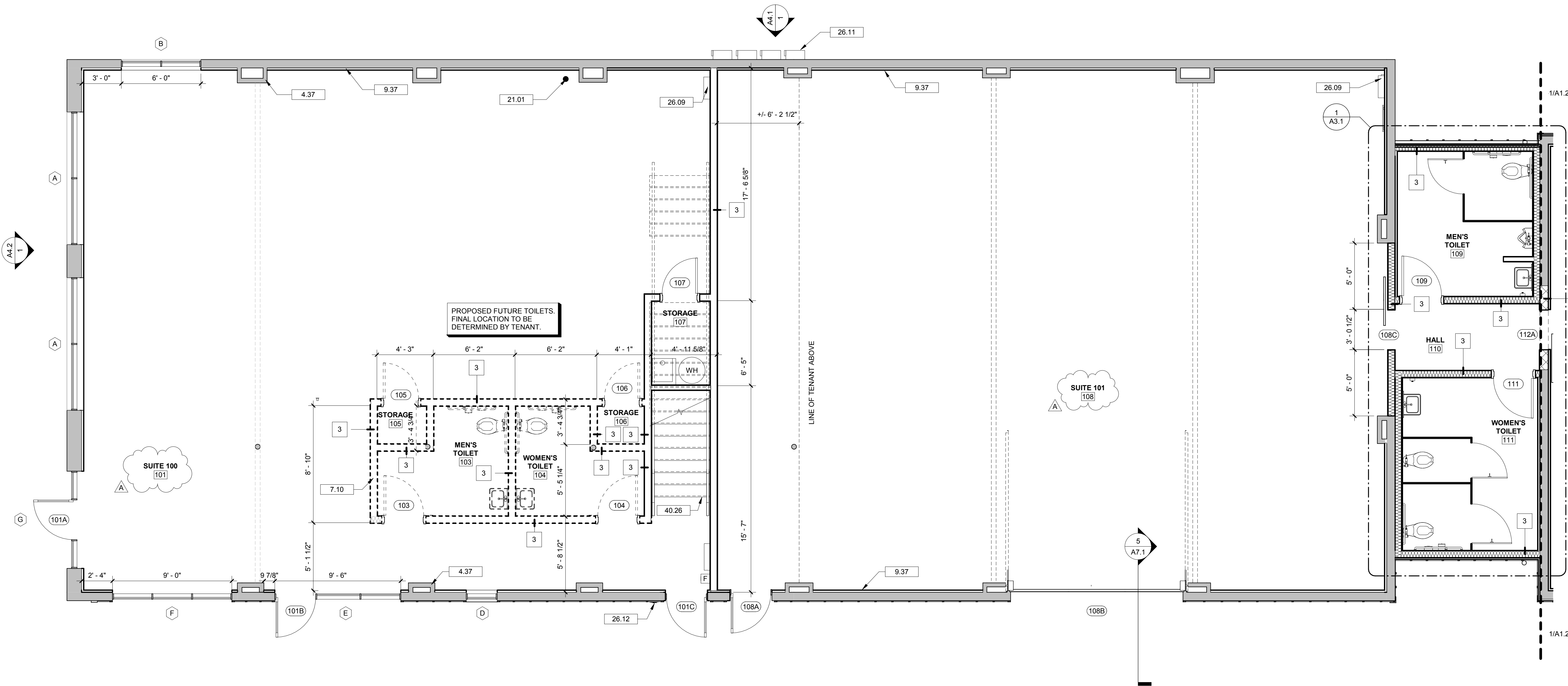
Copyright : These Drawings are the property of DP3 Architects, Ltd., and raise on any other project without written permission will result in legal action.



2 SECOND FLOOR PLAN
A1.1 1/4" = 1'-0"



3 EGRESS STAIR SECTION
A1.1 1/4" = 1'-0"



1 FIRST FLOOR PLAN
A1.1 1/4" = 1'-0"

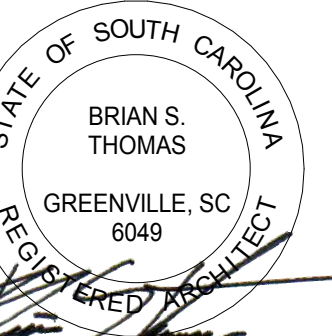
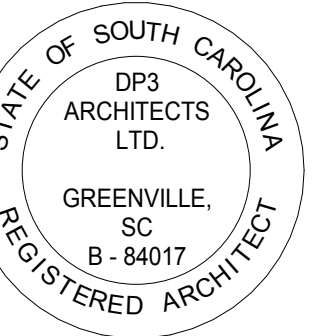
GENERAL DIMENSION PLAN NOTES

A. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY, OR COLUMN LINE, UNLESS NOTED OTHERWISE.

DRAWING NOTES

- 4.37 EXISTING BRICK PIER TO REMAIN. CLEAN AND REPOINT.
- 5.22 1-1/2" DIAMETER CONTINUOUS METAL HANDRAIL SECURED TO WALL WITH BRACKETS.
- 5.23 HANDRAIL EXTENSION AT TOP OF STAIR/RAMP. CONTINUE HANDRAIL HORIZONTALLY TO A LENGTH OF 1'-0" PAST THE LEADING EDGE OF THE TOP RISER.
- 5.45 3/8" METAL STUD
- 6.05 2 x 6 WOOD FRAMING AT 16 INCHES ON CENTER. UNLESS NOTED OTHERWISE.
- 7.10 BATT INSULATION, R-19
- 9.10 5/8" GYPSUM WALL BOARD OVER 1 1/2" WOOD FURRING. TYPICAL ALL PERIMETER WALLS. 1 1/2" RIGID INSULATION TO BE INSTALLED BETWEEN FURRINGS.
- 9.37 5/8" GYPSUM WALL BOARD OVER 1 1/2" WOOD FURRING. TYPICAL ALL PERIMETER WALLS. 1 1/2" RIGID INSULATION TO BE INSTALLED BETWEEN FURRINGS.
- 21.01 FIRE PROTECTION RISER. REFER TO FIRE PROTECTION DRAWINGS OR SUBMITTAL.
- 26.09 ELECTRICAL PANEL.
- 26.11 UTILITY METER. REFER TO ELECTRICAL DRAWINGS.
- 26.12 KNOX BOX. REFER TO ELECTRICAL DRAWINGS.
- 40.24 INFILL EXISTING OPENING. REFER TO STRUCTURAL DRAWINGS. NEW FLOOR FINISH TO MATCH EXISTING. TOOTH IN NEW PLANKS TO MATCH EXISTING PATTERN.
- 40.25 ONE HOUR RATED FLOOR ASSEMBLY. REFER TO WALL SECTIONS FOR FURTHER DETAIL.
- 40.26 NEW METAL PAN STAIR. 13'-0" TOTAL RISE. VERIFY IN FIELD. 21 EQUAL RISERS. 7 INCHES MAXIMUM. 21 TREADS AT 11 INCHES. CLOSED RISERS.

Seal



04 FEB 2020

DP3
ARCHITECTS

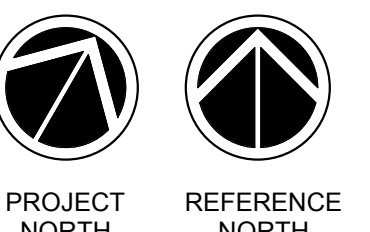
DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.6200
www.DP3architects.com

Project

1501 EAST NORTH
STREET
BUSINESS
DEVELOPMENT

Project Number 19194
Drawn By MCR
Checked By BST
Date 11 MAR 2020

Revisions
A 11 MAR 2020 CODE COMMENTS

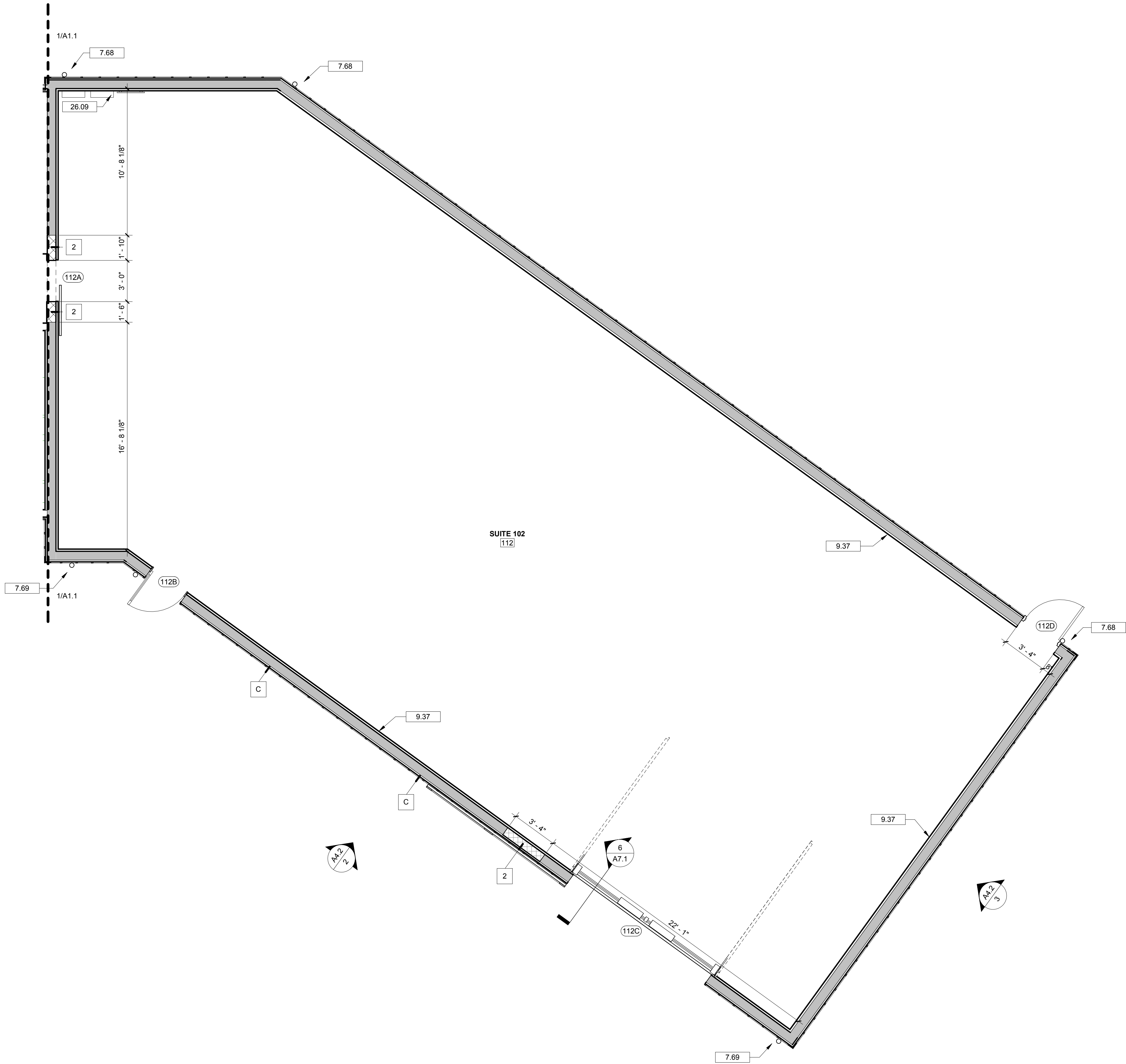


Drawing

FIRST AND
SECOND FLOOR
NOTED AND
DIMENSIONED
PLAN

A1.1

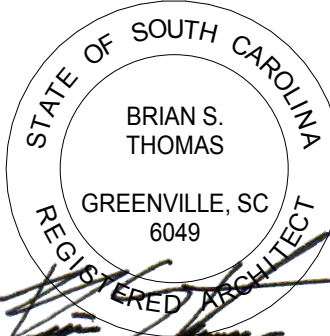
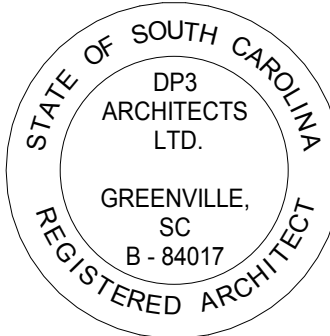
Copyright : These Drawings are the property of DP3 Architects, Ltd., and raise on any other project without written permission will result in legal action.



DRAWING NOTES

- 6.05 2 x 6 WOOD FRAMING AT 16 INCHES ON CENTER. UNLESS NOTED OTHERWISE.
- 7.68 NEW 4" DIAMETER METAL DOWNSPOUT. PAINT. PROVIDE SPLASH BLOCK.
- 7.69 NEW 4" DIAMETER METAL DOWNSPOUT. PAINT. PROVIDE SPLASH BLOCK. ROUTE BENEATH NEW SIDEWALK AND DISCHARGE TO PARKING LOT.
- 9.10 5/8 INCH GYPSUM WALL BOARD.
- 9.37 5/8" GYPSUM WALL BOARD OVER 1 1/2" WOOD FURRING. TYPICAL ALL PERIMETER WALLS. 1 1/2" RIGID INSULATION TO BE INSTALLED BETWEEN FURRING.
- 26.09 ELECTRICAL PANEL

Seal



04 FEB 2020

DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.6200
www.DP3architects.com

Project

**1501 EAST NORTH STREET
BUSINESS
DEVELOPMENT**

Project Number 19194
Drawn By MCR
Checked By BST
Date 11 MAR 2020

Revisions

A 11 MAR 2020 CODE COMMENTS

WALL TYPE LEGEND

- 1 5/8 INCH GYPSUM WALL BOARD.
2X4 WOOD FRAMING AT 16 INCHES ON CENTER. UNLESS NOTED OTHERWISE.
5/8 INCH GYPSUM WALL BOARD.
- 2 NEW CONCRETE MASONRY UNIT WALL.
- 3 5/8 INCH GYPSUM WALL BOARD.
2 x 6 WOOD FRAMING AT 16 INCHES ON CENTER. UNLESS NOTED OTHERWISE.
5/8 INCH GYPSUM WALL BOARD.

FLOOR PLAN LEGEND

- 11 WALL TYPE
- 11 WINDOW TYPE
- 101 DOOR TYPE

1 DIMENSION AND NOTED FIRST FLOOR PLAN
A1.2 1/4" = 1'-0"

Drawing

DIMENSION AND
NOTED FLOOR
PLAN

A1.2

- A. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FANS, AND OTHER ITEMS ON THE ROOF SURFACE.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW OTHER DRAWINGS FOR ROOF PENETRATIONS NOT SHOWN ON THIS PLAN.
- C. PROVIDE ALL FLASHING MATERIALS AND METHODS AS APPROVED BY THE MANUFACTURER FOR A FULL WATERPROOFING SYSTEM.
- D. PAINT EXPOSED ROOF-MOUNTED EQUIPMENT, PIPING, ETC. IN A COLOR AS SELECTED BY ARCHITECT, EXCEPT THOSE ITEMS WHICH ARE PRE-FINISHED.
- E. ALL FLASHING TO BE SHEET METAL UNLESS NOTED OTHERWISE.
- F. TRAFFIC OVER FINISHED ROOF SURFACES IS NOT DESIRED. WHERE OVER-ROOF TRAFFIC IS ANTICIPATED, PROTECT ROOF SURFACE FROM DAMAGE DURING CONSTRUCTION.

5.100	PREFINISHED ALUMINUM CANOPY SYSTEM WITH WALL TIE RODS, BASES OF DESIGN: MAPES ARCHITECTURAL CANOPIES.
7.23	UPPER MECHLOCK TO BE BLACK. COLOR OF THE BLOCK TO BE BLACK. NEW PREFINISHED STANDING SEAM METAL ROOF OVER 8" (R-20) NAILABLE ROOF INSULATION, BASIS OF DESIGN: BERRIDGE TIE PANEL. TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STANDARD.
7.40	EXISTING TERRAZZO COPING TO REMAIN. REPAIR AND REPLACE WHERE REQUIRED.
7.48	NEW 6" GUTTER, COLOR AND MATERIAL TO MATCH ROOF MATERIAL.
7.68	NEW 4" DIAMETER METAL DOWNSPOUT. PAINT. PROVIDE SPLASH BLOCK.
7.69	NEW 4" DIAMETER METAL DOWNSPOUT. PAINT. PROVIDE SPLASH BLOCK. ROOF BENEATH NEW SIDEWALK AND DISCHARGE TO PARKING LOT.
7.70	PREFINISHED METAL COPING WITH CONTINUOUS GLEAT. COLOR TO BE BLACK.
7.100	EXISTING ROOFING TO BE REMOVED AND REPLACED. NEW ROOF TO BE GUT. TO MECHANICALLY FASTENED. COLOR TO BE WHITE. INSTALL OVER R20 RIGID ROOF INSULATION. EXISTING DRAINAGE PATTERNS SHALL REMAIN. REPLACE ALL GUTTERS AND DOWNSPOUTS TO MATCH EXISTING COLOR OF ALL NEW METAL FABRICATIONS SHALL BE BLACK.
10.04	NEW SIGNAGE BY OTHERS.
10.101	PREFINISHED ALUMINUM CANOPY SYSTEM WITH WALL TIE RODS, BASES OF DESIGN: MAPES ARCHITECTURAL CANOPIES. SUPERSHADE WITH 8" C CHANNEL FASCIA AND .110 EXTRUDED LOWER BLADES. COLOR TO BE BLACK.
23.12	ROOF PENETRATION, REFERENCE TO MECHANICAL DRAWINGS.

STATE OF SOUTH CAROLINA
BRIAN S. THOMAS
GREENVILLE, SC
6049
REG. # 1234567890

04 FEB 2020

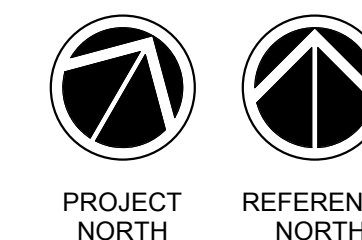
DP3 Architects, Ltd.
15 South Main Street, Suite 401
Greenville, SC 29601
864.232.8200
www.DP3architects.com



1501 EAST NORTH
STREET
BUSINESS
DEVELOPMENT

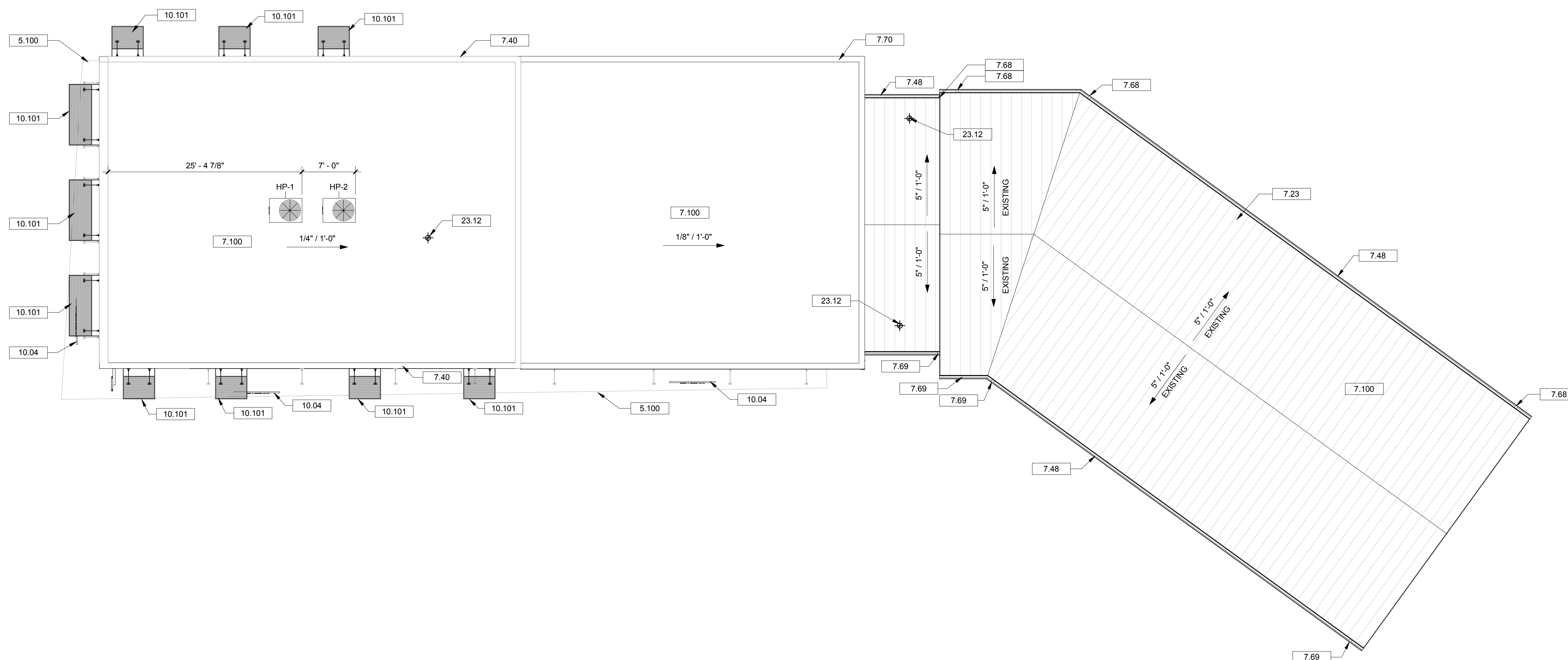
Project Number 19194
 Drawn By MCF
 Checked By BST
 Date 11 MAR 2020

Revisions



ROOF PLAN

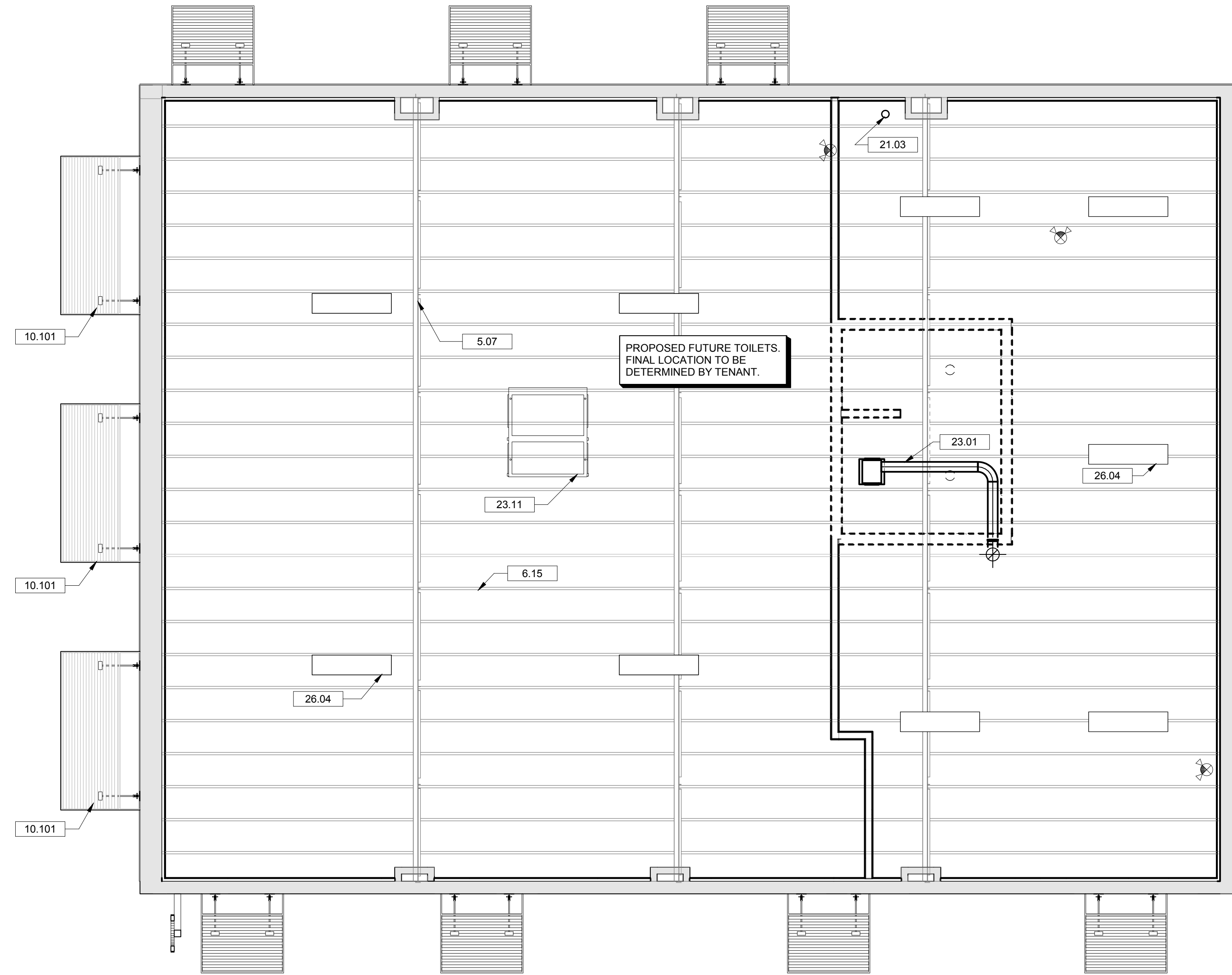
A1.3



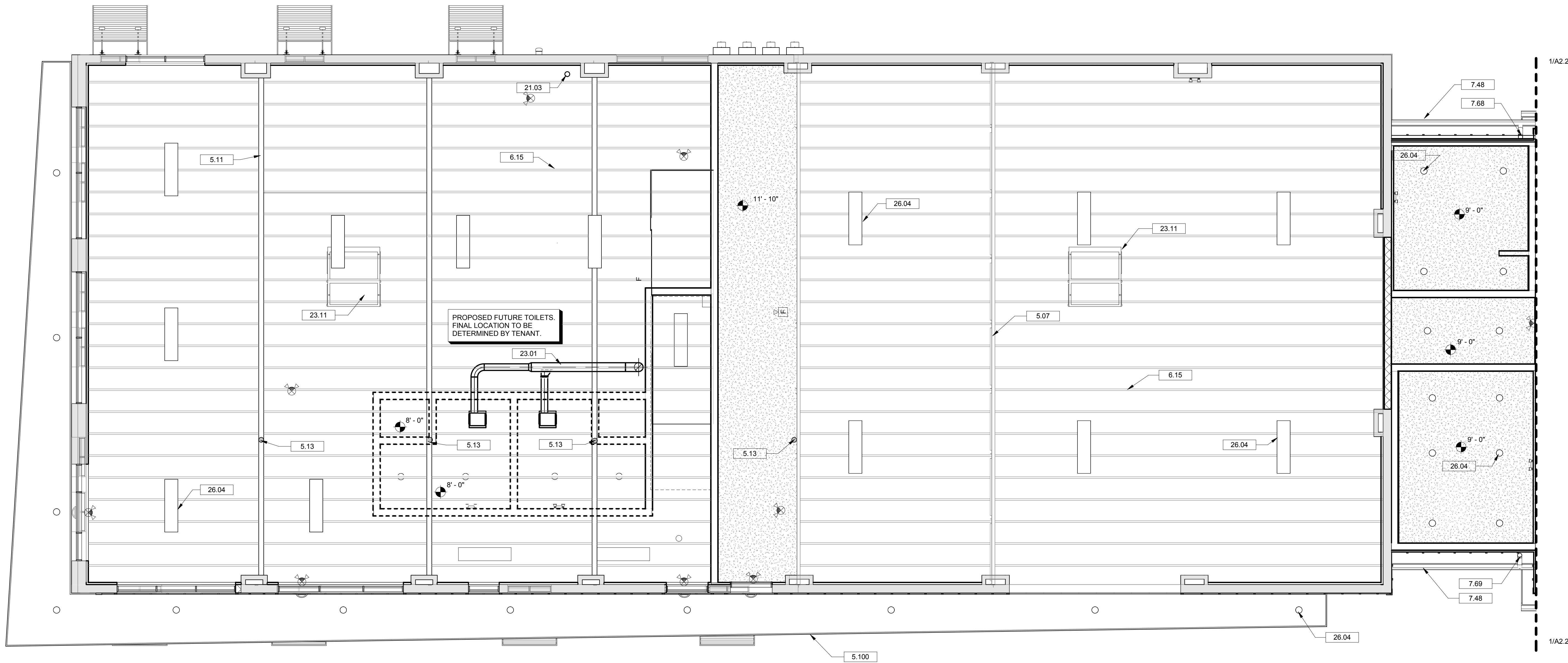
1 ROOF PLAN
A1.3 1/8" = 1'-0"

Copyright: These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without written permission will result in legal action.

Copyright : These Drawings are the property of DP3 Architects, Ltd., and raise on any other project without written permission will result in legal action.



1 SECOND FLOOR REFLECTED CEILING PLAN
A2.1 1/4" = 1'-0"



2 FIRST FLOOR REFLECTED CEILING PLAN
A2.1 1/4" = 1'-0"

REFLECTED CEILING PLAN NOTES

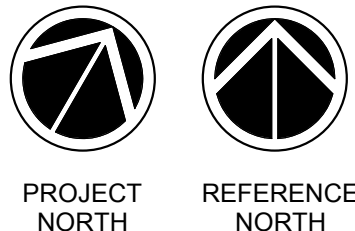
- COORDINATE ALL LIGHTING TYPES WITH ELECTRICAL DRAWINGS.
- REFER TO ELECTRICAL DRAWINGS FOR ALL CEILING MOUNTED EXIT LIGHTS, SMOKE DETECTORS, SPEAKERS, FIRE ALARM DEVICES, ETC. FOR ITEMS NOT INDICATED ON THE REFLECTED CEILING PLAN, COORDINATE LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION.
- INSTALL ACCESS PANELS IN GYPSUM BOARD CEILINGS AND SOFFITS AND IN OTHER NON-ACCESSIBLE TYPE CEILINGS AND SOFFITS WHERE ACCESS, SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING OR ELECTRICAL ITEMS MAY BE REQUIRED. COORDINATE LOCATIONS AND SIZES WITH ARCHITECT.
- COORDINATE ALL HVAC MECHANICAL DEVICES WITH MECHANICAL DRAWINGS.
- IF AS-BUILT CONDITIONS DEMAND THAT A CEILING BOARD LARGER THAN 2'-0" IN ANY DIMENSION BE USED IN THE PERIMETER BOARDS OF A TYPICAL 2'X2' GRID, THEN THAT BOARD SHALL BE CUT FROM A 2'X4' BOARD. A DOUBLE WALL ANGLE SHALL NOT BE USED IN THE CEILING GRID SYSTEM.
- CEILING SUSPENSION SYSTEM TO MEET SEISMIC REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE CURRENT EDITION.
- LOCATE ALL TRACK & RECESSED FIXTURES AT THE CENTERLINE OF TILE UNLESS NOTED OTHERWISE. INSTALL ALL ELECTRICAL SYSTEM COMPONENTS WITHOUT INTERFERING WITH DUCTS, PIPES, BEAMS, ETC. LOCATE LIGHT FIXTURES SYMMETRICALLY, AS DIMENSIONED, OR AS INDICATED ON THE REFLECTED CEILING PLANS. IN THE EVENT OF CONFLICT, THE ARCHITECT WILL DECIDE WHICH ITEM TO RELOCATE WITHOUT REGARD TO WHICH WAS INSTALLED FIRST.
- COORDINATE ALL EXPOSED CEILING WORK WITH ALL TRADES, AND PROVIDE SKETCH (FOR PRE-INSTALLATION MEETING) OF ALL CONDUIT RUNS, JUNCTION BOXES, DUCTWORK AND SUPPORTS, PLUMBING (OVERHEAD) AND FIRE PROTECTION PIPING, IN EXPOSED CEILING AREAS. CONTRACTOR SHALL SCHEDULE A PRE-INSTALLATION COORDINATION MEETING WITH ALL TRADES REPRESENTED, INCLUDING ARCHITECT, WHERE FINAL APPROVAL FOR ALL ROUTING WILL BE GRANTED. ALL EQUIPMENT, PIPING OR ACCESSORIES INSTALLED IN THESE AREAS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

DRAWING NOTES

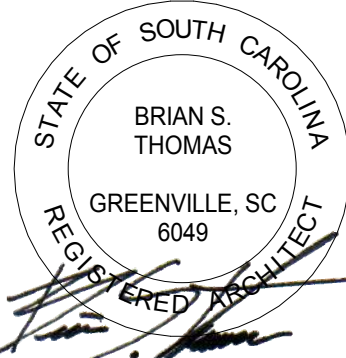
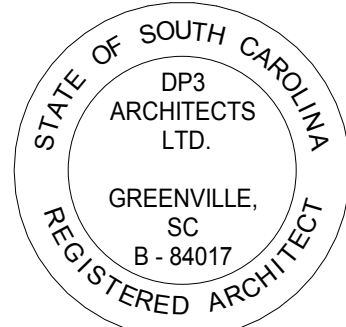
- EXISTING STRUCTURAL FRAMING.
- EXISTING METAL STRUCTURAL BEAM. REFER TO STRUCTURAL DRAWINGS.
- EXISTING STRUCTURAL METAL COLUMN TO REMAIN. REFER TO STRUCTURAL DRAWINGS.
- PREFINISHED ALUMINUM CANOPY SYSTEM WITH WALL TIE RODS. BASIS OF DESIGN: MAPES ARCHITECTURAL CANOPIES. SUPERLUMIDECK WITH 12" C-CHANNEL FASCIA. COLOR TO BE BLACK.
- EXISTING 2X WOOD CEILING JOIST. REFER TO STRUCTURAL DRAWINGS.
- NEW 6" GUTTER. COLOR AND MATERIAL TO MATCH ROOF MATERIAL.
- NEW 4" DIAMETER METAL DOWNSPOUT. PAINT. PROVIDE SPLASH BLOCK.
- NEW 4" DIAMETER METAL DOWNSPOUT. PAINT. PROVIDE SPLASH BLOCK. ROUTE BENEATH NEW SIDEWALK AND DISCHARGE TO PARKING LOT.
- PREFINISHED ALUMINUM CANOPY SYSTEM WITH WALL TIE RODS. BASIS OF DESIGN: MAPES ARCHITECTURAL CANOPIES. SUPERSHADE WITH 9" C-CHANNEL FASCIA AND .110 EXTRUDED LOUVER BLADES. COLOR TO BE BLACK.
- SPRINKLER RISER.
- MECHANICAL EQUIPMENT. REFER TO MECHANICAL DRAWINGS.
- AIR HANDLER UNIT. REFER TO MECHANICAL DRAWINGS.
- LIGHT FIXTURE TYPICAL. REFER TO ELECTRICAL DRAWINGS.

REFLECTED CEILING PLAN LEGEND

- GYPSUM WALL BOARD CEILING.
- RECESSED CAN LIGHT FIXTURE.
- WALL SCONCE LIGHT FIXTURE.
- WALL MOUNTED EMERGENCY LIGHT FIXTURE.
- LIGHT FIXTURE.



Seal



04 FEB 2020

DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.6200
www.DP3architects.com

Project

**1501 EAST NORTH STREET
BUSINESS
DEVELOPMENT**

Project Number 19194
Drawn By MCR
Checked By BST
Date 11 MAR 2020

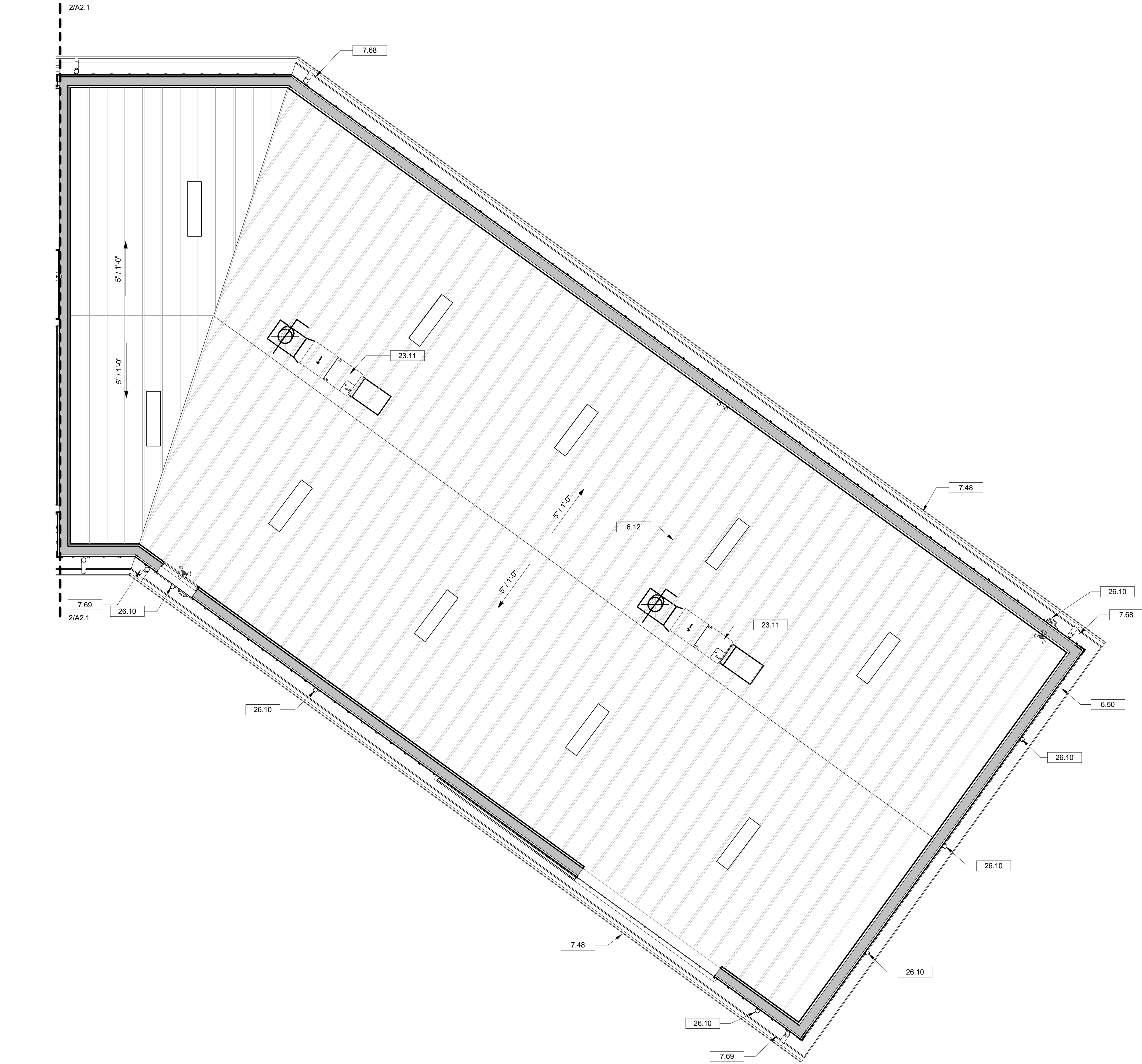
Revisions
A 11 MAR 2020 CODE COMMENTS

Drawing

**REFLECTED
CEILING PLANS**

A2.1

Copyright : These Drawings are the property of DP3 Architects, Ltd., and raise on any other project without written permission will result in legal action.

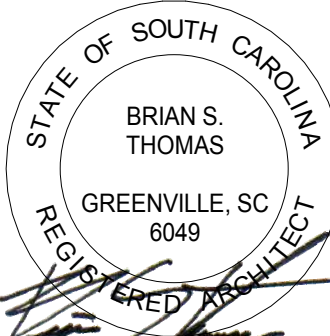
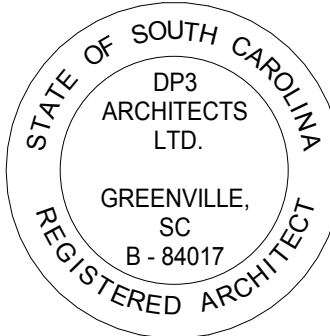


1 FIRST FLOOR REFLECTING CEILING PLAN
A2.2 1/4" = 1'-0"

DRAWING NOTES

- 6.12 EXISTING WOOD TRUSS SYSTEM. REFER TO STRUCTURAL DRAWINGS.
6.50 EDGE OF ROOF ABOVE.
7.48 NEW 6" DIAMETER METAL DOWNSPOUT. COLOR AND MATERIAL TO MATCH ROOF MATERIAL.
7.68 NEW 4" DIAMETER METAL DOWNSPOUT. PAINT. PROVIDE SPLASH BLOCK.
7.69 NEW 4" DIAMETER METAL DOWNSPOUT. PAINT. PROVIDE SPLASH BLOCK. ROUTE BENEATH NEW SIDEWALK AND DISCHARGE TO PARKING LOT.
23.11 AIR HANDLER UNIT. REFER TO MECHANICAL DRAWINGS.
26.10 WALL SCONCE LIGHT FIXTURE.

Seal



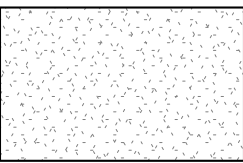
04 FEB 2020

DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.6200
www.DP3architects.com

Project

REFLECTED CEILING PLAN LEGEND



GYPSUM WALL BOARD CEILING.



RECESSED CAN LIGHT FIXTURE.



WALL SCONCE LIGHT FIXTURE.



WALL MOUNTED EMERGENCY LIGHT FIXTURE.



LIGHT FIXTURE.

1501 EAST NORTH STREET
BUSINESS DEVELOPMENT

Project Number 19194
Drawn By MCR
Checked By BST
Date 11 MAR 2020

Revisions
A 11 MAR 2020 CODE COMMENTS

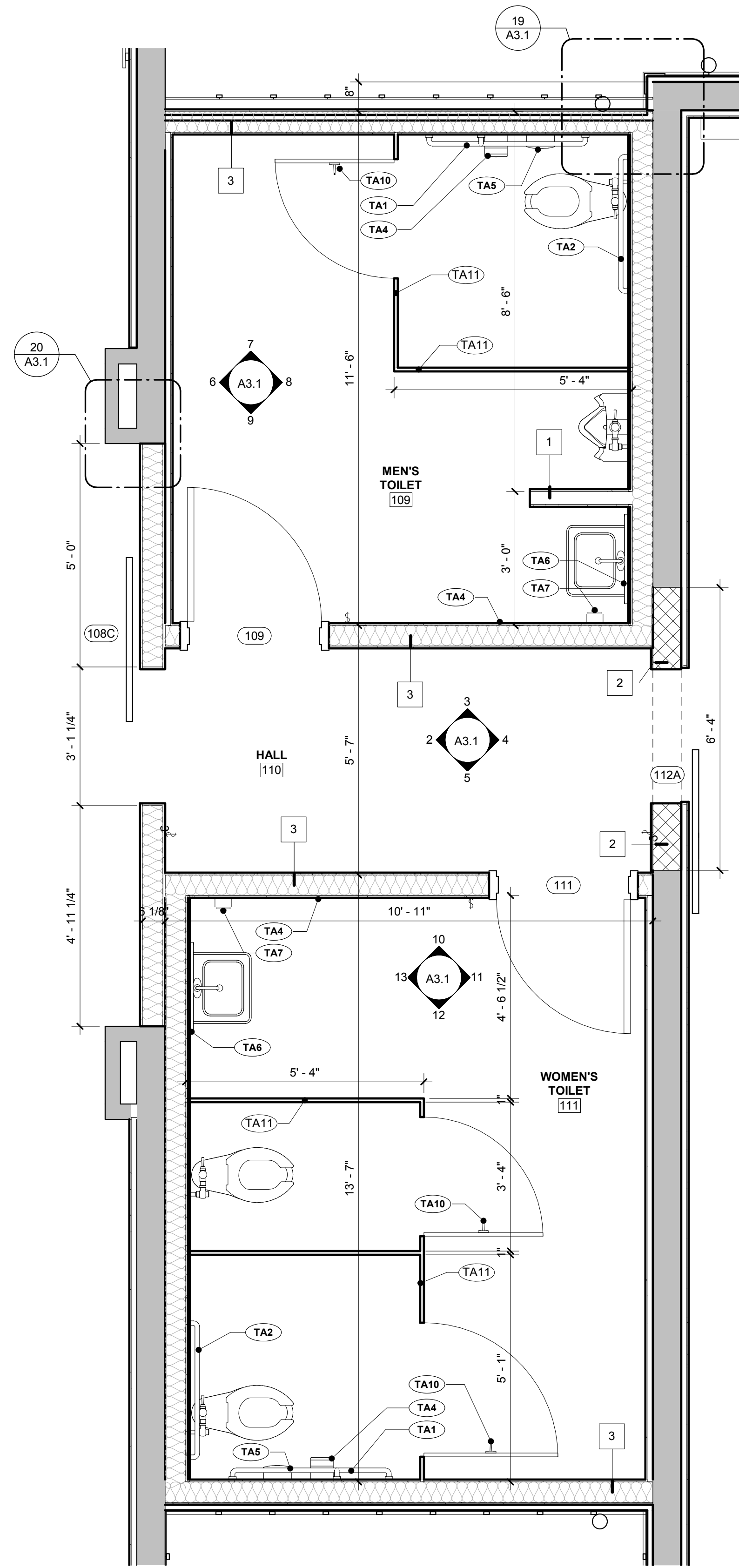


Drawing

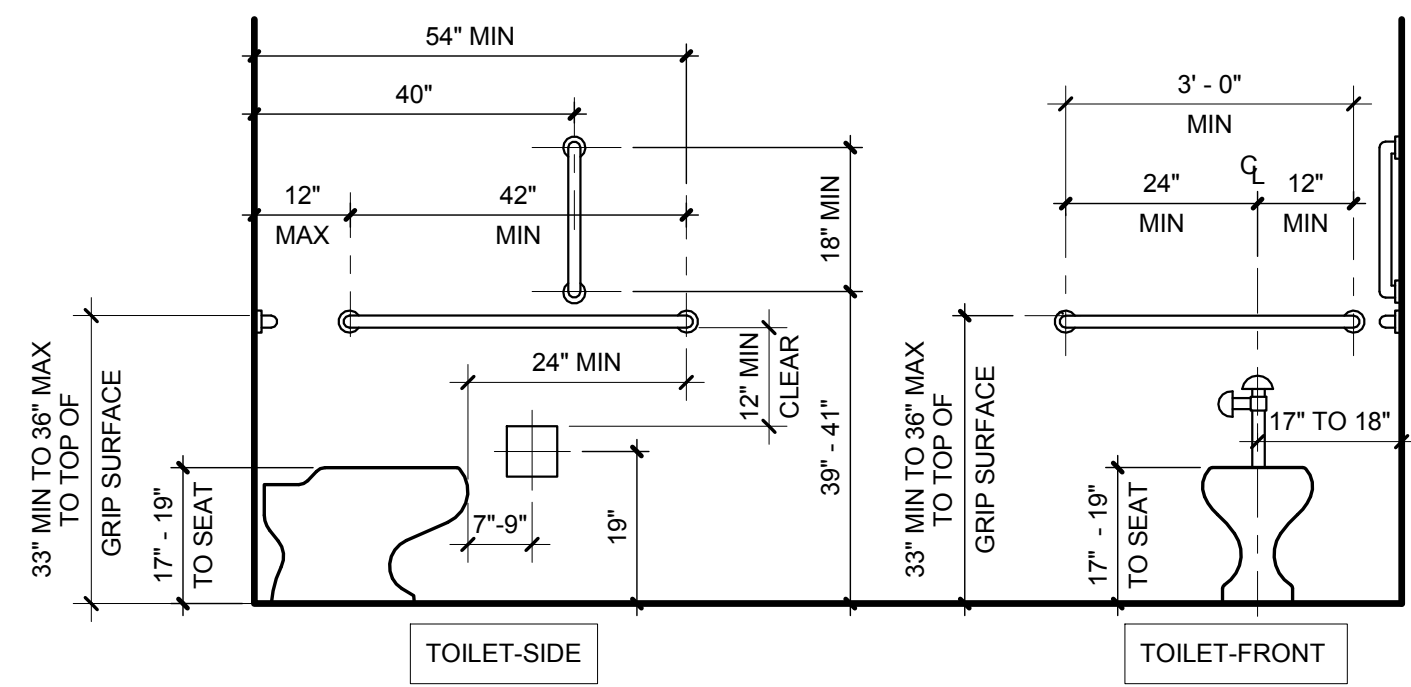
REFLECTED
CEILING PLAN

A2.2

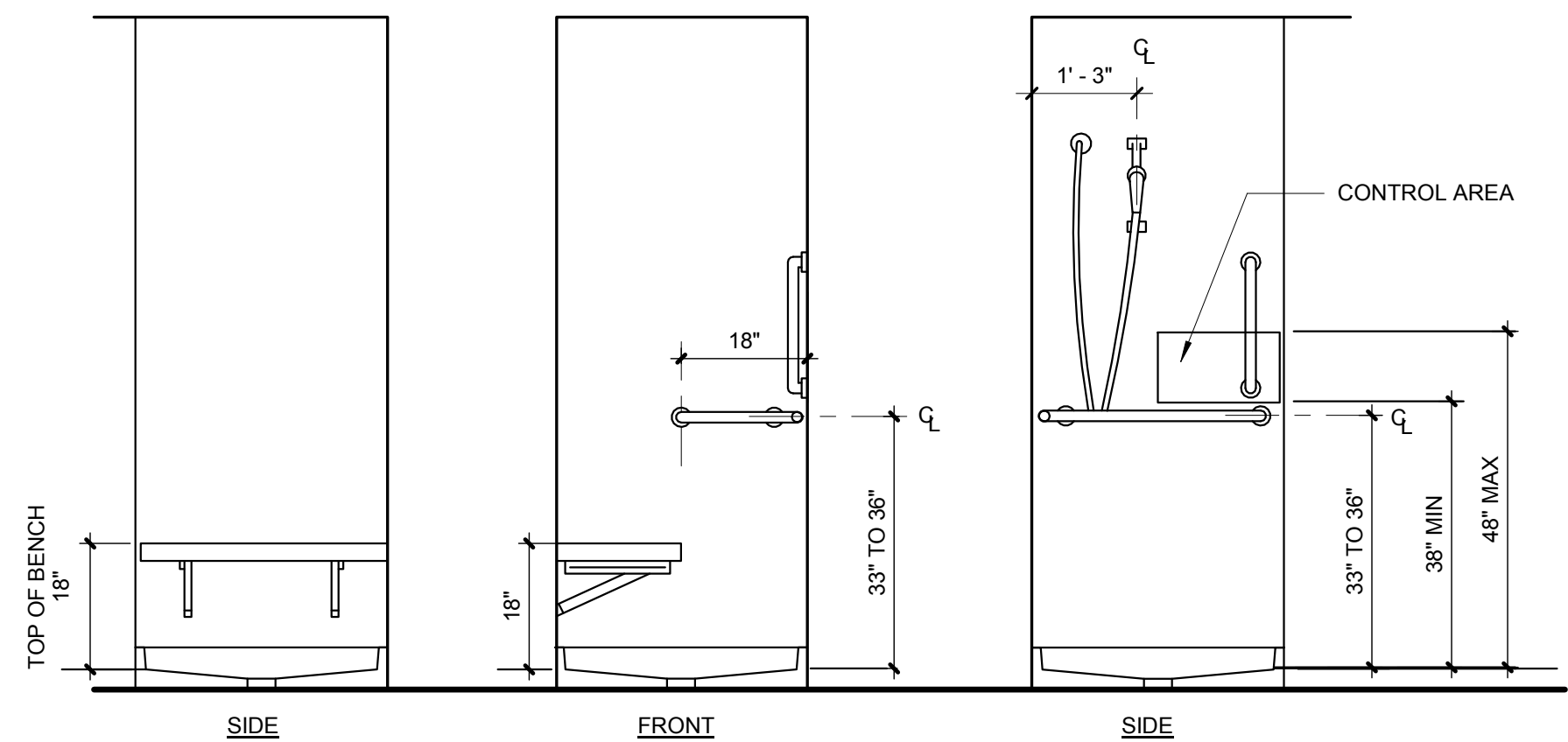
Copyright : These Drawings are the property of DP3 Architects, Ltd., and raise on any other project without written permission will result in legal action.



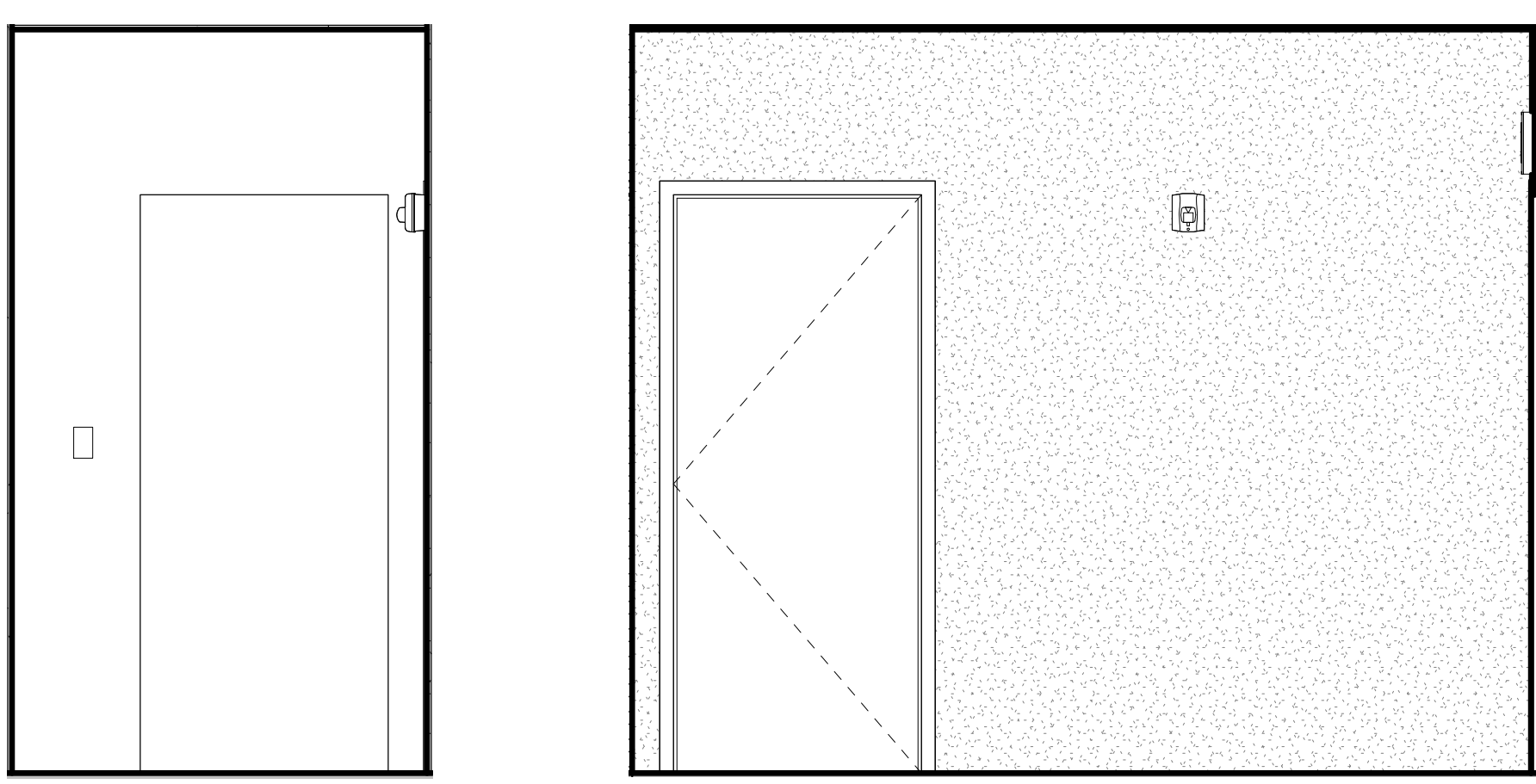
1 ENLARGED RESTROOM PLANS
A3.1 1/2" = 1'-0"



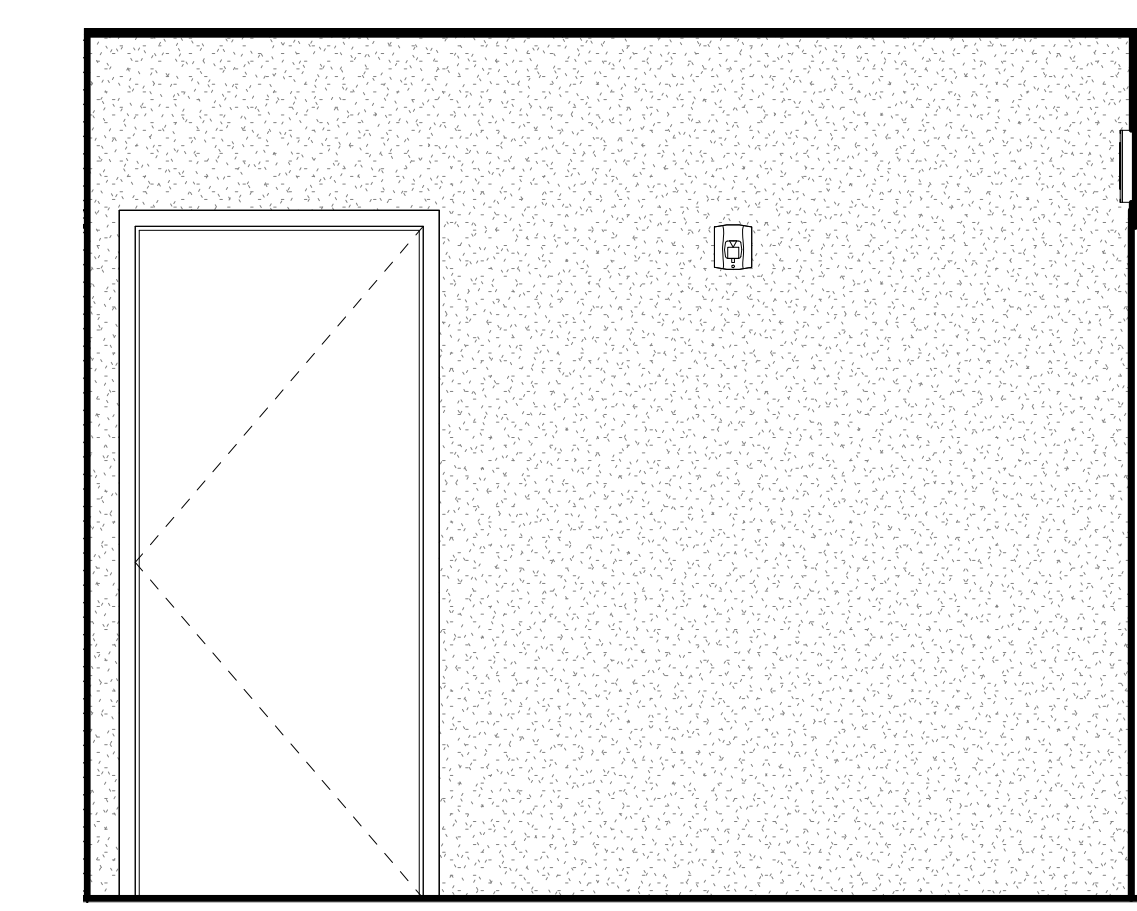
14 RESTROOM ACCESSORY MOUNTING LOCATIONS
A3.1 1/2" = 1'-0"



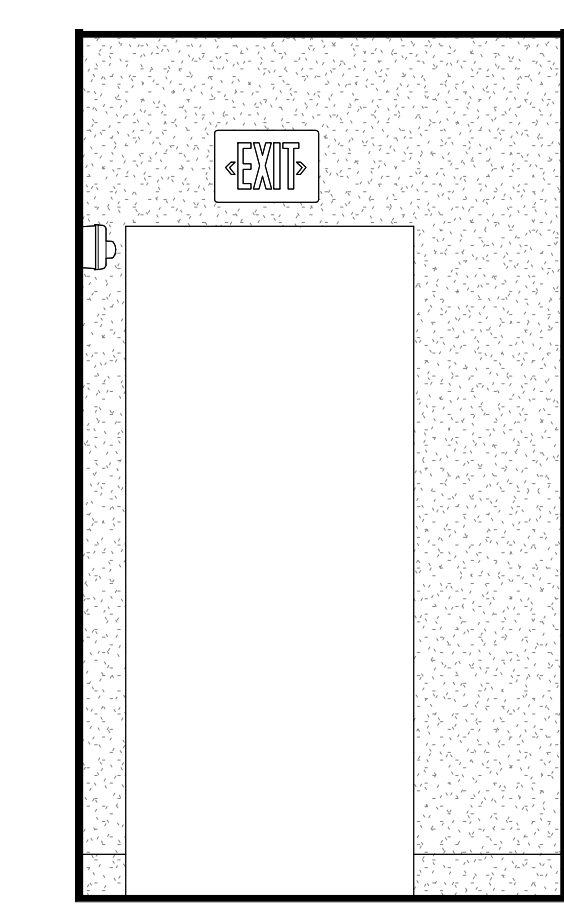
16 ACCESSIBLE SHOWER DETAILS
A3.1 1/2" = 1'-0"



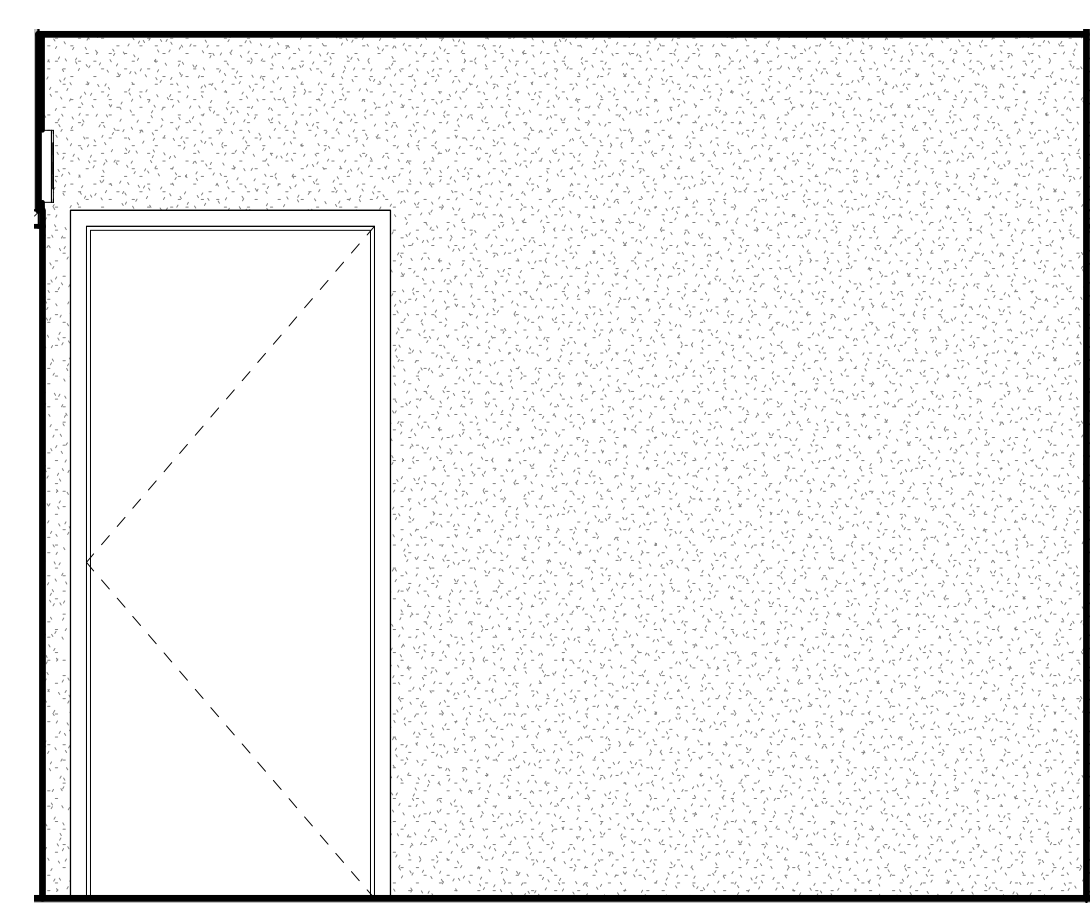
2 HALL
A3.1 1/2" = 1'-0"



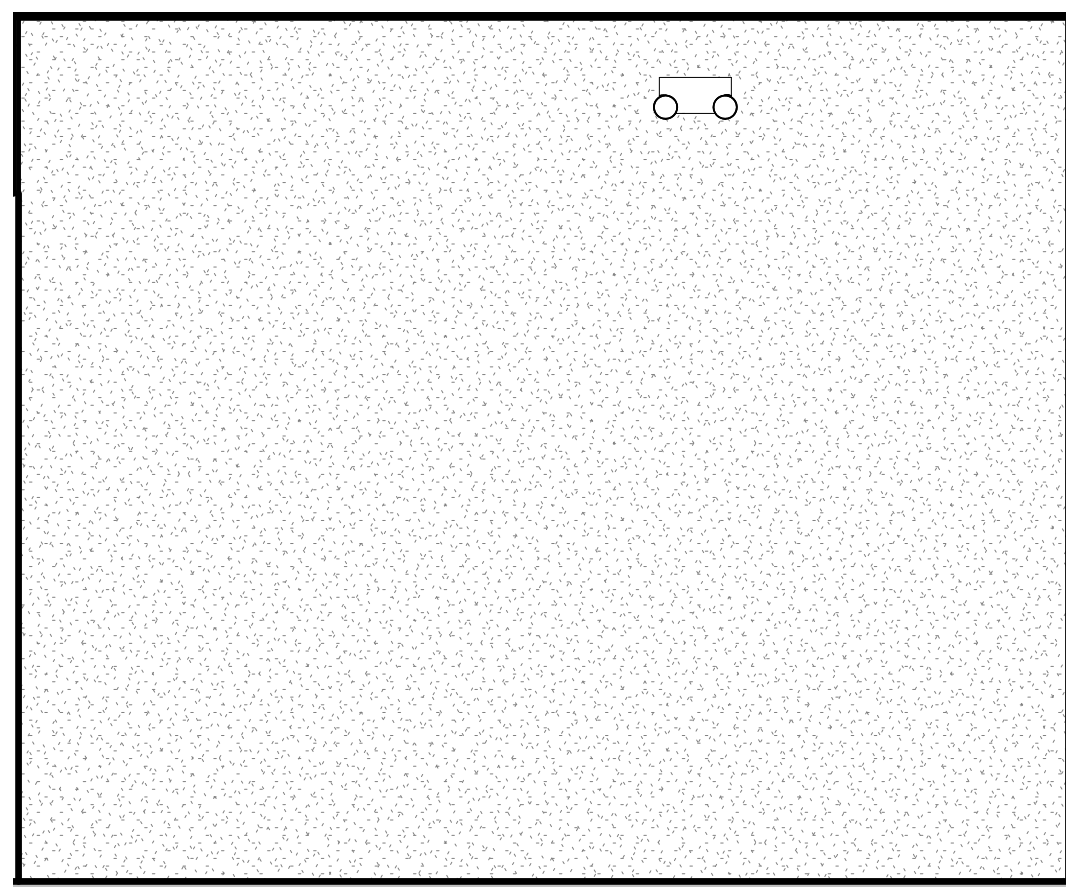
3 HALL
A3.1 1/2" = 1'-0"



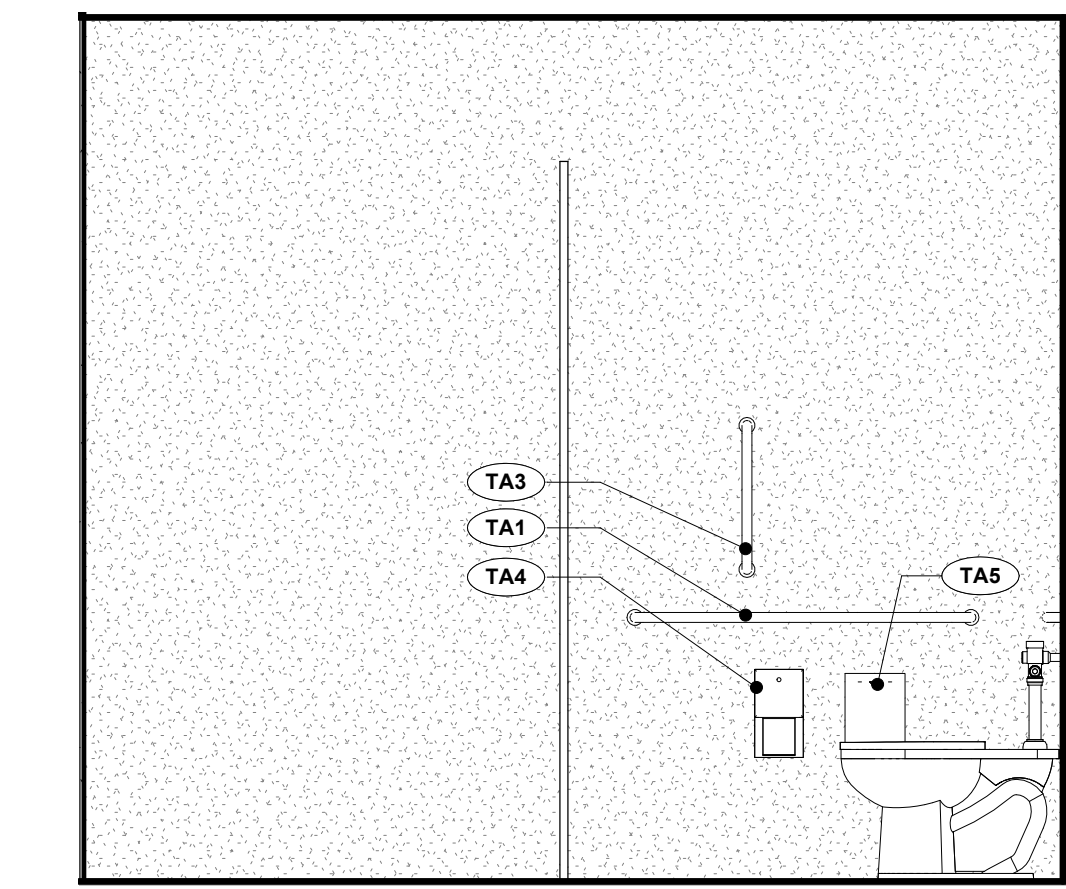
4 HALL
A3.1 1/2" = 1'-0"



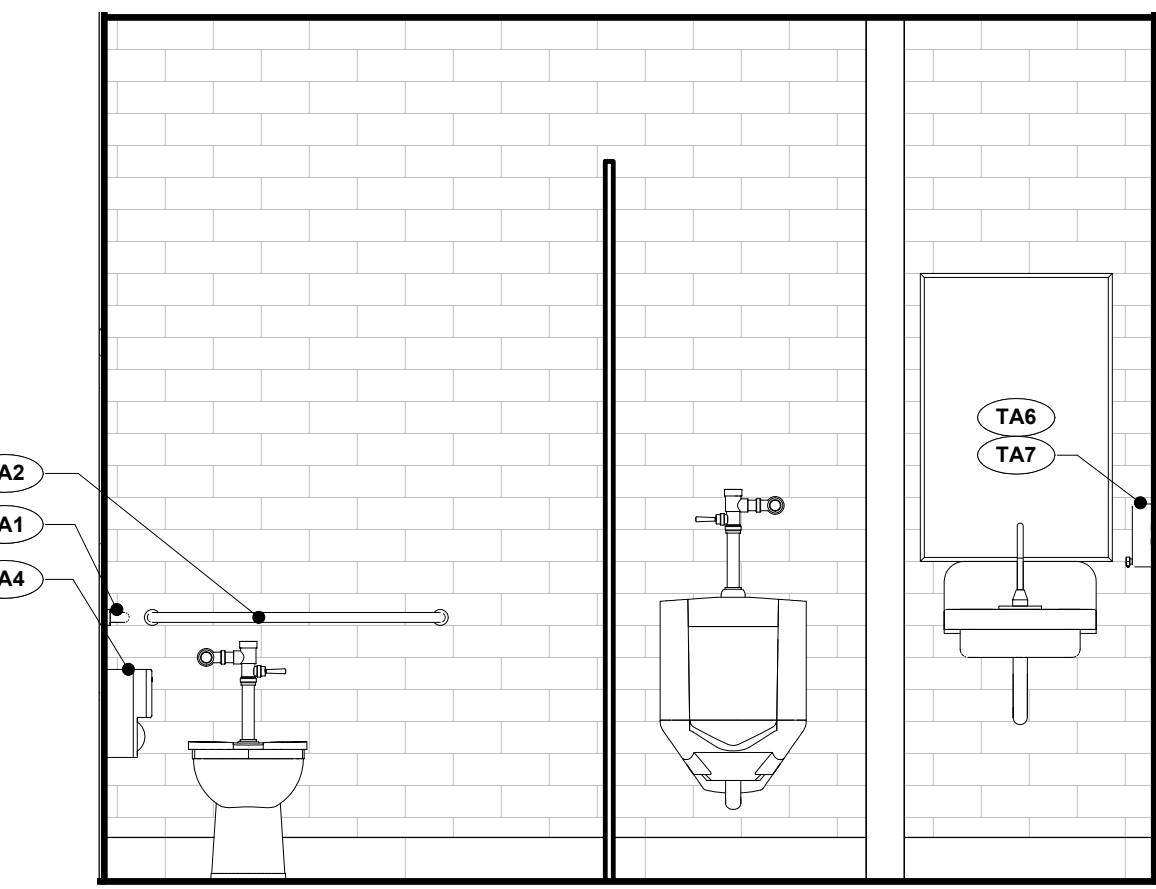
5 HALL
A3.1 1/2" = 1'-0"



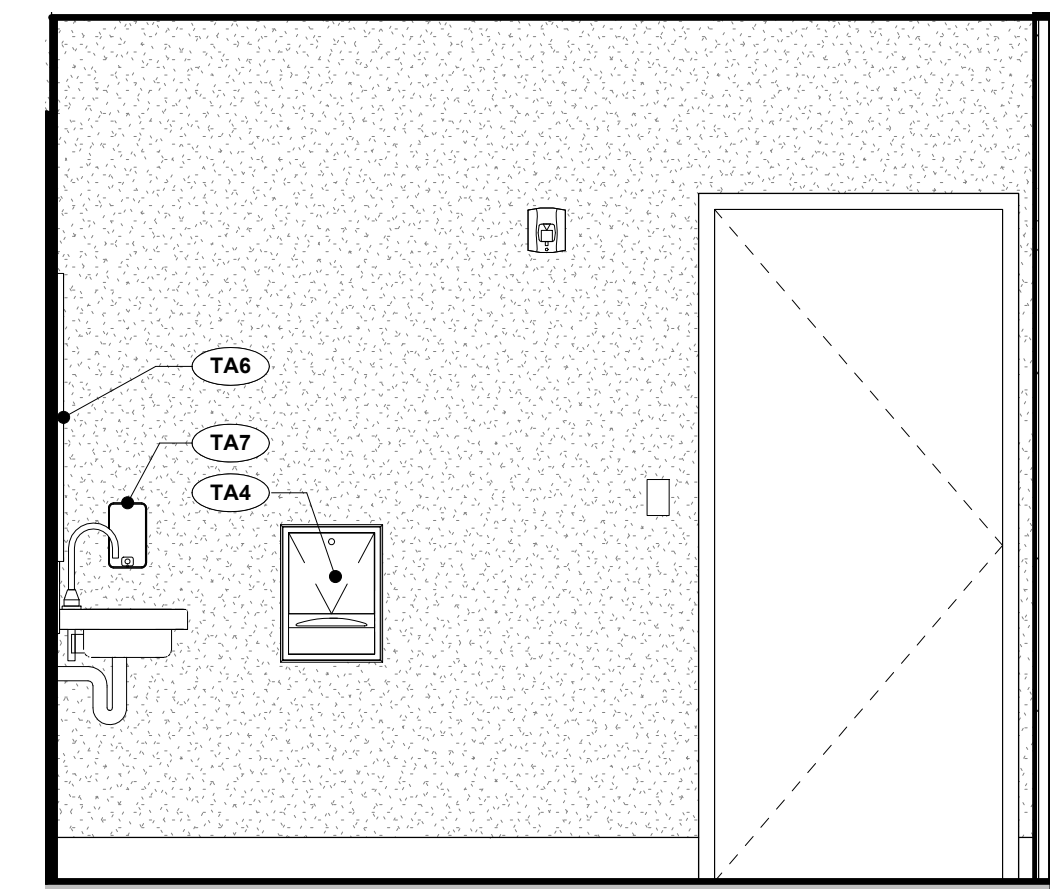
6 MEN
A3.1 1/2" = 1'-0"



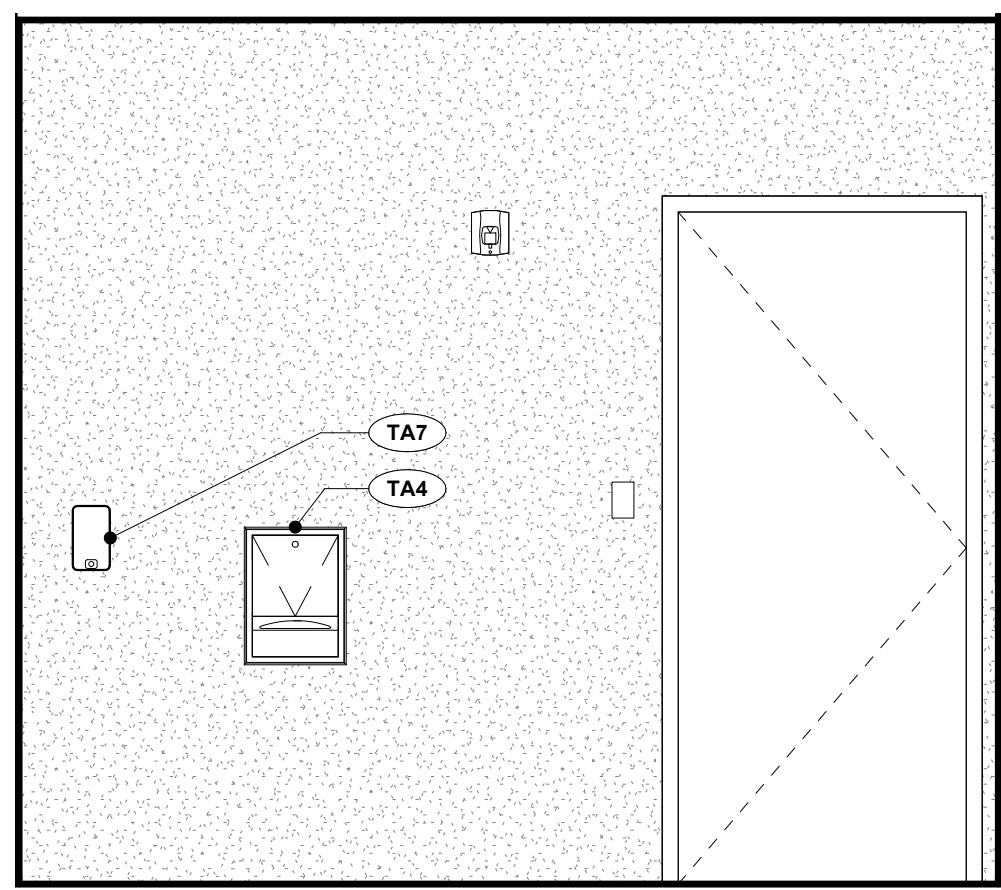
7 MEN
A3.1 1/2" = 1'-0"



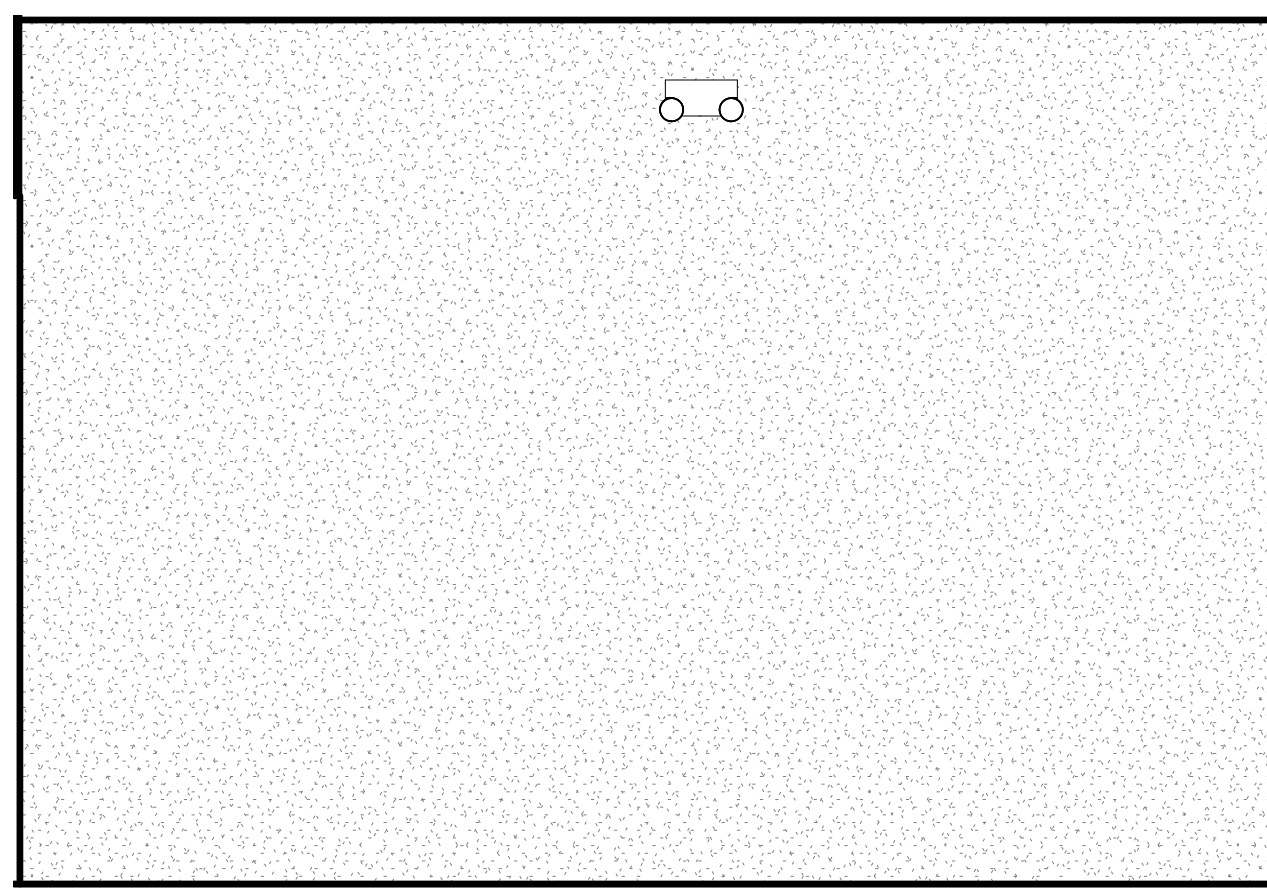
8 MEN
A3.1 1/2" = 1'-0"



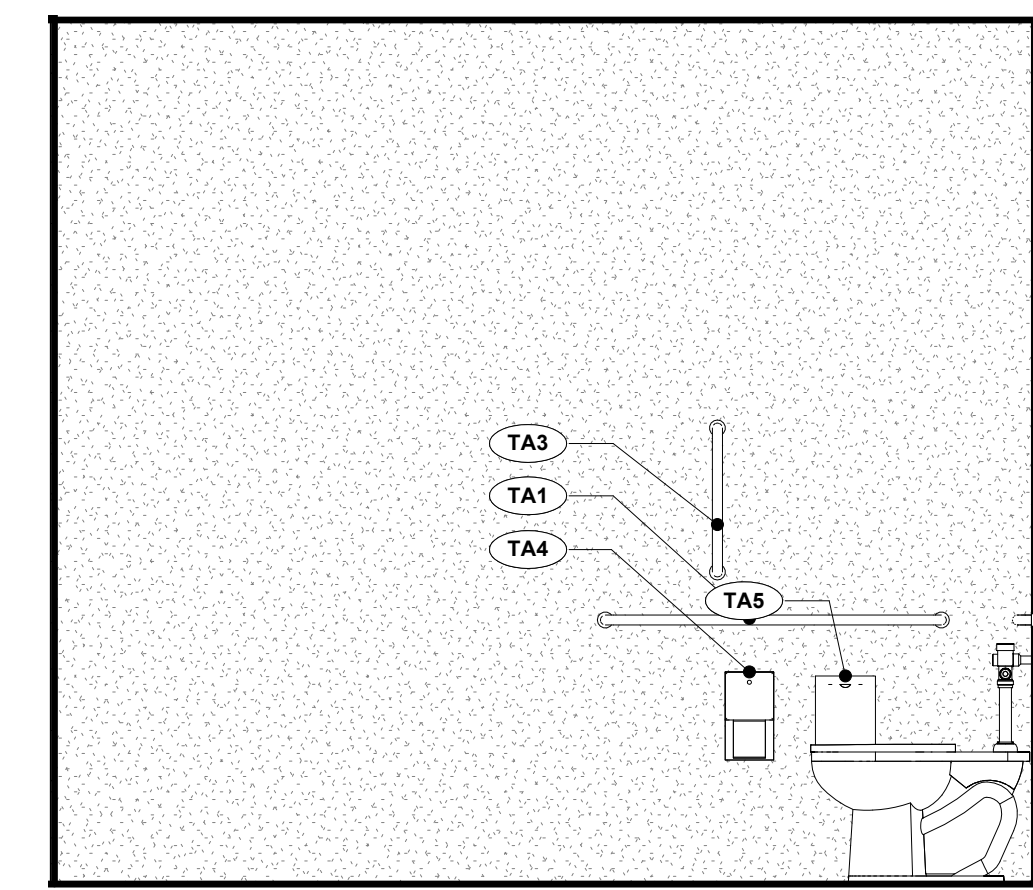
9 MEN
A3.1 1/2" = 1'-0"



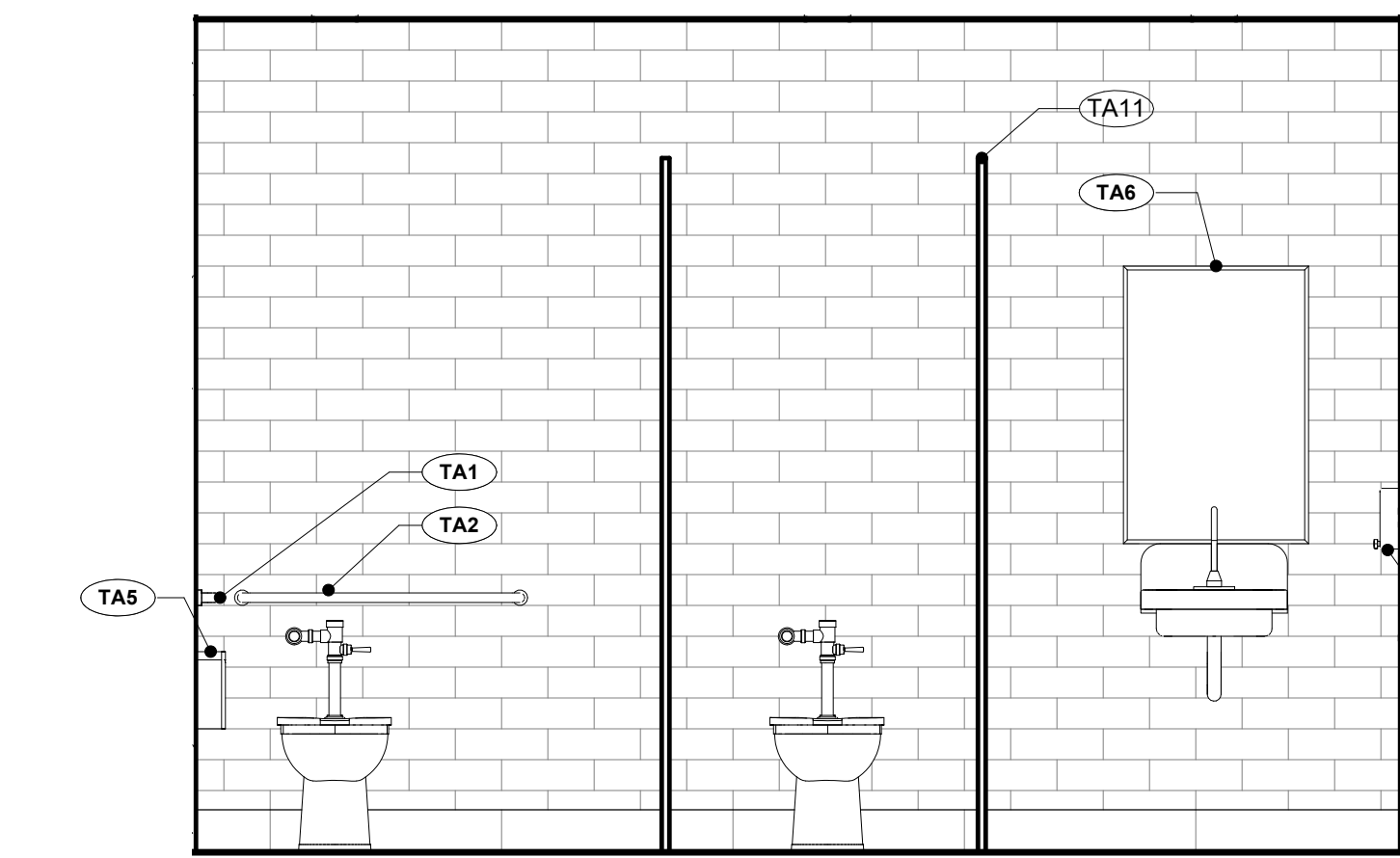
10 WOMEN
A3.1 1/2" = 1'-0"



11 WOMEN
A3.1 1/2" = 1'-0"

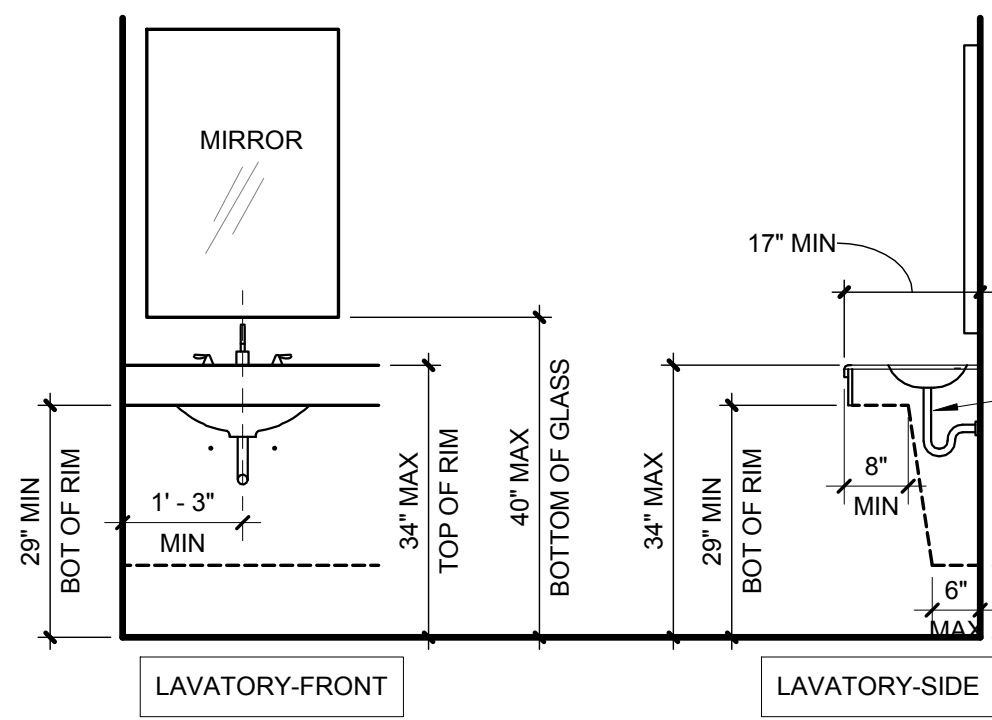


12 WOMEN
A3.1 1/2" = 1'-0"

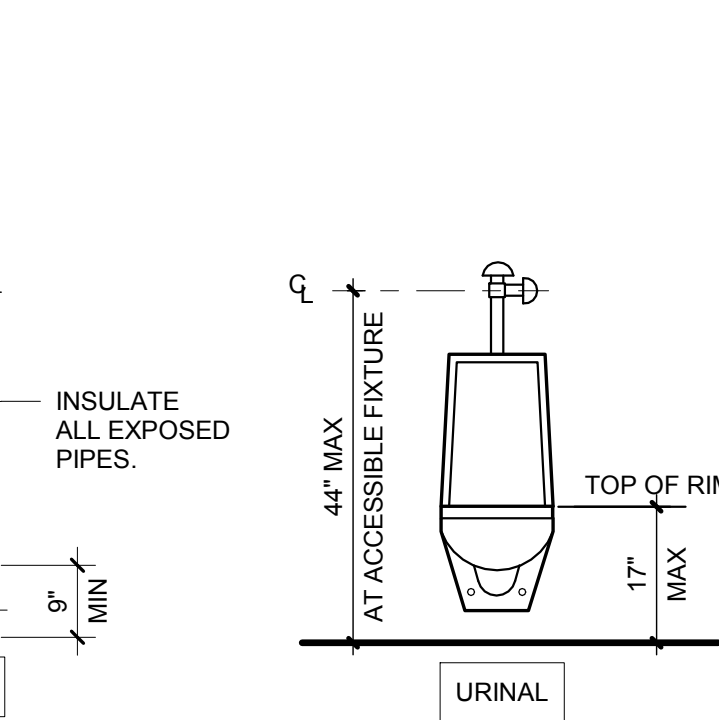


13 WOMEN
A3.1 1/2" = 1'-0"

DASHED LINE INDICATES MINIMUM CLEARANCE OF OPTIONAL UNDER FIXTURE ENCLOSURE

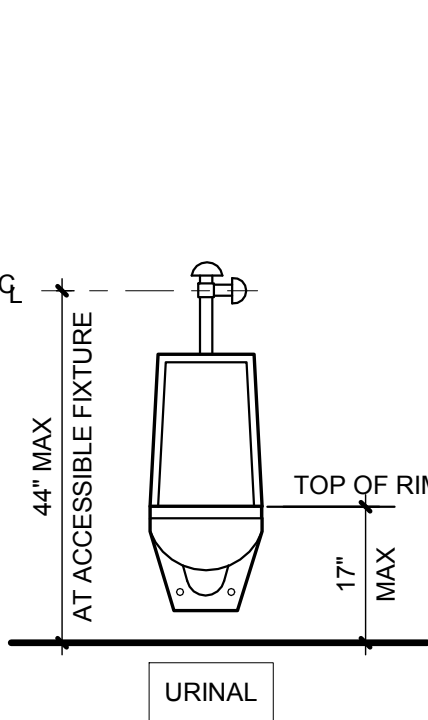


LAVATORY-FRONT



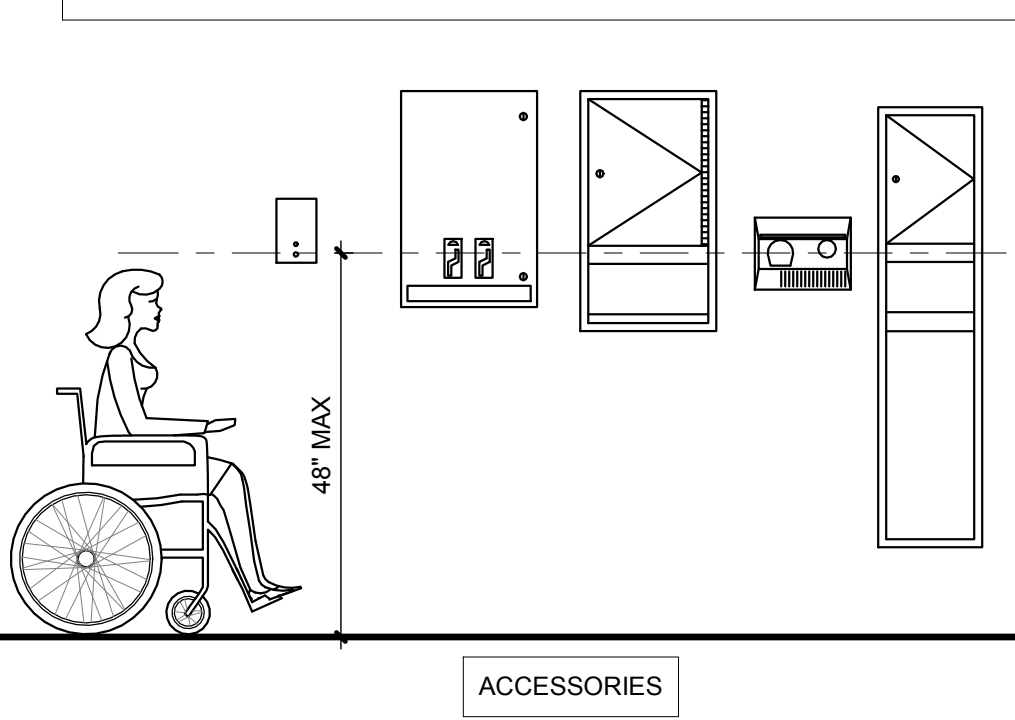
LAVATORY-SIDE

URINALS SHALL BE 13-1/2" MIN. DEPTH



URINAL

MOUNTING HEIGHTS SHALL BE LOCATED THAT THE OPERATIVE PORTION (I.E. PUSH BUTTON, TOWEL SLOT, COIN SLOT, ETC.) BE NO HIGHER THAN 48" FROM THE FINISH FLOOR.



ACCESSORIES

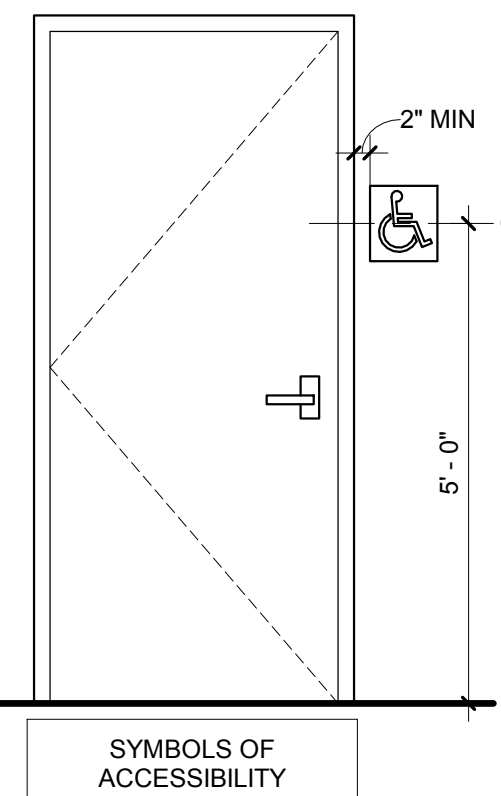
RESTROOM ACCESSORY SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL
TA1	42" GRAB BAR	BOBRICK	B6806 X 42
TA2	36" GRAB BAR	BOBRICK	B6806 X 36
TA3	18" VERTICAL GRAB BAR	BOBRICK	B6806 X 18
TA4	TOILET PAPER DISPENSER	BOBRICK	B2892
TA5	SANITARY NAPKIN DISPENSER	BOBRICK	B270
TA6	MIRROR	BOBRICK	B1652A36
TA7	SOAP DISPENSER WITH SHELF	BOBRICK	B16165
TA8	SEMI RECESSED PAPERTOWEL DISPENSER AND TRASH BIN	BOBRICK	B3942
TA9	PURSE SHELF	BOBRICK	B683 X 24
TA10	COAT HOOK	AMERICAN SPECIALTIES	AS 7308
TA11	TOILET PARTITION FLOOR MOUNTED / OVERHEAD BRACED	SCRANTON PRODUCTS	HINEY HIDERS - STAINLESS STEEL

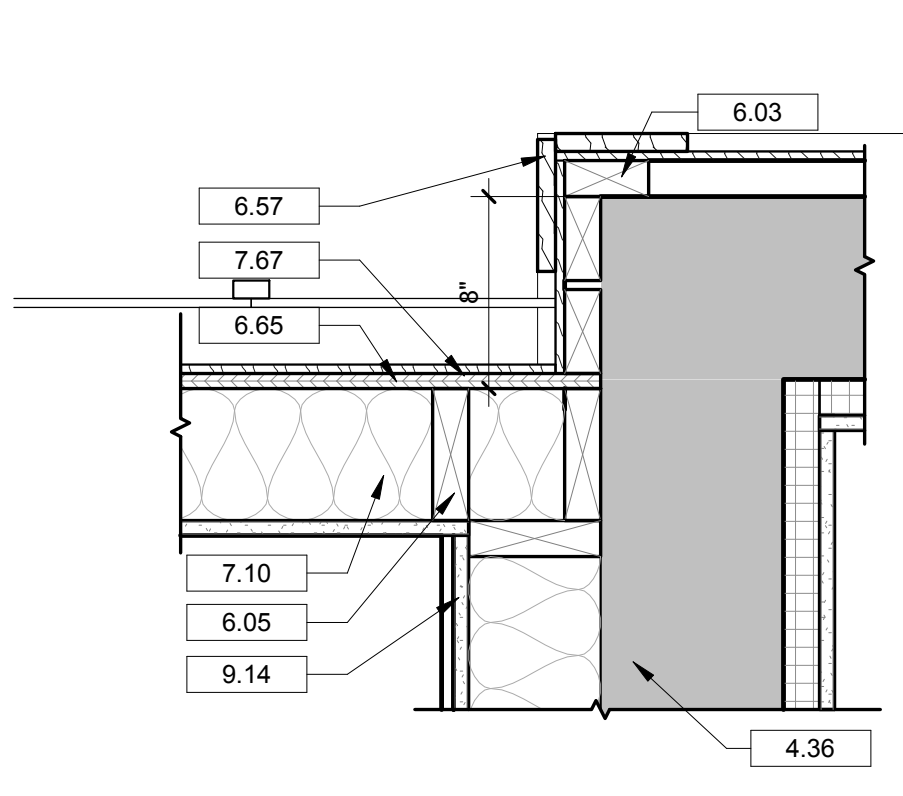


- UPPER CASE CHARACTERS, ARIAL.
- CHARACTERS RAISED 1/32".
- GRADE 2 BRAILLE.
- CHARACTERS AT LEAST 3/8" IN HEIGHT, BUT NO HIGHER THAN 2".
- EQUIVALENT VERBAL DESCRIPTIONS PLACED BELOW EACH PICTOGRAM.
- PICTOGRAM AREA A MINIMUM OF 6".
- COLOR CONTRAST BETWEEN CHARACTERS AND BACKGROUND.
- MOUNT ON WALL ADJACENT TO LATCH SIDE OF DOOR.
- IF NO WALL SPACE IS AVAILABLE ADJACENT TO THE DOOR, THE SIGN SHALL BE MOUNTED ON THE NEAREST PERPENDICULAR WALL TO THE LATCH SIDE OF THE DOOR.

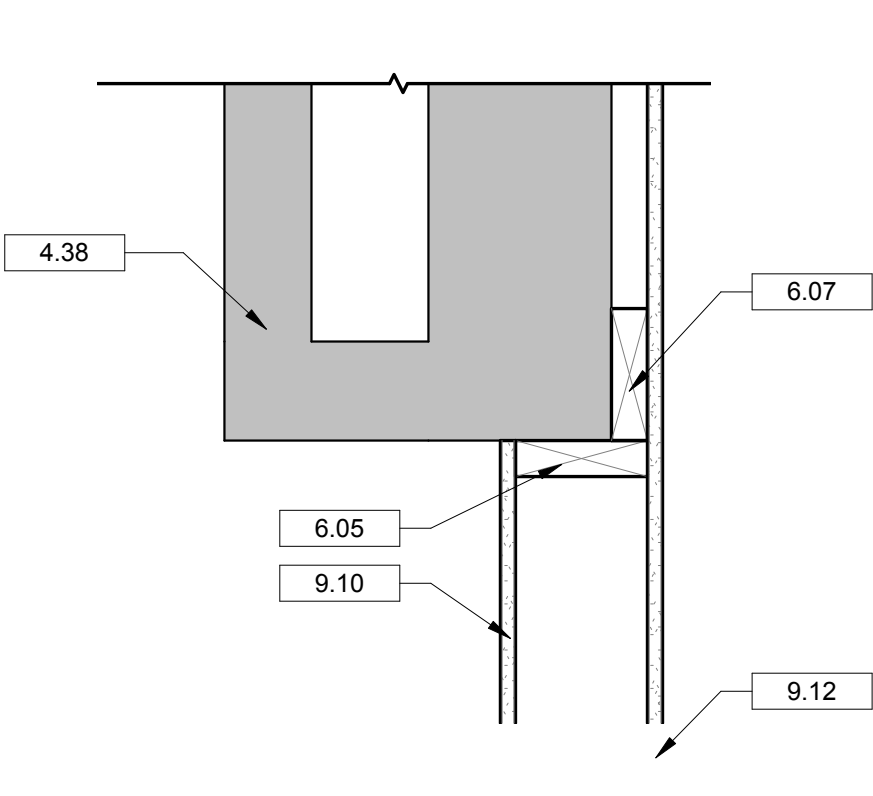
17 ACCESSIBLE RESTROOM SIGN DETAIL
A3.1 1/2" = 1'-0"



18 ACCESSIBLE DOOR SIGNS
A3.1 1/2" = 1'-0"



19 ENLARGED PLAN DETAIL AT RESTROOM
A3.1 1 1/2" = 1'-0"

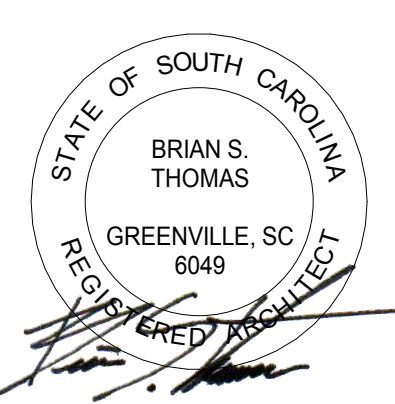
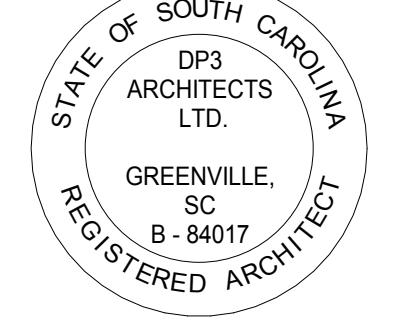


20 ENLARGED PLAN DETAIL
A3.1 1 1/2" = 1'-0"

DRAWING NOTES

- EXISTING CONCRETE MASONRY UNIT WALL.
- EXISTING BRICK PIER.
- CONTINUOUS WOOD BLOCKING.
- 2 X 6 WOOD FRAMING AT 16 INCHES ON CENTER. UNLESS NOTED OTHERWISE.
- 1X WOOD FURRING STRIPS @ 16" ON CENTER.
- 1X6 CEMENTITIOUS TRIM. PAINT.
- EXTERIOR SHEATHING. REFER TO STRUCTURAL DRAWINGS.
- BATT INSULATION. R-19.
- CEMENTITIOUS SHIPLAP SIDING. PAINT.
- 5/8 INCH GYPSUM WALL BOARD.
- 5/8 INCH MOISTURE RESISTIVE GYPSUM WALL BOARD.
- 1/2 INCH CEMENTITIOUS BACKER BOARD.

Seal



04 FEB 2020

DP3
ARCHITECTS

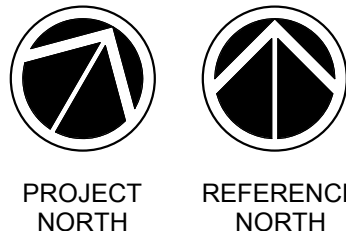
DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.6200
www.DP3architects.com

Project

1501 EAST NORTH STREET
BUSINESS DEVELOPMENT

Project Number 19194
Drawn By MCR
Checked By BST
Date 11 MAR 2020

Revisions
A 11 MAR 2020 CODE COMMENTS



Drawing

ENLARGED
RESTROOM PLANS
AND ACCESSORY
SCHEDULE

A3.1

Copyright : These Drawings are the property of DP3 Architects, Ltd., and raise on any other project without written permission will result in legal action.

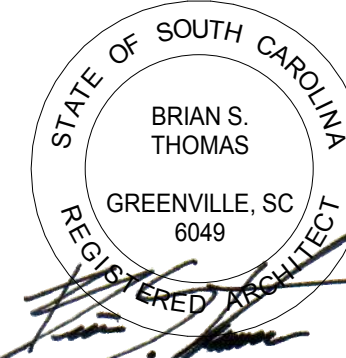
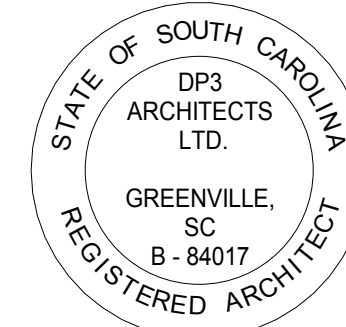
GENERAL EXTERIOR NOTES

- A. PROVIDE CONCEALED BLOCKING BEHIND LOCATIONS OF ALL ATTACHED BUILDING SIGNAGE.
- B. COORDINATE EXTERIOR ELEVATIONS WITH ELECTRICAL AND MECHANICAL DRAWINGS.

DRAWING NOTES

- 4.36 EXISTING CONCRETE MASONRY UNIT WALL.
- 5.100 PREFINISHED ALUMINUM CANOPY SYSTEM WITH WALL TIE RODS. BASIS OF DESIGN: MAPES ARCHITECTURAL CANOPIES.
- 6.57 SUPERIMPOSED WITH 12" C-CHANNEL FASCIA. COLOR TO BE BLACK.
- 6.60 1X6 CEMENTITIOUS TRIM. PAINT.
- 6.64 1X4 CEMENTITIOUS TRIM. PAINT.
- 6.67 1X8 CEMENTITIOUS FASCIA. PAINT.
- 7.06 1/2" RIGID INSULATION.
- 7.23 NEW PREFINISHED STANDING SEAM METAL ROOF OVER 6" (R-20) NAILABLE ROOF INSULATION. BASIS OF DESIGN: BERRIDGE TEE PANEL. COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD.
- 7.30 NEW BOARD AND BATTEN SIDING OVER EXISTING CONCRETE MASONRY UNITS.
- 7.40 EXISTING TERRACOTTA COPING TO REMAIN. REPAIR AND REPLACE WHERE REQUIRED.
- 7.48 NEW 6" GUTTER. COLOR AND MATERIAL TO MATCH ROOF MATERIAL.
- 7.63 BACKER ROD WITH SEALANT.
- 7.68 NEW 4" DIAMETER METAL DOWNSPOUT. PAINT. PROVIDE SPLASH BLOCK. ROUTE BENEATH NEW SIDEWALK AND DISCHARGE TO PARKING LOT.
- 7.69 NEW 4" DIAMETER METAL DOWNSPOUT. PAINT. PROVIDE SPLASH BLOCK. ROUTE BENEATH NEW SIDEWALK AND DISCHARGE TO PARKING LOT.
- 7.70 PREFINISHED METAL COPING WITH CONTINUOUS CLEAT. COLOR TO BE BLACK.
- 8.25 NEW STOREFRONT TO FIT IN EXISTING OPENING.
- 9.10 5/8 INCH GYPSUM WALL BOARD.
- 9.36 PAINTED CONCRETE MASONRY UNITS.
- 10.101 PREFINISHED ALUMINUM CANOPY SYSTEM WITH WALL TIE RODS. BASIS OF DESIGN: MAPES ARCHITECTURAL CANOPIES, SUPERSHADE WITH 8" C CHANNEL FASCIA AND .110 EXTRUDED LOUVER BLADES. COLOR TO BE BLACK.
- 26.11 UTILITY METER. REFER TO ELECTRICAL DRAWINGS.
- 26.12 KNOX BOX. REFER TO ELECTRICAL DRAWINGS.
- 32.21 SLOPE GRADE 1/8" PER FOOT AWAY FROM BUILDING.
- 70.03 EXISTING BRICK VENEER FACADE.

Seal



04 FEB 2020

DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.6200
www.DP3architects.com

Project

**1501 EAST NORTH STREET
BUSINESS
DEVELOPMENT**

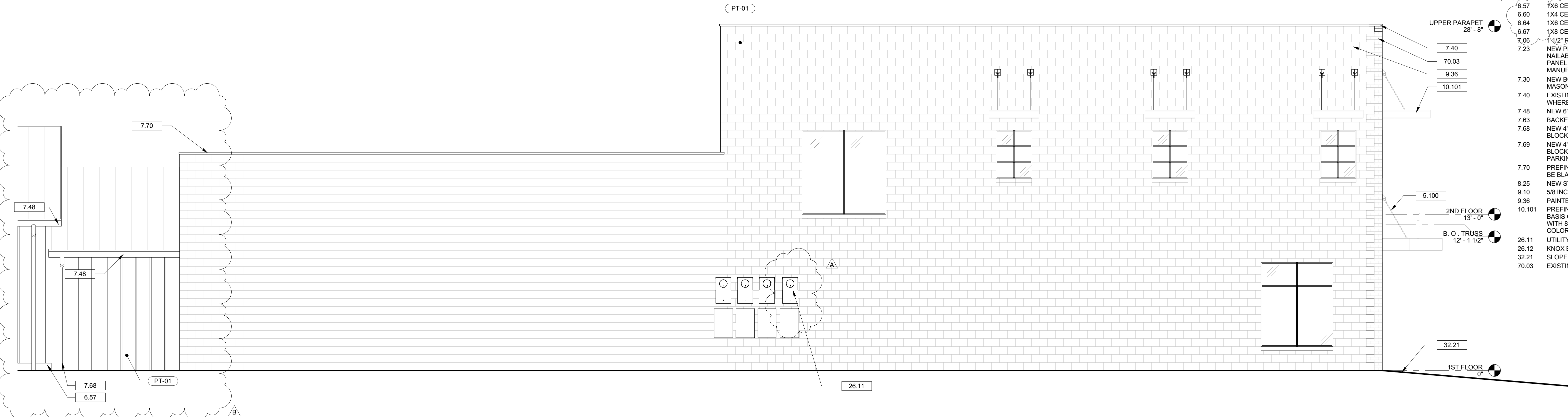
Project Number 19194
Drawn By MCR
Checked By BST
Date 11 MAR 2020

Revisions
A 11 MAR 2020 CODE COMMENTS
B 14 APR 2020 CODE COMMENTS

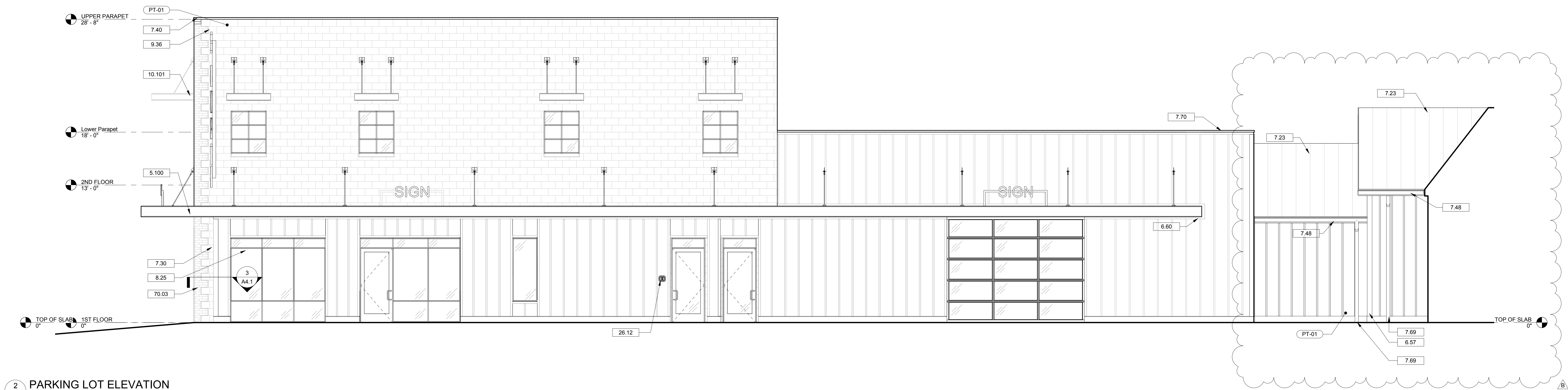
Drawing

EXTERIOR
ELEVATIONS

A4.1



1 CHESTNUT STREET ELEVATION
A4.1 1/4" = 1'-0"

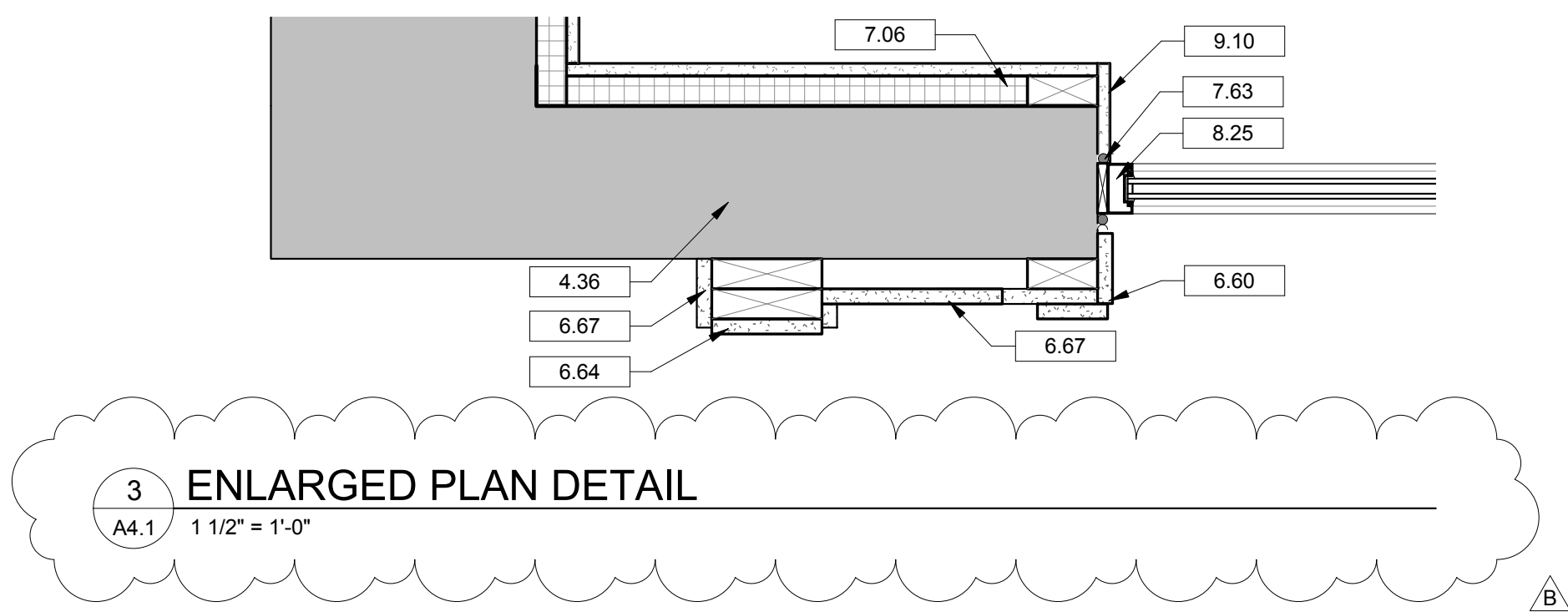


2 PARKING LOT ELEVATION
A4.1 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

TAG	MANUFACTURER	DESCRIPTION
PT - 01	Benjamin Moore	SIMPLY WHITE - OC - 117

ALL EXTERIOR FINISHES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING.



3 ENLARGED PLAN DETAIL
A4.1 1 1/2" = 1'-0"

Architectural elevation drawing of the exterior of 1503 North Street. The drawing shows the 1st and 2nd floors with various callouts and dimensions.

Dimensions and Callouts:

- 7.40**: Dimension for the upper parapet.
- UPPER PARAPET 28'-6"**: Dimension for the upper parapet.
- 70.03**: Callout for the upper parapet.
- 10.101**: Callout for the upper parapet.
- 70.02**: Callout for the upper parapet.
- 8.25**: Callout for the upper parapet.
- 90.18**: Callout for the upper parapet.
- 10.21**: Callout for the upper parapet.
- 5.100**: Callout for the upper parapet.
- 1503**: Address number.
- YOGA**: Signage.
- 11'-0"**: Dimension for the 2nd floor.
- 70.02**: Callout for the 2nd floor.
- 8.25**: Callout for the 2nd floor.
- 90.18**: Callout for the 2nd floor.
- 32.21**: Callout for the 2nd floor.
- 2ND FLOOR 13'-0"**: Dimension for the 2nd floor.
- 1ST FLOOR 0'-0"**: Dimension for the 1st floor.
- 10.04**: Callout for the 1st floor.

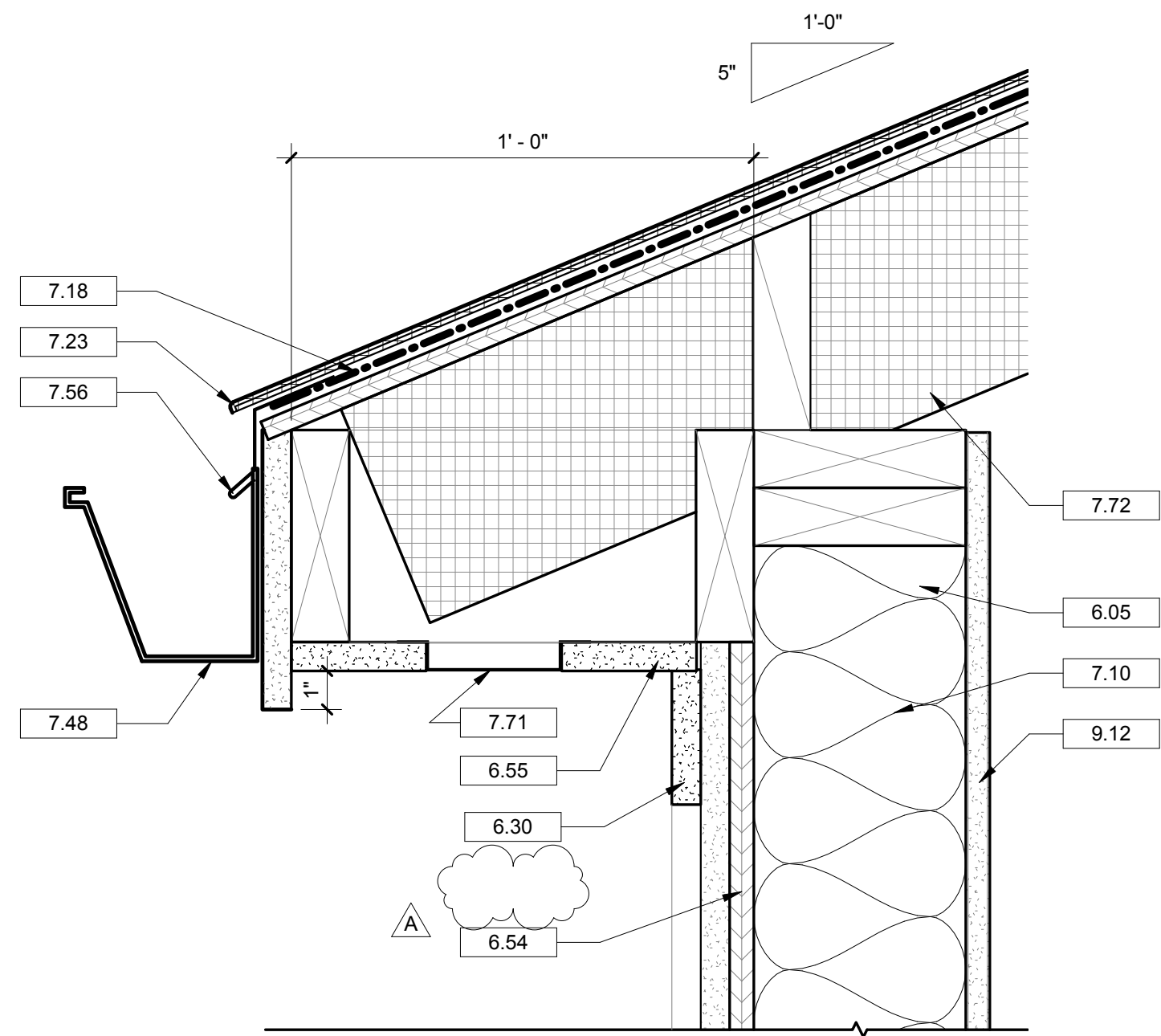
2 PARKING LOT 2 ELEVATION

1/4" = 1'-0"

7.23
6.57
7.48
7.69
6.57
26.10
10'-0"
7.28
6.58
32.21
6.57
6.58
REAR BUILDING 12'-0"
TOP OF SLAB 0"
A
3 REAR ELEVATION
A4.2 1/4" = 1'-0"

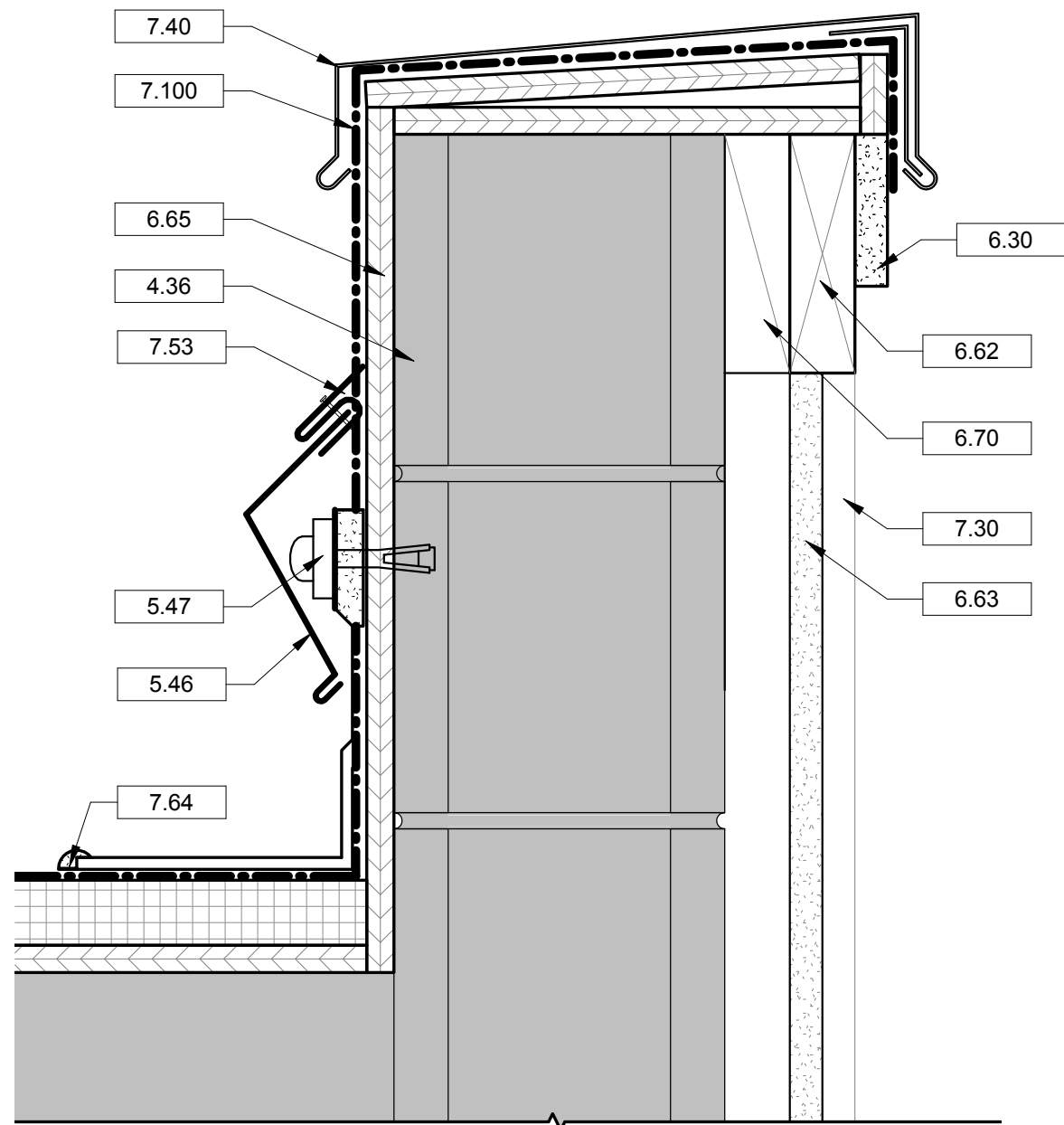
A4.2

Copyright : These Drawings are the property of DP3 Architects, Ltd., and raise on any other project without written permission will result in legal action.



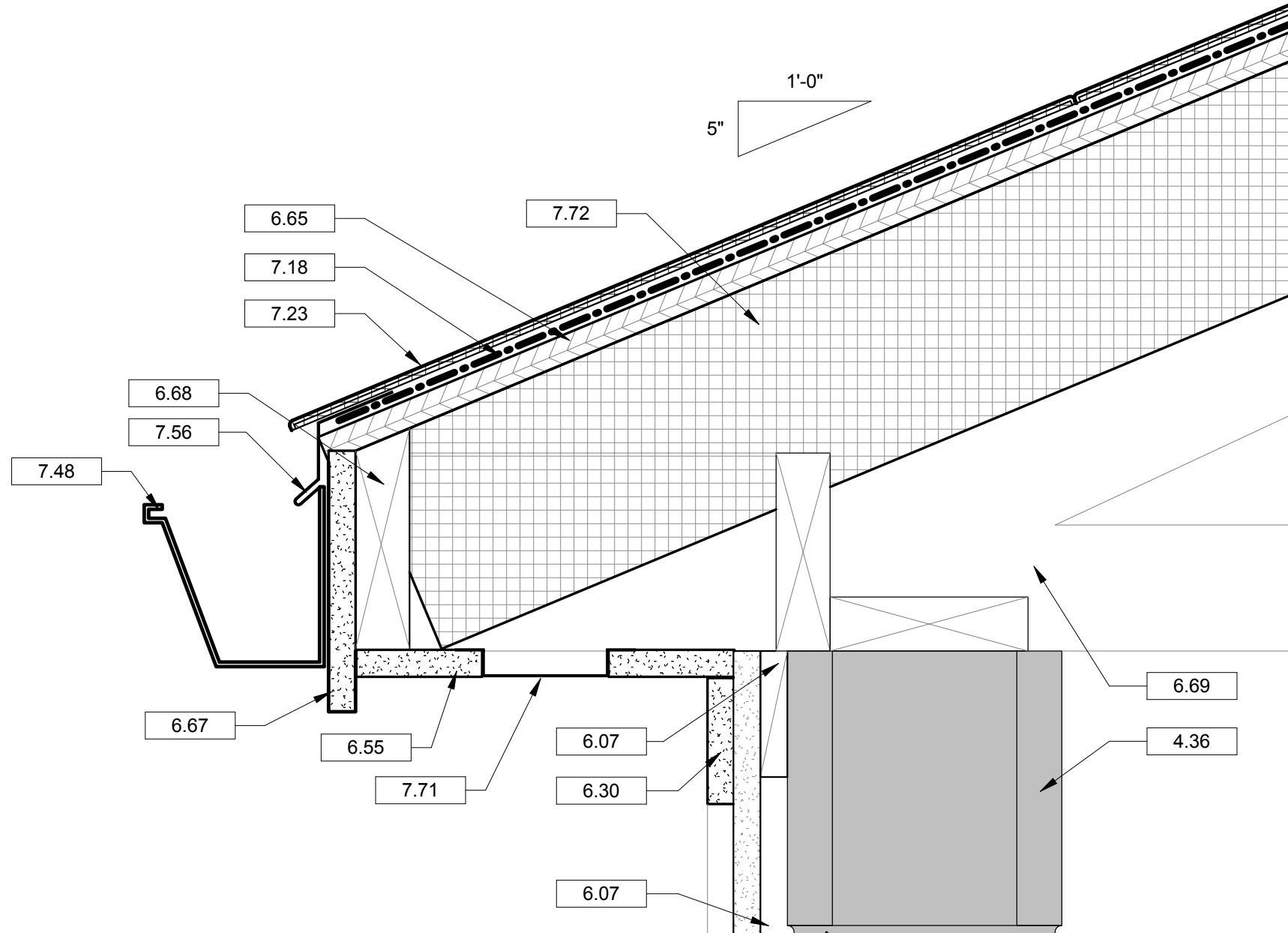
1 FASCIA DETAIL 1

A7.1 3" = 1'-0"



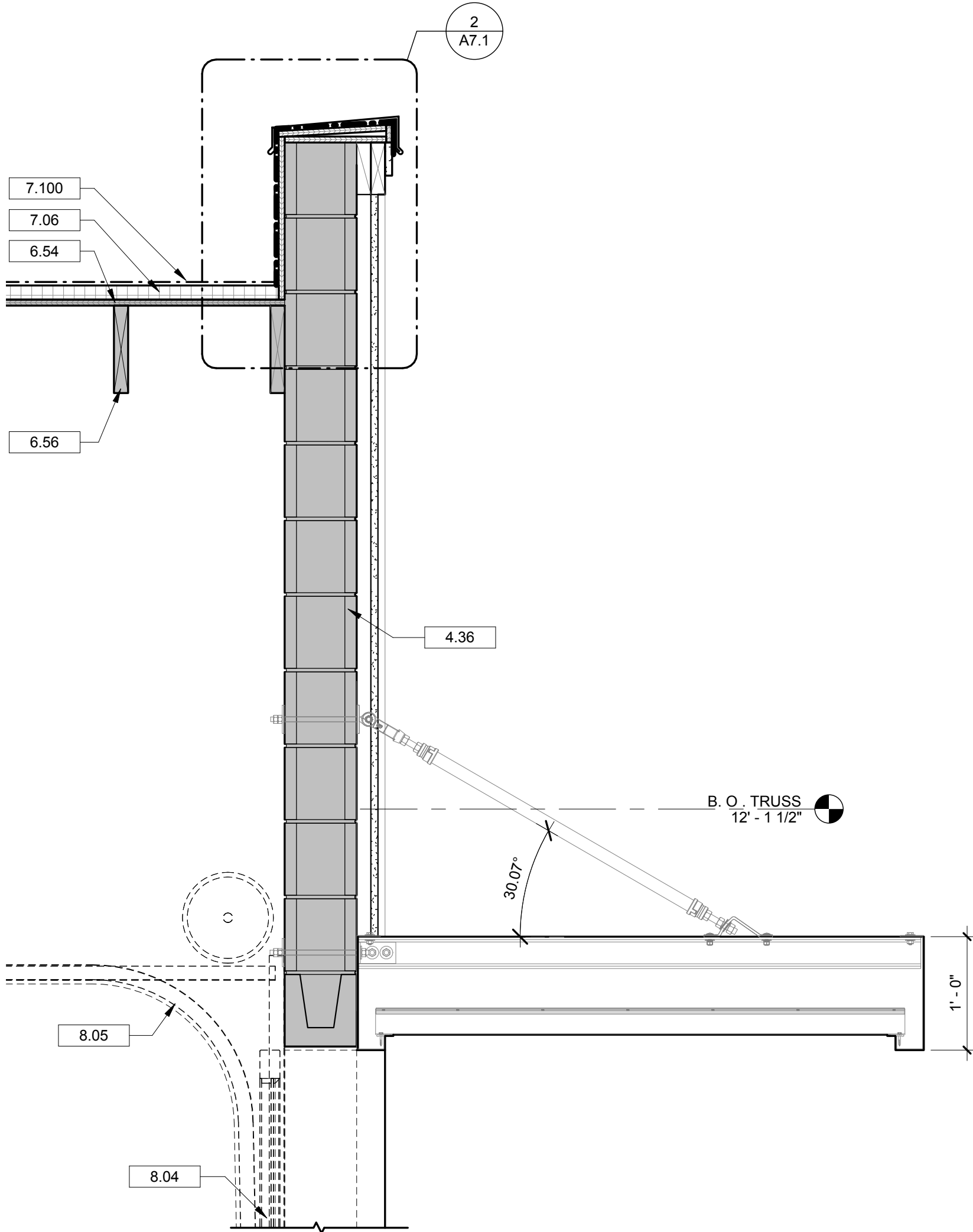
2 PARAPET DETAIL

A7.1 3" = 1'-0"



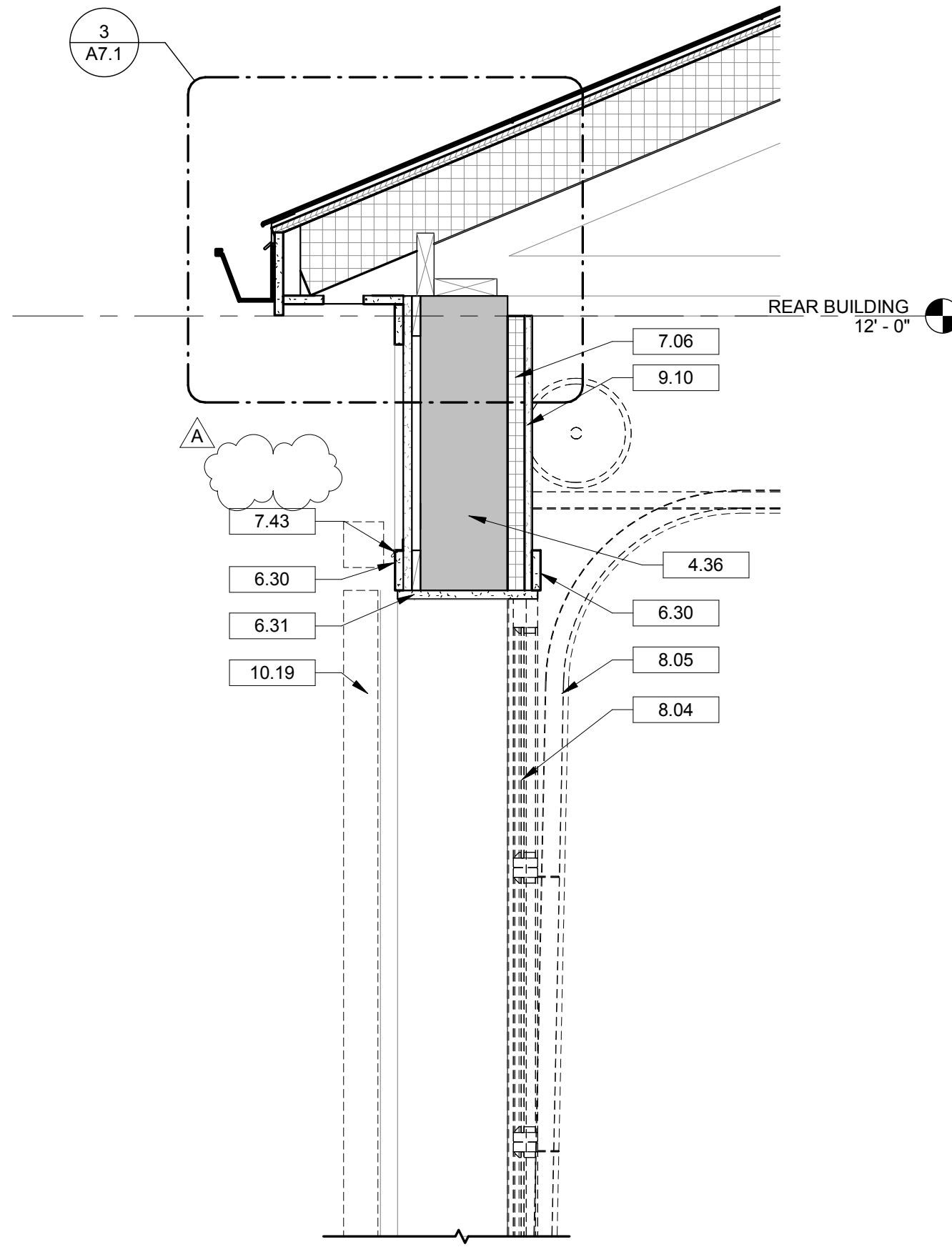
3 FASCIA DETAIL 2

A7.1 3" = 1'-0"



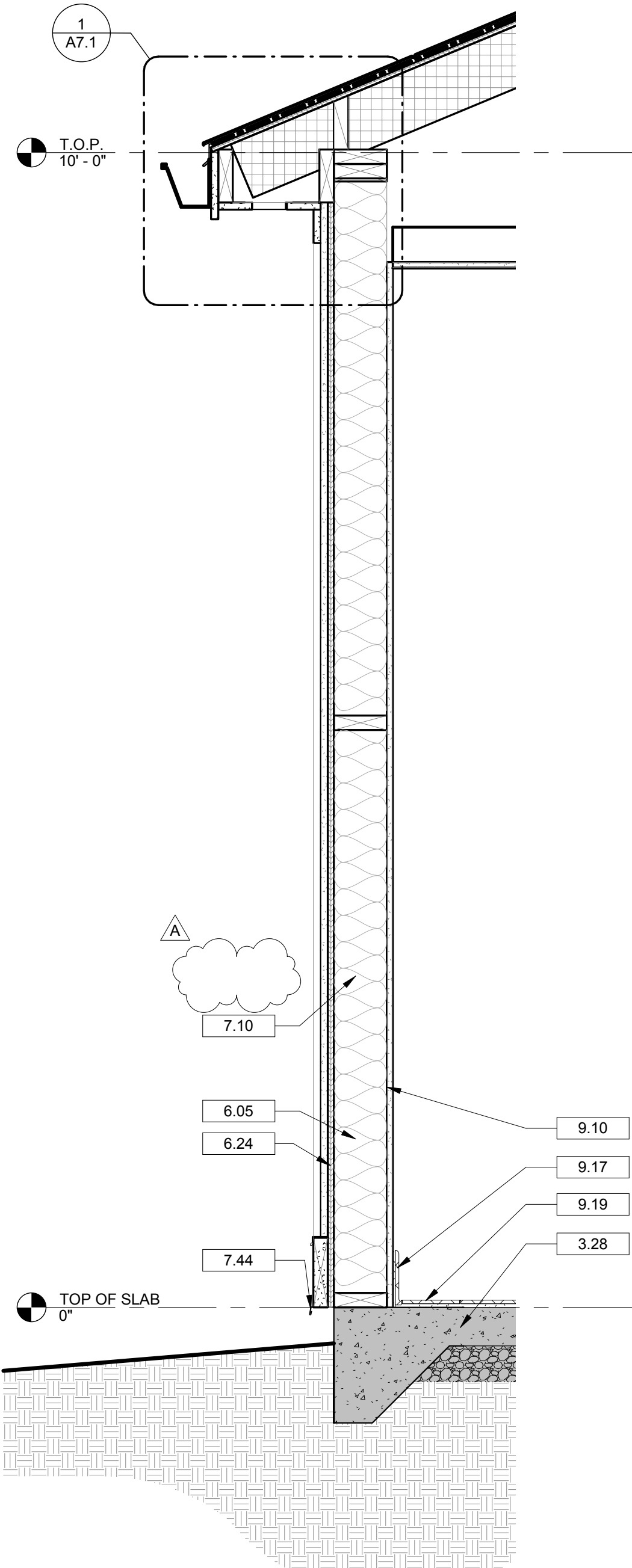
5 WALL SECTION AT OVERHEAD DOOR

A7.1 1" = 1'-0"



6 WALL SECTION AT FURRED WALL

A7.1 1" = 1'-0"



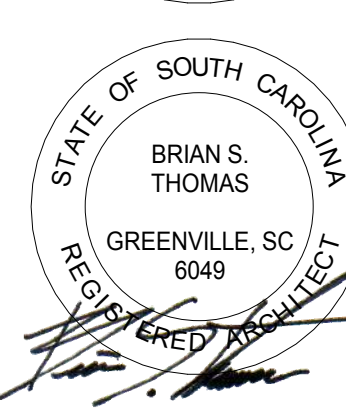
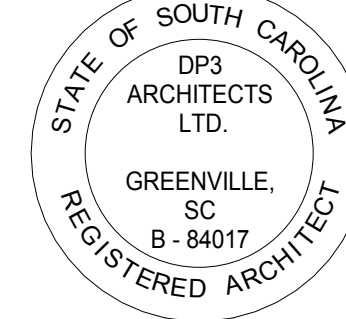
4 WALL SECTION AT RESTROOMS

A7.1 1" = 1'-0"

DRAWING NOTES

- 3.21 CONTINUOUS JOINT FILLER.
3.28 EXISTING CONCRETE SLAB. CLEAN AND PREPARE FOR SURFACE LEVELING WHERE NECESSARY. REFER TO STRUCTURAL DRAWINGS.
4.36 EXISTING CONCRETE MASONRY UNIT WALL.
5.46 REMOVABLE SHEET METAL COUNTER FLASHING.
5.47 TERMINATION BAR FASTENED WITH APPROPRIATE FASTENERS 12" ON CENTER.
6.05 2 x 6 WOOD FRAMING AT 16 INCHES ON CENTER. UNLESS NOTED OTHERWISE.
6.07 1X WOOD FURRING STRIPS @ 16" ON CENTER.
6.24 AIR BARRIER OVER EXTERIOR SHEATHING. REFER TO STRUCTURAL DRAWINGS.
6.30 1X4 CEMENTITIOUS TRIM. PAINT.
6.31 1X CEMENTITIOUS TRIM. PAINT.
6.54 EXISTING ROOF SHEATHING.
6.55 CEMENTITIOUS SOFFIT. PAINT.
6.56 EXISTING 2X WOOD CEILING JOIST. REFER TO STRUCTURAL DRAWINGS.
6.62 2X6 CEMENTITIOUS TRIM. PAINT.
6.63 1X12 CEMENTITIOUS BOARD. PAINT.
6.65 EXTERIOR SHEATHING. REFER TO STRUCTURAL DRAWINGS.
6.67 1X8 CEMENTITIOUS FASCIA. PAINT.
6.68 2X WOOD SUBFASCIA.
6.69 EXISTING ROOF TRUSS.
6.70 2X WOOD FURRING STRIPS 16" ON CENTER.
7.06 1 1/2" RIGID INSULATION.
7.10 BATT INSULATION. R-19.
7.18 VAPOR BARRIER.
7.23 NEW PREFINISHED STANDING SEAM METAL ROOF OVER 6" (R-20) NAILED ROOF INSULATION. BASIS OF DESIGN: BERRIDGE TEE PANEL. COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD.
7.30 NEW BOARD AND BATTEN SIDING OVER EXISTING CONCRETE MASONRY UNITS.
7.40 EXISTING TERRACOTTA COPING TO REMAIN. REPAIR AND REPLACE WHERE REQUIRED.
7.43 CONTINUOUS METAL FLASHING.
7.44 SILL FLASHING.
7.48 NEW 6" GUTTER. COLOR AND MATERIAL TO MATCH ROOF MATERIAL.
7.53 WALL REGLET TO RECEIVE FLASHING.
7.56 METAL DRIP EDGE AT ROOF PERIMETER. COLOR TO MATCH ROOF MATERIAL FINISH.
7.64 SEALANT. CONTINUOUS. REFER TO SPECIFICATIONS.
7.71 CONTINUOUS 4" SOFFIT VENT.
7.72 6" RIGID INSULATION.
7.100 EXISTING ROOFING TO BE REMOVED AND REPLACED. NEW ROOF TO BE 60 ML TPO. MECHANICALLY FASTENED. COLOR TO BE WHITE. INSTALL OVER R20 RIGID ROOF INSULATION. EXISTING DRAINAGE PATTERNS SHALL REMAIN. REPLACE ALL GUTTERS AND DOWNSPOUTS WITH NEW TO MATCH EXISTING. COLOR OF ALL NEW METAL FABRICATIONS SHALL BE BLACK.
8.04 OVERHEAD DOOR.
8.05 TRACK FOR OVERHEAD DOOR.
9.10 5/8 INCH GYPSUM WALL BOARD.
9.12 5/8 INCH MOISTURE RESISTIVE GYPSUM WALL BOARD.
9.17 PORCELAIN TILE COVE BASE.
9.19 PORCELAIN FLOOR TILE.
10.19 FIXED BARN DOOR.
32.02 CONCRETE PAVING. REFER TO CIVIL DRAWINGS.
32.17 COMPACTED FILL. REFER TO STRUCTURAL DRAWINGS.

Seal



04 FEB 2020

DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.6200
www.DP3architects.com

Project

1501 EAST NORTH
STREET
BUSINESS
DEVELOPMENT

Project Number 19194
Drawn By MCR
Checked By BST
Date 11 MAR 2020

Revisions
A 11 MAR 2020 CODE COMMENTS
B 14 APR 2020 CODE COMMENTS

Drawing

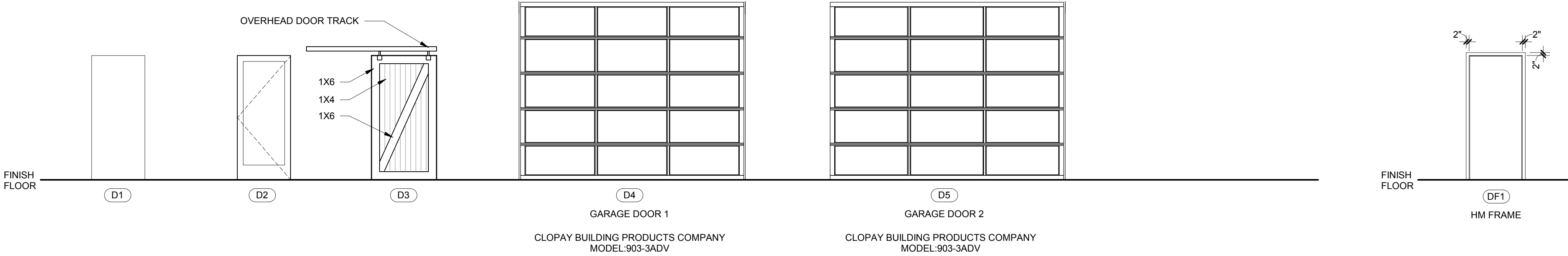
WALL SECTIONS
AND DETAILS

A7.1

Copyright : These Drawings are the property of DP3 Architects, Ltd., and raise on any other project without written permission will result in legal action.

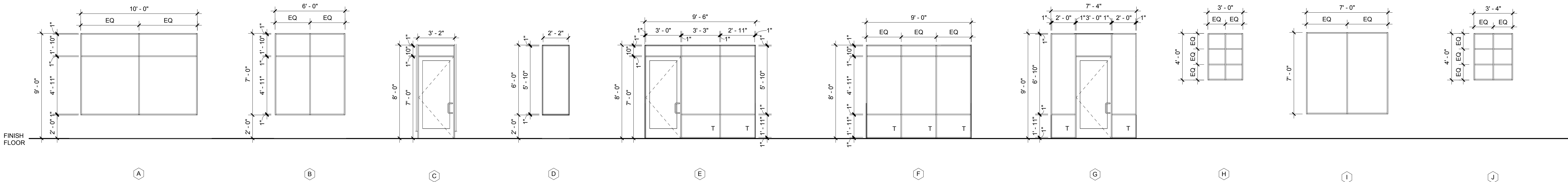
DOOR SCHEDULE										
MARK	LOCATION	TYPE	DOOR			RATING	HARDWARE SET	FRAME		Comments
			HEIGHT	WIDTH	MATERIAL			TYPE	MATERIAL	
101A	SUITE 100	D2	7'- 0"	3'- 0"	ALUM	--	1	G	ALUM	
101B	SUITE 100	D2	7'- 0"	3'- 0"	ALUM	--	1	E	ALUM	
101C	SUITE 100	D2	7'- 0"	3'- 0"	ALUM	--	1	C	ALUM	
103	SUITE 100	D1	7'- 0"	3'- 0"	WD	--	2	DF1	HM	
104	SUITE 100	D1	7'- 0"	3'- 0"	WD	--	2	DF1	HM	
105	STORAGE	D1	6'- 8"	2'- 8"	WD	--	3	DF1	ALUM	
106	STORAGE	D1	6'- 8"	2'- 8"	WD	--	3	DF1	HM	
107	STORAGE	D1	6'- 8"	2'- 8"	WD	--	3	DF1	HM	
108A	SUITE 101	D2	7'- 0"	3'- 0"	ALUM	--	1	C	ALUM	
108B	SUITE 101	D4	10'- 0"	13'- 0"	ST	--	---	---	---	
108C	HALL	D3	7'- 0"	3'- 8"	WD	--	4	DF1	ALUM	
109	HALL	D1	7'- 0"	3'- 0"	WD	--	5	DF1	HM	
111	HALL	D1	7'- 0"	3'- 0"	WD	--	5	DF1	HM	
112A	HALL	D3	7'- 0"	3'- 8"	WD	--	4	DF1	ALUM	
112B	SUITE 102	D2	7'- 0"	3'- 0"	ALUM	--	1	DF1	ALUM	
112C	SUITE 102	D5	10'- 0"	12'- 5"	ST	--	---	---	---	
112D	SUITE 102	D1	7'- 0"	3'- 0"	HM	--	6	DF1	HM	
201A	SUITE 100	D1	7'- 0"	3'- 0"	WD	--	5	DF1	HM	
203	SUITE 100	D1	7'- 0"	3'- 0"	WD	--	2	DF1	HM	

HARDWARE SCHEDULE		
QUANTITY	ITEM	MANUFACTURER AND MODEL
HARDWARE SET 1		
1	CLOSER	TO BE SELECTED BY ARCHITECT
1	DEADBOLT	TO BE SELECTED BY ARCHITECT
1	HINGE	TO BE SELECTED BY ARCHITECT
1	PULL	TO BE SELECTED BY ARCHITECT
1	PUSH	TO BE SELECTED BY ARCHITECT
1	SWEEP	TO BE SELECTED BY ARCHITECT
1	THRESHOLD	TO BE SELECTED BY ARCHITECT
1	WEATHERSTRIPPING	TO BE SELECTED BY ARCHITECT
HARDWARE SET 2		
1	CLOSER	TO BE SELECTED BY ARCHITECT
3	HINGES	TO BE SELECTED BY ARCHITECT
1	LOCKSET - PRIVACY FUNCTION	TO BE SELECTED BY ARCHITECT
3	SILENCERS	TO BE SELECTED BY ARCHITECT
HARDWARE SET 3		
1	CLOSER	TO BE SELECTED BY ARCHITECT
3	HINGES	TO BE SELECTED BY ARCHITECT
1	LOCKSET - STOREROOM FUNCTION	TO BE SELECTED BY ARCHITECT
3	SILENCERS	TO BE SELECTED BY ARCHITECT
HARDWARE SET 4		
1	8' KIT FULL LENGTH (6'7")	REAL SLIDING HARDWARE
1	CLASSIC XL FLAT TRACK KIT	REAL SLIDING HARDWARE
1	FOOT BOLT	TO BE SELECTED BY ARCHITECT
1	OVERHEAD DOOR TRACK	TO BE SELECTED BY ARCHITECT
2	STEEL WHEELS	REAL SLIDING HARDWARE
HARDWARE SET 5		
1	CLOSER	TO BE SELECTED BY ARCHITECT
3	HINGES	TO BE SELECTED BY ARCHITECT
1	KICKPLATE	TO BE SELECTED BY ARCHITECT
1	PULL	TO BE SELECTED BY ARCHITECT
1	PUSH	TO BE SELECTED BY ARCHITECT
HARDWARE SET 6		
1	ARMOR PLATE	TO BE SELECTED BY ARCHITECT
1	CLOSER	TO BE SELECTED BY ARCHITECT
1	EXIT ONLY PANIC DEVICE	TO BE SELECTED BY ARCHITECT
3	HINGES	TO BE SELECTED BY ARCHITECT
1	SWEEP	TO BE SELECTED BY ARCHITECT
1	THRESHOLD	TO BE SELECTED BY ARCHITECT
1	WEATHERSTRIPPING	TO BE SELECTED BY ARCHITECT



DOOR TYPE LEGEND

FRAME TYPE LEGEND

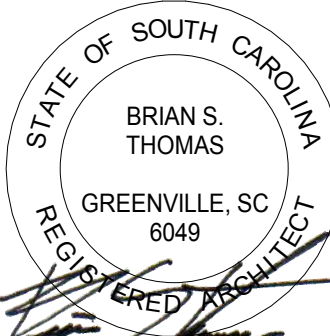
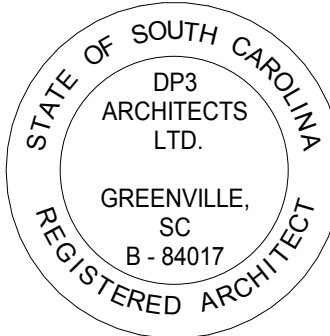


WINDOW TYPE LEGEND ALL STOREFRONT SHALL BE KAWNEER "SLIMLINE" WITH 1" INSULATED GLAZING. COLOR SHALL BE BLACK.

GENERAL DOOR AND WINDOW NOTES

- A. PROVIDE TEMPERED GLAZING WHERE REQUIRED BY CODE.
- B. ALL INTERIOR GLAZING TO BE 1/4" CLEAR GLAZING
- C. KEYING TO BE DETERMINED BY OWNER.

Seal



04 FEB 2020

DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.6200
www.DP3architects.com

Project

1501 EAST NORTH STREET
BUSINESS DEVELOPMENT

Project Number 19194
Drawn By MCR
Checked By BST
Date 11 MAR 2020

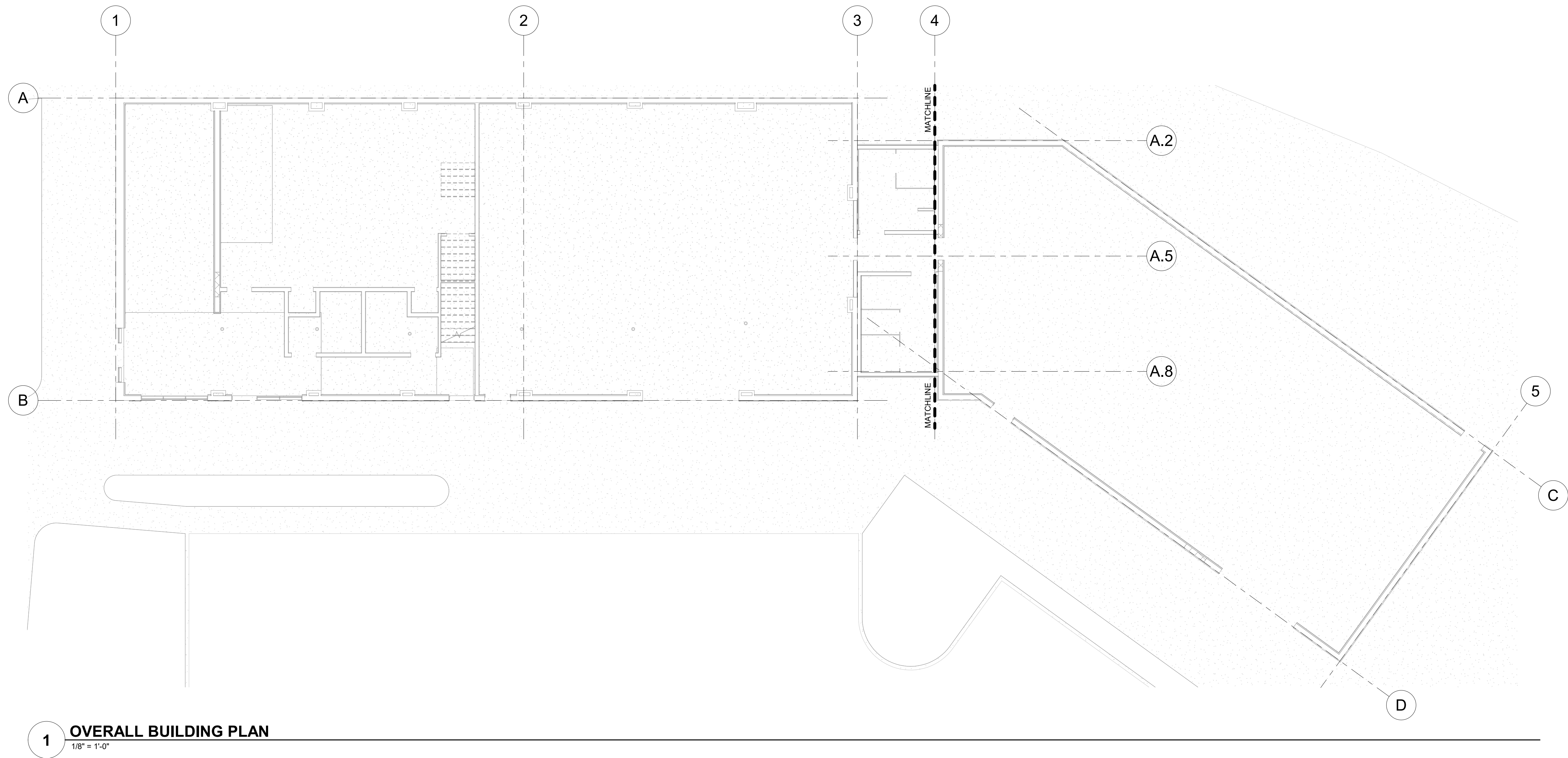
Revisions
A 11 MAR 2020 CODE COMMENTS

Drawing

DOOR AND WINDOW
SCHEDULES AND
LEGENDS

A10.1

Copyright : These Drawings are the property of Britt, Peters and Assoc., Inc. and reuse on any other project without written permission will result in legal action.



Seal

DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.6200
www.DP3architects.com

Project

**1501 EAST NORTH
STREET
BUSINESS
DEVELOPMENT**

Project Number 190957
Drawn By KAF
Checked By ASR
Date 04 FEB 2020

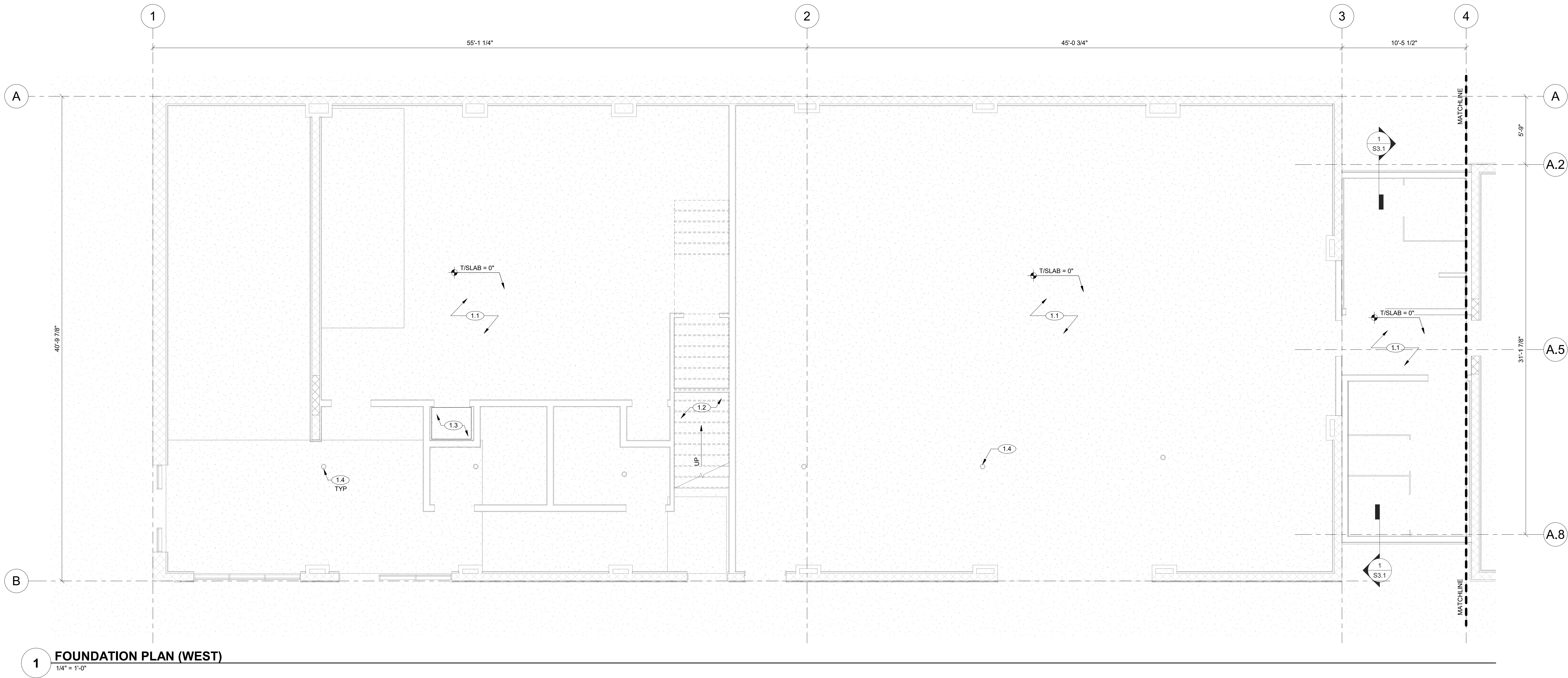
Revisions
A 03/11/2020 Revision A

Drawing

OVERALL
BUILDING PLAN

S1.0

Copyright : These Drawings are the property of Britt, Peters and Assoc., Inc. and reuse on any other project without written permission will result in legal action.



FOUNDATION PLAN LEGEND

#	DENOTES SHEET NOTE, REF SCHEDULE THIS SHEET
F#:#	DENOTES FOOTING (F), REF SCHEDULE ON SHEET
WF#:# & TSH#:#	DENOTES WALL FOOTING (WF) OR THICKENED SLAB (TS), REF SCHEDULE THIS SHEET
	DENOTES EXISTING MASONRY WALL TO REMAIN

FOUNDATION PLAN NOTES

1. REF PLAN FOR TOP OF SLAB ELEVATION (T/ SLAB), COORD W/ CIVIL & ARCH

SHEET NOTE SCHEDULE - FOUNDATION		#
REF PLANS AND DETAILS FOR SHEET NOTES REQUIRED, NOT ALL NOTES APPLICABLE TO THIS SHEET		
MARK	DESCRIPTION	
1.1	EXISTING CONCRETE SLAB ON GRADE TO REMAIN	
1.2	METAL PAN STAIR (AND ATTACHMENT TO STRUCTURE) BY SUPPLIER	
1.3	EXISTING CHIMNEY TO BE REMOVED	
1.4	EXISTING 4" STD PIPE TO REMAIN	

NOTE REGARDING EXISTING CONSTRUCTION

THE CONTRACTOR SHALL VERIFY THAT ALL STRUCTURAL COMPONENTS SHOWN ON THESE DRAWINGS ARE ACCURATE IN REPRESENTING WHAT IS CURRENTLY BUILT. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD IF ANY AS-BUILT CONDITION DIFFERS FROM WHAT IS DEPICTED ON THESE DOCUMENTS.

NOTE:

THE SCOPE OF STRUCTURAL REVIEW FOR TENANT UPFIT WORK IS LIMITED TO STRUCTURAL ELEMENTS NOTED SPECIFICALLY ON THESE DRAWINGS AS RECEIVING INCREASED LOADING OR A REDUCTION IN STRUCTURAL CAPACITY. THESE CHANGES MAY RESULT FROM: CHANGE IN FLOOR OCCUPANCY, ADDED KITCHEN / MECHANICAL EQUIPMENT, CHANGE IN SUPPORT CONDITIONS, NOTCHES OR HOLES IN EXISTING STRUCTURAL ELEMENTS, ETC. STRUCTUAL ELEMENTS NOT SPECIFICALLY NOTED AS BEING IMPACTED BY THE SCOPE OF TENANT UPFIT WORK HAVE NOT BEEN REVIEWED OR EVALUATED BY BRITT, PETERS, AND ASSOCIATES FOR CURRENT STRUCTURAL CAPACITY.

Seal

DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.6200
www.DP3architects.com

Project

1501 EAST NORTH
STREET
BUSINESS
DEVELOPMENT

Project Number 190957
Drawn By KAF
Checked By ASR
Date 04 FEB 2020

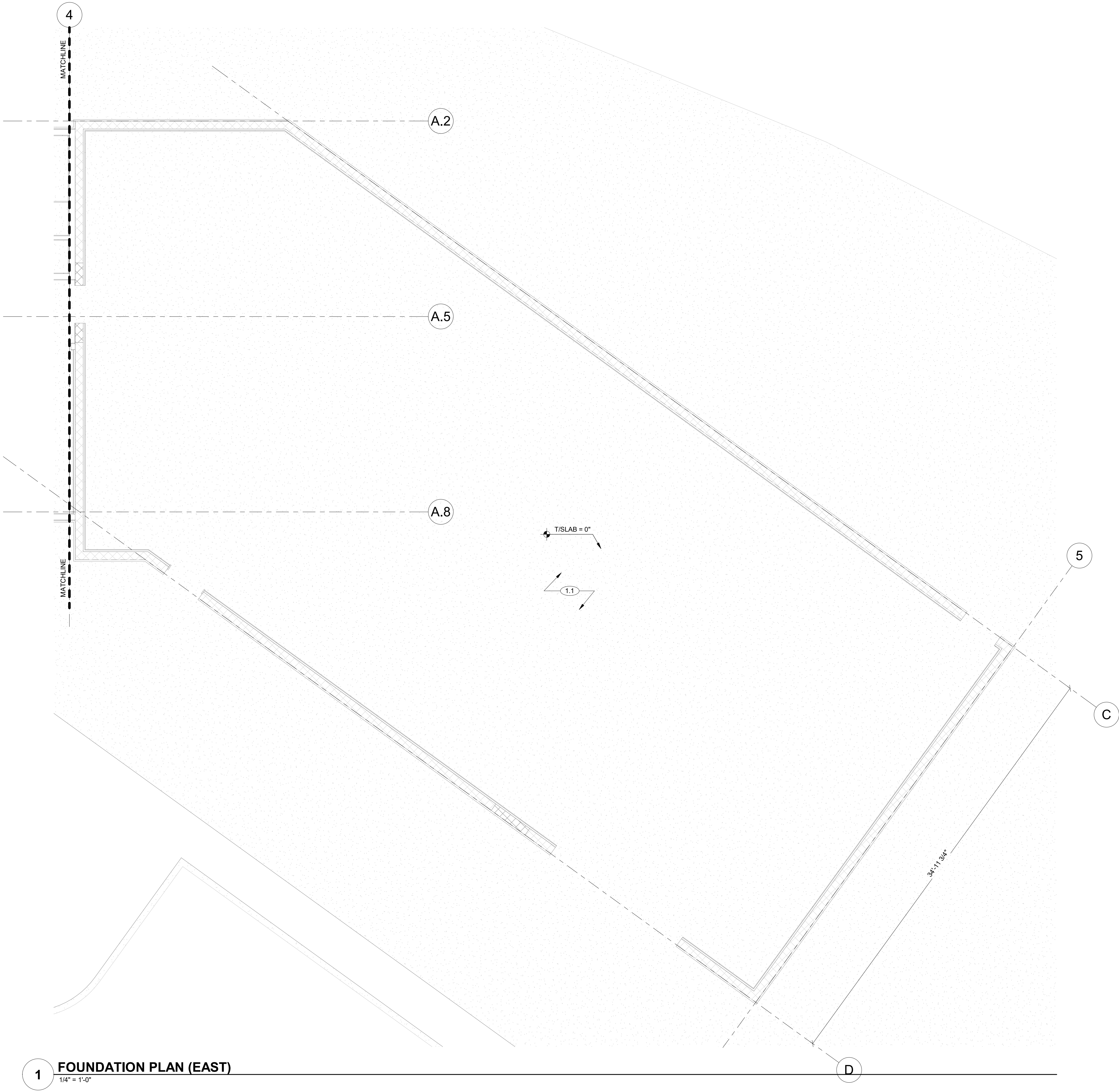
Revisions
A 03/11/2020 Revision A

Drawing

FOUNDATION PLAN
(WEST)

S1.1

Copyright : These Drawings are the property of Britt, Peters and Assoc., Inc. and reuse on any other project without written permission will result in legal action.



FOUNDATION PLAN LEGEND

- # # DENOTES SHEET NOTE, REF SCHEDULE THIS SHEET
- F# # DENOTES FOOTING (F), REF SCHEDULE ON SHEET
- WF# # & TS# # DENOTES WALL FOOTING (WF) OR THICKENED SLAB (TS), REF SCHEDULE THIS SHEET
- XXXX DENOTES EXISTING MASONRY WALL TO REMAIN

FOUNDATION PLAN NOTES

1. REF PLAN FOR TOP OF SLAB ELEVATION (T/ SLAB), COORD W/ CIVIL & ARCH

SHEET NOTE SCHEDULE - FOUNDATION		#
REF PLANS AND DETAILS FOR SHEET NOTES REQUIRED, NOT ALL NOTES APPLICABLE TO THIS SHEET		
MARK	DESCRIPTION	
1.1	EXISTING CONCRETE SLAB ON GRADE TO REMAIN	
1.2	METAL PAN STAIR (AND ATTACHMENT TO STRUCTION) BY SUPPLIER	
1.3	EXISTING CHIMNEY TO BE REMOVED	
1.4	EXISTING 4" STD PIPE TO REMAIN	

NOTE REGARDING EXISTING CONSTRUCTION

THE CONTRACTOR SHALL VERIFY THAT ALL STRUCTURAL COMPONENTS SHOWN ON THESE DRAWINGS ARE ACCURATE IN REPRESENTING WHAT IS CURRENTLY BUILT. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD IF ANY AS-BUILT CONDITION DIFFERS FROM WHAT IS DEPICTED ON THESE DOCUMENTS.

NOTE:

THE SCOPE OF STRUCTURAL REVIEW FOR TENANT UPFIT WORK IS LIMITED TO STRUCTURAL ELEMENTS NOTED SPECIFICALLY ON THESE DRAWINGS AS RECEIVING INCREASED LOADING OR A REDUCTION IN STRUCTURAL CAPACITY. THESE CHANGES MAY RESULT FROM: CHANG IN FLOOR OCCUPANCY, ADDED KITCHEN / MECHANICAL EQUIPMENT, CHANGE IN SUPPORT CONDITIONS, NOTCHES OR HOLES IN EXISTING STRUCTURAL ELEMENTS, ETC. STRUCTURAL ELEMENTS NOT SPECIFICALLY NOTED AS BEING IMPACTED BY THE SCOPE OF TENANT UPFIT WORK HAVE NOT BEEN REVIEWED OR EVALUATED BY BRITT, PETERS, AND ASSOCIATES FOR CURRENT STRUCTURAL CAPACITY.

Seal

Project

Drawing

FOUNDATION PLAN
(EAST)



DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.8200
www.DP3architects.com

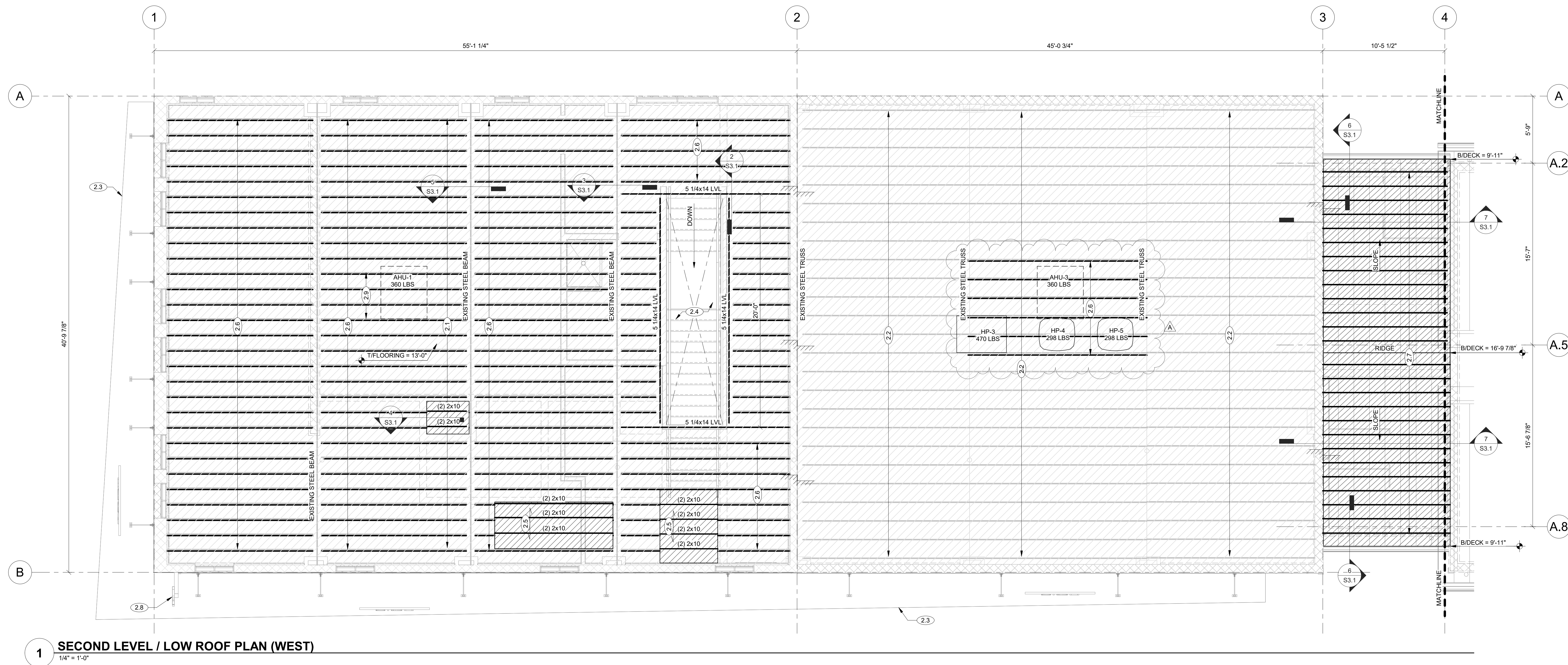
Project

Project Number 190957
 Drawn By KAF
 Checked By ASR
 Date 04 FEB 2020

Revisions		
A	03/11/2020	Revision A

Drawing

S1.3



ELEVATED FRAMING PLAN LEGEND

	DENOTES SHEET NOTE, REF SCHEDULE THIS SHEET
	DENOTES EXISTING MASONRY WALL TO REMAIN
	DENOTES SPAN DIRECTION OF EXISTING SHEATHING

SHEET NOTE SCHEDULE - 2ND FLOOR / LOW ROOF		(#)
REF PLANS AND DETAILS FOR SHEET NOTES REQUIRED, NOT ALL NOTES APPLICABLE TO THIS SHEET		
MARK	DESCRIPTION	
2-1	EXISTING FLOOR INFILL FRAMING 2x10 JOISTS @ 16" O.C SHEATHED W/ DIAGONAL 1x DECKING.	
2-2	EXISTING ROOF INFILL FRAMING: 2x10 JOISTS @19.2" O.C SHEATHED W/ 1x DECKING	
2.3	PRE-FAB CANOPY (AND ATTACHMENT) TO STRUCTURE BY SUPPLIER	
2.4	METAL PAN STAIR (AND ATTACHMENT) TO STRUCTURE BY SUPPLIER	
2.5	2.5 - NEW 1" DECKING TO MATCHING EXISTING ADJACENT	
2.6	SISTER NEW 2x10 TO EXISTING FRAMING W/ (2) ROWS 1x10 NAILS @ 6" O.C	
2.7	2x8 @ 16" O.C	
2.8	PRE-FAB BLADE SIGN (AND ATTACHMENTS TO STRUCTURE) BY SUPPLIER	
2.9	SISTER NEW 2x10 TO EXISTING FRAMING W/ (2) ROWS 1x10 NAILS @ 6" O.C EACH SIDE OF EXISTING JOISTS	

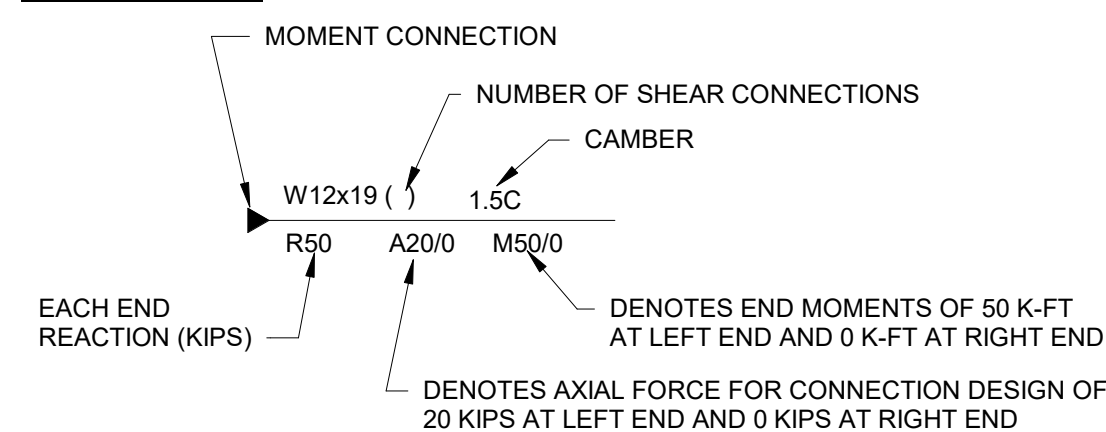
NOTE REGARDING EXISTING CONSTRUCTION

THE CONTRACTOR SHALL VERIFY THAT ALL STRUCTURAL COMPONENTS SHOWN ON THESE DRAWINGS ARE ACCURATE IN REPRESENTING WHAT IS CURRENTLY BUILT. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD IF ANY AS-BUILT CONDITION DIFFERS FROM WHAT IS DEPICTED ON THESE DOCUMENTS.

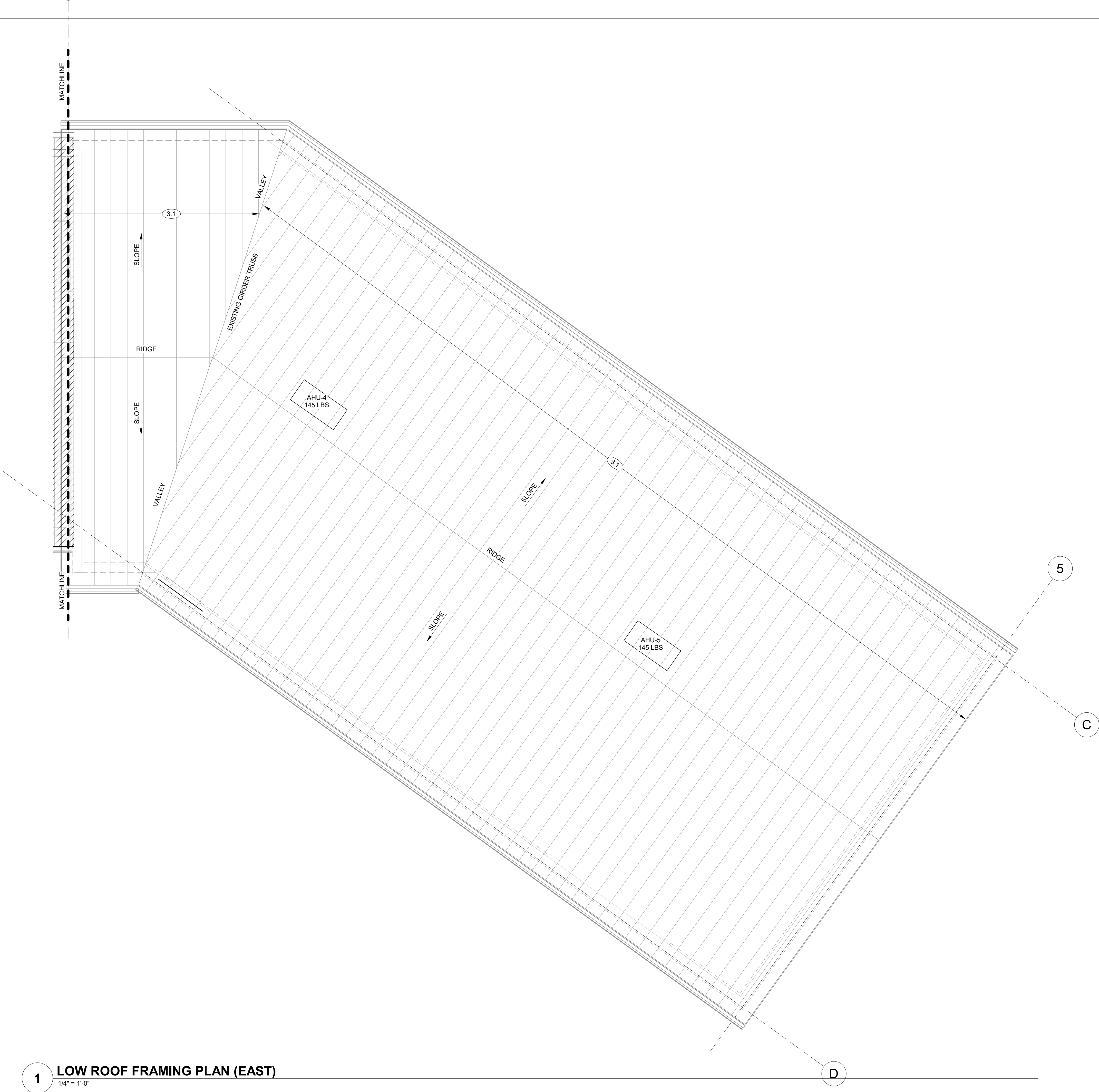
NOTE:

THE SCOPE OF STRUCTURAL REVIEW FOR TENANT UPGIT WORK IS LIMITED TO STRUCTURAL ELEMENTS NOTED SPECIFICALLY ON THESE DRAWINGS AS RECEIVING INCREASED LOADING OR A REDUCTION IN STRUCTURAL CAPACITY. THESE CHANGES MAY RESULT FROM: AN IN-FLOR OCCUPANCY, ADDED KITCHEN / MECHANICAL EQUIPMENT, CHANGE IN SUPPORT CONDITIONS, NOTCHES OR HOLES IN EXISTING STRUCTURAL ELEMENTS, ETC. STRUCTURAL ELEMENTS NOT SPECIFICALLY NOTED AS BEING IMPACTED BY THE SCOPE OF TENANT UPGIT WORK HAVE NOT BEEN REVIEWED OR EVALUATED BY BRITT, PETERS, AND ASSOCIATES FOR CURRENT STRUCTURAL CAPACITY.

BEAM LEGEND



Copyright : These Drawings are the property of Britt, Peters and Assoc., Inc. and reuse on any other project without written permission will result in legal action.



1 LOW ROOF FRAMING PLAN (EAST)
1/4" = 1'-0"

ROOF FRAMING PLAN LEGEND

- DENOTES SHEET NOTE, REF SCHEDULE THIS SHEET
- DENOTES EXISTING MASONRY WALL TO REMAIN
- DENOTES SPAN DIRECTION OF EXISTING SHEATHING

SHEET NOTE SCHEDULE - ROOF		#
REF PLANS AND DETAILS FOR SHEET NOTES REQUIRED, NOT ALL NOTES APPLICABLE TO THIS SHEET		
MARK	DESCRIPTION	
3.1	EXISTING ROOF FRAMING: PRE-ENGINEERED WOOD TRUSSES @ 24" OC W/ PLYWOOD SHEATHING	
3.2	SISTER NEW 2x10 TO EXISTING FRAMING W/ (2) ROWS 18d NAILS @ 8" OC	
4.1	EXISTING ROOF INFILL FRAMING: 2x12 JOISTS @ 16" OC, SHEATED W/ 1x12 WOOD DECKING	

NOTE REGARDING EXISTING CONSTRUCTION

THE CONTRACTOR SHALL VERIFY THAT ALL STRUCTURAL COMPONENTS SHOWN ON THESE DRAWINGS ARE ACCURATE IN REPRESENTING WHAT IS CURRENTLY BUILT. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD IF ANY AS-BUILT CONDITION DIFFERS FROM WHAT IS DEPICTED ON THESE DOCUMENTS.

NOTE:

THE SCOPE OF STRUCTURAL REVIEW FOR TENANT UPFIT WORK IS LIMITED TO STRUCTURAL ELEMENTS NOTED SPECIFICALLY ON THESE DRAWINGS AS RECEIVING INCREASED LOADING OR A REDUCTION IN STRUCTURAL CAPACITY. THESE CHANGES MAY RESULT FROM: CHANGE IN FLOOR OCCUPANCY, ADDED KITCHEN / MECHANICAL EQUIPMENT, CHANGE IN SUPPORT CONDITIONS, NOTCHES OR HOLES IN EXISTING STRUCTURAL ELEMENTS, ETC. STRUCTURAL ELEMENTS NOT SPECIFICALLY NOTED AS BEING IMPACTED BY THE SCOPE OF TENANT UPFIT WORK HAVE NOT BEEN REVIEWED OR EVALUATED BY BRITT, PETERS, AND ASSOCIATES FOR CURRENT STRUCTURAL CAPACITY.



BRITT, PETERS
ASSOCIATES
INC.
consulting engineers
101 Falls Park Drive
Suite 601
Greenville, SC 29601
(864) 271-8869
www.brittpeters.com
BPA Project # 190957

Seal

DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.6200
www.DP3architects.com

Project

1501 EAST NORTH
STREET
BUSINESS
DEVELOPMENT

Project Number 190957
Drawn By KAF
Checked By ASR
Date 04 FEB 2020

Revisions
A 03/11/2020 Revision A

Drawing

LOW ROOF
FRAMING PLAN
(EAST)

S1.4

Copyright : These Drawings are the property of Britt, Peters and Assoc., Inc. and reuse on any other project without written permission will result in legal action.

Seal

DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.6200
www.DP3architects.com

Project

1501 EAST NORTH
STREET
BUSINESS
DEVELOPMENT

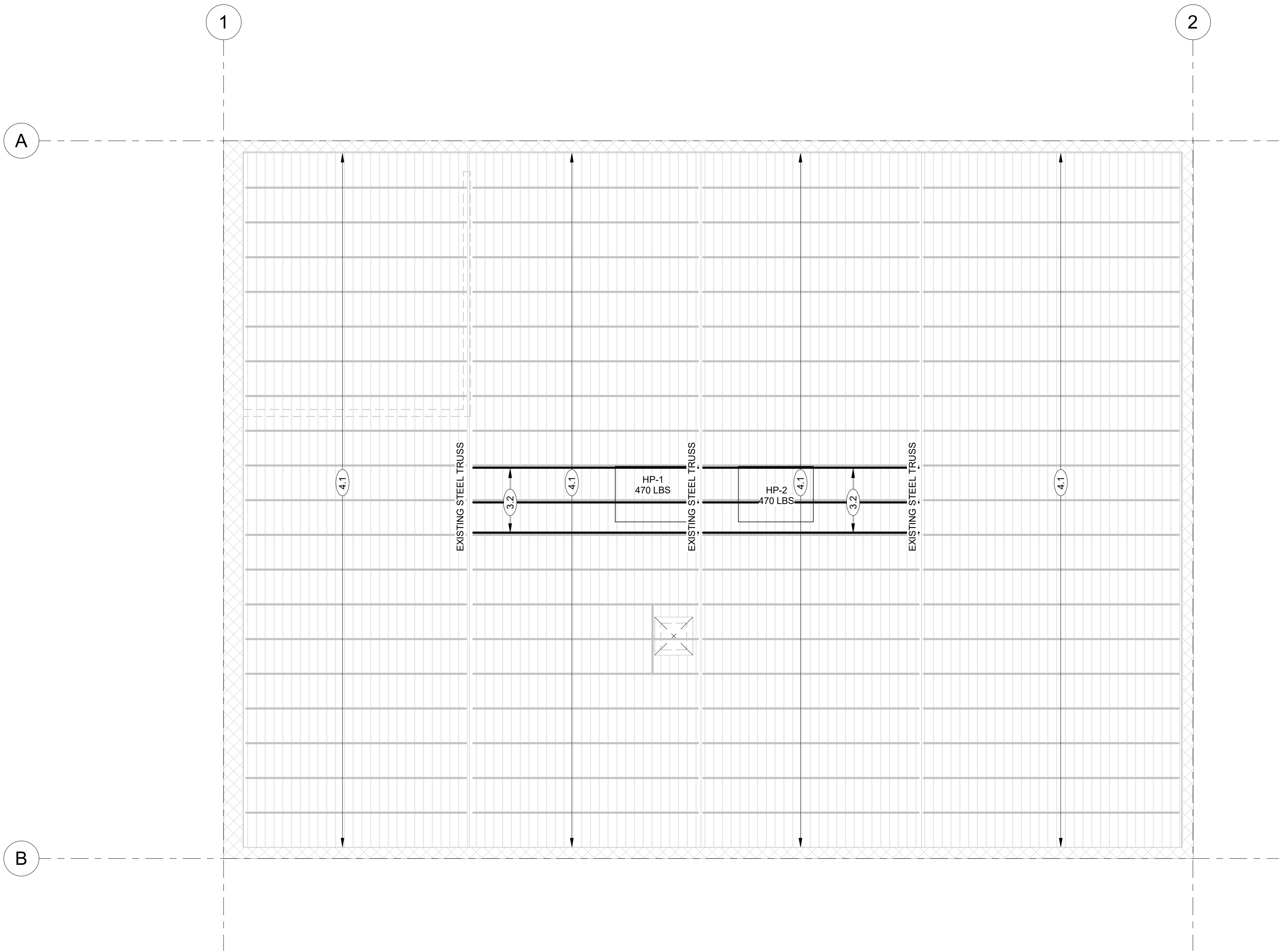
Project Number 190957
Drawn By KAF
Checked By ASR
Date 04 FEB 2020

Revisions
A 03/11/2020 Revision A

Drawing

HIGH ROOF
FRAMING PLAN
(WEST)

S1.5



1 HIGH ROOF FRAMING PLAN (WEST)
1/4" = 1'-0"

ROOF FRAMING PLAN LEGEND

- # # DENOTES SHEET NOTE, REF SCHEDULE THIS SHEET
X X X DENOTES EXISTING MASONRY WALL TO REMAIN
[] DENOTES SPAN DIRECTION OF EXISTING SHEATHING

SHEET NOTE SCHEDULE - ROOF		#
REF PLANS AND DETAILS FOR SHEET NOTES REQUIRED, NOT ALL NOTES APPLICABLE TO THIS SHEET		
MARK	DESCRIPTION	
3.1	EXISTING ROOF FRAMING: PRE-ENGINEERED WOOD TRUSSES @ 24" OC W/ PLYWOOD SHEATHING	
3.2	SISTER NEW 2x10 TO EXISTING FRAMING W/ (2) ROWS 10d NAILS @ 6" OC	
4.1	EXISTING ROOF INFILL FRAMING: 2x JOISTS @ 16" OC, SHEATED W/ 1x WOOD DECKING	

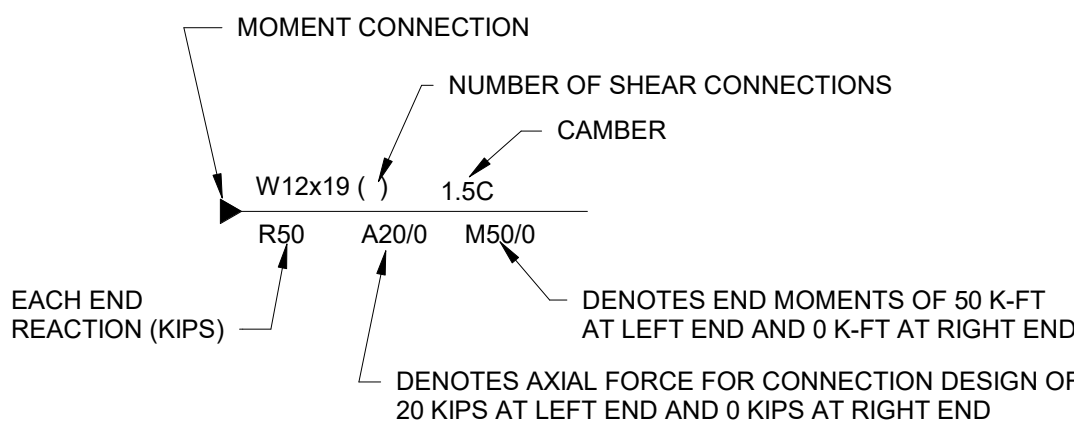
NOTE REGARDING EXISTING CONSTRUCTION

THE CONTRACTOR SHALL VERIFY THAT ALL STRUCTURAL COMPONENTS SHOWN ON THESE DRAWINGS ARE ACCURATE IN REPRESENTING WHAT IS CURRENTLY BUILT. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD IF ANY AS-BUILT CONDITION DIFFERS FROM WHAT IS DEPICTED ON THESE DOCUMENTS.

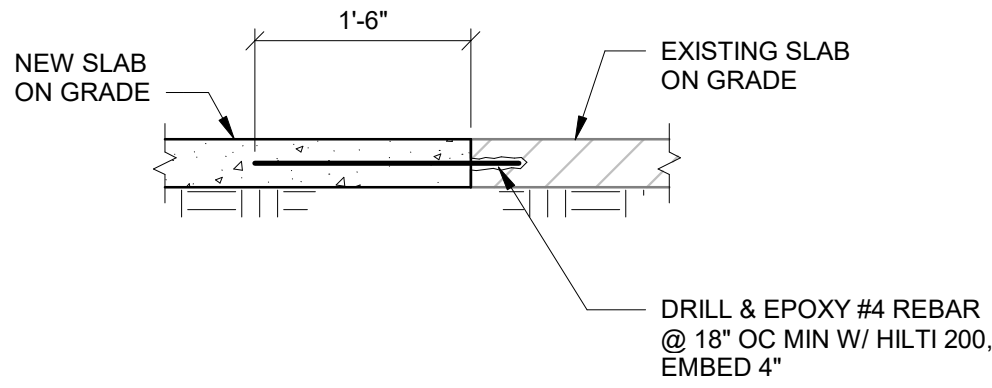
NOTE:

THE SCOPE OF STRUCTURAL REVIEW FOR TENANT UPFIT WORK IS LIMITED TO STRUCTURAL ELEMENTS NOTED SPECIFICALLY ON THESE DRAWINGS AS RECEIVING INCREASED LOADING OR A REDUCTION IN STRUCTURAL CAPACITY. THESE CHANGES MAY RESULT FROM: CHANGE IN FLOOR OCCUPANCY, ADDED KITCHEN / MECHANICAL EQUIPMENT, CHANGE IN SUPPORT CONDITIONS, NOTCHES OR HOLES IN EXISTING STRUCTURAL ELEMENTS, ETC. STRUCTURAL ELEMENTS NOT SPECIFICALLY NOTED AS BEING IMPACTED BY THE SCOPE OF TENANT UPFIT WORK HAVE NOT BEEN REVIEWED OR EVALUATED BY BRITT, PETERS, AND ASSOCIATES FOR CURRENT STRUCTURAL CAPACITY.

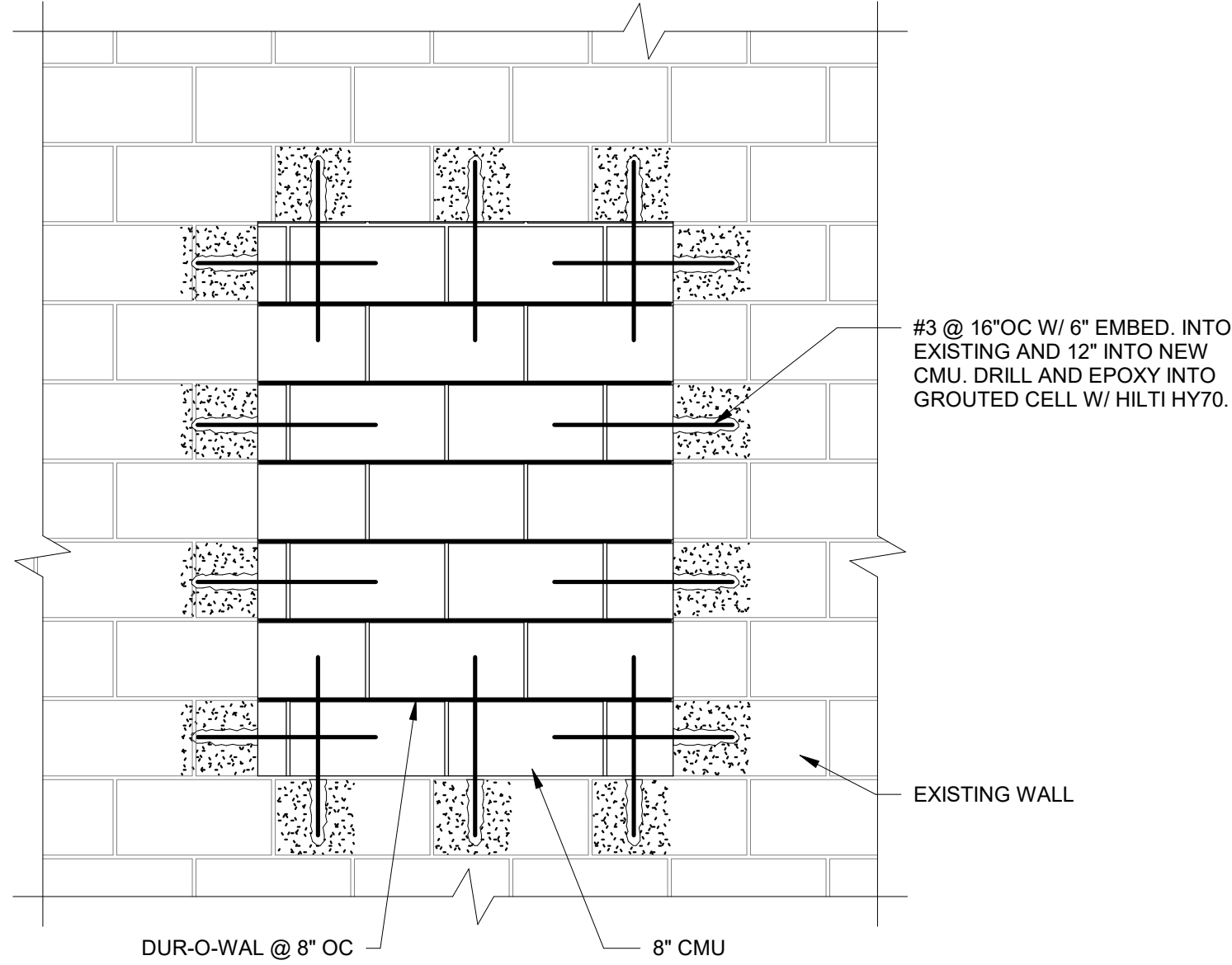
BEAM LEGEND



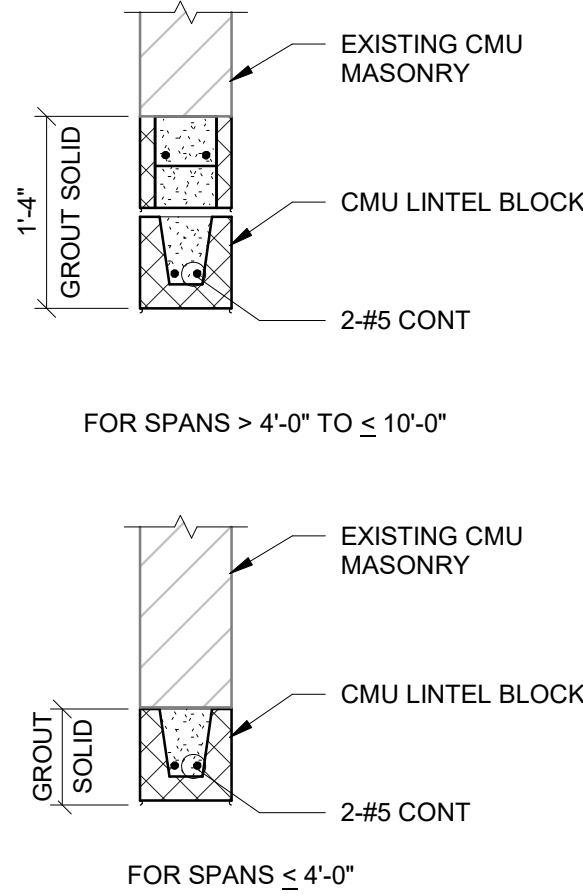
Copyright : These Drawings are the property of Britt, Peters and Assoc., Inc. and reuse on any other project without written permission will result in legal action.



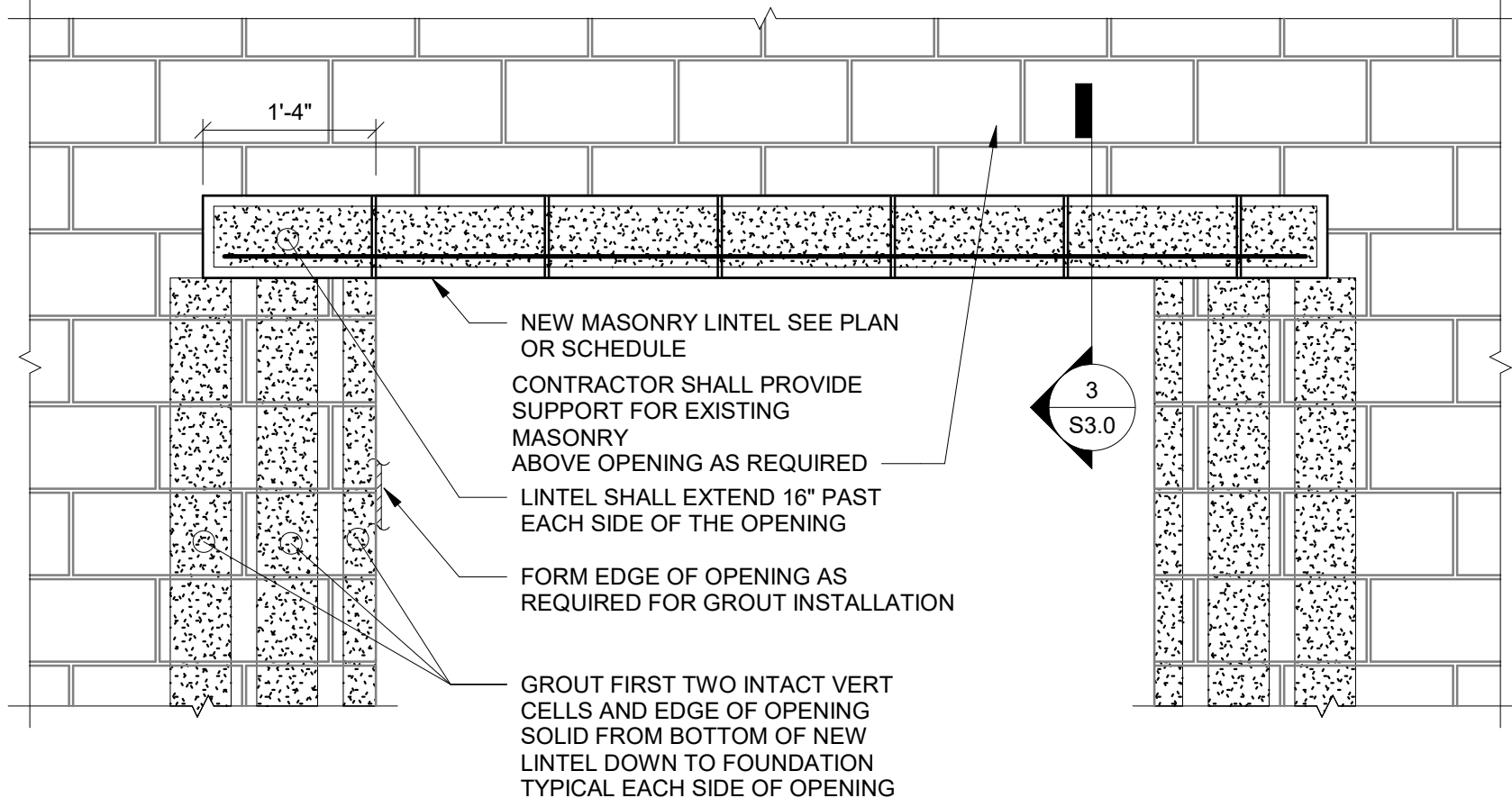
1 NEW SLAB ON GRADE TO EXISTING
3/4" = 1'-0"



2 EXISTING CMU OPENING INFILL DETAIL
3/4" = 1'-0"



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



4 NEW OPENING IN MASONRY WALL
3/4" = 1'-0"

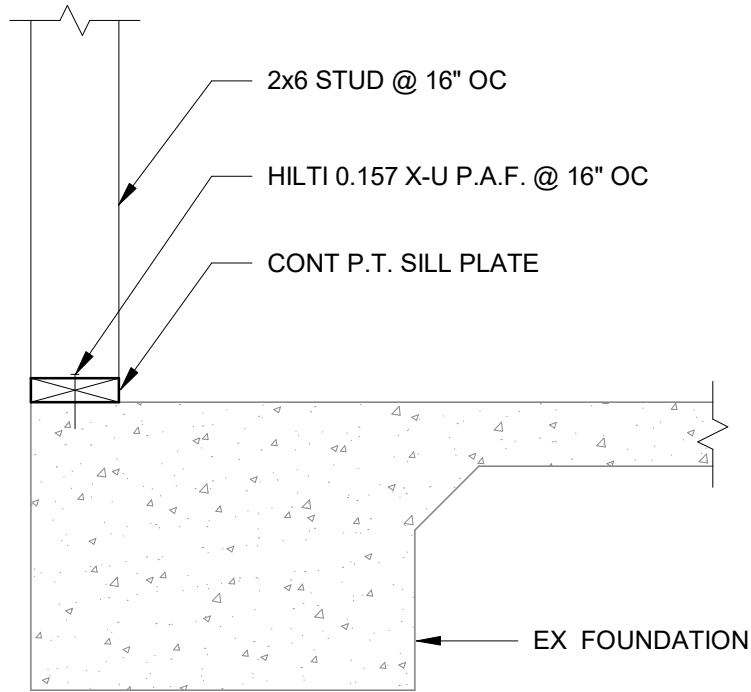
Seal

Project

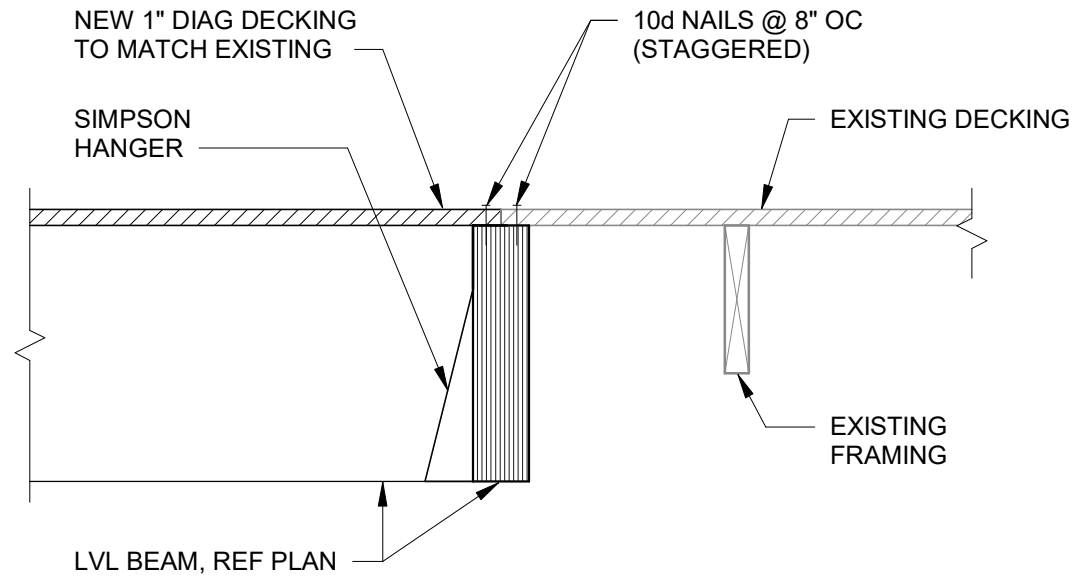
Drawing

TYPICAL DETAILS

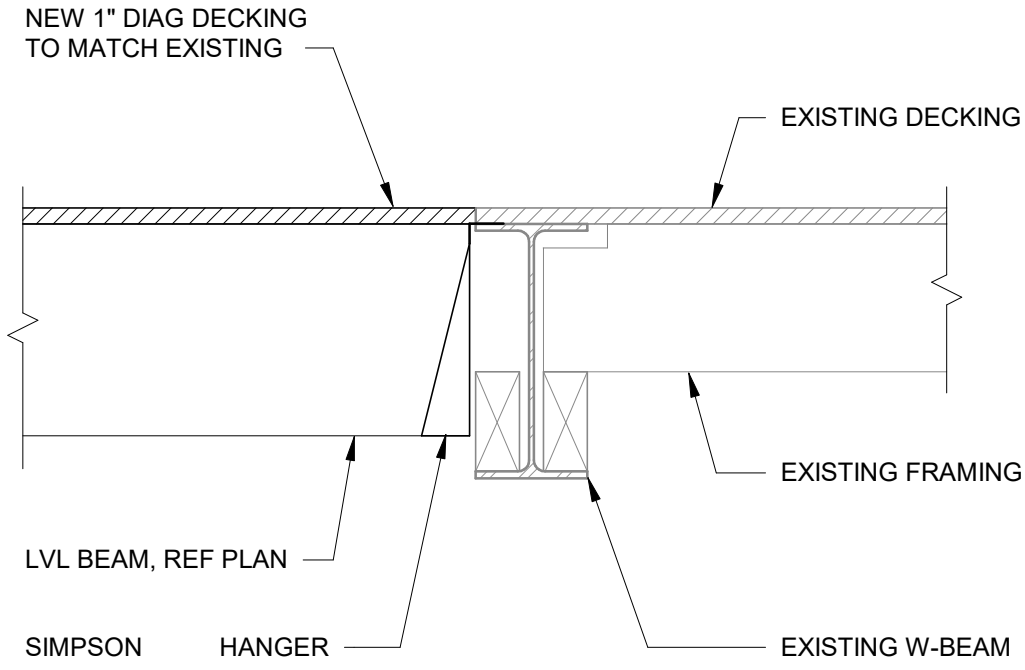
Copyright : These Drawings are the property of Britt, Peters and Assoc., Inc. and reuse on any other project without written permission will result in legal action.



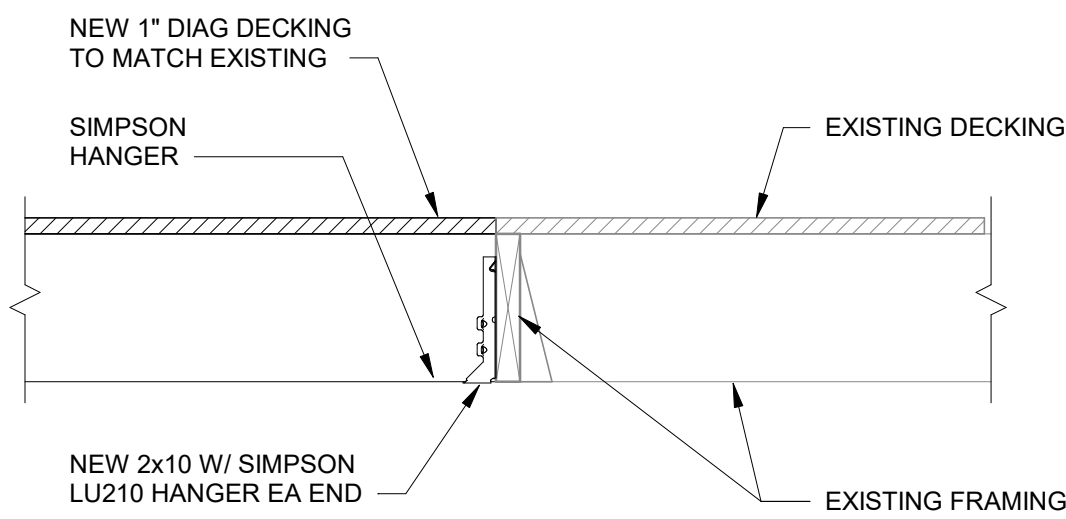
1 SECTION
1" = 1'-0"



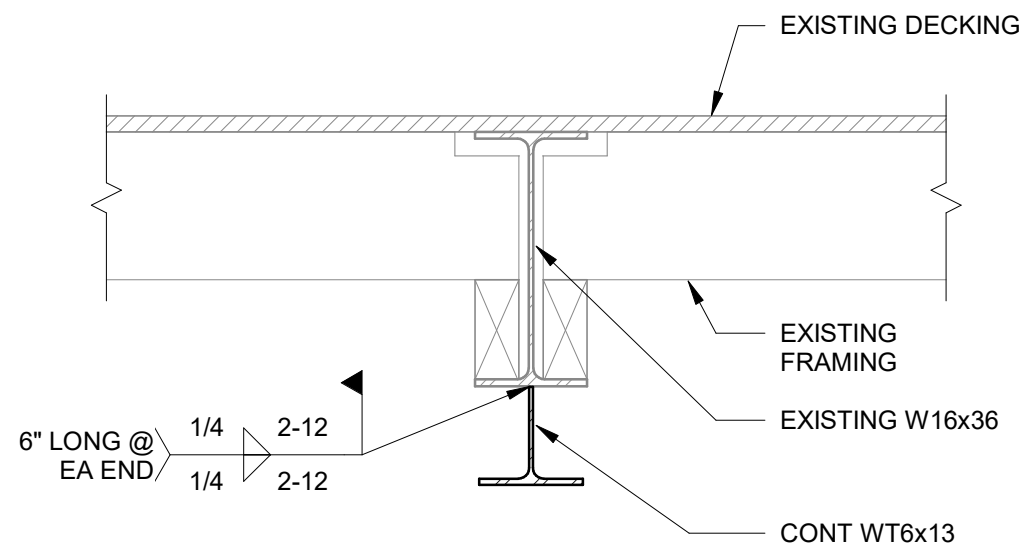
2 SECTION
1" = 1'-0"



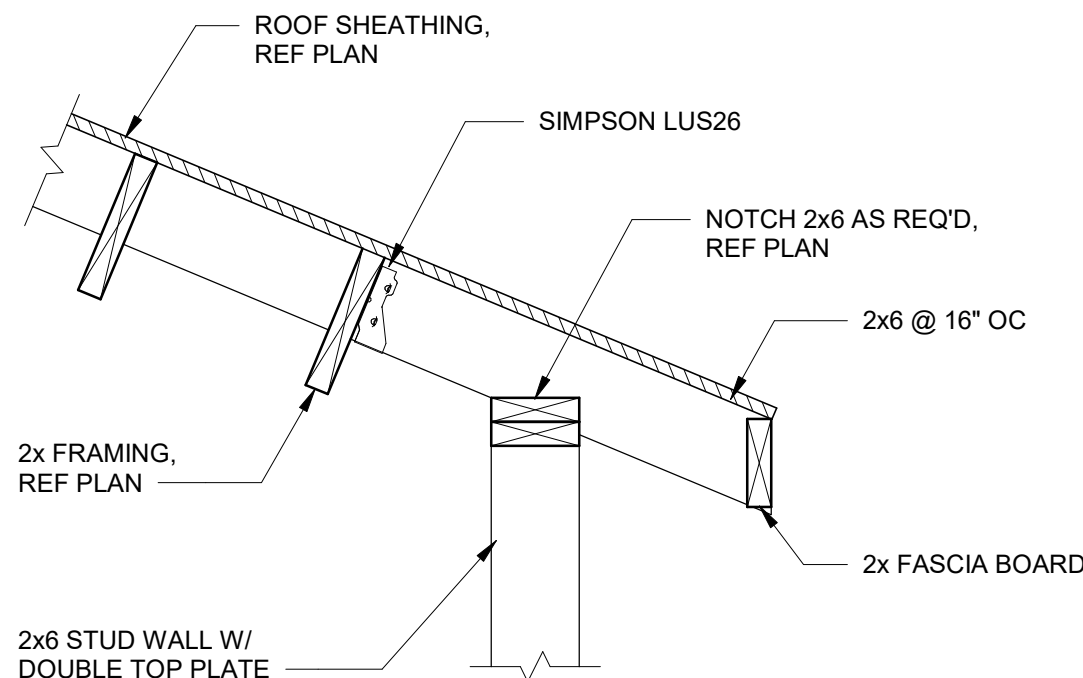
3 SECTION
1" = 1'-0"



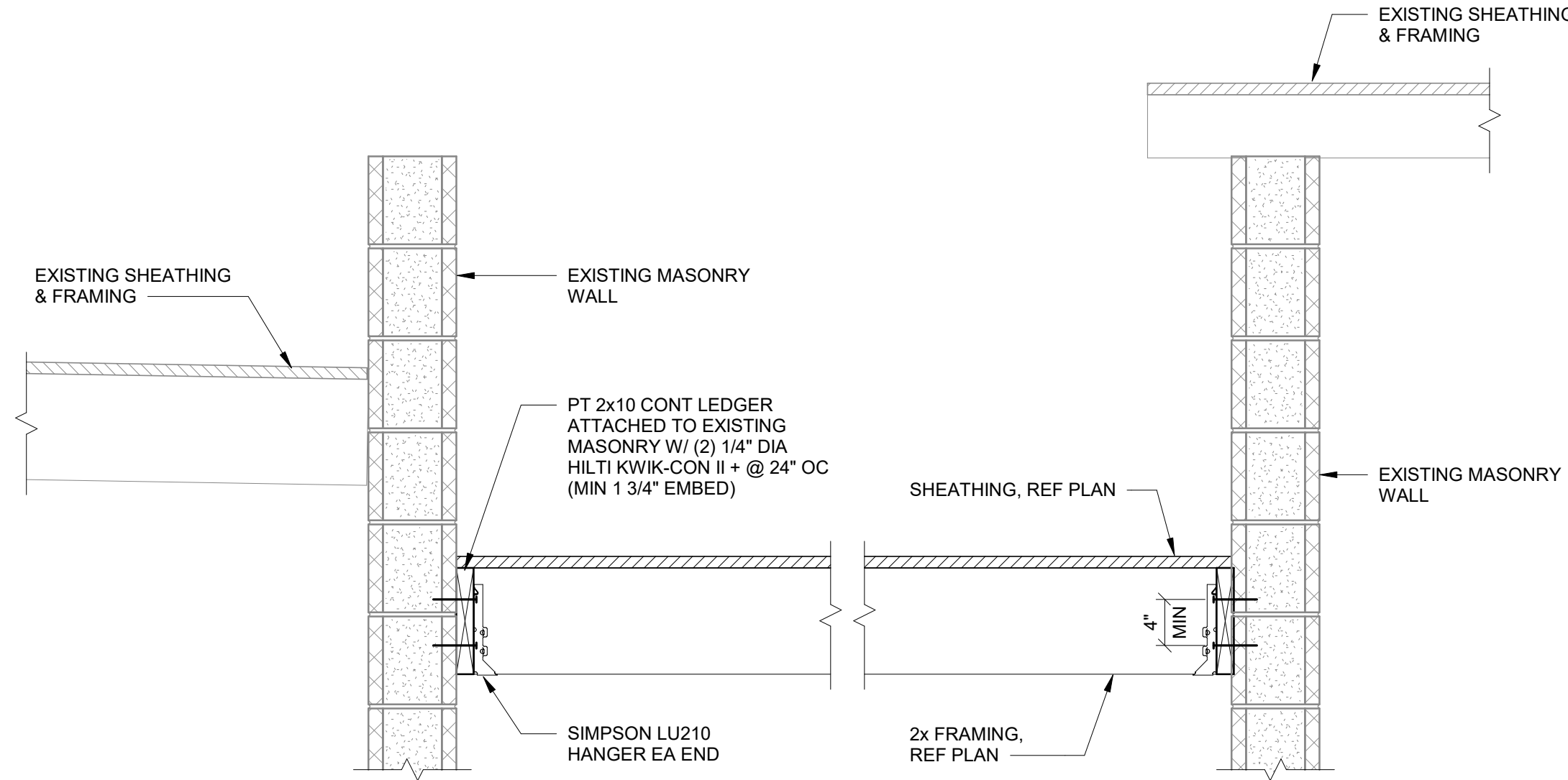
4 SECTION
1" = 1'-0"



5 SECTION
1" = 1'-0"



6 SECTION
1" = 1'-0"



7 SECTION
1" = 1'-0"

Seal

DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.6200
www.DP3architects.com

Project

**1501 EAST NORTH
STREET
BUSINESS
DEVELOPMENT**

Project Number 190957
Drawn By KAF
Checked By ASR
Date 04 FEB 2020

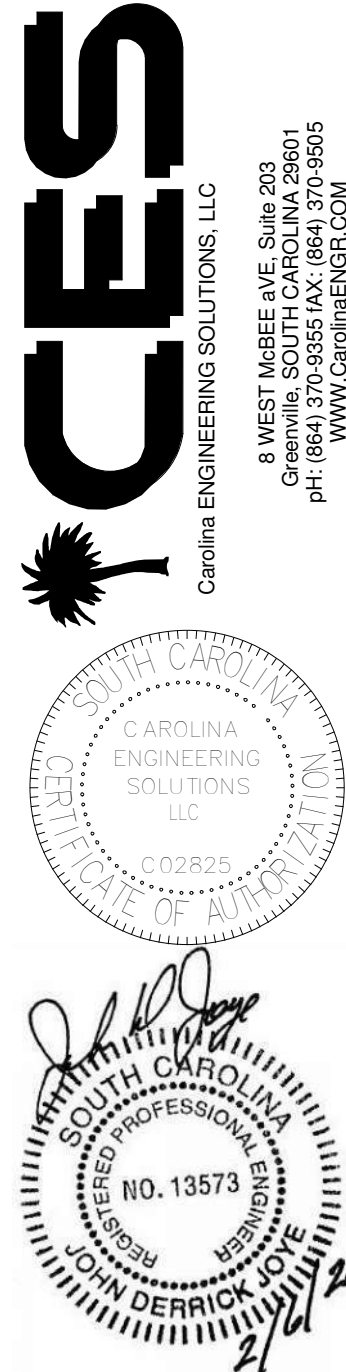
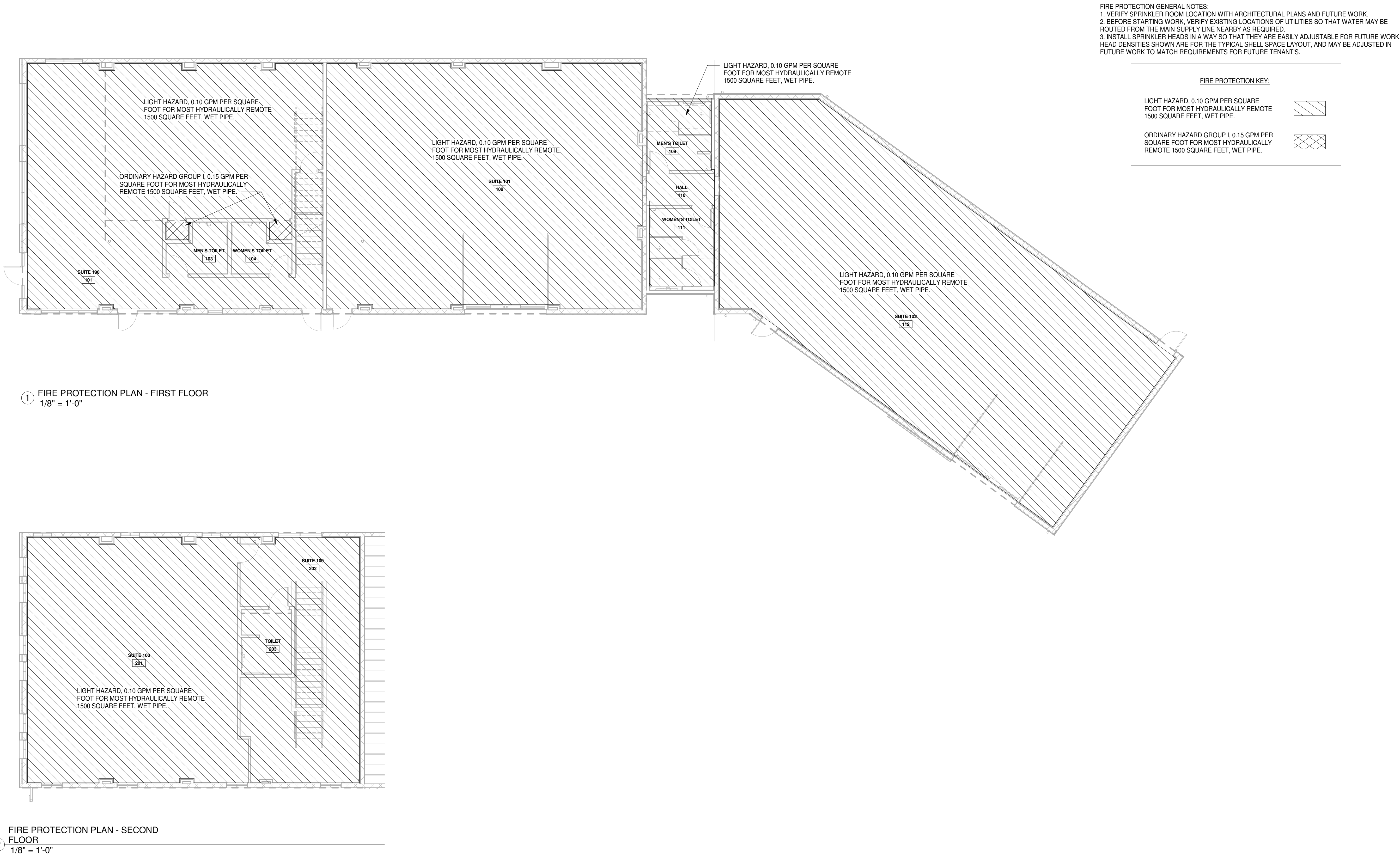
Revisions
A 03/11/2020 Revision A

Drawing

**SECTIONS &
DETAILS**

S3.1

Copyright : These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without written permission will result in legal action.



Seal



DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.8200
www.DP3architects.com

Project

1501 EAST NORTH STREET
BUSINESS DEVELOPMENT

Project Number 19194
Drawn By MCE
Checked By JDJ
Date 11 MAR 2020

Revisions

Drawing

FIRE PROTECTION PLANS

FP1.1

Copyright : These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without written permission will result in legal action.

PLUMBING NOTES	
ALL MATERIALS AND EQUIPMENT SHALL BE OF NEW AND OF FIRST QUALITY. WORKMANSHIP SHALL CONFORM TO THE BEST PRACTICE FOR SUCH WORK. ALL INSTALLERS OF THE SYSTEMS SHALL BE TRAINED IN THE INSTALLATION OF THE TYPES OF SYSTEMS BEING INSTALLED.	
1.	ALL WORK SHALL CONFORM TO THE 2015 INTERNATIONAL PLUMBING CODE, OSHA REQUIREMENTS AND ALL APPLICABLE LOCAL CODES AND ORDINANCES. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS AND FINAL APPROVALS.
2.	SUBMISSION OF PROPOSAL DIRECTLY OR INDIRECTLY IN CONNECTION WITH THIS WORK SHALL IMPLY THAT THE BIDDER HAS EXAMINED THE JOB SITE UNDER WHICH HE WILL BE OBLIGATED TO OPERATE SHOULD HE BE AWARDED THE WORK UNDER THIS CONTRACT. NO EXTRA CHARGE WILL BE ALLOWED FOR FAILURE OF ANY BIDDER TO EXAMINE THE SITE PRIOR TO BID.
3.	CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS IN THE FIELD, AND SHALL ADVISE THE ARCHITECT/ENGINEER AND THE OWNER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK.
4.	THE CONTRACTOR SHALL VERIFY ALL CLEARANCES, DIMENSIONS, INVERTS AND SIZES OF PIPING AND EQUIPMENT WITH THE CONTRACT DOCUMENTS AND CONDITIONS IN THE FIELD BEFORE FABRICATION OF ANY MATERIALS OR WORK TO BE PERFORMED.
5.	THE CONTRACTOR SHALL INSTALL SYSTEMS AS DESIGNED AND SET FORTH BY THE CONTRACT DOCUMENTS AND THE DESIGN CONCEPT INTENDED BY THE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS WORK WITH THAT OF ALL OTHER TRADES, AND THE SATISFACTORY PERFORMANCE OF THIS WORK.
6.	POTABLE HOT AND COLD WATER PIPE IN THE BUILDING SHALL BE ASTM B88 HARD COPPER TUBING, TYPE L WITH WROUT COPPER SOLDER JOINTS. GATE VALVES TO BE CRANE NO 1700 CLASS 125 BRONZE BODY, THREADED JOINT. FOR PIPING SIZES 1" AND SMALLER, ALTERNATE USE OF CROSS-LINKED POLYETHYLENE MADE BY "PEX" OR APPROVED EQUIVALENT PER ASTM F876/F877, ADSF.
7.	MAINTAIN A MINIMUM CLEARANCE OF 3'-0" IN FRONT OF ALL ELECTRICAL PANELS AND 1'-0" EITHER SIDE OF PANEL TO STRUCTURE. ALL PIPING SHALL BE ROUTED AROUND THIS AREA.
8.	ALL HOT AND COLD DOMESTIC WATER PIPING SHALL BE INSULATED WITH 1" FLEXIBLE, 1" UNICELLULAR PIPING INSULATION. ALL JOINTS TO BE BONDED WITH ADHESIVE.
9.	ALL WATER PIPING SHOWN ROUTED IN EXTERIOR WALLS SHALL BE LOCATED INSIDE THE BUILDING INSULATION AND FINISHED WALL TO PREVENT FREEZE DAMAGE.
10.	ALL ABOVE GRADE AND BELOW GRADE DWV PIPING SHALL BE SCHEDULE 40 PVC.
11.	NON COMBUSTIBLE PIPING IS REQUIRED IN FIRE RATED WALLS AND IN PLENUM SPACES. THIS IS FOR ALL PIPING - WATER, WASTE, VENT AND STORM.
12.	ALL SANITARY PIPING AND VENT PIPING LOCATED IN FIRE RATED WALL SHALL BE CAST IRON OR COPPER. COORDINATE LOCATIONS WITH ARCHITECT.
13.	PROVIDE CLEANOUTS AT THE BASE OF ALL SANITARY DRAINAGE, PROCESS WASTE, AND RAIN WATER CONDUCTORS.
14.	DRAINAGE PIPING SHALL BE RUN AS STRAIGHT AS POSSIBLE AND SHALL HAVE LONG TURN FITTINGS.
15.	PVC PIPING SHALL NOT BE USED IN AIR PLENUM CEILINGS AND SHALL NOT CROSS FIRE RATED WALLS, CEILINGS, OR FLOORS.
16.	PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED TO MAINTAIN THEIR RATING. FIRE STOP PRODUCTS TO INCLUDE HILTI, 3M, OR APPROVED EQUAL.
17.	ALL STUB INS AND/ OR SLAB OR WALL PENETRATION TO BE PER NFPA. ALL PIPING PENETRATIONS OF BUILDING FOUNDATIONS OR FOOTING SHALL BE SLEEVED.
18.	PLUMBING CONTRACTOR SHALL FURNISH ACCESS PANEL, TO BE INSTALLED BY THE GENERAL CONTRACTOR, AS REQUIRED FOR PLUMBING SYSTEM INSTALLATIONS.
19.	ALL PIPING AND WATER HEATER SUPPORTS MUST MEET THE MANUFACTURERS' STANDARDIZATION SOCIETY SP-69. ALL THREADED ROD DIAMETERS SHALL BE 3/4" DIAMETER MINIMUM AND SUPPORTS SHALL BE SPACED IN ACCORDANCE WITH INTERNATIONAL PLUMBING CODE. NO SEISMIC SUPPORTS ARE REQUIRED IF PIPING IS LESS THAN 1.5 INCHES IN DIAMETER AND IS HUNG WITHIN 12" OF CEILING SUPPORT STRUCTURE.
20.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR DIGGING OF THE TRENCHES REQUIRED FOR THE UNDERGROUND PIPING AS INDICATED ON THE DRAWINGS WITH 4 FEET OF EXTERIOR WALL OUTSIDE THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER BACKFILLING OF ALL TRENCHING AND TAMPING SO THAT SLABS CAST ABOVE THE LINES SHALL BE ADEQUATELY SUPPORTED. TRENCHES SHALL BE GRADED EVENLY ACCORDING TO THE STANDARD OF BEST PRACTICE SUCH THAT PIPE IS UNIFORMLY SUPPORTED.
21.	PRESSURE TESTING OF THE SUPPLY WATER AND DWV SYSTEMS SHALL BE DONE IN ACCORDANCE WITH THE IPC AND LOCAL INSPECTION REQUIREMENTS.
22.	ALL POTABLE WATER SYSTEM PIPING, FITTINGS AND FIXTURES SHALL BE STERILIZED AND FLUSHED PRIOR TO USE IN ACCORDANCE WITH THE LATEST EDITION OF AMERICAN WATER WORKS ASSOCIATION STANDARDS.
23.	THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT THE COLD WATER SUPPLY FROM THE WATER MAIN HAS A BACKFLOW PREVENTOR INSTALLED BEFORE CONNECTING THE SUPPLY PIPING. IF NOT THE CONTRACTOR SHALL INSTALL BACKFLOW PREVENTION DEVICE. THE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED PER LOCAL CODE & PER AUTHORITY HAVING JURISDICTION REQUIREMENTS.
24.	PLUMBING CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR ALL VOLTAGES TO PLUMBING EQUIPMENTS OF ELECTRICALLY OPERATED EQUIPMENT PRIOR TO PURCHASING EQUIPMENT.
25.	ALL NATURAL GAS PIPING SHALL MEET THE MOST CURRENT EDITION OF THE NATURAL GAS CODE AND INTERNATIONAL MECHANICAL CODE. STEEL PIPING IS THE STANDARD FOR THIS DESIGN BUT OTHER FLEXIBLE AND PLASTIC PIPING MAY BE UTILIZED IF INSTALLED PER MANUFACTURERS' STANDARDS AND ARE ACCEPTABLE FOR LOCAL CODES. OUTSIDE STORAGE OF ANY PLASTIC PIPING SHALL BE RESTRICTED PER MANUFACTURERS' STANDARDS. INSTALLING PLASTIC NATURAL GAS PIPING IN AREAS OF HIGH LIGHT INTENSITY OR HEAT SOURCES SHALL NOT BE ALLOWED.
26.	PORTIONS OF A GAS PIPING SYSTEM INSTALLED IN CONCEALED LOCATIONS SHALL NOT HAVE UNIONS, TUBE FITTINGS OR RUNNING THREADS.
27.	PAINT ALL EXTERIOR ROUTED NATURAL GAS PIPING WITH 1 PRIMER COAT, 2 FINAL COATS OF RUST INHIBITOR SAFETY YELLOW.
28.	EXPPOSED PIPING SHALL BE IDENTIFIED BY A YELLOW LABEL MARKED "GAS" IN BLACK LETTERS. THE MARKING SHALL BE SPACED AT INTERVALS NOT EXCEEDING 5 FEET. ALL PIPING AND TUBING SYSTEMS, GREATER THAN 0.5 POUNDS PER SQUARE INCH SERVICE PRESSURE, SHALL BE IDENTIFIED BY A YELLOW LABEL WITH BLACK LETTERS INDICATING THE PIPING SYSTEM PRESSURE. THE SYSTEM SHALL BE MARKED AT THE BEGINNING, ALL ENDS AND AT INTERVALS NOT EXCEEDING 5 FEET ALONG ITS EXPOSED LENGTH.
29.	NATURAL GAS PIPING IS SIZED FOR 2 PSI BLDG. SIDE GAS PRESSURE, CONTRACTOR TO VERIFY W/ GAS CO. FOR SVC. PRESSURE PROVIDED.

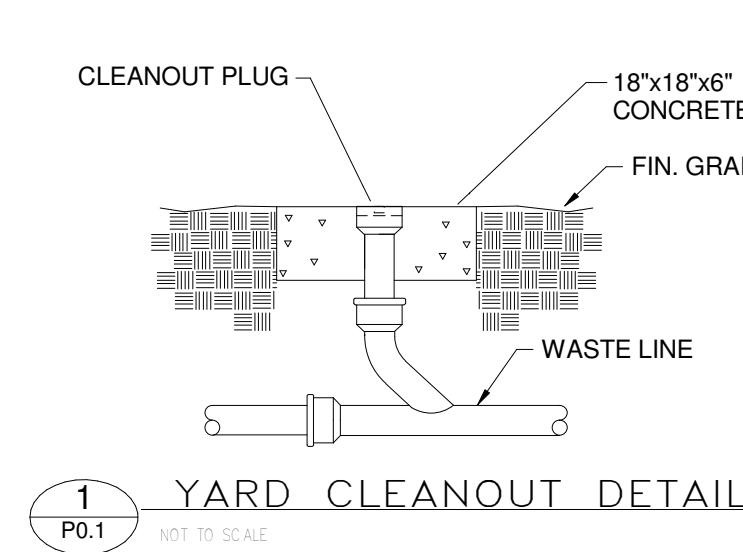
PLUMBING LEGEND & SYMBOLS	
	HOT WATER (DOMESTIC)
	SANITARY WASTE PIPING
	SANITARY VENT PIPING
	COLD WATER (DOMESTIC)
	NATURAL GAS PIPING
	WALL CLEANOUT
	HOT WATER RETURN (DOMESTIC)
	CONDENSATE DRAIN PIPING
	TEMPER WATER 105°F
	WALL HYDRANT OR HOSE BIBB
	GATE VALVE
	GAS COCK
	FLOOR DRAIN
	FLOOR CLEANOUT
	PIPE RISING UP
	PIPE DROPPING DOWN
	WATER HAMMER ARRESTER
	CONCENTRIC REDUCER
	UNION - SCREWED OR FLANGED
	PUMP
	GAS PRESSURE REGULATOR

ABBREVIATIONS			
AFF	ABOVE FINISHED FLOOR	MC	MECHANICAL CONTRACTOR
AHU	AIR HANDLING UNIT	MTD	MOUNTED
BFF	BELOW FINISHED FLOOR	NIC	NOT IN CONTRACT
BFP	BACKFLOW PREVENTER	NTS	NOT TO SCALE
BOP	BOTTOM OF PIPE	NG	NATURAL GAS
CHWP	CHILLED WATER PUMP	ORD	OVERFLOW ROOF DRAIN
CHWR	CHILLED WATER RETURN	OVHD	OVERHEAD
CHWS	CHILLED WATER SUPPLY	PC	PLUMBING CONTRACTOR
CONT	CONTINUATION	PRV	PRESSURE REDUCING VALVE
CO	CLEAN OUT	RD	ROOF DRAIN
COORD	COORDINATE	SS	SANITARY SEWER
CW	COLD WATER	T&P	TEMPERATURE & PRESSURE
DN	DOWN	TYP	TYPICAL
FD	FLOOR DRAIN	TW	TEMPERED HOT WATER
FCO	FLOOR CLEAN OUT	V	VENT
FS	FLOOR SINK	VTR	VENT THRU ROOF
GC	GENERAL CONTRACTOR	W	WASTE
GPH	GALLONS PER HOUR	WI	WITH
GPM	GALLONS PER MINUTE	WCO	WALL CLEAN OUT
HB	HOSE BIBB	WH	WATER HEATER
HD	HUB DRAIN	WHA	WATER HAMMER ARRESTER
HW	HOT WATER	WHD	WALL HYDRANT
HWR	HOT WATER RECIRCULATION	YCO	YARD CLEANOUT
IE	INVERT ELEVATION		
NOT ALL ABBREVIATIONS ARE USED			

ACCEPTABLE PLUMBING FIXTURE AND TRIM SUBSTITUTES

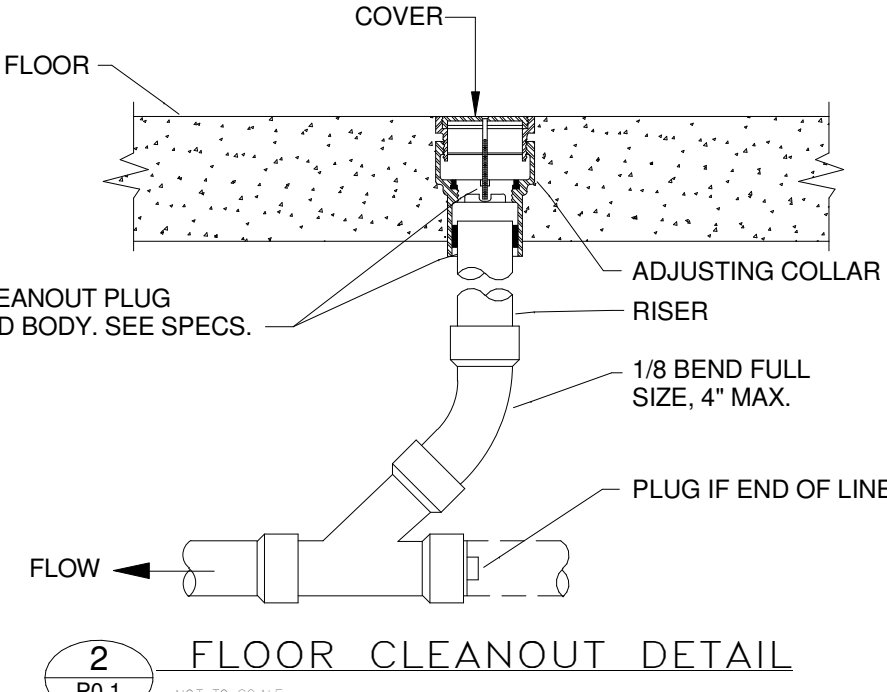
PLUMBING FIXTURE AND TRIM SUBSTITUTES	FIXTURE SUPPORTS	DRAINS AND CLEANOUTS
AMERICAN STANDARD	SMITH	J.R. SMITH
CRANE	WADE TYLER	ZURN
KOHLER	ZURN	ORION
SLOAN		
DELAY		

NOTES:
PLUMBING MATERIAL AND INSTALLATION SHALL COMPLY WITH (2012 INTERNATIONAL PLUMBING CODE), LOCAL GOVERNMENTS AND REGULATORY AGENCIES.
ALL DOMESTIC WATER LINES SHALL BE DISINFECTED IN ACCORDANCE WITH APPLICABLE PARAGRAPHS OF AWWA C-601, "STANDARD PROCEDURE FOR DISINFECTION OF WATER LINES".

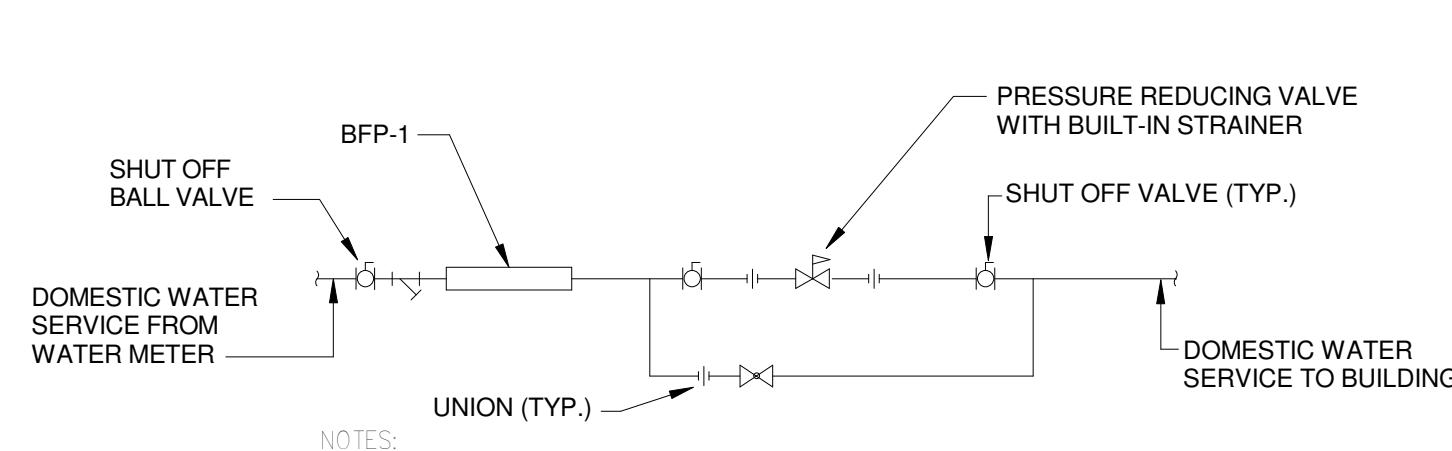


1
P0.1
YARD CLEANOUT DETAIL
NOT TO SCALE

NOTE:
IF IN CONCRETE PAVING,
CONCRETE PAD NOT REQUIRED.

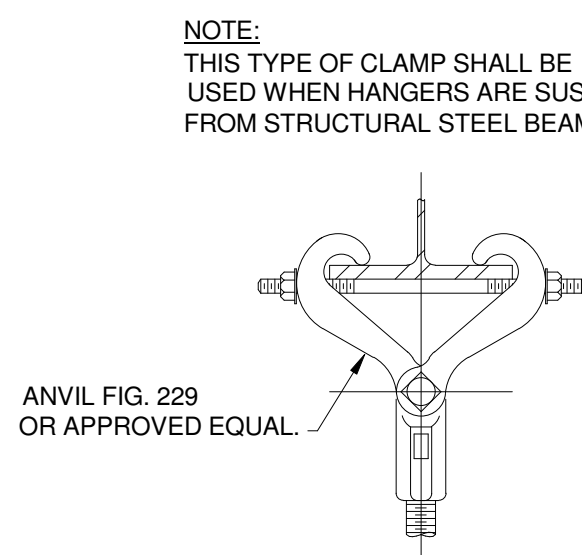


2
P0.1
FLOOR CLEANOUT DETAIL
NOT TO SCALE

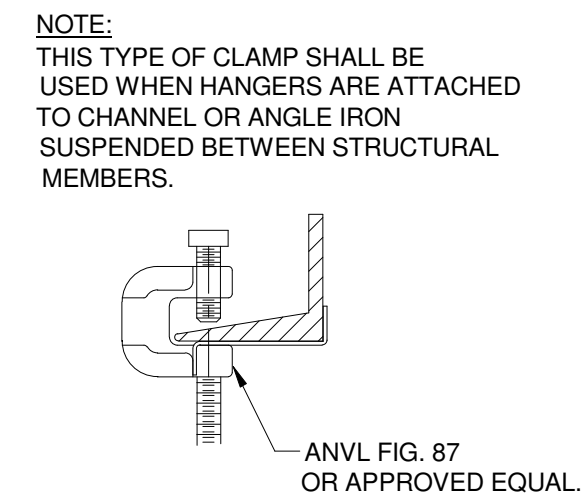


1. WHERE THE WATER SERVICE STATIC PRESSURE IS 65 P.S.I.G. OR GREATER.
OMIT PRV IF STATIC PRESSURE IS LESS THAN 65 P.S.I.G.

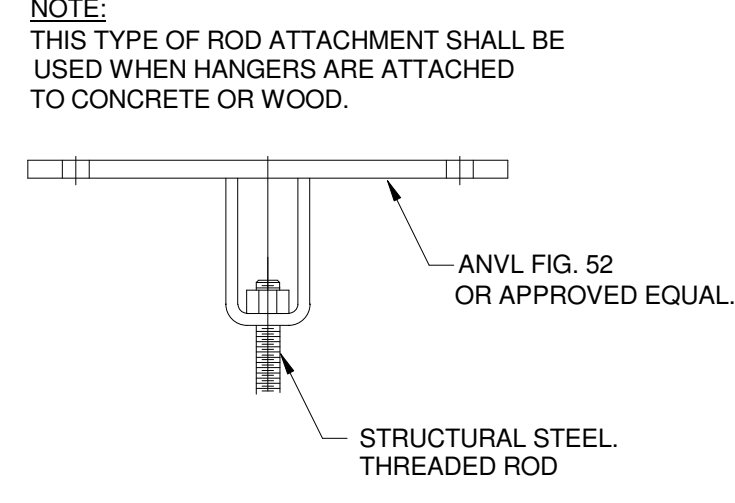
5
P0.1
DOMESTIC WATER SERVICE ENTRANCE DETAIL
NOT TO SCALE



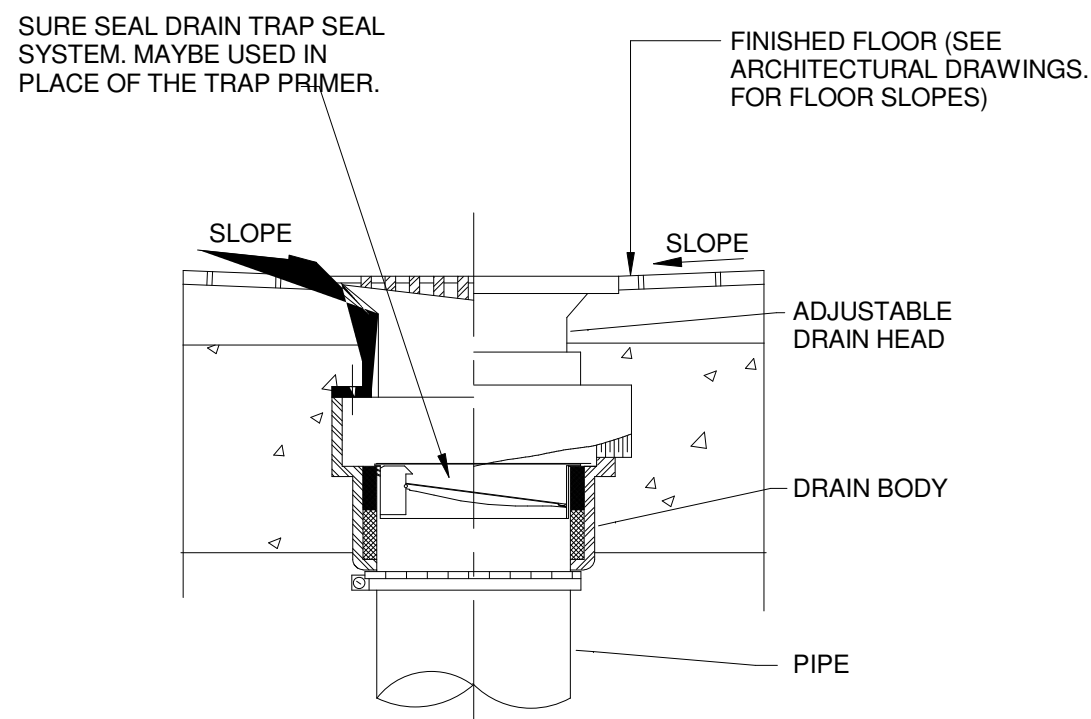
6
P0.1
PIPE HANGER CLAMP DETAIL 1
NOT TO SCALE



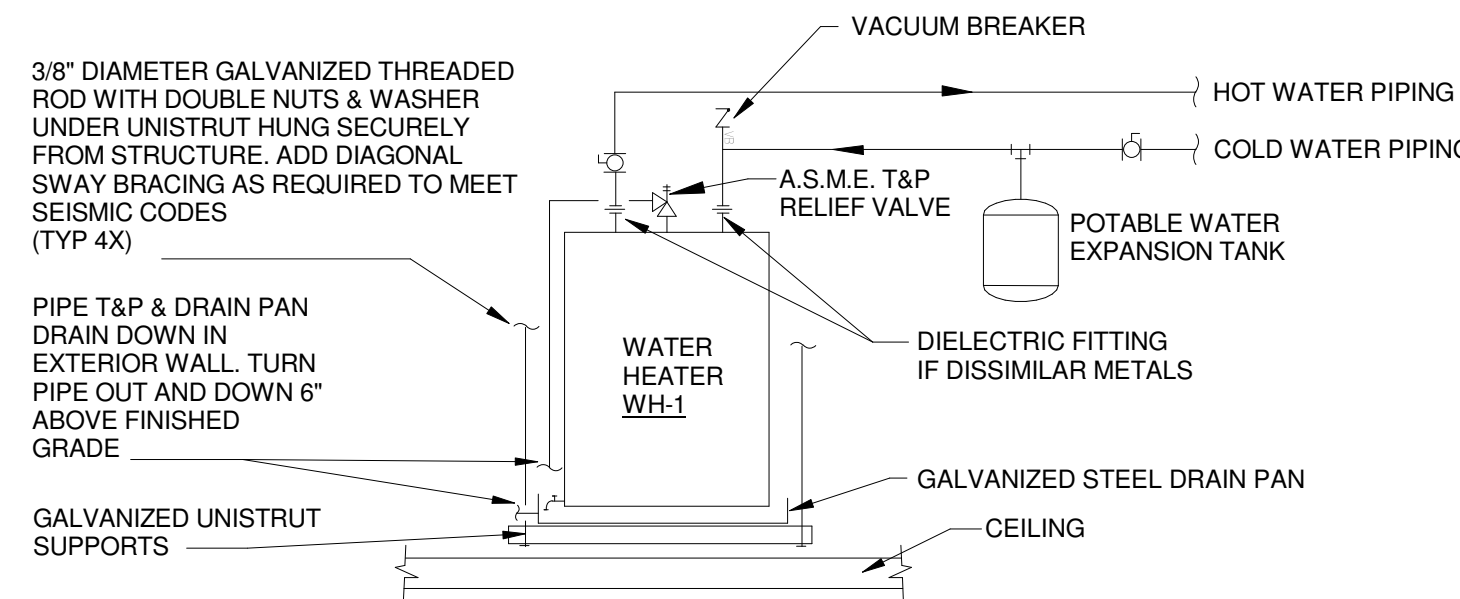
7
P0.1
PIPE HANGER CLAMP DETAIL 2
NOT TO SCALE



8
P0.1
PIPE HANGER CLAMP DETAIL 3
NOT TO SCALE

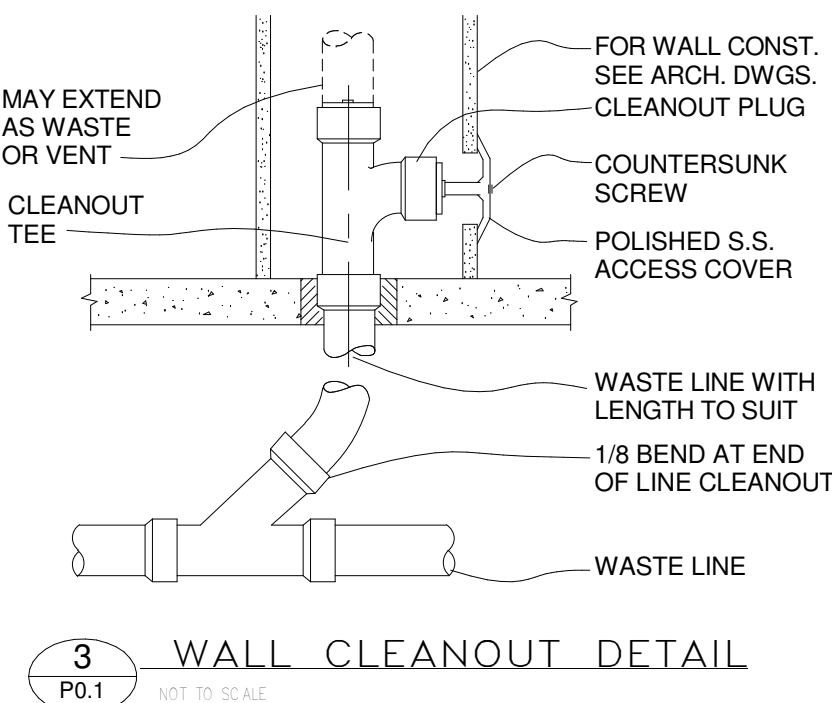


9
P0.1
FLOOR DRAIN DETAIL
NOT TO SCALE

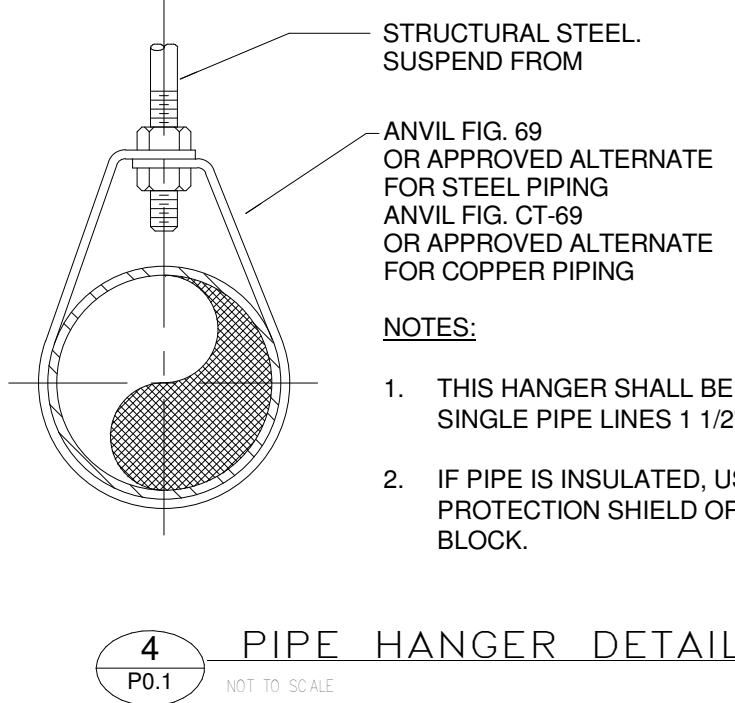


10
P0.1
WATER HEATER DETAIL
NOT TO SCALE

PLUMBING FIXTURE SCHEDULE						
ITEM	DESCRIPTION	FIXTURE	WASTE	VENT	HOT SUPPLY	COLD SUPPLY
WC-1	AMERICAN STANDARD CADET 3, 15" RIM HEIGHT, WHITE, VITREOUS CHINA, FLUSH TANK, 1.6 GPF, ELONGATED BOWL, OPEN FRONT SEAT WATER CLOSET OR EQUAL.	FLOOR MOUNTED WATER CLOSET FLUSH TANK	4	2	-	1/2
WC-1A	AMERICAN STANDARD CADET 3, 16-1/2", WHITE, VITREOUS CHINA, FLUSH TANK, 1.6 GPF, ELONGATED BOWL, OPEN FRONT SEAT WATER CLOSET OR EQUAL. TANK HANDLES SHALL BE ON RIGHT OR LEFT SIDE, TO MATCH THE WIDE SIDE OF THE HANDICAPPED STALL.	FLOOR MOUNTED WATER CLOSET FLUSH TANK (HANDICAP ACCESSIBLE)	4	2	-	1/2
UR-1	AMERICAN STANDARD TRIMBROOK, VITREOUS CHINA, 3/4" TOP SPUD (OR EQUAL), MOUNT RIM AT 17" AFF (ADA HEIGHT), PROVIDE W/ SLOAN ROYAL 8180 BATTERY AUTO FLUSH VALVE & HEAVY DUTY WALL CARRIER.	WALL HUNG URINAL (HANDICAP ACCESSIBLE)	2	1 1/2	-	3/4
LAV-1	AMERICAN STANDARD LUCERNE, 20-1/2" x 18-1/4" SQUARE SINK, VITREOUS CHINA, WALL-HUNG LAVATORY WITH 4" CENTERS OR EQUAL. PROVIDE WITH T&S BRASS #B-2711 WITH 0.5 GPM AERATOR, OR EQUAL. ANGLE STOP SUPPLIES WITH TUBES & ESCUTCHEONS. P-TRAP AND J.R. SMITH CONCEALED ARM CARRIER. MOUNT TOP OF RIM 34" AFF. PROVIDE WITH A.D.A. APPROVED, PREMOLDED INSULATED COVERS FOR WASTE & SUPPLIES BELOW LAVATORY.	WALL HUNG LAVATORY (HANDICAP ACCESSIBLE)	2	1 1/2	1/2	1/2
WH-1	AO SMITH MODEL# DEL-10S-3, 10 GALLON "LOW BOY" TANK WATER HEATER, 208V SINGLE PHASE, 3KW HEATING ELEMENT FOR 14GPH RECOVERY. PROVIDE AO SMITH MODEL# PWC-2, 2 GALLON CAPACITY EXPANSION TANK. PROVIDE WATER HEATER PLATFORM AND SUPPORTS PER MANUFACTURER'S RECOMMENDATIONS.	WATER HEATER	-	-	1/2	1/2
MV-1	ACORN MV17 THERMOSTATIC MIXING VALVE (ASSE 1070 RATED), 110°F OUTLET TEMPERATURE, 0.5 GPM MIN.-15 GPM MAX.	THERMOSTATIC MIXING VALVE	-	-	SEE PLAN	SEE PLAN
FD	FLOOR DRAIN - ZURN MODEL ZN-415, 6" TYPE B STRAINER, WITH CAST IRON HOUSING, ADJUSTABLE SATIN BRONZE TOP, CLAMPING COLLAR, AND OUTLET CONNECTION TO MATCH PIPING SIZE AS INDICATED ON DRAWINGS. INSTALL SURE SEAL INLINE 3" FLOOR DRAIN TRAP SEALER AS PER MANUFACTURER RECOMMENDATIONS.	FLOOR DRAIN	3	1 1/2	-	-
FCO	FLOOR CLEANOUT - ZURN MODEL ZN-1400, WITH SATIN BRONZE TOP, ADJUSTABLE CAST IRON HOUSING, PVC TAPERED PLUG AND OUTLET CONNECTION TO MATCH PIPING. PROVIDE CLAMPING FLANGE FOR FLOORS HAVING A WATERPROOF MEMBRANE. SIZE AS INDICATED ON DRAWINGS.	FLOOR CLEAN OUT	SEE PLAN	-	-	-
WCO	WALL CLEANOUT-ZURN MODEL Z-1441-A-BP WITH BRASS PLUG AND STAINLESS STEEL COVER.	WALL CELANOUT	SEE PLAN	-	-	-
YCO	YARD CLEANOUT-ZURN MODEL Z-1456-0X WITH DECK PLUG AND O-RING SEAL	YARD CLEANOUT	SEE PLAN	-	-	-
WHD	WOODFORD #65, AUTOMATIC DRAINING, FREEZEPROOF WALL HYDRANT WITH ANTI-SIPHON VACUUM BREAKER AND LOOSE TEE KEY OR EQUAL.	EXTERIOR WALL HYDRANT	-	-	-	3/4
GENERAL PLUMBING FIXTURE NOTES: (THESE NOTES APPLY TO ALL APPLICABLE PLUMBING FIXTURES)						
1. ROUGH-IN ALL WASTE AND SUPPLIES TO SPECIAL EQUIPMENT ACCORDING TO MANUFACTURER'S APPROVED SHOP DRAWINGS AND MAKE FINAL CONNECTIONS. ALL SUPPLIES SHALL HAVE SHUT-OFF VALVES.						



3
P0.1
WALL CLEANOUT DETAIL
NOT TO SCALE



4
P0.1
PIPE HANGER DETAIL
NOT TO SCALE

Seal

Project

1501 EAST NORTH STREET BUSINESS DEVELOPMENT

Project Number 19194
Drawn By MCE
Checked By JDU
Date 11 MAR 2020

Revisions

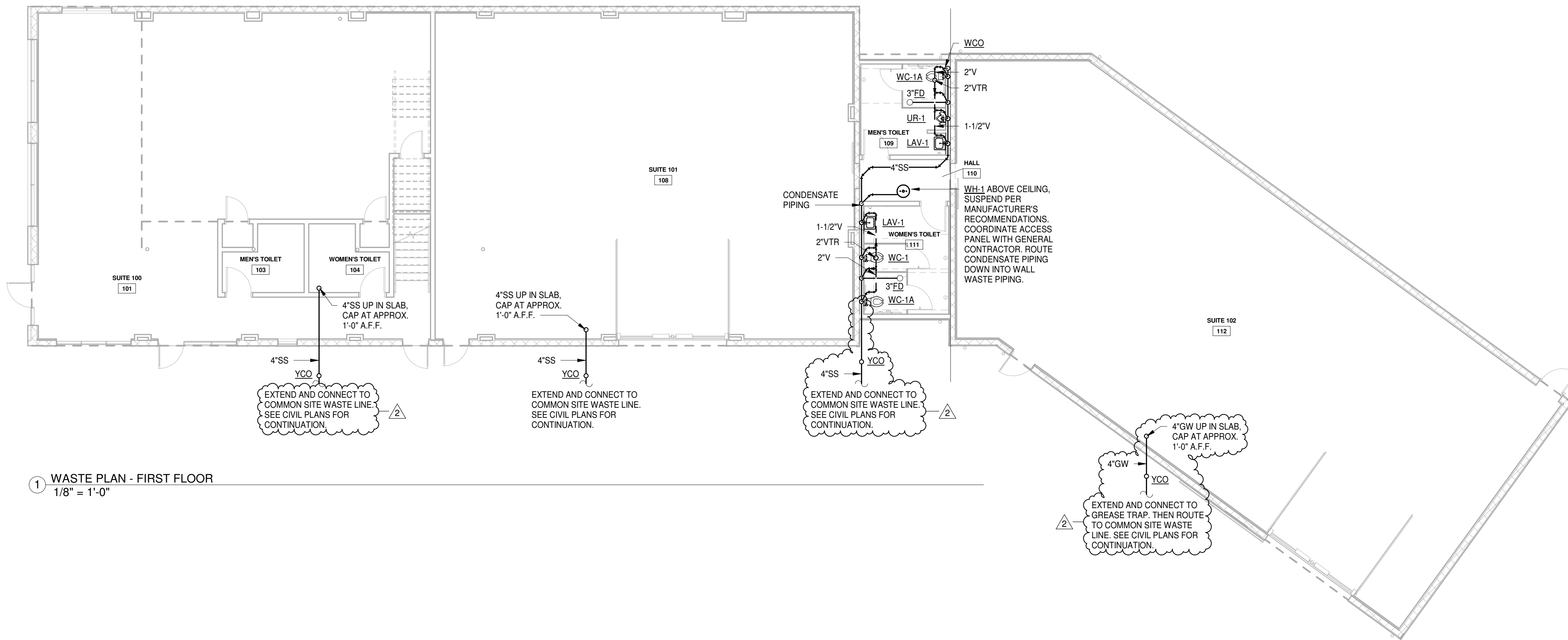
1 03/16/2020 MCE Revision 1
2 04/14/2020 MCE Cost Savings

Drawing

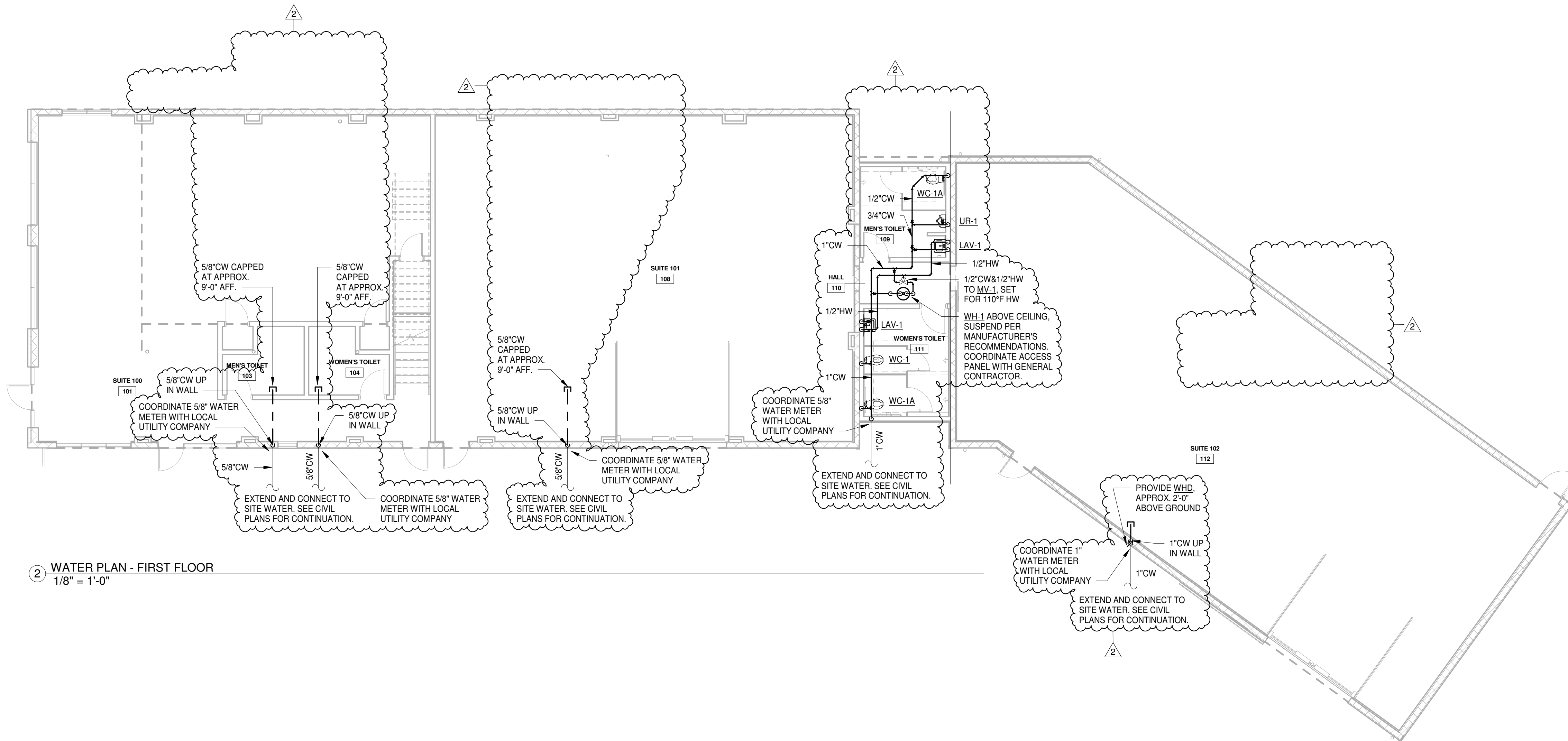
PLUMBING
GENERAL SHEET

Copyright : These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without written permission will result in legal action.

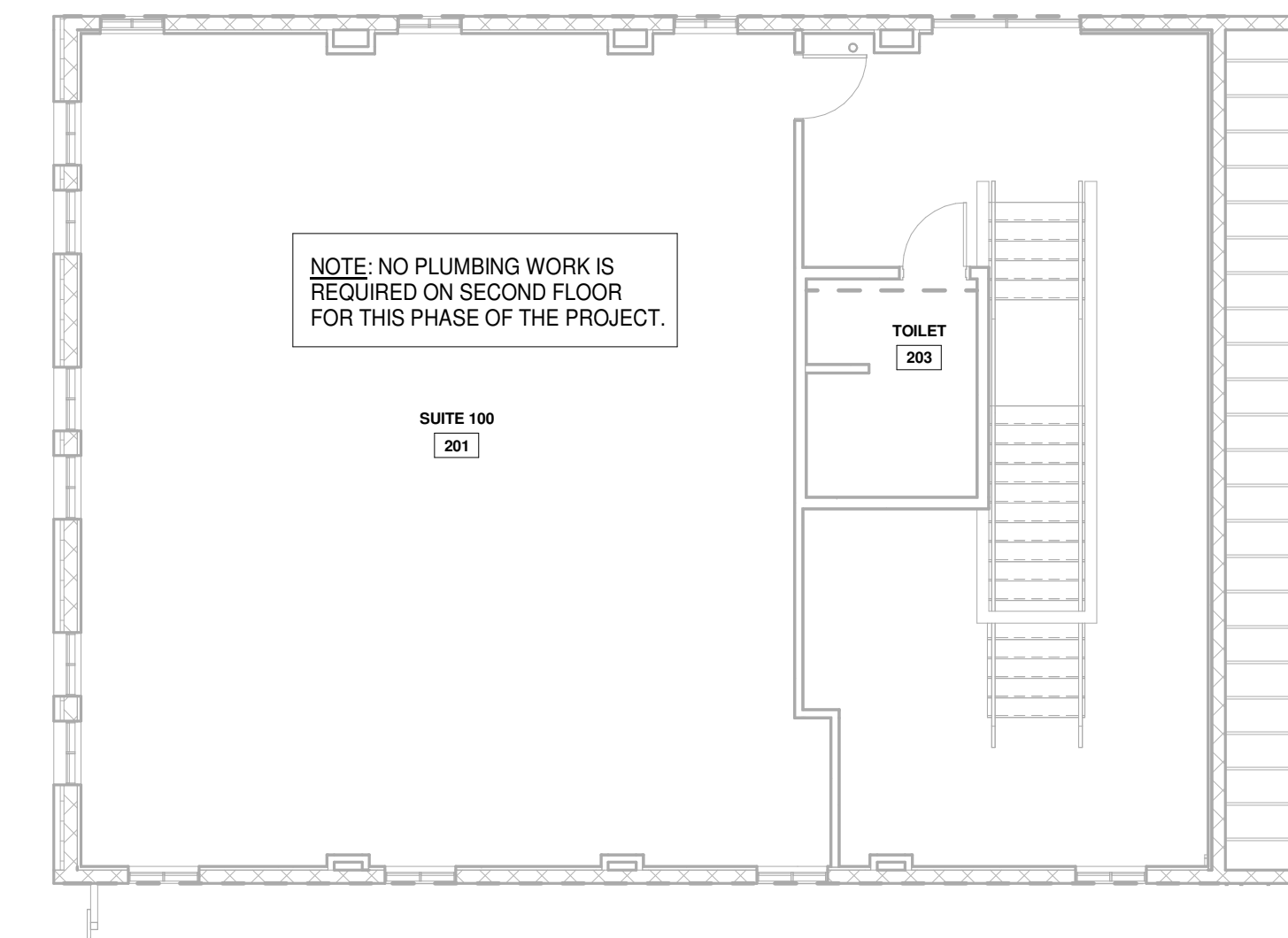
PLUMBING GENERAL NOTES:
1. BEFORE STARTING WORK, VERIFY EXISTING LOCATIONS OF UTILITIES SO THAT WATER AND WASTE MAY BE ROUTED FROM THE MAIN SUPPLY LINES NEARBY AS REQUIRED.
2. COORDINATE WALL AND SLAB PENETRATIONS WITH ARCHITECTURAL AND STRUCTURAL PLANS.



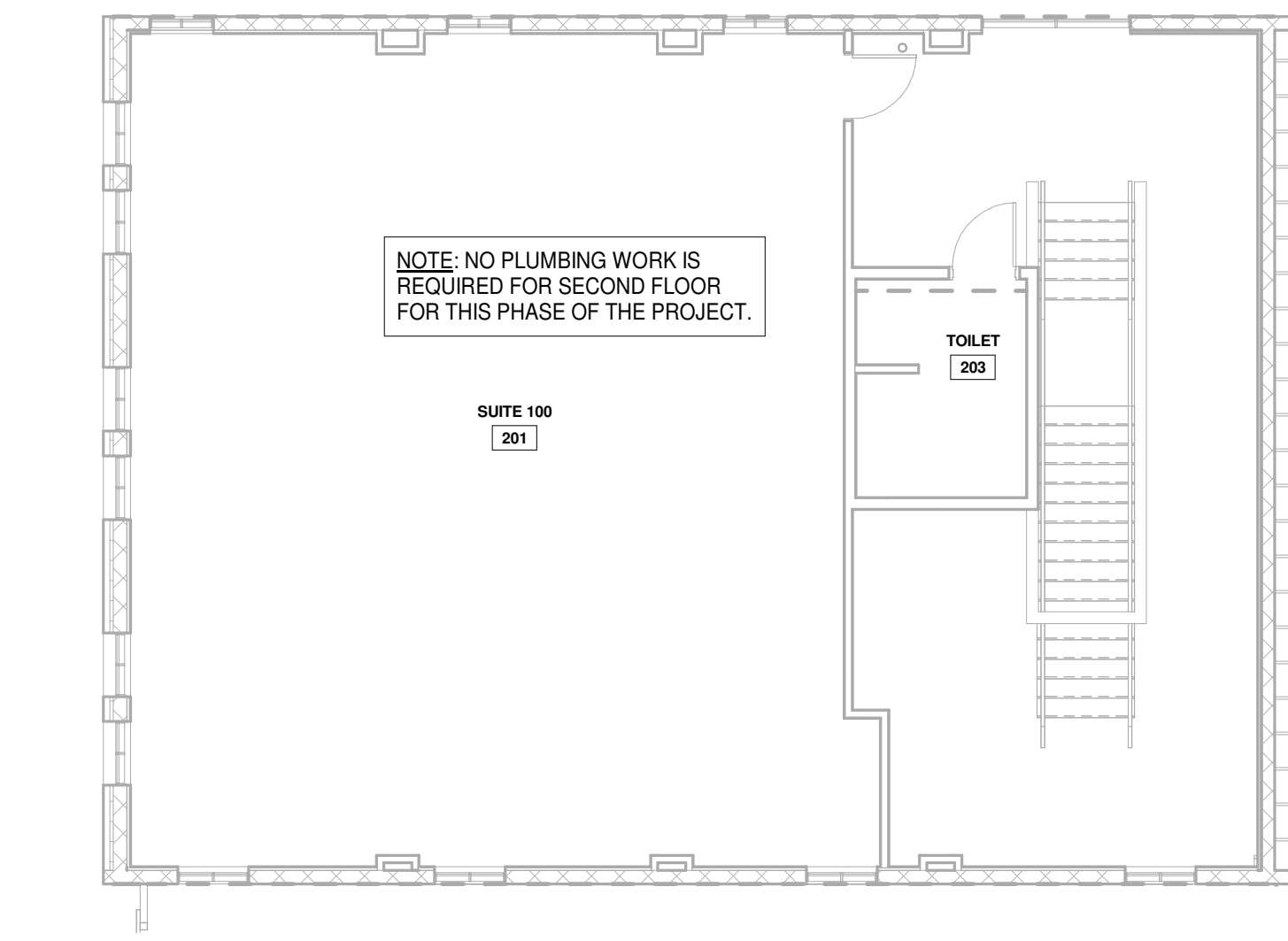
1 WASTE PLAN - FIRST FLOOR
1/8" = 1'-0"



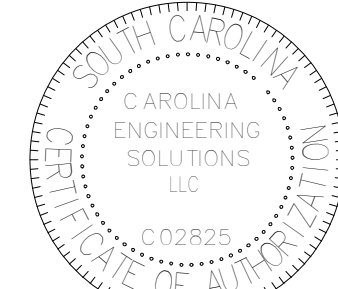
2 WATER PLAN - FIRST FLOOR
1/8" = 1'-0"



3 WASTE PLAN - SECOND FLOOR
1/8" = 1'-0"



4 WATER PLAN - SECOND FLOOR
1/8" = 1'-0"



Seal



DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.8200
www.DP3architects.com

Project

1501 EAST NORTH STREET BUSINESS DEVELOPMENT

Project Number 19194
Drawn By MCE
Checked By JDJ
Date 11 MAR 2020

Revisions			
1	03/16/2020	MCE	Revision 1
2	04/14/2020	MCE	Cost Savings

Drawing

PLUMBING PLANS

P1.1

MO.1

NOTES

1. ALL PIPING SHALL BE FULL SIZE OF DRAIN CONNECTION.
2. EXTEND DRAIN TO NEAREST ROOF DRAIN OR DOWNSPOUT. IF NEITHER IS AVAILABLE, RUN TO WITHIN 5' OF NEAREST ROOF EDGE.
3. SUPPORT AND SECURE PIPING MINIMUM EVERY 10 FT. WHERE SUPPORTED, ISOLATE PIPING FROM CLAMPS WITH 2 LAYERS OF 1/4" THICK 30 DUROMETER NEOPRENE WAFFLE PADS.
4. ALL CONDENSATE DRAIN PIPING SHALL PER MANUFACTURER'S RECOMMENDATIONS.

NOTES

1. ALL CONDENSATE PIPING SHALL MAINTAIN A MINIMUM HORIZONTAL SLIP IN THE DIRECTION OF DISCHARGE FOR NOT LESS THAN ONE EIGHTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (1-PERCENT SLOPE)
2. CONDENSATE PIPING SHOULD NOT DECREASE IN SIZE FROM THE CONNECTION OF DRAIN PAN OR UNIT.
3. ALL HVAC UNITS WITH LESS THAN 30% OUTSIDE AIR TO USE CHART ABOVE.
4. ALL HVAC UNIT WILL MORE THAN 30% OUTSIDE AIR TO USE MANUFACTURE DIAGRAM/SUBMITTALS FOR SIZE.

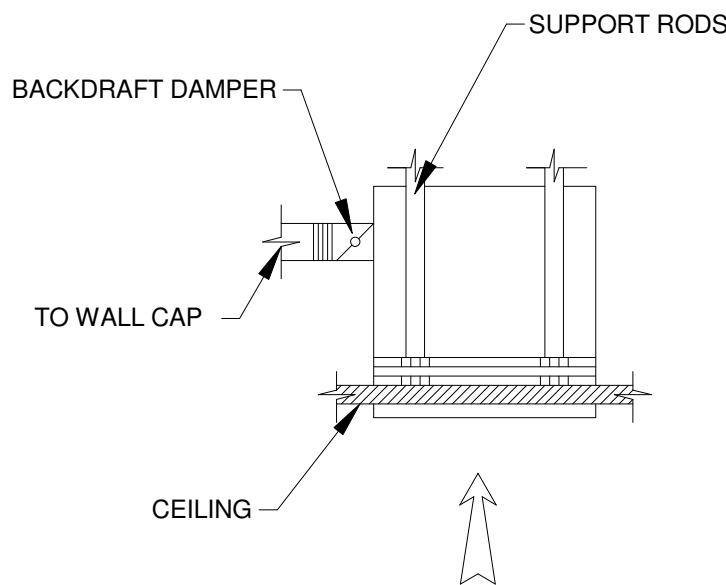
1 CONDENSATE DRAIN SIZING DETAIL
MO.1 NOT TO SCALE

- ### ROOF CURB NOTES:

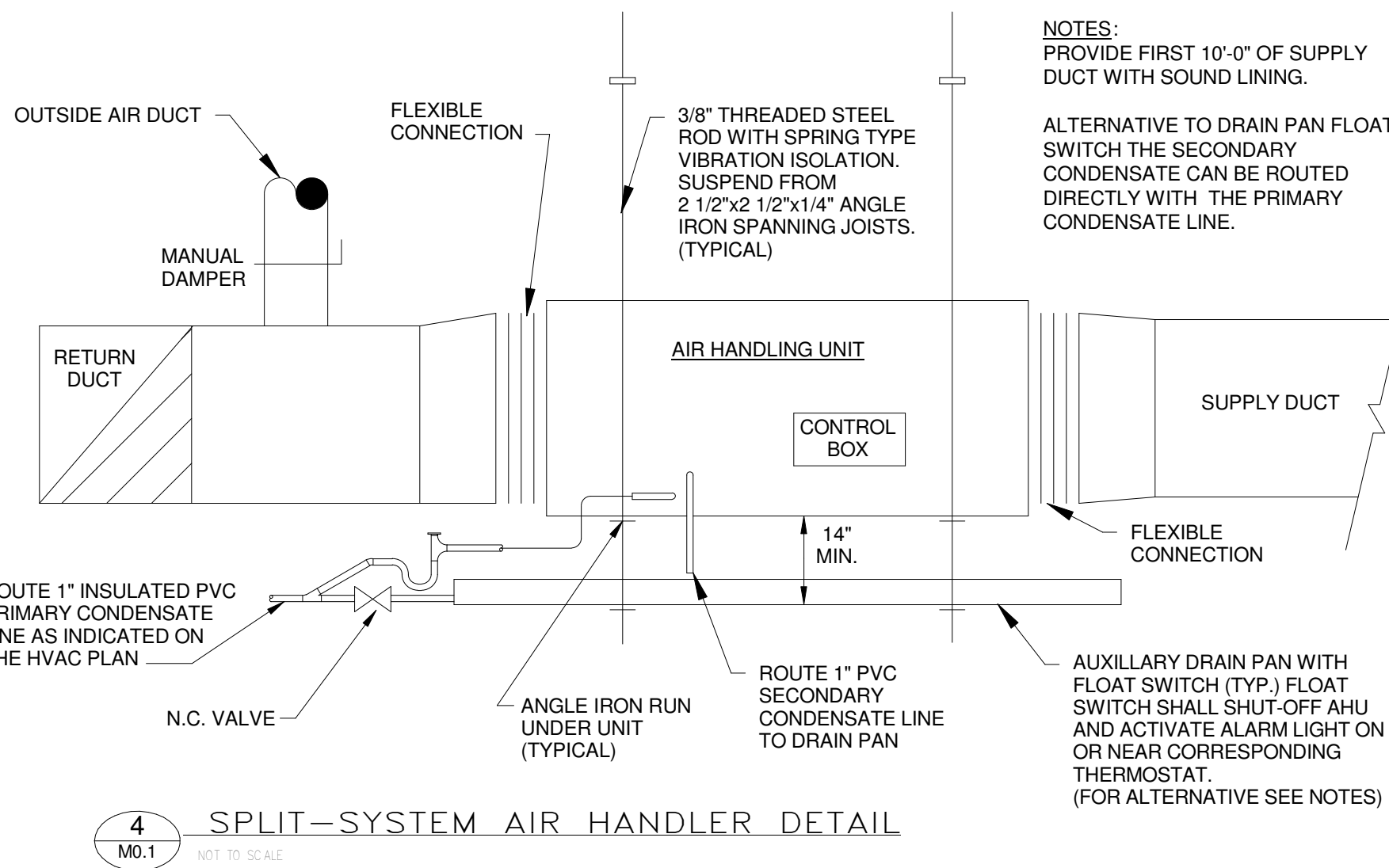
1. ROOF DECK SHALL BE CUT ONLY WHERE DUCTS PASS THRU.
2. ALL SPACE IN CURBS BETWEEN RTU AND ROOF DECK SHALL BE COMPLETELY FILLED WITH ALTERNATING LAYERS OF 4" SOUND BAT INSULATION AND 1" THICK DENSEGLASS RIGID BOARD SIDING.
3. COORDINATE INSTALLATION OF ROOF MOUNTED UNITS WITH GENERAL CONTRACTOR AND STRUCTURAL DRAWINGS.

OUTSIDE AIR SCHEDULE							
AIR HANDLER	SPACE	REQUIRED					PROVIDED
		OA PER PERSON	PEOPLE/1000 SOFT	OA PER SOFT	SOFT	OUTSIDE AIR	OUTSIDE AIR
RTU-1	TENANT 1 FIRST FLOOR	OUTSIDE AIR SET TO 10% FOR TENANT SHELL SPACES, ADJUSTABLE IN FUTURE WORK.					
RTU-2	TENANT 1 SECOND FLOOR	OUTSIDE AIR SET TO 10% FOR TENANT SHELL SPACES, ADJUSTABLE IN FUTURE WORK.					
RTU-3	TENANT 2	OUTSIDE AIR SET TO 10% FOR TENANT SHELL SPACES, ADJUSTABLE IN FUTURE WORK.					
AHU-1	TENANT 3	OUTSIDE AIR SET TO 10% FOR TENANT SHELL SPACES, ADJUSTABLE IN FUTURE WORK.					
AHU-2	TENANT 3	OUTSIDE AIR SET TO 10% FOR TENANT SHELL SPACES, ADJUSTABLE IN FUTURE WORK.					
TOTALS					1180		

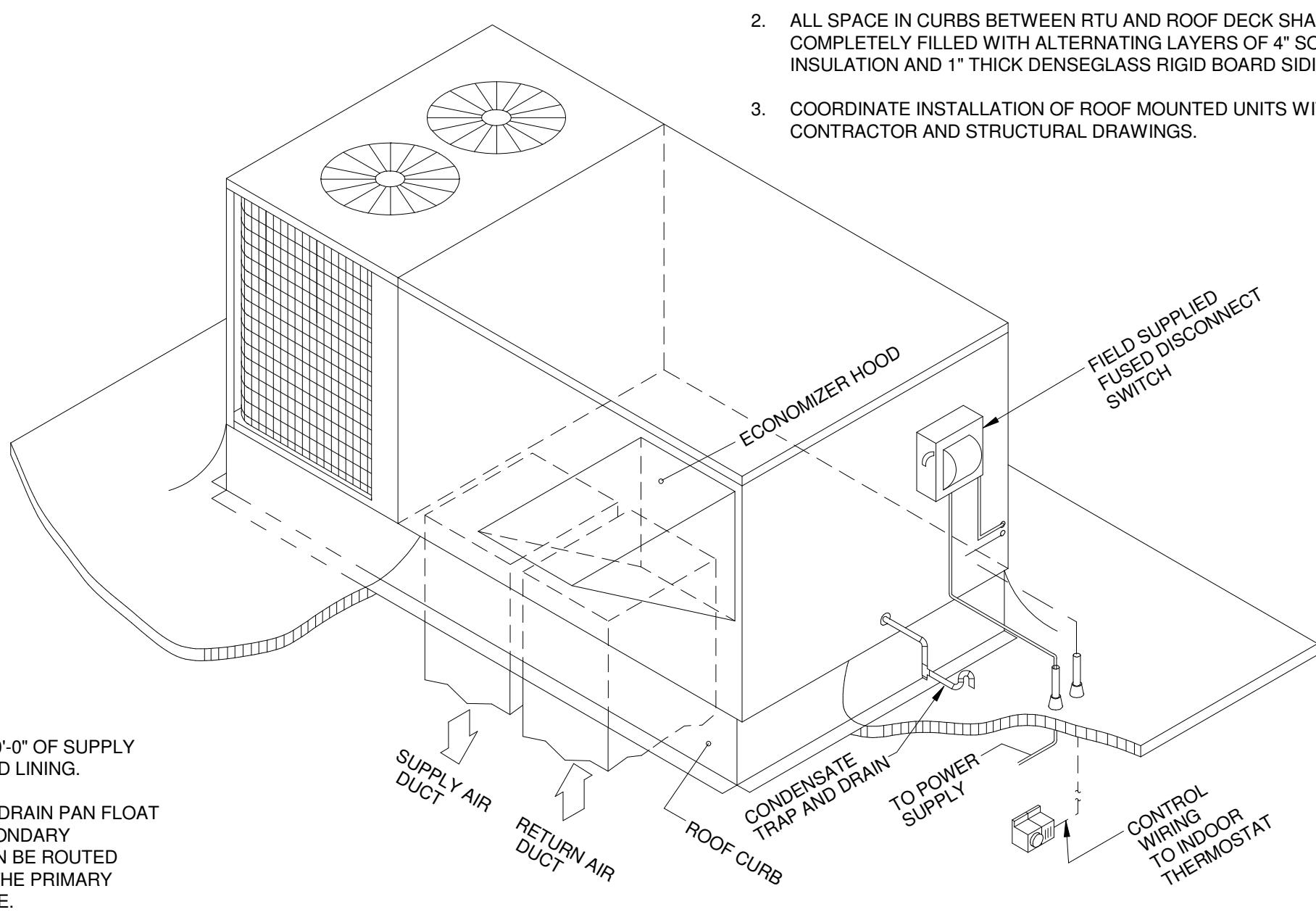
BUILDING PRESSURIZATION SCHEDULE				
EQUIPMENT TAG	AREA SERVED	OUTSIDE AIR (CFM)	EXHAUST AIR (CFM)	TOTAL AIR (CFM)
RTU-1	TENANT 1 FIRST FLOOR	240	-	+240
RTU-2	TENANT 1 SECOND FLOOR	240	-	+240
RTU-3	TENANT 2	300	-	+300
AHU-1	TENANT 3	200	-	+200
AHU-2	TENANT 3	200	-	+200
EF-1	MEN 103	-	70	-70
EF-2	WOMEN 104	-	70	-70
EF-3	MEN 109	-	140	-140
EF-4	WOMEN 111	-	140	-140
EF-5	ADA TOILET 203	-	120	-120
TOTALS		+1180	-540	+640



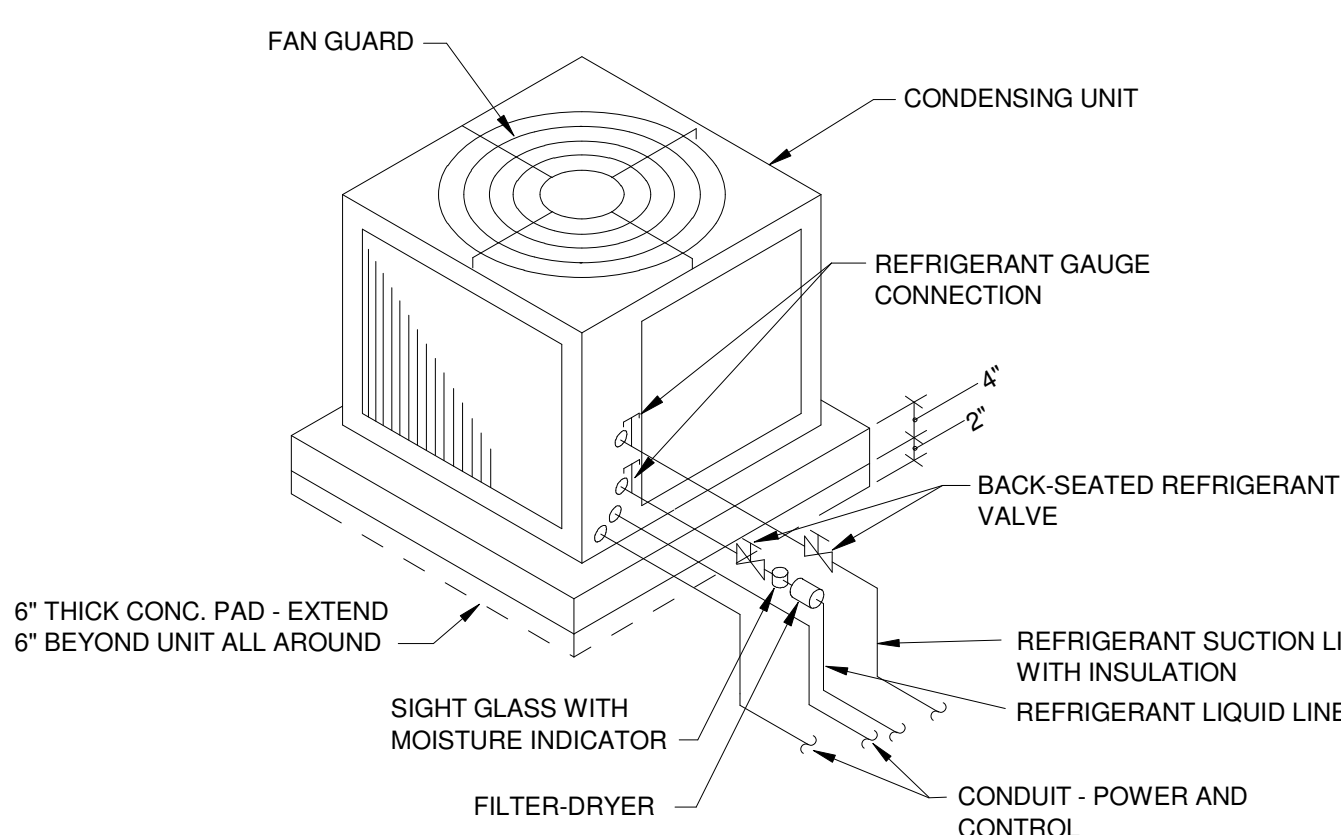
2 CEILING EXHAUST FAN DETAIL
MO.1 NOT TO SCALE



4 SPLIT-SYSTEM AIR HANDLER DETAIL
MO.1 NOT TO SCALE



3 PACKAGED ROOFTOP UNIT DETAIL
MO.1 NOT TO SCALE

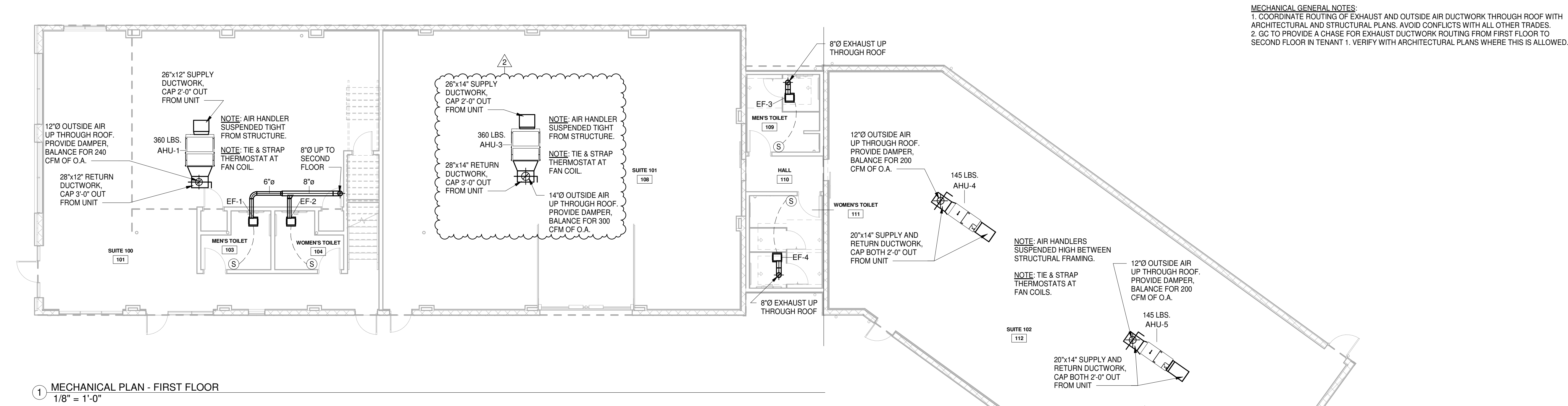


NOTE: PROVIDE LOCKING ACCESS CAP FOR REFRIGERANT LINES

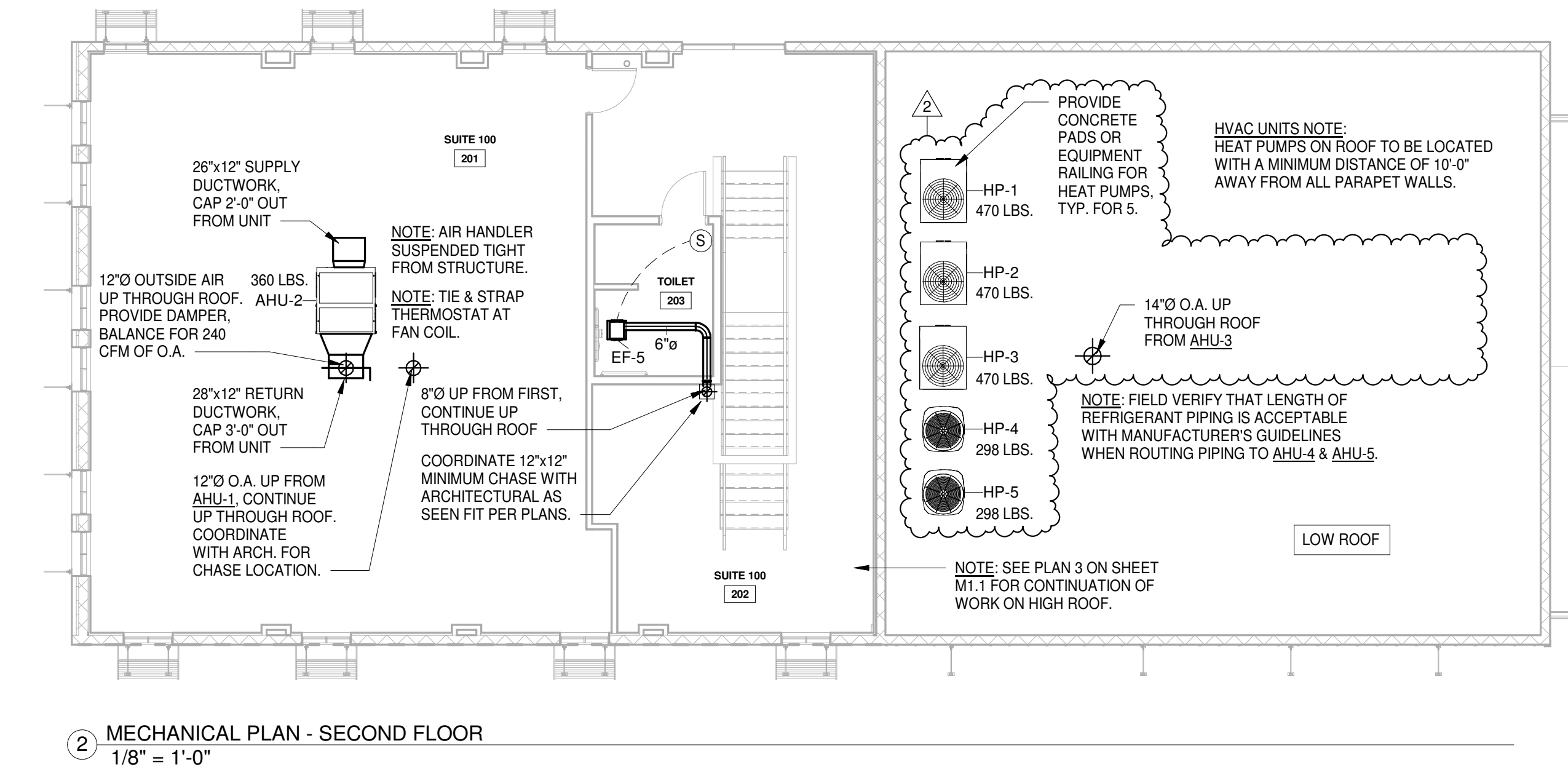
5 AIR-COOLED CONDENSING UNIT DETAIL
MO.1 NOT TO SCALE

Copyright : These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without written permission will result in legal action.

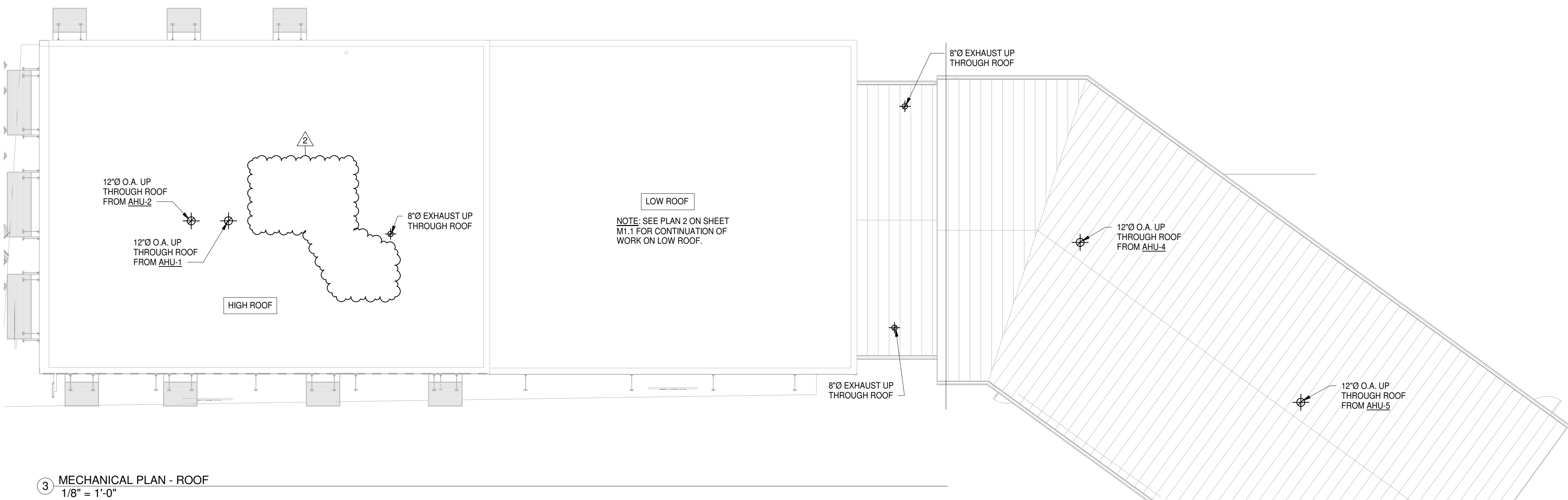
Copyright : These Drawings are the property of DP3 Architects, Ltd., and raise on any other project without written permission will result in legal action.



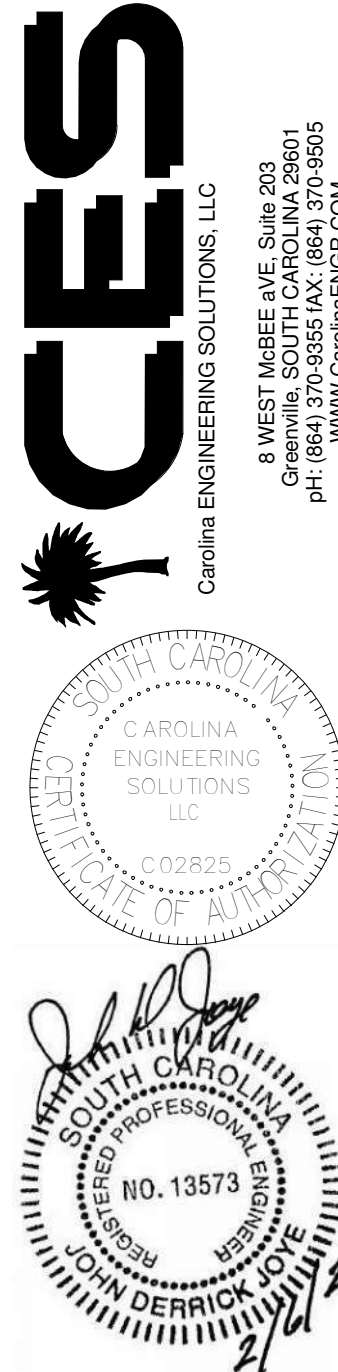
1 MECHANICAL PLAN - FIRST FLOOR
1/8" = 1'-0"



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



3 MECHANICAL PLAN - ROOF
1/8" = 1'-0"



Seal



DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.8200
www.DP3architects.com

Project

1501 EAST NORTH STREET
BUSINESS
DEVELOPMENT

Project Number 19194
Drawn By MCE
Checked By JDJ
Date 11 MAR 2020

Revisions
2 04/14/2020 MCE Cost Savings

Drawing

MECHANICAL
PLANS

M1.1

Copyright : These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without written permission will result in legal action.

ELECTRICAL SYMBOLS

⊕

20A, 125V, 2P, 3W, NEMA 5-20R, DUPLEX RECEPTACLE MTD. 18" ABOVE FLOOR UNLESS NOTED OTHERWISE. SEE ABBREVIATIONS BELOW FOR DESIGNATIONS:
WP - WEATHERPROOF IN-USE
G - GROUND FAULT INTERRUPTER TYPE RECEPTACLE
R - ROOF MOUNTED, FIELD LOCATE.

⊕

SAME AS ⊕ ABOVE EXCEPT QUADRAPLEX TYPE.

⊕

EXHAUST FAN. SEE MECHANICAL DRAWINGS. "SWL" INDICATES 'SWITCHED WITH ROOM LIGHTS'.

⊕

WATER HEATER. SEE MECHANICAL DRAWINGS.

⊕

LINEAR LIGHT FIXTURE PER FIXTURE SCHEDULE.

○

ROUND LIGHT FIXTURE PER FIXTURE SCHEDULE.

⊕

WALL SCONCE LIGHT PER FIXTURE SCHEDULE.

⊕

COMBINATION EXIT/EMERGENCY FIXTURE. PROVIDE CONTINUOUS HOT LEAD TO FIXTURE FOR BATTERY.

⊕

WALL MOUNTED EXTERIOR EMERGENCY EGRESS FIXTURE PER FIXTURE SCHEDULE.

⊕

WALL MOUNTED DUAL HEAD EMERGENCY LIGHT FIXTURE. PROVIDE CONTINUOUS HOT LEAD TO FIXTURE FOR BATTERY.

⊕

SINGLE POLE LIGHTING SWITCH, 48" AFF, 120/277 VOLT, 20 AMP, SPEC GRADE, "1" RATED.

⊕

SAME AS "S" ABOVE EXCEPT "3" IN SUBSCRIPT DENOTES 3-WAY SWITCH.

⊕

SAME AS "S" ABOVE EXCEPT "D" IN SUBSCRIPT DENOTES 0-10V SLIDE DIMMING.

⊕

SAME AS "SD" ABOVE EXCEPT "3" IN SUBSCRIPT DENOTES 3-WAY DIMMER SWITCH.

⊕

NUMERICAL TO ELECTRICAL PANEL NUMBER NOTE (A-7) INDICATES PANEL DESIGNATION AND RELATIVE CIRCUIT NUMBER. UNLESS NOTED OTHERWISE, CONDUCTORS SHALL BE #12 AWG IN 3/4" CONDUIT. HATCH MARKS INDICATE THE QUANTITY OF CONDUCTORS REQUIRED. SHORT HATCH MARKS REPRESENT HOT CONDUCTORS OR SWITCHED LEGS. LONG HATCH MARKS REPRESENT THE NEUTRAL CONDUCTOR. ALL BRANCH CIRCUITS SHALL CONTAIN A #12 INSULATED GREEN GROUND CONDUCTOR (LONG HATCH WITH HOOK). PROVIDE ALL WIRING REQUIRED TO ACCOMPLISH CIRCUITRY AS INDICATED. NO HATCH MARKS INDICATE 2#12, #12G-3/4".

⊕

BRANCH CIRCUIT WIRING CONCEALED IN WALL, CEILING OR CABINETRY SPACE.

⊕

BRANCH CIRCUIT WIRING CONCEALED IN FLOOR OR UNDERGROUND.

⊕

ELECTRICAL PANEL, 208/120V, MOUNTING AS INDICATED. COORDINATE EXACT LOCATION IN FIELD.

⊕

SAFETY DISCONNECT SWITCH. "30" INDICATES AMP RATING, 2 INDICATES NUMBER OF POLES. "F" INDICATES FUSED. "NF" INDICATES NON-FUSED. ENCLOSURE TO BE NEMA 1 UNLESS NOTED OTHERWISE (3R, 4X, ETC.). FUSE PER MANUFACTURERS RECOMMENDATIONS.

⊕

JUNCTION BOX. SIZE AS REQUIRED TO FIT APPLICATION. "WP" - WEATHER PROOF.

⊕

FIRE ALARM CONTROL PANEL.

⊕

FIRE ALARM KNOX BOX.

⊕

FIRE ALARM CEILING MOUNTED SMOKE DETECTOR.

⊕

DUCT DETECTOR. FURNISHED BY ELECTRICAL CONTRACTOR INSTALLED BY MECHANICAL CONTRACTOR. WIRING AND CONNECTED TO FIRE ALARM PANEL BY ELECTRICAL CONTRACTOR.

⊕

FIRE ALARM PULL STATION MOUNTED AT 48" AFF TO HANDLE.

⊕

WALL MOUNTED FIRE ALARM HORN/STROBE UNIT MOUNTED AT 84" AFF.

⊕

WALL MOUNTED FIRE ALARM STROBE ONLY UNIT MOUNTED AT 84" AFF.

⊕

FIRE ALARM TAMPER SWITCH.

⊕

FIRE ALARM WATER FLOW SWITCH.

⊕

EXTERIOR RATED SPEAKER/STROBE LIGHT LOCATED OUTSIDE SPRINKLER RISER ROOM. PROVIDE ALL NECESSARY CONNECTIONS TO SPRINKLER SYSTEM TO ANNUNCIATE UPON SPRINKLER ACTIVATION. "WP" - WEATHERPROOF ENCLOSURE.

⊕

FIRE ALARM RELAY IAM.

⊕

FIRE ALARM NOTIFICATION APPLIANCE PANEL.

⊕

SYNCHRONIZATION MODULE.

⊕

FIRE ALARM INDIVIDUAL ADDRESSABLE MODULE.

⊕

BACK FLOW PREVENTER. SEE CIVIL PLANS.

⊕

PRESSURE INDICATING VALVE. SEE CIVIL PLANS.

⊕

PHOTO CONTROL IS TO BE TORK 2101, 120V, 2000W, SPST OR APPROVED EQUAL MOUNT ON HIGHEST PRACTICAL POINT FACING NORTH.

ELECTRICAL SPECIFICATIONS

- DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW APPROXIMATE LOCATIONS. ELECTRICAL WORK SHALL NOT INTERFERE WITH CLEARANCES REQUIRED FOR GENERAL AND MECHANICAL CONSTRUCTION. ANY CORRECTIONS WILL BE MADE BY THE ELECTRICAL CONTRACTOR AT NO COST TO THE OWNER.
- ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE IBC AND THE NATIONAL ELECTRICAL CODE, LATEST EDITIONS, AND ALL APPLICABLE STATE AND LOCAL CODES. ALL WORK SHALL BE ACCOMPLISHED IN A NEAT AND PROFESSIONAL MANNER.
- ALL MATERIALS SHALL BE NEW AND SHALL BEAR THE UL LABEL.
- CONTRACTOR SHALL CONFIRM BRANCH CIRCUIT SIZING, LOCATIONS AND CONNECTION REQUIREMENTS FOR ALL MECHANICAL AND SPECIALTY EQUIPMENT PRIOR TO INSTALLATION. ANY ADJUSTMENTS REQUIRED SHALL BE MADE BY THE ELECTRICAL CONTRACTOR. SUBSTANTIAL CHANGES TO THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- ALL TERMINALS SHALL BE RATED FOR 75 DEGREES CELSIUS COPPER WIRE.
- RECEPTACLES SHALL BE OF THE GROUNDING TYPE WITH GROUND CONNECTION MADE THROUGH AN EXTRA POLE WHICH SHALL BE PERMANENTLY CONNECTED TO THE RACEWAY AND GROUNDING SYSTEMS. COVER PLATES AND COLOR FOR ALL WIRING DEVICES TO BE DETERMINED BY ARCHITECT.
- LIGHTING FIXTURES SHALL BE FURNISHED COMPLETE IN ALL RESPECTS PER FIXTURE SCHEDULE. VERIFY CEILING FINISHES AND SUSPENSION SYSTEMS FOR SELECTION OF PROPER TRIM AND SUPPORT ARRANGEMENTS. INSTALL ALL LIGHT FIXTURES WITH LAMPS AS REQUIRED.
- RECESSED FIXTURES MOUNTED IN HARD CEILING SHALL BE SECURELY FASTENED TO THE CEILING BY A MECHANICAL MEANS THAT COMPLIES WITH REQUIREMENTS FOR SEISMO EVENTS PER ASCE 7-5. THE CEILING SHALL BE ABLE TO SUPPORT THE WEIGHT OF THE FIXTURE, AND SHALL BE SECURED TO TRUE STRUCTURE AS REQUIRED. ALL SURFACE MOUNTED, EMERGENCY, AND EXIT FIXTURES SHALL BE SECURELY FASTENED TO THE BUILDING STRUCTURE BY A MECHANICAL MEANS THAT COMPLIES WITH THE SAME STIPULATIONS AS ABOVE.
- ALL WIRING SHALL BE CONCEALED WHERE POSSIBLE AND INSTALLED IN SUITABLE RACEWAYS. EMT SHALL BE USED (3/4" MIN) FOR LIGHTING AND POWER BRANCH CIRCUITRY. EMT SHALL BE USED FOR EQUIPMENT FEEDERS. SCHEDULE 40 PVC SHALL BE USED UNDERGROUND. TRANSITIONING TO RIGID CONDUIT PRIOR TO SLAB PENETRATION. MC CABLE SHALL BE ALLOWED IN VERTICAL RUNS IN WALLS ONLY PER THE NEC.
- OPENINGS AROUND ELECTRICAL PENETRATIONS THROUGH FIRE RATED WALLS, PARTITIONS, FLOORS OR CEILINGS SHALL BE SEALED UNDER DIVISION 7.
- RECEPTACLES INSTALLED BACK TO BACK IN FIRE RATED WALLS SHALL BE A MINIMUM OF 24" APART AND SHALL NOT OCCUPY THE SAME STUD CAVITY.
- DISCONNECT SWITCHES SHALL BE FURNISHED AS SHOWN ON THE DRAWINGS WITH VOLTAGE RATING, AMPERAGE RATING AND NUMBER OF POLES AS INDICATED. PROVIDE NEMA 3R TYPE WHERE EXPOSED TO WEATHER. PROVIDE HEAVY DUTY TYPE SWITCHES.
- FUSES FOR FUSIBLE SWITCHES SHALL BE OF THE DUAL ELEMENT, REJECTION TYPE.
- DISCONNECT SWITCHES SHALL HAVE EXTERNAL SWITCH HANDLE. SWITCH AND DOOR SHALL BE INTERLOCKED SUCH THAT THE DOOR CAN NOT BE OPENED UNLESS THE SWITCH IS IN THE OPENED POSITION.
- ALL WIRE SHALL BE SINGLE CONDUCTOR STRANDED, COPPER SIZED AS INDICATED ON THE DRAWINGS. MINIMUM SIZE SHALL BE #12 AWG.
- SOLID WIRE MAY BE USED FOR #12 AND #10 AWG WIRE USED ON LIGHTING FIXTURES, RECEPTACLES AND SWITCHES ONLY.
- INSULATION OF WIRE SHALL BE 75 DEGREES CELSIUS (THHN, THWN), 600 VOLT.
- UNLESS INDICATED ON THE DRAWINGS, ALL WIRING SHALL BE #12 AWG. CONTRACTOR SHALL CONFIRM AND ROUTE THE PROPER QUANTITY OF WIRES AND SIZE OF CONDUIT TO FIT THE APPLICATION AND THE CIRCUITRY INDICATED.
- CONTRACTOR SHALL PROVIDE A PROPERLY SIZED, GREEN COLORED INSULATED GROUNDING CONDUCTOR IN ALL CONDUITS. THIS CONDUCTOR IS NOT INDICATED IN THE HASH MARKS ON THE CONDUIT RUNS ON THE PLANS.
- INSTALL A COMPLETE GROUNDING SYSTEM IN ACCORDANCE WITH NEC ARTICLE 250 AND THESE SPECIFICATIONS. GROUNDING SYSTEM SHALL BE ELECTRICALLY CONTINUOUS THROUGHOUT.
- PANELBOARDS SHALL BE PROVIDED WITH DISTRIBUTIVE PHASING AND RATINGS AND BREAKER REQUIREMENTS AS PER SCHEDULES. LABEL ALL PANELS AND PROVIDE TYPEWRITTEN CIRCUIT DIRECTORIES.
- THE SHORT CIRCUIT RATING OF ALL SERVICE EQUIPMENT AND PANELBOARDS SHALL BE NO LESS THAN THAT INDICATED ON THE PANEL SCHEDULES UNLESS BEFORE PURCHASING EQUIPMENT, THE ELECTRICAL CONTRACTOR CONTACTS THE LOCAL UTILITY COMPANY PROVIDING SERVICE AND OBTAIN IN WRITING THE MAXIMUM SHORT CIRCUIT CURRENT SUPPLIED TO THE SERVICE EQUIPMENT. ALL EQUIPMENT SHALL BE RATED AND COORDINATED TO NO LESS THAN THAT SUPPLIED.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE LOCAL POWER, TELEPHONE UTILITY AND CABLE TELEVISION COMPANIES FOR ALL COST REQUIREMENTS AND METHODS FOR THE NEW SERVICES INDICATED. PROVIDE ALL MATERIALS AND LABOR AS DIRECTED BY THE LOCAL UTILITY SERVICES FOR A COMPLETE AND OPERABLE INSTALLATION. CONTRACTOR SHALL BE REQUIRED TO COMPLETE AND SUBMIT ALL FORMS REQUIRED TO SAID NEW SERVICES.
- ELECTRICAL SERVICE EQUIPMENT SHALL HAVE A PERMANENT LABEL THAT INDICATES THE AVAILABLE FAULT CURRENT, PER NEC 110.24. FURNISH AND INSTALL ARC-FLASH WARNING LABELS THAT COMPLY WITH NEC 110.16 ON ALL ELECTRICAL EQUIPMENT. ALL ELECTRICAL PANELS SHALL BE MARKED WHERE THE ARE SUPPLIED FROM PER NEC 408.4(B).
- CONTRACTOR WILL BE RESPONSIBLE FOR ENGAGING A TESTING AGENCY TO VERIFY IF AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED FOR THE BUILDING. IF REQUIRED, THE CONTRACTOR SHALL FURNISH AND INSTALL THE SYSTEM PER INTERNATIONAL FIRE CODE (IFC) SECTION 510.

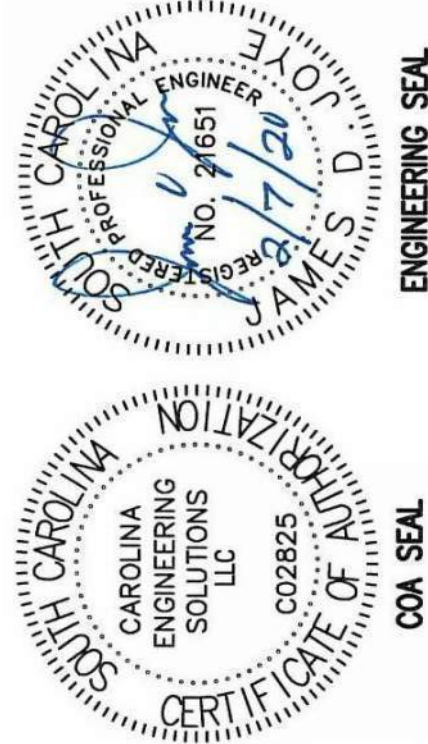
GENERAL LIGHTING SCHEDULE NOTES:

- MANUFACTURERS & NUMBERS ARE LISTED TO ESTABLISH QUALITY ONLY AND NOT TO LIMIT COMPETITION. TEN DAYS PRIOR TO BIDDING, SUBSTITUTIONS ARE ALLOWED SUBJECT TO SUBMITTAL DATA, PHOTOMETRICS & ENGINEERS APPROVAL AS REQUIRED BY SPECIFICATIONS.
- ALL FIXTURES TO BE U.L. LISTED. ALL EXTERIOR FIXTURES SHALL HAVE U.L. WET LABEL OR DAMP LABEL AS REQUIRED BY LOCATION. CONTRACTOR SHALL VERIFY BEFORE INSTALLING FIXTURE.
- CONTRACTOR SHALL PROVIDE ALL MOUNTING ACCESSORIES, BAR HANGARS & HARDWARE REQUIRED FOR A COMPLETE SYSTEM.
- CONTRACTOR TO COORDINATE AND DETERMINE EXACT MOUNTING HEIGHTS OF ALL INTERIOR AND EXTERIOR WALL MOUNTED LIGHT FIXTURES IN FIELD PRIOR TO ROUGH-IN. FIXTURES TO BE UNIFORM AND CONSISTENT IN ALL APPLICATIONS.

LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	FIXTURE DESCRIPTION	MANUFACTURERS	LAMPS	FIXTURE WATTAGE	VOLTAGE
EL	EXTERIOR WEATHERPROOF EMERGENCY LIGHT, LED LAMPS, DARK BRONZE FINISH	EMERGI-LITE: BZ-LUX	LED	12	UNV
EKA	COMBINATION UNIVERSAL MOUNTED DUAL EMERGENCY LED LIGHTS & EXIT SIGN WITH RED LED ON WHITE HOUSING, DIFFUSER LENS, 90 MIN. BATTERY BACKUP.	EMERGI-LITE: ELNX400-R	LED	10	UNV
EM	CEILING MOUNTED SPECIFICATION GRADE TWIN-HEAD EMERGENCY LIGHT WITH INTEGRAL 90 MINUTE BATTERY BACKUP, WHITE HOUSING.	EMERGI-LITE: EL-2RHL	LED	10	UNV
IA	4', 5000 LUMEN, 35K TEMP., LED STRIP LIGHT WITH LENS, 22 GA. STEEL, ALL PARTS PAF, DIMMABLE.	WILLIAMS: 75R-4-L50/835-DIM-UNV	LED	44	UNV
RA	6" RECESSED LED DOWNLIGHT, CLEAR SELF PLANGED WHITE TRIM, OPEN REFLECTOR, 2000 LUMENS, 35K TEMPERATURE.	WILLIAMS: 60R-TL-120-335-DIM-UNV-0-94-OF-CS-N-F1	LED	20	UNV
SA	ROUND SURFACE MOUNTED LED FIXTURE, 2500 LUMENS, 35K TEMPERATURE.	SELECTED BY ARCHITECT, PURCHASED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	30 (MAX.)	UNV
WA	WALL MOUNTED DECORATIVE SCONCE, LED, WET LOCATION	SELECTED BY ARCHITECT, PURCHASED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	30 (MAX.)	UNV

Seal



DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.8200
www.DP3architects.com

Project

1501 EAST NORTH
STREET
BUSINESS
DEVELOPMENT

Project Number 19194
Drawn By REA
Checked By JDU
Date 11 MAR 2020

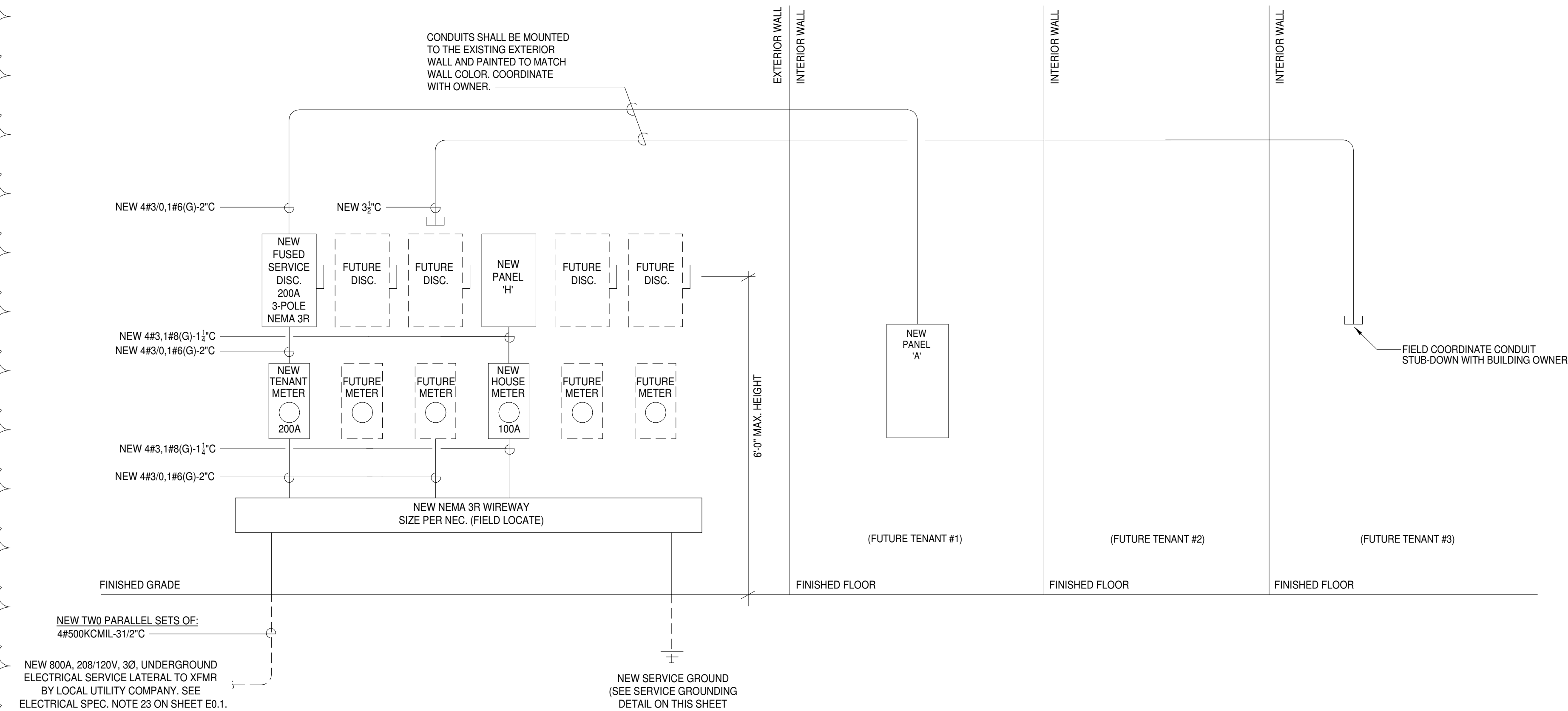
Revisions
1 3/16/20 CES Revision 1
2 4/14/20 CES Cost Savings
A 2/7/20 CES ISSUED FOR PERMIT

Drawing

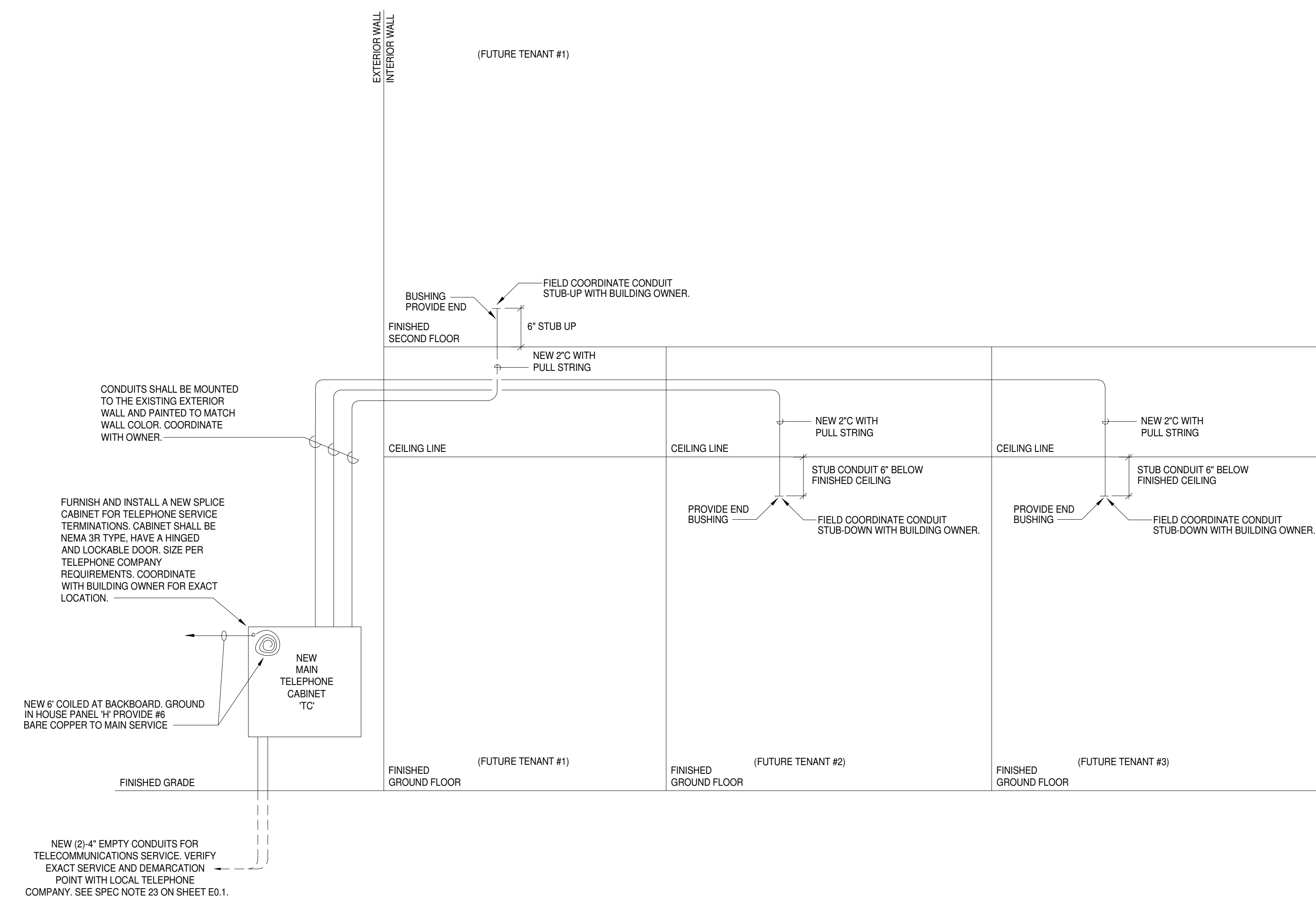
ELECTRICAL
LEGEND, SPECS
AND FIXTURE
SCHEDULE

E0.1

Copyright : These Drawings are the property of DP3 Architects, Ltd., and raise on any other project without written permission will result in legal action.



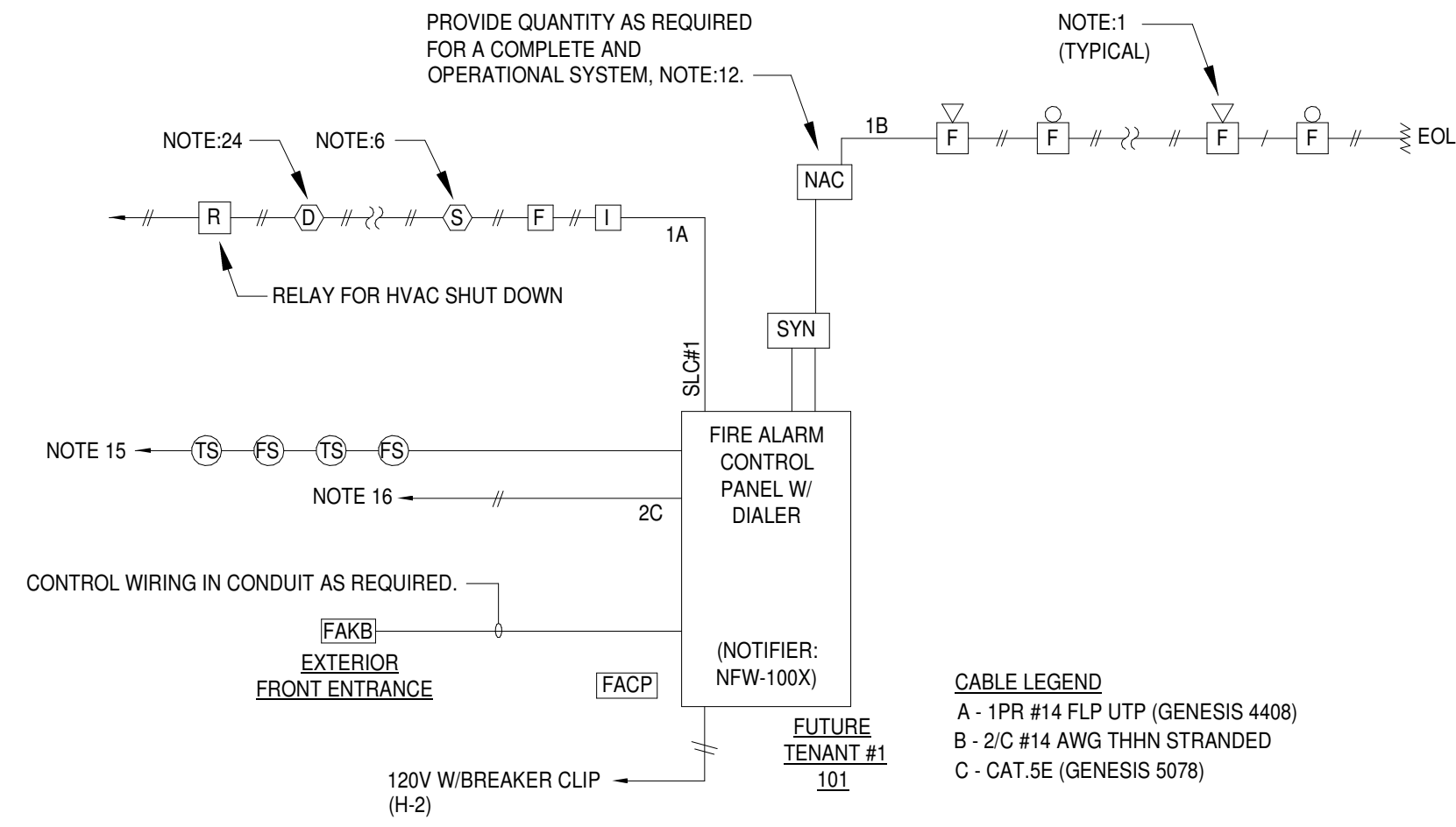
1 POWER RISER DIAGRAM
12" = 1'-0"



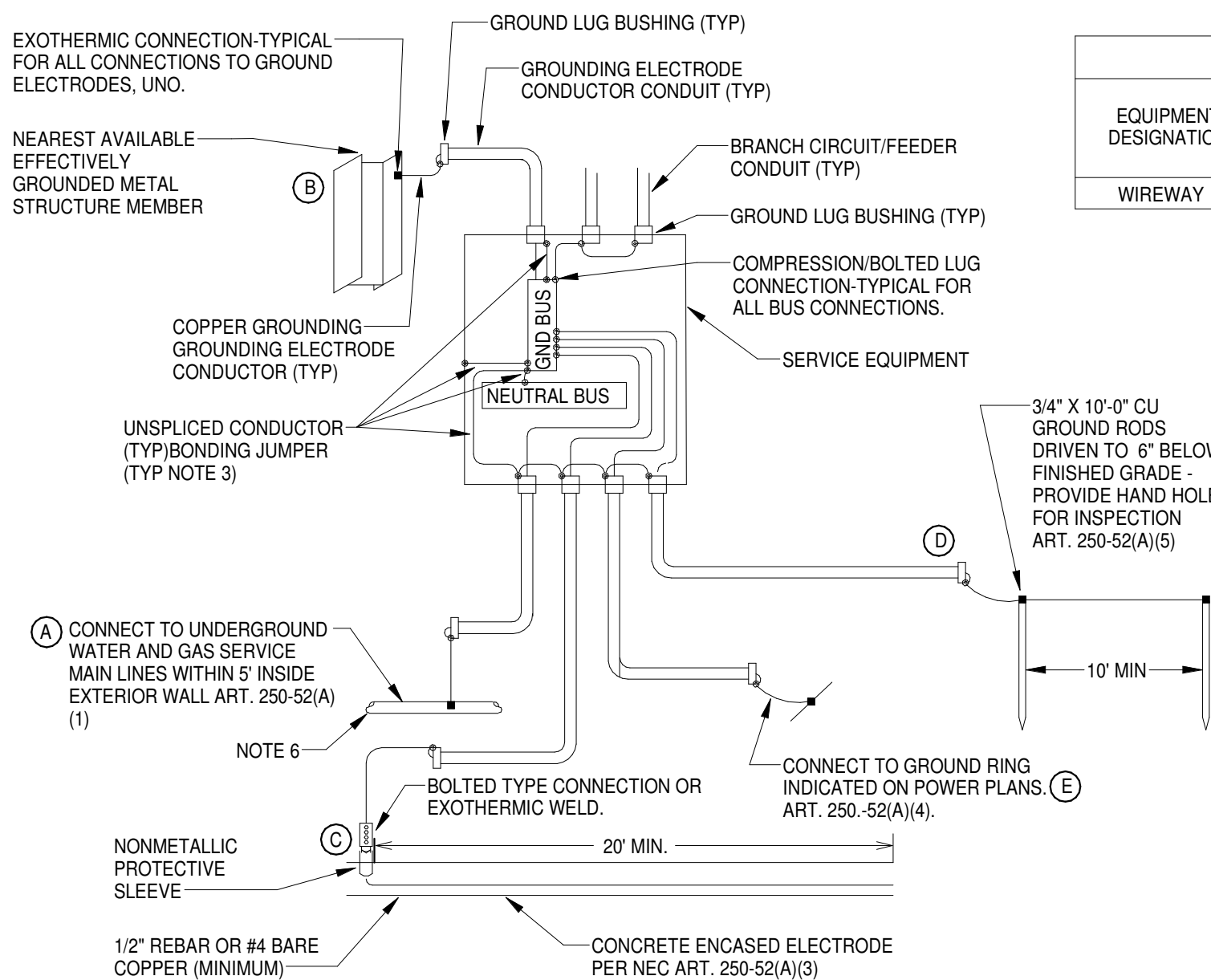
2 TELECOMMUNICATIONS RISER
DIAGRAM
12" = 1'-0"

FIRE ALARM RISER NOTES:

- SEE PLANS FOR DEVICE LOCATIONS AND QUANTITIES.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM.
- THE FIRE ALARM SYSTEM SHALL BE A LOW VOLTAGE (24VDC) SYSTEM, FULLY ADDRESSABLE WITH 24 HOUR STANDBY FOLLOWED BY NOT LESS THAN 5 MINUTE ALARM BATTERY BACKUP SYSTEM SHALL COMPLY WITH NFPA 72, A.D.A., IBC, MUST MEET ALL APPLICABLE STATE AND LOCAL CODES.
- THE FIRE ALARM SYSTEM SHALL BE U.L. AND F.M. APPROVED EQUIPMENT OF A SINGLE MANUFACTURER. BASIS OF DESIGN: NOTIFIER ELECTRICAL CONTRACTOR SHALL PROVIDE A COMPLETE NEW SYSTEM INCLUDING BUT NOT LIMITED TO FIRE ALARM CONTROL PANEL, NAC(S), A/V DEVICES, PULL STATIONS & SMOKE.
- ALL FIRE ALARM WIRING SHALL BE CONCEALED WHERE SUBJECT TO DAMAGE AND INSTALL IN 3/4" EMT CONDUIT.
- HEAT AND SMOKE DETECTORS SHALL NOT BE LOCATED WITHIN 3 FEET OF RETURN AND SUPPLY DUCT VENTS.
- INITIATING DEVICES, NOTIFICATION APPLIANCES, AND SIGNALING LINE CIRCUITS SHALL BE CLASS B WIRING. INITIATING DEVICE CIRCUITS SHALL BE STYLE B, NOTIFICATION APPLIANCE CIRCUITS SHALL BE STYLE Y, AND SIGNALING LINE CIRCUITS SHALL BE STYLE A.
- AUDIBLE SIGNAL APPLIANCES (ASA) SHALL HAVE A SOUND LEVEL NOT LESS 75 dBA @ 10 FEET OR MORE THAN 120 dBA AT THE MINIMUM HEARING DISTANCE FROM THE AUDIBLE DEVICE. ASA'S SHALL HAVE A SOUND LEVEL AT LEAST 15 dBA ABOVE THE AVERAGE AMBIENT SOUND LEVEL OF 55 dBA (PLACE OF ASSEMBLY).
- INSTALL ISOLATION MODULES ON SLC CIRCUIT TO KEEP AN ABNORMAL CONDITION FROM DISABLING THE SLC IN OTHER AREAS.
- LABEL EACH ADDRESSABLE DEVICE W/5" P-TOUCH TAPE (LOOP-DEVICES) PROVIDE DETAILED FIRE ALARM DEVICE MAP OF BUILDING NEXT TO FACP.
- CONTRACTOR SHALL PAINT ALL FIRE ALARM JUNCTION BOXES RED.
- PROVIDE ALL NAC PANEL(S) AS REQUIRED WITH DEDICATED 120V CIRCUIT(S). PROVIDE LOCK-OUT ON BREAKER.
- DEVICES LOCATED OUTDOORS OR WET ENVIRONMENTS SHALL BE INSTALLED IN WEATHER PROOF ENCLOSURES.
- COORDINATE WITH FIRE ALARM VENDOR TO PROVIDE VOLTAGE DROP CALCULATIONS TO INSURE THAT THE PROPER WIRING IS PROVIDED FOR VOLTAGE DROP REQUIREMENTS.
- PROVIDE FLOW AND TAMPER SWITCHES AT FIRE PROTECTION PIT AND PIV'S AS REQUIRED. COORDINATE W/ CIVIL PLANS FOR EXACT LOCATION.
- (2) C CABLES CAT 5E CABLES (GENESIS 5078) IN 3/4" CONDUIT TO TELEPHONE DEMARK TERMINATE EACH CAT 5E CABLE WITH RJ-31X JACK IN FACP.
- THESE DRAWINGS DO NOT REPRESENT AN INSTALLATION PLAN OR "SHOP DRAWINGS". THESE DOCUMENTS MAY NOT BE USED IN PART OR IN WHOLE WITHOUT THE EXPRESS CONSENT OF THE ENGINEER.
- THESE DRAWINGS INDICATE THE GENERAL DESIGN INTENT OF THE ALARM SYSTEM AND MAY NOT SHOW THE EXACT PLACEMENT OR QUANTITY OF DEVICES. THE ALARM SYSTEM SUPPLIER SHALL ENSURE THAT THE INSTALLED SYSTEM IS IN COMPLETE ACCORDANCE WITH THE APPLICABLE CODES AND ALL AHA REQUIREMENTS.
- THE FINAL SYSTEM LAYOUT AND INSTALLATION SHALL BE PLANNED, DESIGNED, SPECIFIED, AND INSTALLED BY THE GENERAL CONTRACTOR OR HIS DESIGNATED SUB-CONTRACTOR.
- THE SYSTEM SUPPLIER SHALL PREPARE AND SUBMIT A COMPLETE SET OF PACKAGED DOCUMENTS TO THE AUTHORITY HAVING JURISDICTION, AND THE ELECTRICAL ENGINEER, FOR APPROVAL, PRIOR TO INSTALLATION OF THE SYSTEM AND AS REQUIRED FOR ALL PERMITS RELATING TO THE FIRE ALARM.
- THE ENGINEER IS NOT RESPONSIBLE FOR PRODUCING THIS DOCUMENTATION SUBMITTAL PACKAGE OR FOR ANY PERMITS. ALL COMMENTS AND INQUIRIES CONCERNING THE SUBMITTAL PACKAGE SHALL BE MADE TO THE FIRE ALARM SYSTEM INSTALLER.
- THE FINAL RESPONSIBILITY FOR PROVIDING A COMPLETE FUNCTIONAL FIRE ALARM SYSTEM THAT MEETS THE REQUIREMENTS OF ALL APPLICABLE CODES AND REGULATIONS AS WELL AS THE APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION RESTS WITH THE CONTRACTOR.
- IN ADDITION TO THE FIRE ALARM DEVICES SHOWN ON THE DRAWINGS, THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL THE FOLLOWING FIRE ALARM DEVICES AT THE DISCRETION OF THE ARCHITECT/ENGINEER, THE OWNER, AND/OR THE LOCAL BUILDING OFFICIAL IN THE FOLLOWING QUANTITIES. TURN OVER TO OWNER IF NOT USED:
 - 5 - WALL MOUNTED HORN/STROBE LIGHTS
 - 2 - PULL STATIONS
 - 3 - SMOKE DETECTORS
- COORDINATE WITH THE MECHANICAL CONTRACTOR AND THE MECHANICAL DRAWINGS FOR EXACT QUANTITY AND LOCATION.



3 FIRE ALARM RISER DIAGRAM
12" = 1'-0"

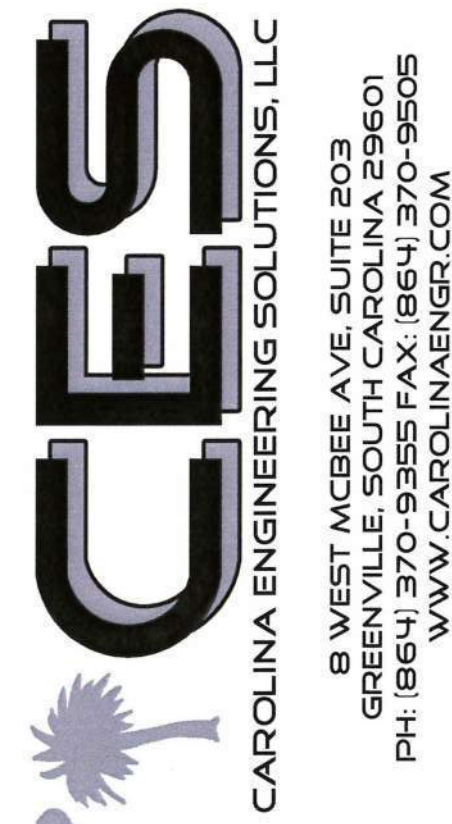


4 SERVICE ENTRANCE GROUNDING
DETAIL
12" = 1'-0"

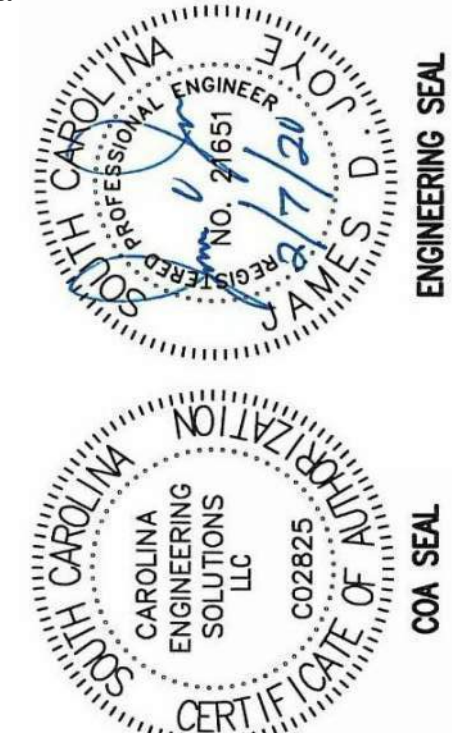
SERVICE GROUNDING SCHEDULE				
EQUIPMENT DESIGNATION	GROUNDING ELECTRODE/JUMPER CONDUCTOR	CONDUIT SIZE	APPLICABLE GROUNDING ELECTRODE CONNECTIONS	REMARKS
WIREWAY	#3/0	1"	(A) (B) (C) AND (D)	SERVICE EQUIPMENT

NOTES:

- THIS DETAIL APPLIES TO ALL EQUIPMENT INDICATED ON THE SERVICE GROUNDING SCHEDULE INDICATED.
- SEE GROUNDING ELECTRODE CONDUCTOR SCHEDULE ABOVE FOR: EQUIPMENT DESIGNATIONS (PANELBOARDS, SWITCHBOARDS, ETC), CONDUCTOR SIZES, RELATED CONDUIT SIZES AND APPLICABLE GROUNDING ELECTRODE CONNECTIONS (A) (B) (C) (D) (E).
- BONDING JUMPERS INDICATED SHALL BE SIZED IAW NEC, AND NO LESS THAN GROUND AND GROUNDING ELECTRODE CONDUCTORS INDICATED FOR EQUIPMENT, OR PROVIDE BUS LINK ACCESSORY BY EQUIPMENT MANUFACTURER FOR NEUTRAL/GROUND CONNECTION.
- PHASE, NEUTRAL, AND ISOLATED GROUND CONDUCTORS FOR LOADS SERVED BY EQUIPMENT INDICATED ARE NOT SHOWN FOR CLARITY.
- WORK INDICATED ON THIS DETAIL IS IN ADDITION TO GROUNDING WORK INDICATED ON OTHER DRAWINGS.
- PROVIDE BONDING JUMPER ACROSS METERS AND NON-CONDUCTIVE SECTIONS OF ALL METALLIC PIPING SYSTEMS. CONNECT ALL METALLIC PIPING SYSTEMS TO SERVICE EQUIPMENT ENCLOSURE WITH BONDING JUMPER.
- GROUNDING ELECTRODE CONDUCTORS SHALL BE COPPER, AND CONTINUOUS WITH NO SPLICES, UNLESS NOTED OTHERWISE. CONNECTIONS TO GROUNDING ELECTRODES SHALL BE EXOTHERMIC TYPE, UNLESS NOTED OTHERWISE.



Seal



DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.8200
www.DP3architects.com

Project

1501 EAST NORTH
STREET
BUSINESS
DEVELOPMENT

Project Number 19194
Drawn By REA
Checked By JDJ
Date 11 MAR 2020

Revisions
2 4/14/20 CES Cost Savings
A 2/7/20 CES ISSUED FOR PERMIT

Drawing

ELECTRICAL RISER
DIAGRAMS

E0.2

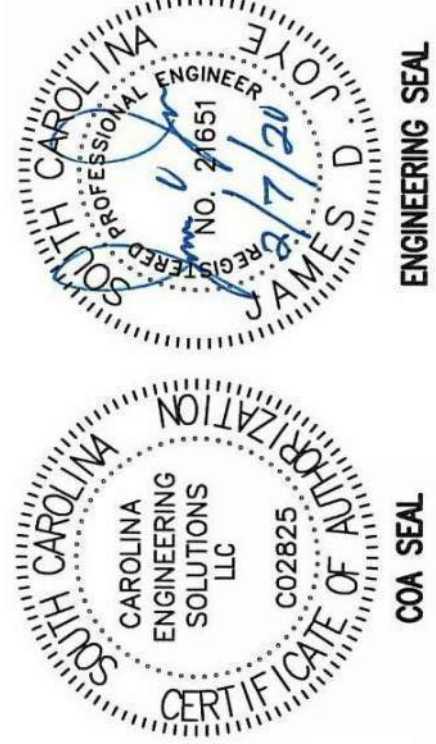
Copyright : These Drawings are the property of DP3 Architects, Ltd., and raise on any other project without written permission will result in legal action.

Branch Panel: A													
Location:				Volts: 120/208 Wye				A.I.C. Rating: 22,000					
Supply From: UTILITY COMPANY				Phases: 3				Mains Type: MLO					
Mounting: SURFACE				Wires: 4				Mains Rating: 225 A					
Enclosure: SQUARE 'D', NEMA 1								MCB Rating: N/A					
Notes:													
CKT		Circuit Description		Trip	Poles	A	B	C		Poles	Trip	Circuit Description	CKT
A-1	AHU-1			35 A	3	3360... 3360...				3	35 A	AHU-2	A-2
A-3	--			--	--		3360... 3360...			--	--		A-4
A-5	--			--	--			3360... 3360...		--	--		A-6
A-7	HP-1			35 A	3	3240... 3240...				3	35 A	HP-2	A-8
A-9	--			--	--		3240... 3240...			--	--		A-10
A-11	--			--	--			3240... 3240...		--	--		A-12
A-13	L-LOWER LEVEL			20 A	1	476 VA 0 VA				--	--	SPACE	A-14
A-15	L-UPPER LEVEL			20 A	1		436 VA 0 VA			--	--	SPACE	A-16
A-17	STORE SIGN			20 A	1			250 VA 0 VA		--	--	SPACE	A-18
A-19	SPACE			--	--	0 VA 0 VA				--	--	SPACE	A-20
A-21	SPACE			--	--		0 VA 0 VA			--	--	SPACE	A-22
A-23	SPACE			--	--			0 VA 0 VA		--	--	SPACE	A-24
A-25	SPACE			--	--	0 VA 0 VA				--	--	SPACE	A-26
A-27	SPACE			--	--		0 VA 0 VA			--	--	SPACE	A-28
A-29	SPACE			--	--			0 VA 0 VA		--	--	SPACE	A-30
A-31	SPACE			--	--	0 VA 0 VA				--	--	SPACE	A-32
A-33	SPACE			--	--		0 VA 0 VA			--	--	SPACE	A-34
A-35	SPACE			--	--			0 VA 0 VA		--	--	SPACE	A-36
A-37	SPACE			--	--	0 VA 0 VA				--	--	SPACE	A-38
A-39	SPACE			--	--		0 VA 0 VA			--	--	SPACE	A-40
A-41	SPACE			--	--			0 VA 0 VA		--	--	SPACE	A-42
				Total Load:		13653 VA	13615 VA	13450 VA					
				Total Amps:		114 A	114 A	112 A					
Legend:													
Load Classification				Connected Load		Demand Factor		Estimated Demand		Panel Totals			
HVAC				39600 VA		100.00%		39600 VA					
Power				250 VA		100.00%		250 VA		Total Conn. Load: 40717 VA			
Lighting				912 VA		100.00%		912 VA		Total Est. Demand: 40717 VA			
										Total Conn.: 113 A			
										Total Est. Demand: 113 A			
Notes:													

Branch Panel: H (SERVICE ENTRANCE RATED)													
Location: EXTERIOR WALL				Volts: 120/208 Wye				A.I.C. Rating: 22,000					
Supply From: UTILITY COMPANY				Phases: 3				Mains Type: MLO					
Mounting: SURFACE				Wires: 4				Mains Rating: 100 A					
Enclosure: SQUARE 'D', NEMA 3R										MCB Rating: N/A A			
Notes:													
CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
H-1	R-ROOF	20 A	1	180 VA	500 VA					1	20 A	FIRE ALARM CONTROL PANEL	H-2
H-3	L-TOILETS/HALL	20 A	1			240 VA	1500...			2	20 A	WATER HEATER (WH-1)	H-4
H-5	L-EXTERIOR	20 A	1					395 VA	1500...	--	--		H-6
H-7	SPACE	--	--	0 VA	0 VA					--	--	SPACE	H-8
H-9	SPACE	--	--			0 VA	0 VA			--	--	SPACE	H-10
H-11	SPACE	--	--					0 VA	0 VA	--	--	SPACE	H-12
H-13	SPACE	--	--	0 VA	0 VA					--	--	SPACE	H-14
H-15	SPACE	--	--			0 VA	0 VA			--	--	SPACE	H-16
H-17	SPACE	--	--					0 VA	0 VA	--	--	SPACE	H-18
H-19	SPACE	--	--	0 VA	0 VA					--	--	SPACE	H-20
H-21	SPACE	--	--			0 VA	0 VA			--	--	SPACE	H-22
H-23	SPACE	--	--					0 VA	0 VA	--	--	SPACE	H-24
H-25	SPACE	--	--	0 VA	0 VA					--	--	SPACE	H-26
H-27	SPACE	--	--			0 VA	0 VA			--	--	SPACE	H-28
H-29	SPACE	--	--					0 VA	0 VA	--	--	SPACE	H-30
H-31	SPACE	--	--	0 VA	0 VA					--	--	SPACE	H-32
H-33	SPACE	--	--			0 VA	0 VA			--	--	SPACE	H-34
H-35	SPACE	--	--					0 VA	0 VA	--	--	SPACE	H-36
H-37	SPACE	--	--	0 VA	0 VA					--	--	SPACE	H-38
H-39	SPACE	--	--			0 VA	0 VA			--	--	SPACE	H-40
H-41	SPACE	--	--					0 VA	0 VA	--	--	SPACE	H-42
Total Load:				680 VA		1730 VA		1880 VA					
Total Amps:				6 A		16 A		17 A					
Legend:													
Load Classification		Connected Load		Demand Factor		Estimated Demand		Panel Totals					
Receptacle		180 VA		100.00%		180 VA		Total Conn. Load: 4299 VA					
Power		3500 VA		100.00%		3500 VA		Total Est. Demand: 4299 VA					
Lighting		633 VA		100.00%		633 VA		Total Conn.: 12 A					
								Total Est. Demand: 12 A					
Notes:													



Seal



DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.8200
www.DP3architects.com

Project

1501 EAST NORTH
STREET
BUSINESS
DEVELOPMENT

Project Number 19194
Drawn By REA
Checked By JDU
Date 11 MAR 2020

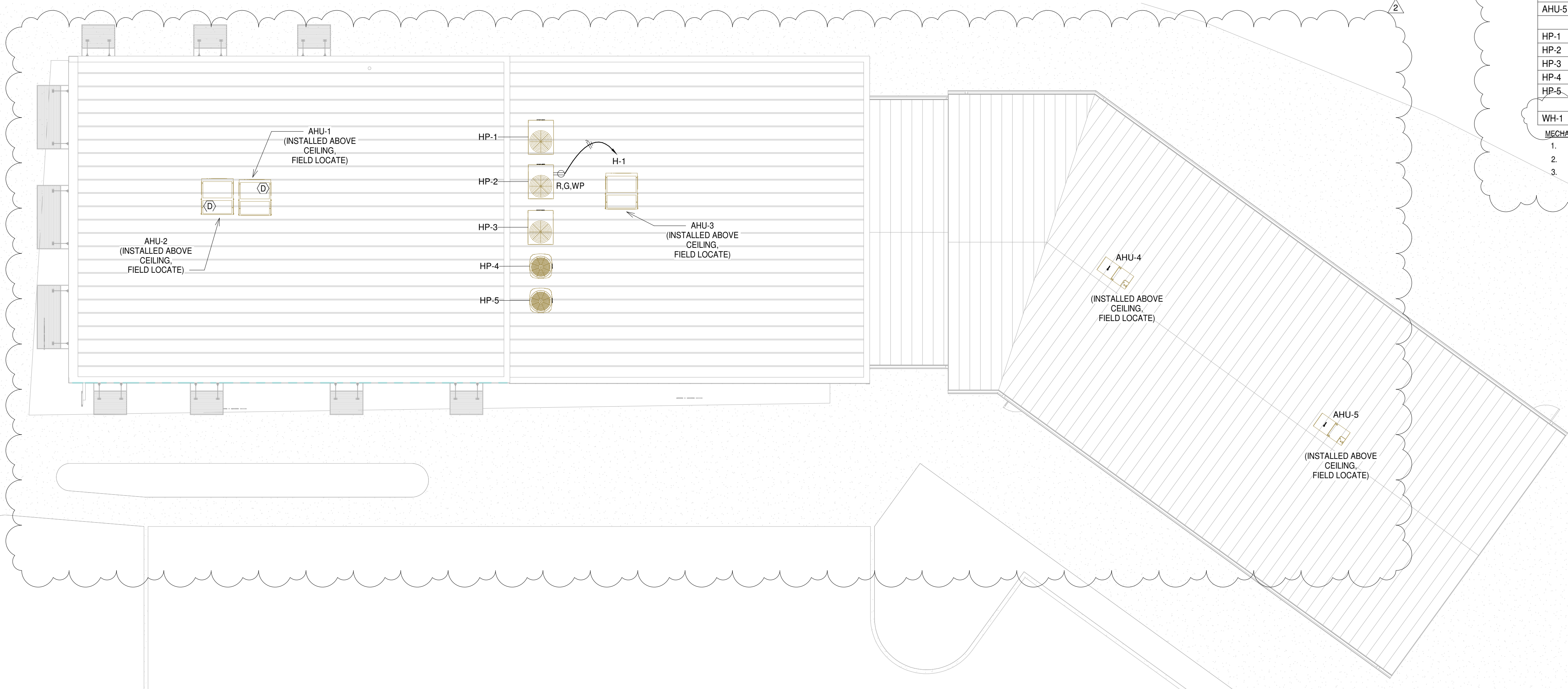
Revisions
1 3/16/20 CES Revision 1
2 4/14/20 CES Cost Savings
A 2/7/20 CES ISSUED FOR PERMIT

Drawing

ELECTRICAL
PANEL
SCHEDULES

E0.3

Copyright : These Drawings are the property of DP3 Architects, Ltd., and reuse on any other project without written permission will result in legal action.



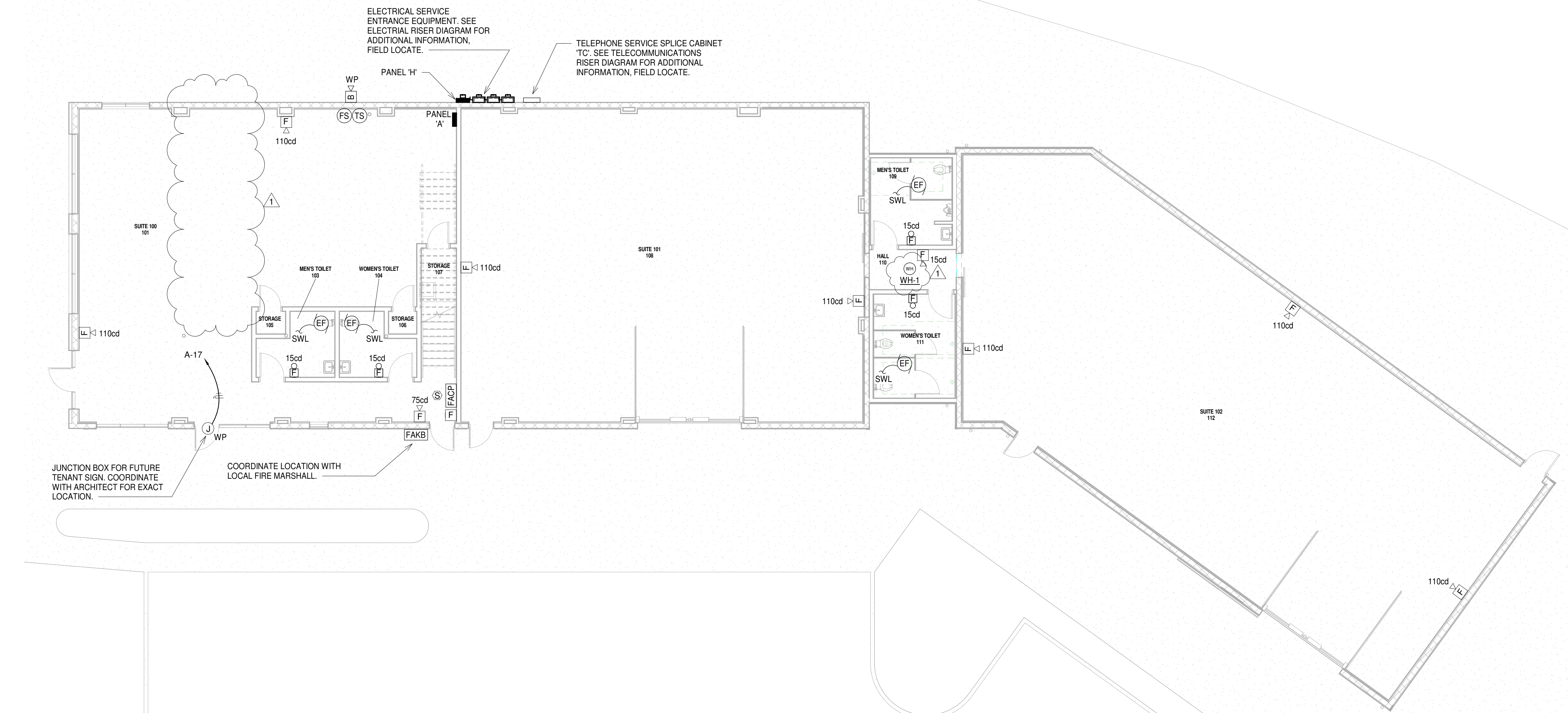
1 OVERALL ROOF PLAN - POWER AND SPECIAL SYSTEMS
1/8" = 1'-0"

MECHANICAL EQUIPMENT ELECTRICAL SCHEDULE						
EQUIPMENT	HP/A/W	VOLTAGE/PHASE	CIRCUIT #	FEEDER	LOCAL DISCONNECT	NOTES
AHU-1	28.0A	208/3	A-1/3/5	3#8,1#10(G)-3/4"C	60/3/F	1,2
AHU-2	28.0A	208/3	A-2/4/6	3#8,1#10(G)-3/4"C	60/3/F	1,2
AHU-3	28.0A	208/3	FUTURE	1"C	N/A	1,3
AHU-4	28.0A	208/3	FUTURE	1"C	N/A	1,3
AHU-5	28.0A	208/3	FUTURE	1"C	N/A	1,3
HP-1	27.0A	208/3	A-7/9/11	3#8,1#10(G)-3/4"C	60/3/F/3R	1,2
HP-2	27.0A	208/3	A-8/10/12	3#8,1#10(G)-3/4"C	60/3/F/3R	1,2
HP-3	33.0A	208/3	FUTURE	1"C	N/A	1,3
HP-4	21.0A	208/3	FUTURE	1"C	N/A	1,3
HP-5	21.0A	208/3	FUTURE	1"C	N/A	1,3
WH-1	3.0KW	208/1	H-4/6	2#12,1#12(G)-3/4"C	30/2/NF	1,2

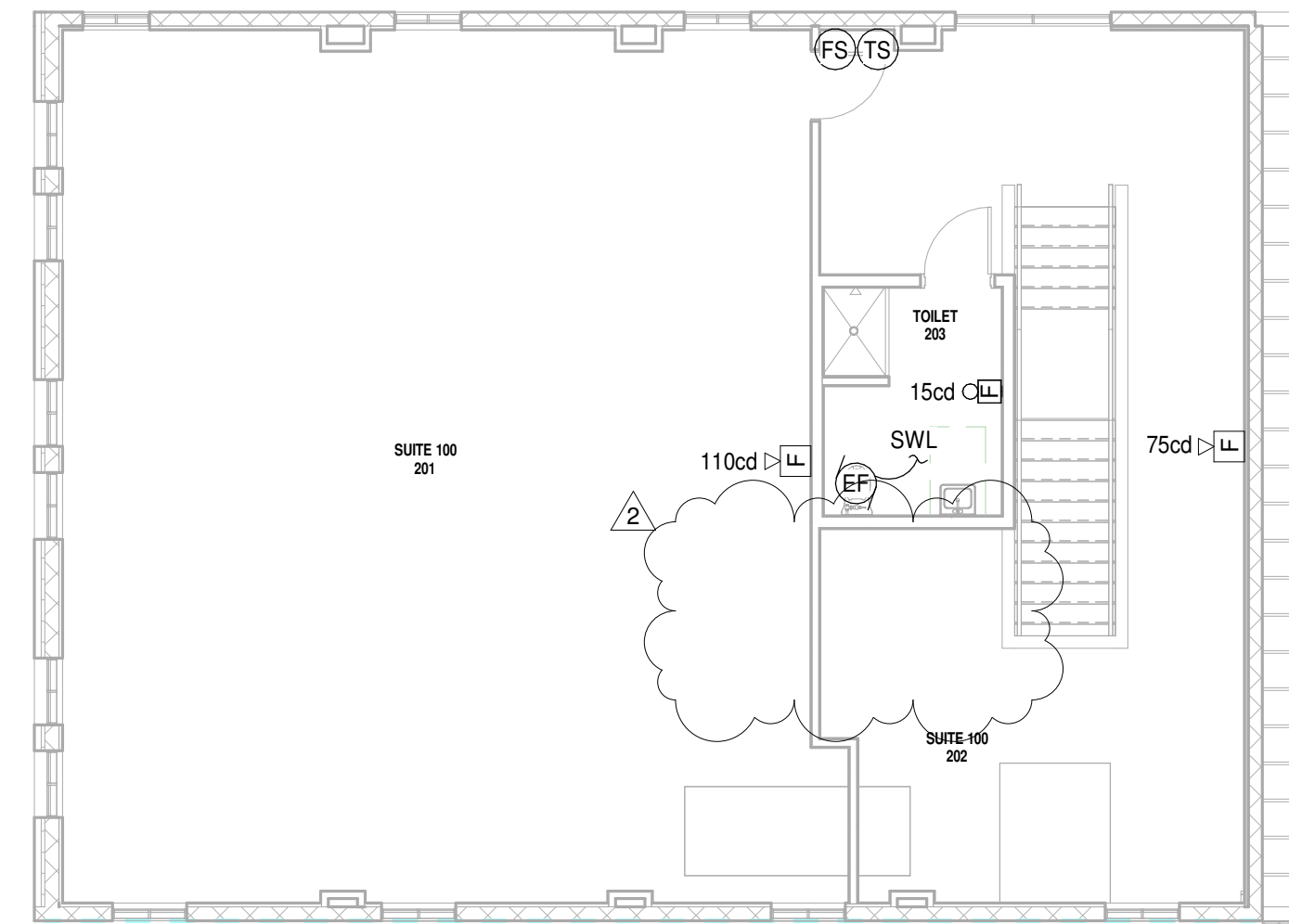
MECHANICAL EQUIPMENT ELECTRICAL SCHEDULE NOTES:
1. DISCONNECTING MEANS SHALL BE FURNISHED, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR. COORDINATE MECHANICAL EQUIPMENT FOR EXACT MOUNTING LOCATION.
2. DUCT SMOKE DETECTOR PROVIDED BY ELECTRICAL CONTRACTOR AND INSTALLED BY MECHANICAL. ELECTRICAL CONTRACTOR TO CONNECT TO FIRE ALARM PANEL.
3. COORDINATE WITH BUILDING OWNER FOR CONDUIT TERMINATION POINTS. CONDUIT IS FOR FUTURE UNIT CONNECTION. FURNISH WITH END BUSHINGS AND PULLSTRING.

PLAN NOTES:

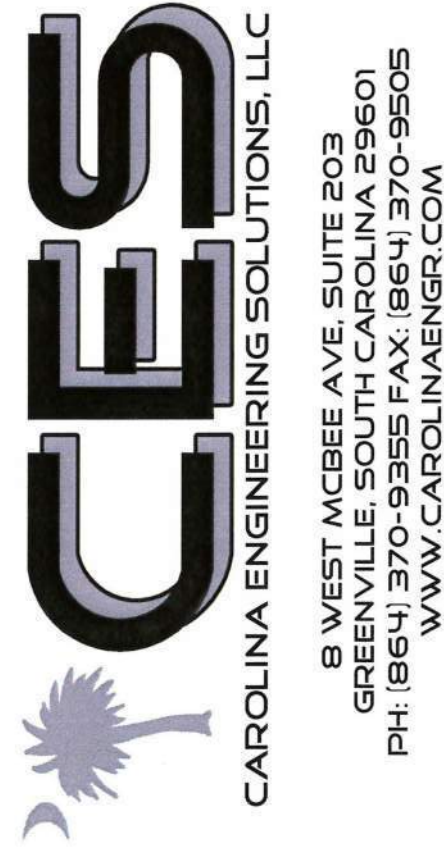
- FOR DRAWING CLARITY, INDIVIDUAL BRANCH CIRCUIT HOMERUNS ARE INDICATED. ROUTE 2#12,1#25-3/4"C TO EACH BRANCH CIRCUIT, UNLESS NOTED OTHERWISE. IF THE LENGTH EXCEEDS 75'-0", CONTRACTOR SHALL ROUTE 2#10,1#10G-3/4"C FOR EACH BRANCH CIRCUIT. ELECTRICAL CONTRACTOR MAY RUN UP TO (4) 20A BRANCH CIRCUITS IN A SINGLE HOMERUN TO A COMMON PANEL.
- CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING OUTLET LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO OUTLET BOX ROUGH-IN.
- RECEPTACLES LOCATED WITHIN 5'-0" OF A WATER SOURCE SHALL BE PROVIDED WITH GFCI PROTECTION.
- CONTRACTOR SHALL PAY CLOSE ATTENTION TO DETAIL WHEN INSTALLING ELECTRICAL GEAR. ALL CONDUIT RUNS SHALL BE ROUTED PERPENDICULAR AND PARALLEL TO STRUCTURE. ALL WORK SHALL BE PERFORMED IN A NEAT AND PRECISE MANNER.
- CONTRACTOR SHALL COORDINATE ALL CEILING MOUNTED DEVICES WITH THE ARCHITECT AND OTHER TRADES PRIOR TO ANY INSTALLATION. NO DEVICE SHALL BE INSTALLED IN SUCH A WAY AS TO HAVE ITS OPERATION CONCEALED OR OBSTRUCTED BY OTHER EQUIPMENT IN THE VICINITY.
- VERIFY ALL LOCATIONS, ELECTRICAL CIRCUIT AND CONNECTION REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN. SEE MECHANICAL EQUIPMENT ELECTRICAL SCHEDULE ON THIS SHEET FOR ADDITIONAL INFORMATION.



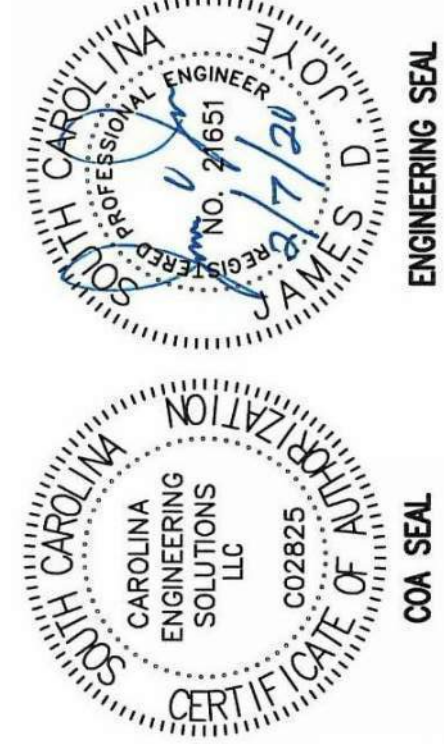
2 OVERALL GROUND FLOOR PLAN - POWER AND SPECIAL SYSTEMS
1/8" = 1'-0"



3 OVERALL SECOND FLOOR PLAN - POWER AND SPECIAL SYSTEMS
1/8" = 1'-0"



Seal



DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.8200
www.DP3architects.com

Project

1501 EAST NORTH STREET
BUSINESS DEVELOPMENT

Project Number 19194
Drawn By REA
Checked By JDU
Date 11 MAR 2020

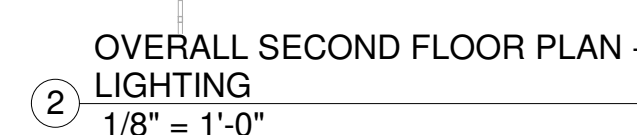
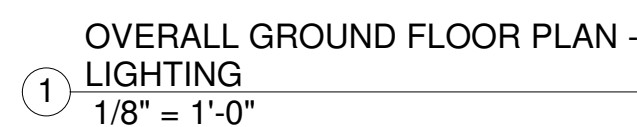
Revisions
1 3/16/20 CES Revision 1
2 4/14/20 CES Cost Savings
A 2/7/20 CES ISSUED FOR PERMIT

Drawing

POWER AND SPECIAL SYSTEMS
PLAN

E1.1

1. FOR DRAWING CLARITY, INDIVIDUAL BRANCH CIRCUIT HOMERUNS ARE INDICATED. R201 2#10-34°C TO EACH BRANCH CIRCUIT. UNLESS NOTED OTHERWISE, IF THE LENGTH EXCEEDS 175', OF CONTRACTOR SHALL R201 0#10-34°C FOR EACH BRANCH CIRCUIT. ELECTRICAL CONTRACTOR MAY RUN UP TO (4) 20A BRANCH CIRCUITS IN A SINGLE HOMERUN TO A COMMON PANEL.
2. DETERMINE EXACT LOCATIONS FOR ALL LIGHT FIXTURES IN FLOOR, COORDINATE WITH CEILING GRID LAYOUT WHERE APPLICABLE AND WITH OTHER TRADES. REFER TO ARCHITECTS REFLECTED CEILING PLANS.
3. COORDINATE WITH ARCHITECTURAL GREENS PLAN FOR EXACT LOCATION OF ALL EXIT SIGNS.
4. COORDINATE WITH ARCHITECT FOR EXACT LOCATION OF ALL LIGHTING CONTROLS PRIOR TO ROUGH-IN.
5. PULL AN UNSWITCHED LEG OF THE LOCAL LIGHTING CIRCUIT TO ALL EXIT AND EMERGENCY LIGHT FIXTURES SHOWN.



DP3 Architects, Ltd.
15 South Main Street, Suite 401
Greenville, SC 29601
864.232.8200
www.DP3architects.com

1501 EAST NORTH
STREET
BUSINESS
DEVELOPMENT

Revisions			
1	3/16/20	CES	Revision 1
2	4/14/20	CES	Cost Savings
A	2/7/20	CES	ISSUED FOR PERMIT

LIGHTING PLAN