

Board of Zoning Appeals

Official Agenda



AGENDA

BOARD OF ZONING APPEALS

A G E N D A

Regular Meeting

June 9, 2022

4:00 PM

The City of Greenville Board of Zoning Appeals will hold an in-person Public Hearing for the following items on Thursday, June 9, 2022 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](https://www.greenvilleesc.gov/1694/online-meetings)

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
 - A. May 10, 2022 – Workshop
 - B. May 12, 2022 – Regular Meeting
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. NEW BUSINESS

A. S 22-265 *Applicant requests deferral to the July 14, 2022 meeting*

Application by James Kearns for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in a C-2, Local commercial district at **108 E STONE AV** (TM# 003400-02-03700)

B. S 22-302

Application by Ohana Cider Creations (Brian Burgess) for a **SPECIAL EXCEPTION** to establish a 'Winery' use in a S-1, Service district at **400 BIRNIE ST** (TM# 005500-03-01100)

Documents:

[22-0302 S 22-302 AGENDA PACKET.PDF](#)

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C. S 22-342

Application by The People's Tap (Julia Belcher) for a **SPECIAL EXCEPTION** to establish a 'Bar' use in a C-4, Central business district at **250 RIVERPLACE** (TM# 006000-03-00300)

Documents:

[22-0342 S 22-342 AGENDA PACKET.PDF](#)

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9. OTHER BUSINESS

A. Staff update on current planning projects

10. Adjournment

Documents:

[06-09-2022 - BZA REGULAR MEETING AGENDA.PDF](#)



**Planning Staff Report to
Board of Zoning Appeals
June 2, 2022**
for the June 9, 2022 Public Hearing

Docket Number:	S 22-302
Applicant:	Brian Burgess dba Ohana Cider Creations
Property Owner:	Birnie Park LLC
Property Location:	400 Birnie Street
Tax Map Number:	005500-03-01100
Acreage:	3.25 acres
Zoning:	S-1, Service District
Proposal:	SPECIAL EXCEPTION to establish a 'Brewery, winery, distillery' use

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*

Staff Recommendation: Approve with Conditions

Staff concludes that the Application complies with the standards to grant a Special Exception Permit to operate a '**Brewery, winery, distillery**' use. If the Board decides to grant the Permit, staff recommends the following conditions:

1. The Special Exception Permit is limited to the Applicant, Ohana Cider Creations (Brian Burgess), and is not transferrable.
2. The use of the property shall substantially conform to the testimony of the applicant and the content of the application. Approval of this application does not constitute building and site approvals for the use and will require a building permit obtained through administrative approval.

Staff Analysis:

The Applicant, Brian Burgess, Ohana Cider Creations, proposes to operate a cidery at an existing multi-tenant warehouse facility in an S-1, Service district. The subject site is located at 400 Birnie Street, adjacent to the West Greenville Neighborhood, south of Birnie Street, and Southernside Neighborhood, north of the railroad right-of-way.

A cidery would be classified under the 'brewery, winery, distillery' use type, in which alcoholic products are manufactured on-site for wholesale distribution. Per Land Management Ordinance (LMO) Sections 19-4.1 (*Table of Uses*), a Special Exception Permit is required for brewery, winery, or distillery uses in the S-1 district.

According to the application, the cidery will operate consistent with the LMO definition, and the business intends to distribute to local establishments. The Applicant states that there are no plans for exterior

modifications or site improvements as the multi-tenant building has the site infrastructure necessary to accommodate manufacturing businesses. The applicant has not expressed any intent to establish a taproom/tasting room accessory to the business, which would otherwise trigger additional parking requirements and potential site improvements.

The multi-tenant warehouse facility at 400 Birnie St, operated by Birnie Park, LLC, provides tenancy to at least one local winery. This use was established prior to the text amendment for breweries, wineries, and distilleries, and was not required to obtain a Special Exception Permit.

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 Comprehensive Plan designates the area as "Urban Residential," which is intended primarily for residential uses. The properties between Birnie Street and railroad right-of-way traditionally served as a buffer between the neighborhood and the still active railway. This use maintains the buffering while not intensifying the use any further. The Future Land Use Map functions as a generalized vision of the community's land use, and further refinement through small area plans is needed to more accurately determine suitability of specific land use types. In this case, the proposed use is a continuation of an existing land use pattern on the north side of Birnie Street and is consistent with the anticipated continued land use within this area of land.

Staff concludes that the proposed use is consistent with the Comprehensive Plan.

2. Complies with use specific standards

There are no use specific standards for the 'brewery, winery, distillery' use type, which is classified within the 'Manufacturing and production' use category. Therefore, the proposed use is considered appropriate with the use regulations set forth in the Land Management Ordinance.

Staff finds that the proposed use is appropriate with the use regulations.

3. Compatibility with the surrounding lands

Adjacent property is zoned and used as follows:

East: Vacant (RDV)

North: Storage Yard – across railroad right-of-way (UP-F)

West: Vacant (OD)

South: Single-family / Multifamily residential – across Birnie St (RM-1, RM-1.5)

The facility at 400 Birnie Street has several commercial tenants with manufacturing uses as the primary business type. The subject property has served as site for similar manufacturing and production uses for several years. Although the parcel is adjacent to single-family detached uses, externally the property should appear to function similarly to the existing long-standing use. The requested cidery is interior to the building and does not propose any changes that will create any new land use compatibility issues.

Staff believes that the use is compatible with the surrounding lands.

4. Design does not have substantial adverse impact

The Applicant maintains that no exterior modifications, site developments or structural improvements are planned as the existing facility and space will be able to adequately accommodate the cidery with the existing space and infrastructure. Applicant maintains that the on-site production and distribution

S 22-302
400 Birnie St.

of the cidery will not cause any nuisances or disturbances and should be harmonious addition to the warehouse facility.

Staff believes that the use will not have substantial adverse impacts.



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: Brian Burgess Owner Ohana Cider Creations

Name

Title / Organization

permit may be limited to this entity.

Ohana Cider Creations LLC

APPLICANT'S REPRESENTATIVE:

(Optional)

Name

Title / Organization

MAILING ADDRESS: 111 Pacolet Trail Piedmont SC 29673

PHONE: 864-252-6378 **EMAIL:** Burgess.Brianw@gmail.com

PROPERTY OWNER:

Birnie Park LLC

MAILING ADDRESS: Cardinal Commercial Properties P.O. Box 29616

PHONE: 864-414-2426 **EMAIL:** rob@CardinalCommercialProperties.net

PROPERTY INFORMATION

STREET ADDRESS: 400 Birnie St Greenville SC 29611

TAX PARCEL #: 6055600301100 **ACREAGE:** 3.25 **ZONING DESIGNATION:** S-1

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Hard Cider production. Leasing 176 sqft inside current Next Manufacturing Building. Production for distribution only.

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. ☐

4-22-22

APPLICANT / REPRESENTATIVE SIGNATURE

DATE

4/22/22 PM

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.

CVL 2040 States vision for enterprising community - we are a small business that is missing from our area.

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

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.

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)(1). Standards – Special Exception

Ohana Cider Creations LLC

Brian Burgess

400 Birnie St Suite J

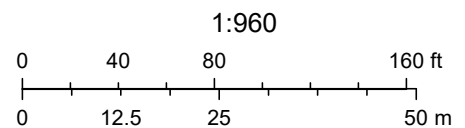
Greenville SC, 29611

1. GVL 2040 states the vision to be an enterprising community. We are a small business looking to add a cidery to the local community. We are going to distribute to our local bars and restaurants, working on building a collaborative community. Another vision statement is to be an inclusive community. We have contracted with a local minority owned business to produce cider under their private label as well. With us being a domestic winery we are required to purchase 60% of our fruit from the State of South Carolina, and our intention is to source as close to the City of Greenville as possible.
2. There are no use specific standards for that type of use
3. There is currently another winery located in the building. We are using 176 sq ft of space to produce hard cider (apple wine) and package for distribution to local establishments. We feel that a cidery is inline with the trend of the unique community of West Greenville.
4. We will not be making any modifications to the building exterior. The Next manufacturing building in which we are going has an already established shipping and receiving patterns in place. We will not have any variance of those. Our process and product does not produce any excessive noise or odors. We are solely producing product for distribution and will not have on premises consumption.

Greenville County, SC

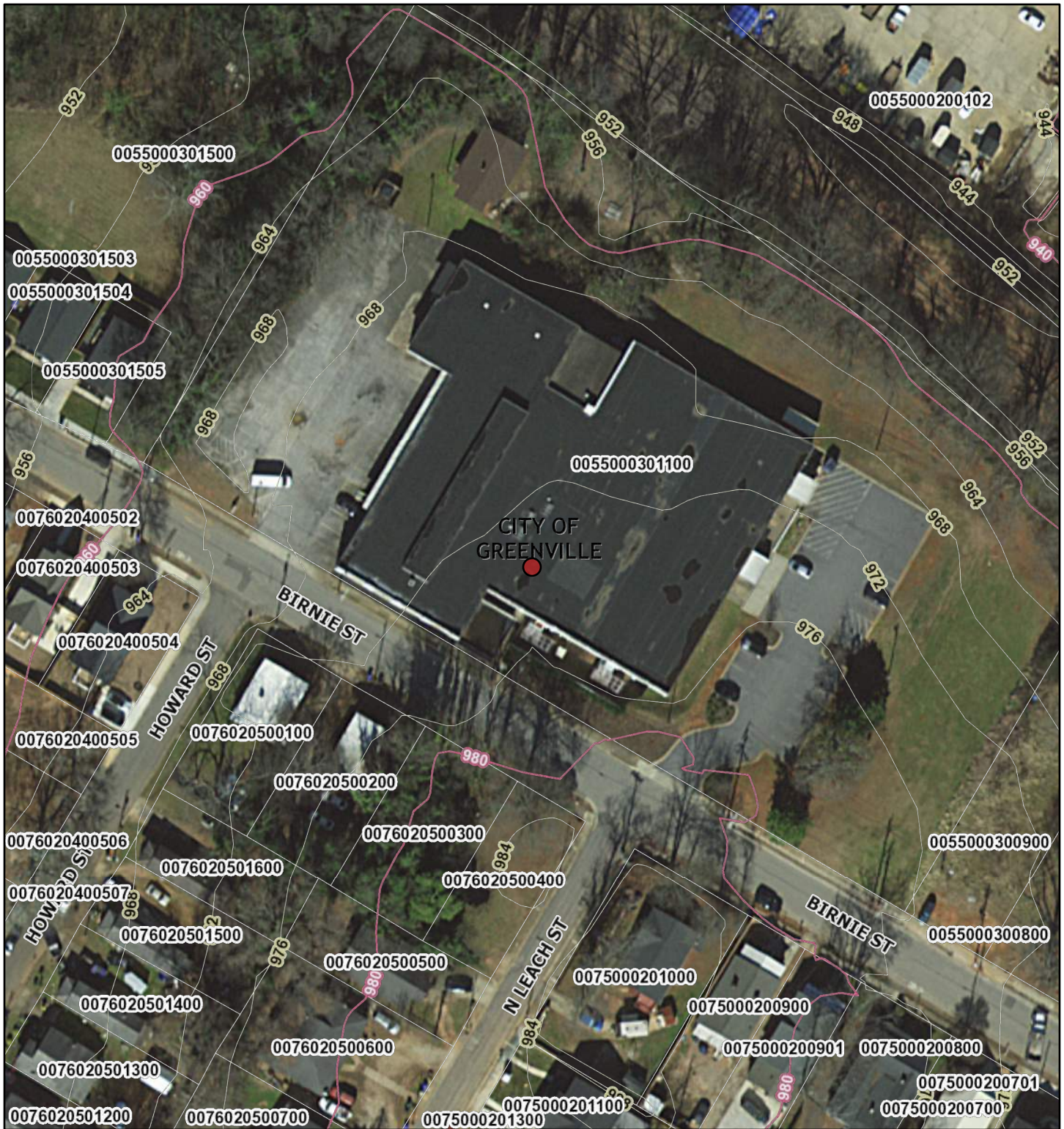


April 21, 2022

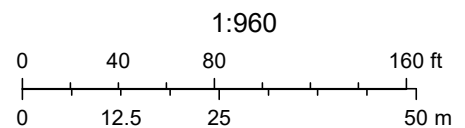


Greenville County GIS Division, Greenville, South Carolina, Greenville County, South Carolina GIS Division

Greenville County, SC

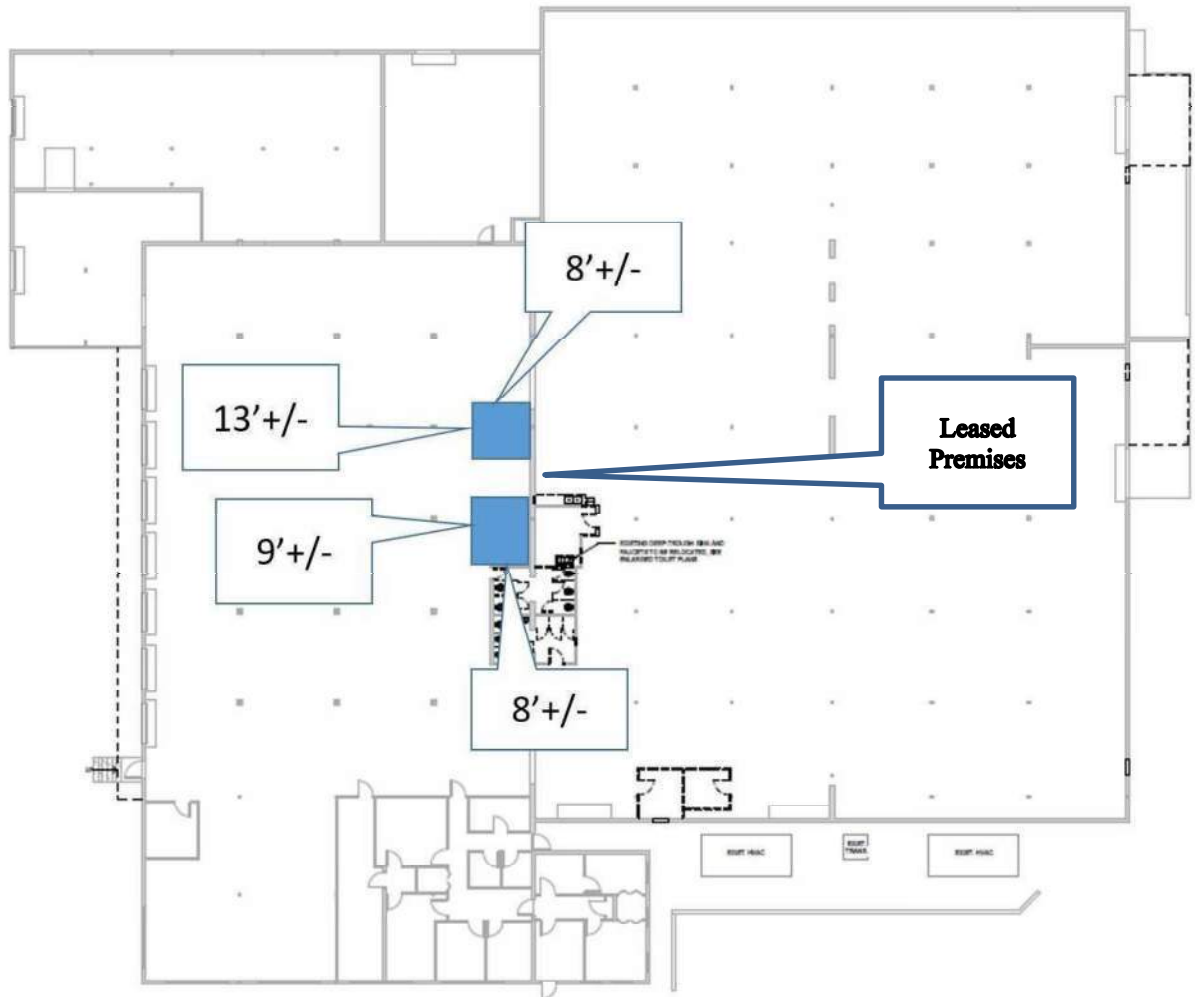


April 21, 2022



Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville, South Carolina 29601, Greenville County, South Carolina GIS Division

Exhibit A



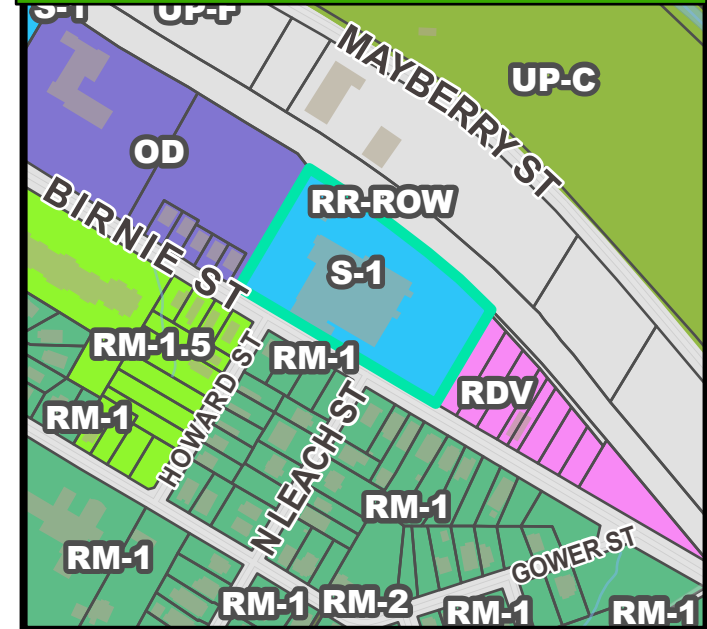
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S 22-302 • 400 BIRNIE STREET

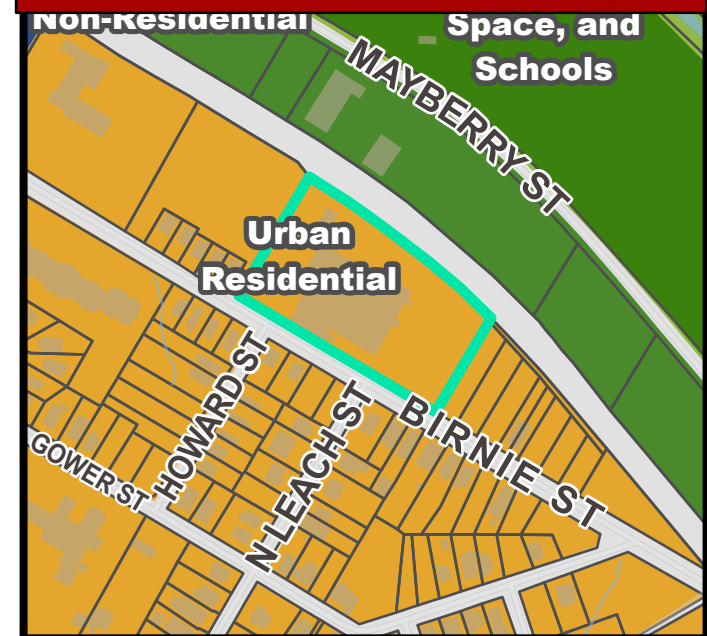
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

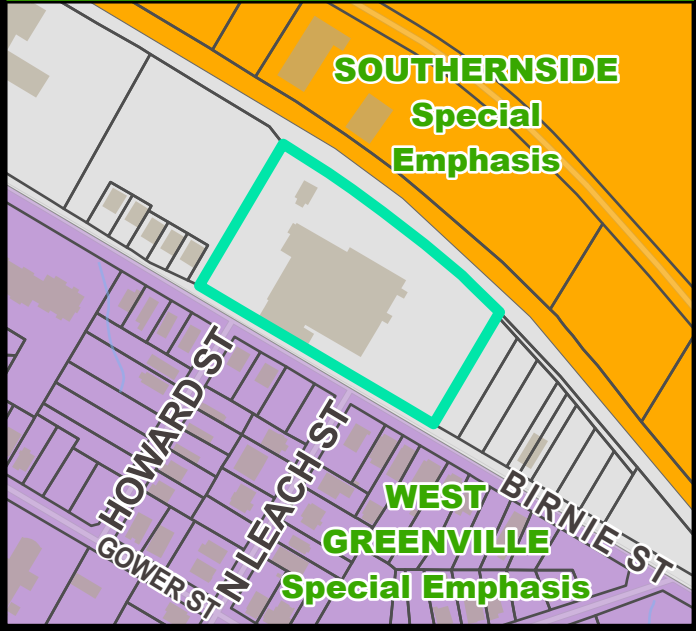


S 22-302 • 400 BIRNIE STREET

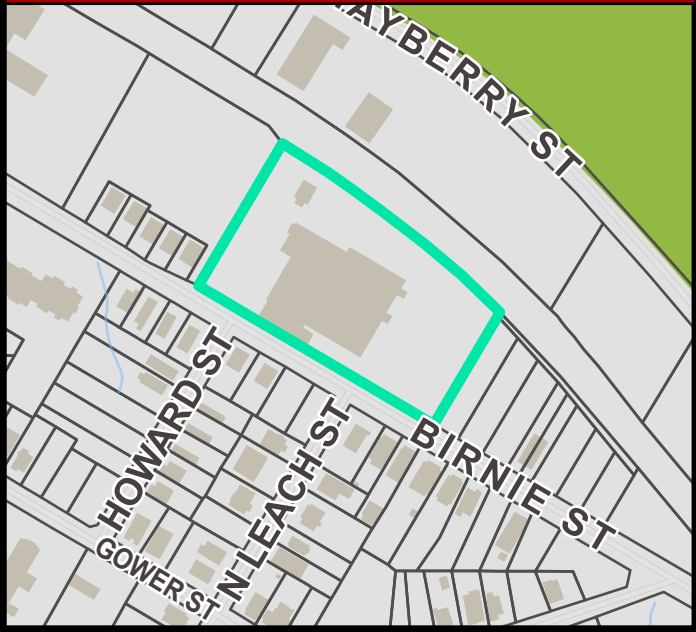
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





**Planning Staff Report to
Board of Zoning Appeals
June 2, 2022**
for the June 9, 2022 Public Hearing

Docket Number:	S 22-342
Applicant:	The People's Tap LLC (Julia Belcher)
Property Owner:	RiverPlace II Development, LLC
Property Location:	250 Riverplace Suite B
Tax Map Number:	006000-03-00300
Acreage:	2.081
Zoning:	C-4, Central Business District
Proposal:	SPECIAL EXCEPTION to operate a 'Bar'

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 (A), *Use Specific Standards, Commercial Uses, General*

Sec. 19-4.3.3 (F) (10), *Nightclub or Bar*

Staff Recommendation: Approve with Conditions

Staff concludes that the Application complies with standards to grant a Special Exception Permit to operate a '**Bar**' use. If the Board decides to grant the Permit, Staff suggests the following conditions:

1. The Special Exception Permit is limited to the Applicant, The People's Tap LLC (Julia Belcher), and is not transferrable.
2. Operation of the facility shall be limited to a "nightclub/bar," as defined by this Code, and shall substantially conform to the statements of the applicant and the content of the application. Modification of the facility's operation shall require the applicant to seek a modification of the special exception permit. Operation of the business shall comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the department of revenue.
3. Hours of operation shall not exceed past 10:00 PM.
4. Delivery, waste collection, and similar commercial traffic is prohibited between the hours of 12:00 midnight and 7:00 a.m.
5. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of the Greenville Code of Ordinances shall be posted in conspicuous locations on the building and throughout the parking lot and shall be enforced by the proprietors.
6. Exterior sound amplification is prohibited.

7. Interior sound amplification shall be located only as reflected on an approved floor plan and shall be directed away from the principal entrance or directed toward the interior of the building.
8. At all times during its occupancy, the applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception permit, this Code, and the applicable S.C. Code of Laws and Regulations.
9. The applicant and all its managers and employees responsible for serving any alcoholic beverage (current and future) shall participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the city police department. Evidence of satisfactory completion of this training for each employee shall be retained on-site and available for inspection by the administrator and the city police department. Current personnel shall receive training within 90 days of the date of the granting of a conditional use permit and future personnel shall receive training within 30 days of hiring.
10. The applicant shall designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons and compliance with occupancy capacity. Monitoring of ingress/egress points may consist of the installation of emergency access/exit devices, as acceptable by the Fire Department, and in compliance with applicable building codes.
11. 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, smoking, encroachment ordinances, adequate patron parking and applicable parking restrictions.
12. A copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

Staff Analysis:

The Applicant, Julia Belcher, with The People's Tap, requests a special exception for a "bar" use in a C-4, Central business district. The subject site is located at 250 Riverplace Suite B.

Per Sections 19-4.1 (*Table of Uses*) and 19-4.3.3(A) and (F)(10) (*Use-specific standards for Commercial, General and Nightclubs or Bars*), a Special Exception Permit is required for bars operating in the C-4 district. The Applicant intends to serve beer and wine, which will account for approximately 80 percent of all revenues. No liquor sales will occur per the Applicant. Pre-packaged food and other sales will account for the remaining 20 percent of revenues. The Applicant also plans to work with nearby Papi's Tacos to create a food delivery option for patrons at the establishment. According to the Applicant, the business will operate up to seven days a week, 11:00 a.m. to 10:00 p.m.

The last use of the space was for a bicycle shop (classified as retail sales and service) known as Freehub Bicycles. A similar tenant, Pedal Chic, occupied the space before that. The Applicant has submitted plans to make the interior alterations for the proposed use. The proposed occupancy for the bar is for 64 people, as indicated by the Applicant's proposed life safety plan. No exterior changes to the building are proposed, although the Applicant has signaled interest in adding outdoor seating and bicycle parking along the building's frontage of the Swamp Rabbit Trail.

The Applicant has stated that the establishment will have access to the security staff working for the Riverplace development. A security officer dedicated solely to the establishment was not proposed given the hours of operation, occupancy, and access to RiverPlace security.

The Technical Advisory Committee (TAC) met with the applicant on May 31, 2022 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** the following are met:

1. The Use Is Consistent with the Comprehensive Plan(s):

The GVL2040 identifies the subject property in the 'Center City' classification as part of the GVL2040 future land use map. In GVL2040, Center City is "Greenville's downtown central business district. It contains a mix of land uses including but not limited to office, service, retail, entertainment, cultural, government, civic, light manufacturing, and residential. Development is expected to be pedestrian-oriented and designed to actively engage streets, parks, plazas, the riverfront, and other public spaces."

The "bar" use maintains the blend of entertainment and other commercial uses in the Center City.

Staff finds that the proposed use is consistent with the GVL 2040 Comprehensive Plan.

2. The Use Will Comply with the Use Specific Standards:

Use-specific standards for 'Bars' are listed below:

19-4.3.3(F)(10) Nightclub or bar. In addition to complying with the standards for granting a special exception, such use shall comply with the location standards established by the state and:

- (a) A conditional use permit shall be limited to the applicant or a legal entity authorized to be represented by the applicant, and shall not be transferrable.*
- (b) Operation of the facility shall be limited to a "nightclub/bar," as defined by this Code, and shall substantially conform to the statements of the applicant and the content of the application. Modification of the facility's operation shall require the applicant to seek a modification of the conditional use permit. Operation of the business shall comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the department of revenue.*
- (c) At all times during its occupancy, the applicant shall assign a manager on the premises who shall ensure compliance with the terms of the conditional use permit, this Code, and the applicable S.C. Code of Laws and Regulations.*
- (d) The applicant and all of its managers and employees responsible for serving any alcoholic beverage (current and future) shall participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the city police department. Evidence of satisfactory completion of this training for each employee shall be retained on-site and available for inspection by the administrator and the city police department. Current personnel shall receive training within 90 days of the date of the granting of a conditional use permit and future personnel shall receive training within 30 days of hiring.*
- (e) As may be recommended by the technical advisory committee, the administrator may require the applicant to retain outdoor security persons during operation of the establishment. The security persons must possess a security officer registration certificate pursuant to S.C. Code 1976, title 40, chapter 18, or, as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified.*
- (f) Occupant capacity of the establishment shall be established by the city building codes administrator. The applicant shall designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons.*
- (g) Exterior sound amplification shall be prohibited except in areas specifically authorized on the approved site plan; all amplified sound shall be directed inward toward the facility and away from any adjoining use or public property. Specified hours of exterior sound amplification shall be limited by the permit.*

- (h) *Interior sound amplification shall be located only as reflected on the approved floor plan and shall be directed away from the principal entrance or directed toward the interior of the building. Except to provide ingress and egress, exterior doors and windows shall remain closed after 10:00 p.m.*
- (i) *Rooftop decks shall have perimeter guard railing above table surfaces*
- (j) *Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of this Code shall be posted in conspicuous locations on the building and throughout the parking lot and shall be enforced by the proprietors.*
- (k) *The application shall comply with city noise, smoking, and encroachment ordinances.*
- (l) *A copy of the conditional use permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.*
- (m) *The administrator may attach additional conditions to the conditional use permit which will protect nearby uses from any adverse impacts reasonably expected to occur as a result of the operation of the nightclub/bar.*

The Applicant states intent to comply with these use-specific criteria within their application. Upon discussion with the Technical Advisory Committee, the Applicant displayed awareness of potential issues about noise, parking, and training for management and staff. Staff recommends formal incorporation of TAC's recommended conditions, listed at the end of this report, into any motion for approval.

Staff finds, with appropriate conditions, the use complies with the specific use standards of the Land Management Ordinance.

3. The Use Is Compatible with the Character of Surrounding Lands:

Adjacent property is zoned and used as follows:

East: Greenway (the SRT) and Convention Center (Peace Center) (C-4)

North: Greenway (the SRT) and Mixed Use (C-4)

West: Parking (C-4)

South: Mixed Use (C-4)

Uses on the subject property, in addition to the proposed bar, include hotel, restaurants, personal services, structured parking, and multi-family residential (condominiums). Adjacent uses include the Swamp Rabbit Trail, the Peace Center, offices, off-street parking, and additional mixed-use buildings. Similar uses include Blues Boulevard Jazz and Up on the Roof.

Staff finds, with appropriate conditions, the use is compatible with surrounding lands.

4. The Design Does Not Have Substantial Adverse Impact:

The use will occupy a ground level space fronting the Swamp Rabbit Trail in an existing mixed-use building. The Applicant has indicated that no exterior changes are currently proposed, although the ability to provide outdoor seating and bicycle parking along the Swamp Rabbit Trail will be explored with the city. No adverse visual or glare impacts are anticipated. Parking and service areas for the property are existing and available to serve the use. No adverse impacts are anticipated regarding delivery, parking, loading, and odors. The Applicant has stated that no outdoor music for the business will occur, which should reduce any potential noise and vibration impacts. The use is not anticipated to create a nuisance.

To minimize detrimental impacts on adjacent land uses, staff recommends that approval of the Special Exception Permit be conditioned upon the findings and recommendations of TAC, listed at the end of this report and within the Staff Recommendation.

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

TAC Findings and Recommendation:

FINDINGS OF THE COMMITTEE:

1. The application, including the Application for Special Exception, Zoning Compliance Application, and all other documents submitted supplemental to those applications and received as part of the Board of Zoning Appeals files for this case prior to the Technical Advisory Committee review, is hereby incorporated and made a part of the findings of this Committee.
2. The applicant indicates the intent to operate a bar with hours of operation from 11:00 a.m. to 10:00 p.m., seven days a week.
3. The applicant indicates that staff will be trained in all applicable manners relating to alcohol service and will obtain ServSafe certification.
4. The applicant indicates that security personnel would come from the RiverPlace management, but that no dedicated security personnel would be retained specifically for the bar. RiverPlace security personnel patrol the development starting at 5:00 p.m. to 8:00 a.m. on weekdays and around the clock on weekends.
5. The applicant, based on the proposed life safety plan, indicates that maximum occupancy on the overall tenant premises is expected to be 64 occupants.
6. The applicant indicates that live entertainment will not be available inside or outside; music will be provided through in-house speaker systems, with no amplified music provided outside the structure.

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 adjacent 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.
 - b. This Committee recommends that occupant capacity be in close keeping of the occupancy count provided on the life safety plan provided with the application.

- c. 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, adequate patron parking and applicable neighborhood parking restrictions.
- d. This Committee recommends that at all times during its occupancy, the applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception use permit, this Code, and the applicable S.C. Code of Laws and Regulations.
- e. This Committee recommends that the applicant and all its managers and employees responsible to serve any alcoholic beverage (current and future) shall participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the city police department. Evidence of satisfactory completion of this training for each employee shall be retained on-site and available for inspection by the administrator and the city police department. Current personnel shall receive training within 90 days of the date of the granting of a conditional use permit and future personnel shall receive training within 30 days of hire.
- f. This Committee recommends that the applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE* Julia Belcher, Partner/The People's Tap LLC

* _____ Name _____ Title / Organization _____
permit may be limited to this entity. _____

APPLICANT'S REPRESENTATIVE: _____
(Optional) _____ Name _____ Title / Organization _____

MAILING ADDRESS: 408 Dunwoody Dr., Simpsonville, SC 29681

PHONE: 614-619-0106 EMAIL: info@peoplestap.com

PROPERTY OWNER: RiverPlace Development II, LLC

MAILING ADDRESS: 1 North Main Street, Suite 902, Greenville, SC 29601

PHONE: 864-979-0776 EMAIL: kperry@hughesdevelopment.com

PROPERTY INFORMATION

STREET ADDRESS: 250 RiverPlace, Suite B, Greenville, SC 29601

TAX PARCEL #: 0060000300300 ACREAGE: 2.081 ZONING DESIGNATION: C-4

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Bar

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.

Julia Belcher
05/03/2022

APPLICANT / REPRESENTATIVE SIGNATURE

DATE

RiverPlace Development II, LLC By: [Signature], its COO
5/4/2022

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.

N/A

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).

N/A

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

N/A

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

N/A

Special Exception Application – City of Greenville

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

Our business aligns closely to the Comprehensive Plan. The City of Greenville values being an Enterprising and Inclusive Community. This is the perfect environment for our 100% woman owned and operated business.

As our location is located between Falls Park on the Reedy and the new Unity Park, we will have many patrons from the Swamp Rabbit Trail. We will provide guests with refreshments, an easily accessible water fountain, and restrooms.

We are connecting into our neighbors on the Swamp Rabbit Trail, the fellow entrepreneurs and business owners. Papi's Tacos, located beside us, will serve and deliver their full menu to our patrons. We have discussed with Embassy Suites and Hampton Inn how we can work together to serve visitors to Greenville.

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

- Hours of operation will be between 11am-10pm.
- There will be no external noise amplification.
- The applicant and all of its managers and employees responsible for serving any alcoholic beverage (current and future) shall participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the city police department.
- RiverPlace provides a daily security team of City of Greenville police officers. They patrol in the evenings beginning at 5pm to 8am each evening and 24/7 on the weekends. All tenants can contact the police officer on duty at any time during their evening/weekend shifts for assistance.
- Conditional Alcohol License approved by SLED on March 23, 2022.

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.

- Our neighbors surrounding RiverPlace include restaurants, hotels, art studios, retail, a salon, and multiple music/entertainment venues. Our business, like our neighbors, will cater to both locals and visitors.

- Hours of operation will be between 11am-10pm.
 - There will be no external noise amplification.
 - External sign to meet City requirements.
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.
- There are 3 large public parking garages within a quarter mile of the business available for use by patrons and staff.
 - No exterior sound amplification.
 - No interior sound amplification after 10pm.
 - Hours of operation will be between 11am-10pm.
 - Service delivery limited between 8am-10pm. Service delivery will be limited to designated areas at RiverPlace.



city of greenville

Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name Julia Belcher Phone 614-619-0106

Mailing Address 408 Dunwoody Dr., Simpsonville, SC 29681

Email info@peoplestap.com

Signature of Applicant _____ Date _____

Property Owner

Name RiverPlace Development II, LLC Phone 864-979-0776

Mailing Address 1 1 North Main Street, Suite 902, Greenville, SC 29601

Email kperry@hughesdevelopment.com

Signature of Property Owner By: [Signature], its COO Date 5/4/22

Property Information

Address 250 RiverPlace, Suite B, Greenville, SC 29601

TMS# 0060000300300 Zoning District Designation C-4

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.

Zoning Compliance Application

Establishments Serving Beer, Wine, or Liquor

Operating Plan

1. Type of Use: - Bar. Beer/wine only. No liquor service.
2. Days and Hours of Operation: Monday closed. Tuesday through Thursday 4pm-9pm. Friday 4pm-10pm. Saturday 12pm-10pm. Sunday 12pm-8pm.
3. Staffing Schedule: Monday closed. Tuesday through Thursday 3:00pm-10:00pm. Friday 3:00pm-11:00pm. Saturday 11:00am-11:00pm. Sunday 11:00am-9:00pm.
4. Kitchen Equipment Schedule: N/A
5. Menu and Hours of Food Service:
 - a. We will offer only prepackaged food. Food service will be the same as hours of operations.
 - b. We will also reach out to local food pop-ups periodically to help support other businesses and provide our patrons with variety.
 - c. Papi's Tacos will deliver their full menu to the location during their regular business hours.
6. Parking for Customers and Employees: There are 3 large public parking garages within a quarter mile of the business available for use by patrons and staff. Staff will need a maximum of 5 spaces at a time per day.
7. Designated Smoking Area: All smoking areas will be outside, in accordance with smoking rules and regulations in the city of Greenville.
8. Type of Entertainment and Duration: There will not be live music. Monthly, there will be activities such as trivia or music bingo. These activities will be limited to 2 hours and not take place within an hour of closing.
9. Closing / "Last Call" Procedures: Last call will be 30 minutes before close. Any sale after close is strictly prohibited.

Security Procedures

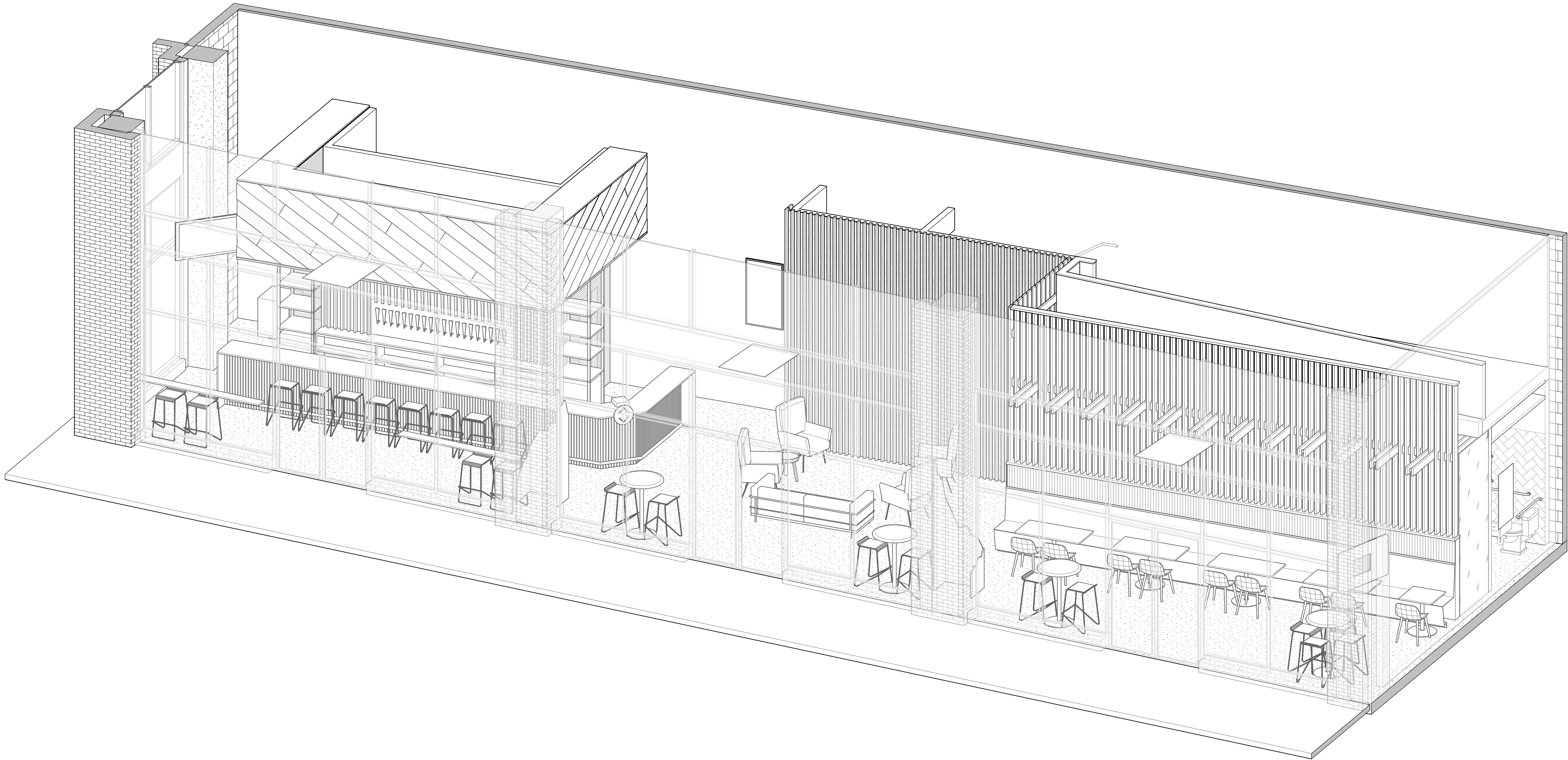
1. Number and Type of Designated Security Staff: RiverPlace provides a daily security team of City of Greenville police officers. They patrol in the evenings beginning at 5pm each evening until 8am and 24/7 on the weekends. All tenants can contact the police officer on duty at any time during their evening/weekend shifts for assistance.
2. Training / Certification of Staff: All managers and employees responsible for serving any alcoholic beverage (current and future) shall participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the city police department.
3. Specific Duties / Responsibilities of Staff
 - a. General Cleaning Responsibilities
 - b. Greet and Serve Patrons
 - c. Cash/Credit Transactions
 - d. Ensuring compliance with all applicable SC Laws and Regulations
4. Entry / Exit / Re-Entry Procedures: There are 3 doors that give access to the building. These will all be unlocked during business hours but we will encourage patrons to enter through one door.
5. Crowd Management: Staff will be responsible for management of the patrons and will comply with fire marshal guidelines and codes. Should we reach capacity in the building, a staff member will manage entry.
6. Crime Prevention through Environmental Design (CPTED)
 - a. The front of the building will remain well-lit 24/7.
 - b. Daily security team of City of Greenville police officers.
 - c. Emergency and security team contact numbers posted for employees.
 - d. Internal security system.
 - e. Full visibility of exterior and access points.
 - f. Staircase to the storage area will be roped off to prevent non-employee access.

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: See attached.

ARCHITECT: FATHOM FIRM, LLC

THIS DOCUMENT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



PEOPLES TAP

GREENVILLE, SC

CONTACT INFORMATION

BUILDING OWNER:
Hughes Development Corporation
1 N. Main St. Suite 902
Greenville, SC 29601
P.O.C.: Kristin Perry
kperry@hughesdevelopment.com

TENANT:
People's Tap
250 RiverPlace, Suite B
Greenville, SC 29601
P.O.C.: Julia Belcher | Jennifer Lion
info@peopleslap.com

GENERAL CONTRACTOR:
Bartron Builders
330 A East Warehouse Ct.
Taylors, SC 29687
P.O.C.: Jarrod Bartron
info@bartronbuilders.com | 864.444.7343

MEP ENGINEERS:
DeVita & Associates
33 Villa Rd. Suite 300
Greenville, SC 29615
P.O.C.: Jake Waterman
jwaterman@devita-inc.com | 864.527.0319

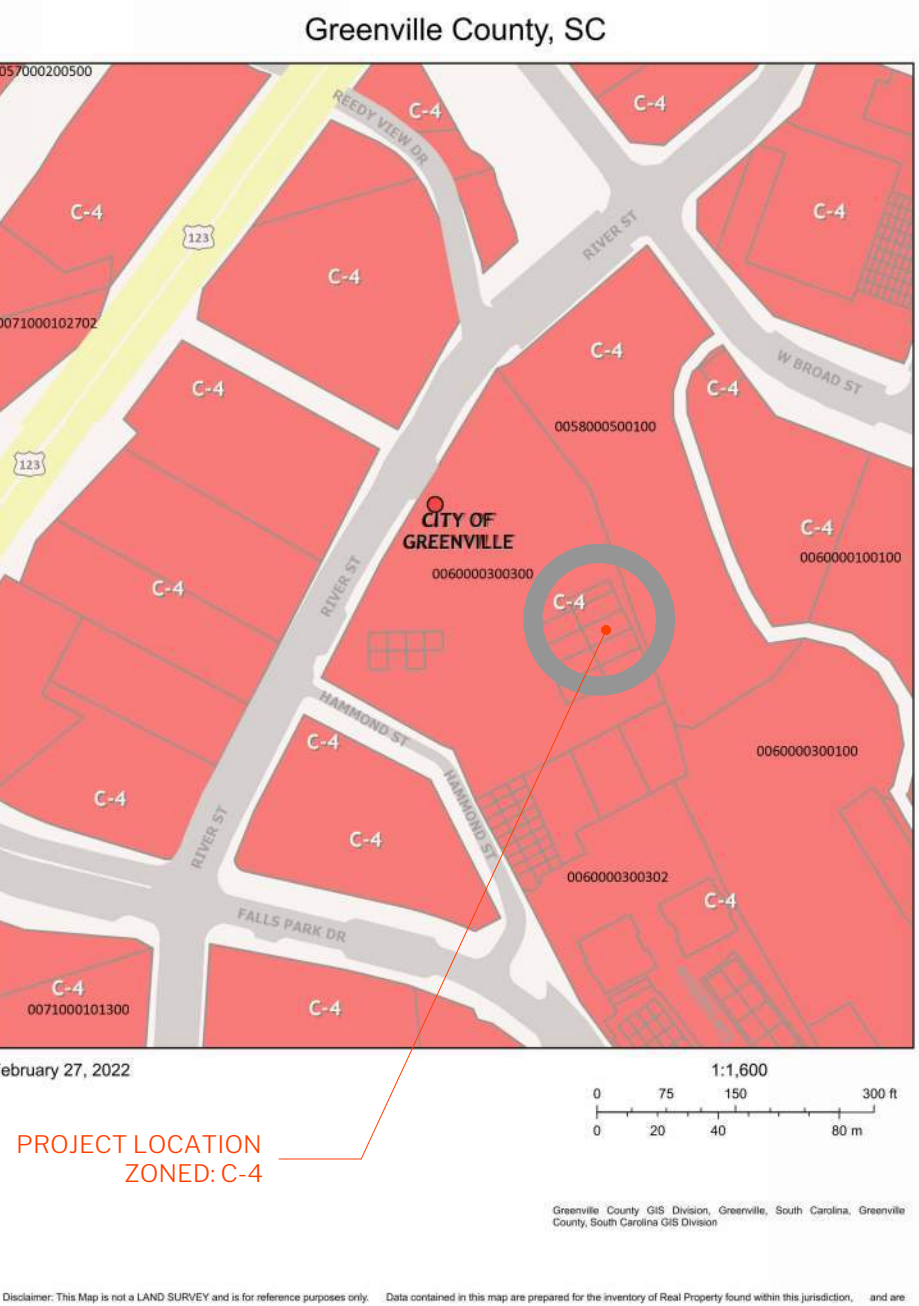
ARCHITECT:
Fathom Firm, LLC
PO Box 26118
Greenville, SC 29616
P.O.C.: Jamison Hupp, AIA, LEED AP for Homes
jamison@fathomfirm.com | 304.516.9230

PROJECT LOCATION

250 RiverPlace, Suite B
Greenville, SC 29601



PROJECT LOCATION



SHEET INDEX

Sheet No.	Sheet Name	Rev.
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A101	FLOOR PLANS	
A102	REFLECTED CEILING PLAN	
A103	ENLARGED DRAWINGS - BAR	
A104	ENLARGED DRAWINGS - SERVICE	
A200	ELEVATIONS AND SECTION	
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E001	ELECTRICAL LEGEND AND NOTES	
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P003	PLUMBING DOMESTIC WATER FLOOR PLANS AND RISER	
P004	PLUMBING DETAILS	

FATHOM FIRM

FATHOM FIRM, LLC
PO BOX 26118
GREENVILLE, SC 29616

jamison@fathomfirm.com
864.214.6236

CONSULTANTS

SHEET ISSUE/REVISIONS

3/01/22 CD For Permit

ISSUE	DATE	DESCRIPTION
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PROJECT NO.
21.005

DRAWN _____ CHECKED _____

STAMP

PROJECT

PEOPLES TAP

RIVER PLACE RETAIL
GREENVILLE, SC

TITLE

COVER SHEET

SERIES SHEET NO.

G100

THIS DOCUMENT SHALL BE USED FOR THE PROJECT AND NOT BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR COPIING OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED.

STANDARD HATCHES/TEXTURES

	GYPSUM BOARD (OR PLASTER)		STEEL
	GRAVEL (OR STONE FILL)		ALUMINUM
	CONCRETE		MASONRY - BRICK
	RIGID INSULATION		MASONRY - CMU
	WOOD GRAIN (FINISHED)		PLYWOOD
	COMPACTED EARTH		INSULATION (BATT)

STANDARD SYMBOLS

	KEYNOTE
	COLUMN GRID
	WALL TYPE TAG
	WINDOW/STOREFRONT TAG
	DOOR TAG
	CENTERLINE
	SPOT ELEVATION
	LEVEL / HEIGHT
	ROOM TAG (W/ AREA)
	CALLOUT - SECTION OR ELEVATION
	CALLOUT - PLAN OR DETAIL

STANDARD ABBREVIATIONS

A.C.T.	ACOUSTICAL CEILING TILE	INT	INTERIOR
ADJ.	ADJACENT	JT.	JOINT
A.F.F.	ABOVE FINISHED FLOOR	KIT.	KITCHEN
A.H.J.	AUTHORITY HAVING JURISDICTION	LAM.	LAMINATE
ALUM.	ALUMINUM	LAV.	LAVATORY
ALT.	ALTERNATE	L.H.	LEFT HAND
ANOD.	ANODIZED	LX.	MECH.
APP.	APPROXIMATE	MAX.	MECHANICAL
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
BD.	BOARD	MISC.	MISCELLANEOUS
BLDG.	BUILDING	M.O.	MASONRY OPENING
B.O.	BY OTHERS	MTD.	MOUNTED
CAB.	CABINET	NAT.	NATURAL
C.C.	CLOSED CELL (FOAM)	N.I.C.	NOT IN CONTRACT
C.F.	CUBIC FEET	NOM.	NOMINAL
C.I.P.	CAST IN PLACE	N.T.S.	NOT TO SCALE
C.J.	CONTROL JOINT	O.C.	ON CENTER
CL.	CENTER LINE	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
CLG.	CEILING	O.F.O.I.	OWNER FURNISHED CONTRACTOR INSTALLED
CLO.	CLOSET	O.H.	OWNER INSTALLED OPPOSITE HAND
CLR.	CLEAR	OPP.	OPPOSITE
C.M.U.	CONCRETE MASONRY UNIT	P.C.	PRECAST
COL.	COLUMN	PL.	PLATE
CONC.	CONCRETE	PLAM.	PLASTIC LAMINATE
CONST	CONSTRUCTION	PLBG.	PLUMBING
CONT.	CONTINUOUS	POS.	POSITIVE
CORR.	CORRUGATED	Q.T.	QUARRY TILE
CPT.	CARPET	R.C.P.	REFLECTED CEILING PLAN
C.T.	CERAMIC TILE	R.D.	ROOF DRAIN
DEMO	DEMOLITION	REBAR.	REINFORCING BAR
D.F.	DRINKING FOUNTAIN	REF.	REFRIGERATOR
DIAM.	DIAMETER	REIN.	REINFORCING
DIM.	DIMENSION	REQ.	REQUIRED
DN.	DOWN	R.H.	RIGHT HAND
D.S.	DOWN SPOUT	RM.	ROOM
DTL.	DETAIL	R.O.	ROUGH OPENING
DWG.	DRAWING	R.O.	ROUGH OPENING
E.J.	EXPANSION JOINT	R.O.W.	RIGHT OF WAY
EL.	ELEVATION	SAF.	SELF-ADHERED FLASHING
ELEC.	ELECTRICAL	S.C.	SOLID CORE
ELEV.	ELEVATOR	SIM.	SIMILAR
EMERG.	EMERGENCY	SPF	SPRAY FOAM (INSULATION)
EQ.	EQUAL	SPEC.	SPECIFICATION
EQUIP.	EQUIPMENT	SQ.	SQUARE
EST.	ESTIMATE	STD.	STANDARD
E.F.	EXHAUST FAN	STOR.	STORAGE
EXT.	EXTERIOR	STG.	STORAGE
F.A.	FIRE ALARM	STL.	STEEL
F.D.	FLOOR DRAIN	STRUC.	STRUCTURAL
F.E.	FIRE EXTINGUISHER	SYMM.	SYMMETRICAL
F.E.C.	FIRE EXTINGUISHER CAB.	TBD	TO BE DETERMINED
F.F.E.	FINISH FLOOR ELEVATION	T&G	TONGUE AND GROOVE
FLR.	FLOOR	T-DECK	TOP OF ROOF DECK
FDN.	FOUNDATION	T-SUB FLR.	TOP OF SUBFLOOR
F.O.C.	FACE OF CONCRETE	T.O.C.	TOP OF CURB
GA.	GAUGE	T.O.S.	TOP OF STEEL
G.C.	GENERAL CONTRACTOR	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TRANS.	TRANSPARENT
GYP.	GYPSUM	TYP.	TYPICAL
GWB.	GYPSUM WALL BOARD	U.N.O.	UNLESS NOTED OTHERWISE
H.B.	HOSE BIB	V.C.T.	VINYL COMPOSITE TILE
H.C.	HOLLOW CORE	V.T.	VINYL TILE
HDR.	HEADER	V.W.T.	VINYL WALL BASE
H.M.	HOLLOW METAL	W.B.	WOOD BASE
HORZ.	HORIZONTAL	WD.	WOOD
HT.	HEIGHT	WIN.	WINDOW
HVAC	HEATING VENTILATION	W.P.	WATER PROOFING
	AIR CONDITIONING	W.R.	WATER REPELLENT
H.W.	HOT WATER	WRB	WEATHER-RESISTIVE BARRIER
		W.S.	WATER STOP
		W.H.	WATER HEATER

GENERAL NOTES

1. THERE IS NO PROJECT MANUAL FOR THE WORK. ALL PRODUCT SPECIFICATIONS AND PROCEDURES ARE CONTAINED IN THE GENERAL NOTES/SPECIFICATIONS SHEETS AND ON THE DRAWINGS.
 1. THE DRAWINGS AND SPECIFICATIONS ARE TO BE TAKEN IN THEIR ENTIRETY AND AS A WHOLE. IF A DISCREPANCY IS FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE ARCHITECT/ENGINEER SHALL HAVE THE OPTION AS TO WHICH GOVERNS.
 2. DO NOT DISASSEMBLE SETS OF CONSTRUCTION DRAWINGS. DRAWINGS ARE INTERRELATED.
2. PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND STANDARDS OF THE LOCAL BUILDING CODE AUTHORITY. DIRECT ALL QUESTIONS REGARDING SUCH COMPLIANCE TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
3. ALL MATERIALS AND ASSEMBLIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE REQUIREMENTS, MANUFACTURERS' INSTALLATION INSTRUCTIONS AND ACCEPTED INDUSTRY STANDARDS.
4. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM DUE DILIGENCE INSPECTION OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF A PROPOSAL. SUBMITTAL OF A PROPOSAL SHALL BE CONSIDERED CONFIRMATION THAT SUCH INSPECTION HAS BEEN MADE, AND NO FURTHER COMPENSATION SHALL BE DUE TO THE CONTRACTOR FOR CLAIMS ARISING AS A RESULT OF FAILURE TO PERFORM SUCH INSPECTION.
5. THE TERM ARCHITECT SHALL MEAN ARCHITECT/ENGINEER, UNLESS AN ENG. IS INVOLVED IN PROJECT.
6. THE DRAWINGS CONTAINED HEREIN DO NOT ADDRESS THE IDENTIFICATION OR REMEDIATION OF HAZARDOUS MATERIALS OR BIOLOGICAL GROWTH PRESENT IN OR ON THE EXISTING BUILDING MATERIALS.
 1. IDENTIFICATION OF HAZARDOUS MATERIALS OR BIOLOGICAL GROWTH SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE ARCHITECT. OWNER SHALL BE RESPONSIBLE FOR REMEDIATION.
7. THE ARCHITECT/ENGINEER OR OWNER REPRESENTATIVE MAY PERFORM QUALITY CONTROL TESTS ON A RANDOM BASIS TO EVALUATE INSTALLATION OF THE NEW CONSTRUCTION FOR CONFORMANCE TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL MAKE ACCESS AVAILABLE AT NO ADDITIONAL COST FOR THE ARCHITECT/ENGINEER OR OWNER REPRESENTATIVE TO INSPECT AND TEST THE WORK AREAS AND SHALL MAKE APPROPRIATE REPAIRS AFTER COMPLETION OF SUCH INSPECTIONS. ANY DEFECTIVE WORK SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND SHALL BRING CONFLICTS AND/OR QUESTIONS TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
9. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL MATERIALS. CONTRACTOR SHALL NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
10. THE CONTRACTOR SHALL OBTAIN AND PAY FEES FOR ALL NECESSARY PERMITS, LICENSES, CERTIFICATES, TESTING, ETC. U.N.O.
11. FURNISH ALL NEW MATERIALS EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE. "IN KIND" REPLACEMENT SHALL MEAN REPLACEMENT WITH COMPONENTS OF SAME SIZE AND MATERIAL AS THE ORIGINAL, UNLESS OTHERWISE NOTED.
12. WARRANTY: WARRANTIES SHALL COMMENCE ON THE DATE OF PROJECT'S SUBSTANTIAL COMPLETION. REPAIR OR REPLACE ALL WORK THAT IS DISCOVERED TO BE DEFECTIVE DURING THAT PERIOD.
 1. PROVIDE PROJECT WARRANTY COVERING ALL REPAIR MATERIALS AND WORKMANSHIP: FIVE (5) YEARS
13. REPAIR DAMAGE TO, OR HOLES IN EXISTING COMPONENTS TO REMAIN ARISING FROM DEMOLITION OPERATIONS. REPAIR COMPONENTS TO THEIR ORIGINAL CONDITION/FUNCTION. PREPARE REPAIRED AREAS TO RECEIVE NEW SCHEDULED FINISHES.
14. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES.
15. THE CONTRACTOR SHALL DISCOVER AND VERIFY THE TYPE AND LOCATION OF ALL EXISTING UTILITY LINES AND ALL EXISTING ELECTRICAL, COMMUNICATION, CONTROL, PROCESS, AND PLUMBING LINES AND PROTECT THEM FROM DAMAGE/DISTURBANCE.
16. CONFIRM SIZES OF ALL OPENINGS REQUIRED FOR THE INSTALLATION OF ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK PRIOR TO FRAMING OR CUTTING FOR INSTALLATION.
17. IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR PROVIDES A COMPLETE, FUNCTIONING PROJECT INCLUDING ALL GENERAL MECHANICAL, AND ELECTRICAL CONSTRUCTION REQUIRED TO FULFILL THAT INTENT. ALL ITEMS REQUIRED SHALL BE FURNISHED AND INSTALLED, REGARDLESS OF WHETHER OR NOT SHOWN ON THE DRAWINGS.
18. WRITTEN DIMENSIONS GOVERN: DO NOT SCALE DRAWINGS. NOTIFY THE ARCHITECT IN THE EVENT THAT REQUIRED DIMENSIONS ARE NOT GIVEN.
19. ITEMS FURNISHED BY THE OWNER BUT INSTALLED BY THE CONTRACTOR ARE NOTED "O.F.C.I.". CONTRACTOR SHALL INCLUDE COSTS FOR INSTALLATION ONLY IN THEIR PROPOSAL.
20. ITEMS FURNISHED AND INSTALLED BY THE OWNER ARE NOTED "O.F.O.I.". CONTRACTOR SHALL NOT INCLUDE COSTS FOR FURNISHING OR INSTALLATION IN THEIR PROPOSAL.
21. ITEMS OR WORK NOT TO BE FURNISHED OR ACCOMPLISHED BY THE CONTRACTOR ARE NOTED "N.I.C.".
22. "ALIGN" AS USED IN THESE DOCUMENTS, MEANS TO ALIGN THE FINISHED FACE OF THE ELEMENTS IN THE SAME PLANE, EITHER IMMEDIATELY ADJACENT TO ONE ANOTHER OR ACROSS AN OPENING.
23. "SIMILAR" OR "SIM", AS USED IN THESE DOCUMENTS MEANS THAT THE ITEM OR DETAIL REFERENCED IS SUBSTANTIALLY THE SAME AS THE ITEM OR DETAIL BEING REFERRED TO, WITH MINOR VARIATIONS THAT DO NOT AFFECT FUNCTION OR APPEARANCE.
24. "TYPICAL" OR "TYP", AS USED IN THESE DOCUMENTS MEANS THAT THE ITEM OR DETAIL REFERENCED IS THE SAME FOR ALL CONDITIONS OF A SIMILAR NATURE THROUGHOUT THE PROJECT, UNLESS NOTED OTHERWISE.
25. "OPPOSITE HAND" OR "O.H." AS USED IN THESE DOCUMENTS MEANS THAT THE ITEM OR DETAIL REFERENCED IS THE SAME AS THE REFERENCED ITEM OR DETAIL EXCEPT THAT IT IS EXACTLY OPPOSITE (MIRRORED) IN ORIENTATION.
26. THE CONTRACTOR SHALL PROVIDE SUBMITTAL INFORMATION REQUIRED IN THE CONTRACT DOCUMENTS, REFERENCE SECTION 013300 "SUBMITTAL PROCEDURES" AND INDIVIDUAL SPECIFICATION SECTIONS.
 1. SUBMITTAL SCHEDULE PROVIDED BY ARCHITECT IS FOR REFERENCE ONLY AND DOES NOT RELIEVE CONTRACTOR FROM SUBMITTING ITEMS REQUIRED.
27. PROVIDE RECORD DRAWINGS OF THE WORK AT THE CONCLUSION OF CONSTRUCTION. RECORD DRAWINGS MAY BE IN THE FORM OF TWO MARKED-UP COPIES OF CONSTRUCTION DOCUMENTS. DELIVER RECORD DRAWINGS TO THE ARCHITECT.
28. PRODUCT MAINTENANCE MANUAL: ASSEMBLE A COMPLETE SET OF MAINTENANCE DATA INDICATING CARE AND MAINTENANCE OF EACH PRODUCT, MATERIAL, AND FINISH INCORPORATED INTO THE WORK. INCLUDE SOURCE INFORMATION, MAINTENANCE PROCEDURES, REPAIR MATERIALS AND SOURCES, CLEANING AGENTS AND METHODS OF CLEANING DETRIMENTAL TO PRODUCT, AND WARRANTIES AND BONDS.
29. THE DESIGN OF FIRE PROTECTION SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR'S FIRE PROTECTION SYSTEMS CONTRACTOR. ALL FIRE PROTECTION SYSTEMS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF SOUTH CAROLINA FOR THE DESIGN OF THIS TYPE OF SYSTEM. M.E.P. CONSULTANT WILL REVIEW DESIGN DRAWINGS FOR FIRE PROTECTION SYSTEMS FOR GENERAL COMPLIANCE WITH M.E.P. DRAWINGS ONLY. COORDINATE INTERFACE WITH EXISTING BUILDING SYSTEMS WITH BUILDING OWNER.
30. CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS, MATERIALS, AND CONFIGURATIONS. NOTIFY THE OWNER AND ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES. EXAMINE ALL SUBSTRATES TO VERIFY ACTUAL LOCATIONS, DIMENSIONS, AND OTHER CONDITIONS AFFECTING PERFORMANCE OF THE WORK. VERIFY THAT SUBSTRATES ARE SOUND, DRY, SMOOTH, CLEAN, SLOPED FOR DRAINAGE, AND SECURELY ANCHORED. PROCEED WITH INSTALLATION OF REPAIR MATERIALS ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
31. UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE COURSE OF THE WORK WHICH REQUIRE ADDITIONAL REPAIRS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER OR OWNER REPRESENTATIVE. NO ADDITIONAL REPAIR WORK SHALL BE PERFORMED UNLESS APPROVED IN ADVANCE BY THE ARCHITECT/ENGINEER.
32. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS. PROCEDURES SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND STANDARDS.
 1. NO STRUCTURAL CALCULATIONS WERE PERFORMED FOR CONTRACTOR MEANS AND METHODS. THE CONTRACTOR SHALL DETERMINE ACCEPTABLE CONSTRUCTION LOADING, INCLUDING EQUIPMENT AND MATERIAL STACKING LOADS.
33. SPECIAL CONTROLS: THE CONTRACTOR SHALL INSTITUTE THE NECESSARY MEASURES TO PREVENT/MINIMIZE DUST, FUMES, ODORS, DEBRIS, OR LIQUIDS FROM THIS PROJECT FROM ENTERING NON-CONSTRUCTION AREAS OF THE BUILDING. THIS SHALL INCLUDE BUT NOT BE LIMITED TO INSTALLATION OF PARTITIONS AND SEALANTS OVER ALL OPENINGS TO THE BUILDING, SEALING AND MAINTAINING SEALS ON ALL DOORS, EQUIPMENT ROOMS, OFFICES, CEILING AND FLOOR PENETRATIONS, ETC.; USE OF OPEN FLAMES, HIGHLY VOLATILE SOLVENTS, OR NOXIOUS CHEMICALS WILL NOT BE PERMITTED.
 1. NOISE CONTROL: THE CONTRACTOR SHALL CONFINE THEIR HOURS OF OPERATION TO THOSE REQUIRED BY THE OWNER AND LOCAL LAWS AND ORDINANCES. NOISE LEVELS SHALL BE HELD TO A MINIMUM CONSIDERING THE NATURE OF THE WORK. DISRUPTIONS TO NORMAL BUILDING OPERATIONS SHALL BE MINIMIZED.
 2. DUST CONTROL: THE CONTRACTOR SHALL ERECT, AS REQUIRED, TEMPORARY ENCLOSURES TO PREVENT DUST FROM ENTERING NON-WORK AREAS, DUCT WORK, ETC. THE CONTRACTOR SHALL PROVIDE FOR PROTECTION FOR HIS EMPLOYEES FROM DUST ACCORDING TO OSHA AND ENVIRONMENTAL AGENCIES HAVING JURISDICTION.
 3. WATER CONTROL: THE CONTRACTOR SHALL NOT PERMIT WATER TO RUN UNCONTROLLED OFF OF HIS WORK OR BE CARRIED AIRBORNE OFF THE SITE OR ONTO VEHICLES AND PERSONS OCCUPYING PART OF THE SITE. TO PREVENT THIS, SUITABLE ENCLOSURES SHALL BE PROVIDED IF WATER OR MOISTURE EXCEEDS LEVELS ACCEPTABLE TO THE OWNER.
 4. CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT FIRE DURING THE WORK.
 5. CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT, LABOR, MATERIALS, AND COMPONENTS REQUIRED FOR THE TEMPORARY RELOCATION OF MECHANICAL/ELECTRICAL EQUIPMENT AND PLUMBING LINES TO ALLOW FOR INSTALLATION OF THE NEW WORK, AND PROVIDING TEMPORARY SERVICES ARE REQUIRED.
34. PROTECT EXISTING CONSTRUCTION, FINISHES, FACILITY CONTENTS, AND SITE FROM DAMAGE. REPAIR ALL DAMAGE TO THE EXISTING FACILITY, ITS CONTENTS, AND THE SURROUNDING SITE CAUSED BY THIS WORK.
 1. INSTALL TEMPORARY ENCLOSURES AND PROVIDE TEMPORARY WEATHER PROTECTION AROUND PARTIALLY COMPLETED AREAS OF CONSTRUCTION THROUGHOUT THE DURATION OF THE WORK. ANY DAMAGES AS A RESULT OF FAILURE TO MAINTAIN A WEATHERTIGHT BUILDING ENVELOPE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 2. CONTRACTOR SHALL RESTORE ALL AREAS SUCH AS GRASS, LANDSCAPING (PLANT MATERIAL), PAVEMENTS, WALKWAYS, GRADING, DISRUPTED BUILDING SYSTEMS, ARCHITECTURAL FINISHES, ETC. DAMAGED DURING CONSTRUCTION TO ORIGINAL CONDITION EXCEPT AS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
35. EXTERIOR DIMENSIONS ARE SHOWN FROM THE EXTERIOR WALL'S FACE OF SHEATHING TO FACE OF SHEATHING. INTERIOR DIMENSIONS ARE SHOWN FROM FACE OF EXISTING DRYWALL TO FACE OF NEW FRAMING OR FROM EXTERIOR FACE OF SHEATHING TO FACE OF DRYWALL.
36. ALL ANGLES SHALL BE ASSUMED TO BE 90 DEGREES, U.N.O.

PROJECT INFORMATION

PROJECT NAME:
PEOPLES TAP

PROJECT ADDRESS:
250 RIVERPLACE, SUITE B
GREENVILLE, SC 29601

JURISDICTION:
STATE: SOUTH CAROLINA
COUNTY: GREENVILLE
CITY: GREENVILLE

PROJECT SUMMARY:
TENANT UPFIT IMPROVEMENT IN EXISTING BUILDING. OCCUPANT WILL BE A TAPROOM, SERVING ONLY BEVERAGES. SCOPE OF WORK LIMITED TO: MECHANICAL SYSTEMS TO REMAIN EXISTING, ADDITIONAL 01 RESTROOM, BAR SERVICE AREA, COOLER, LIGHTING CHANGES, AND COSMETIC IMPROVEMENTS

BUILDING CODE SUMMARY

1. **APPLICABLE CODES:**
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL PLUMBING CODE W/ SC MODIFICATIONS
2018 INTERNATIONAL MECHANICAL CODE W/ SC MODIFICATIONS
2018 INTERNATIONAL FUEL GAS CODE W/ SC MODIFICATIONS
2018 INTERNATIONAL FIRE CODE W/ SC MODIFICATIONS
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE, AS AMENDED
ICC A171-2017 ACCESSIBLE AND USABLE BUILDING AND FACILITIES CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE (NFPA 70) W/ SC MODIFICATIONS
2. **TYPE OF CONSTRUCTION:**
EXISTING CORE AND SHELL BUILDING:
TYPE 1B - SPRINKLED

COMPONENT	RATING
STRUCTURAL BEARING WALLS EXTERIOR	2 HR
STRUCTURAL BEARING WALLS EXTERIOR	2 HR
NONBEARING WALLS EXTERIOR	1 HR
NONBEARING WALLS INTERIOR	0 HR
FLOOR CONSTRUCTION	2 HR
ROOF	1 HR

TENANT UPFIT: NO CHANGES TO EXISTING, RATED ASSEMBLIES
3. **PROPOSED USE • OCCUPANCY:**
TENANT: A-2 TAPROOM

NUMBER OF STORIES: 2

TENANT UPFIT: NO MODIFICATION TO EXISTING SQUARE FOOTAGE
4. **TENANT HEIGHT • SQUARE FOOT SUMMARY:**
BUILDING HEIGHT: 23'-6"

TENANT UPFIT: NO MODIFICATION TO EXISTING SQUARE FOOTAGE

TENANT SPACE INTERIOR AREA:
FIRST FLOOR: 1,779 SF
EXISTING MEZZANINE: 200 SF

TOTAL: 1,979 SF

INTERIOR FINISHES (IBC CHAPTER 8):
Interior wall & ceiling finishes shall have a flame spread index 76-200 (Class C) minimum

PLUMBING FIXTURE CALCULATIONS (IBC CHAPTER 29):
See Sheet G200

FATHOM FIRM

FATHOM FIRM, LLC
PO BOX 26118
GREENVILLE, SC 29616

jamison@fathomfirm.com
864.214.6236

CONSULTANTS

SHEET 0001 REV 0000

ISSUE DATE DESCRIPTION

PROJECT NO:

21.005

DRAWN

CHECKED

STAMP

PROJECT

PEOPLES TAP

RIVER PLACE RETAIL
GREENVILLE, SC

TITLE

PROJECT INFO &
GENERAL NOTES

SHEET NO.

G101

SPECIFICATIONS

01 GENERAL REQUIREMENTS

SECTION 01000 - SUMMARY

11 PROJECT INFORMATION

- A. Reference Sheet G01
2. WORK COVERED BY CONTRACT DOCUMENTS
- A. The Work of Project is defined by the Contract Documents and Scope of Work
- B. Contract Type: To be determined, by Contractor & Owner
3. WORK BY OWNER
- A. General: Cooperate fully with Owner so work may be carried out smoothly, without interfering with or delaying work under this Contract or work by Owner. Coordinate the Work of this Contract with work performed by Owner and/or under separate contracts.

4. WORK UNDER SEPARATE CONTRACTS

- A. General: Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under this Contract or other contracts. Coordinate the Work of this Contract with work performed under separate contracts.
15. ACCESS TO SITE
- A. Use of Site: Limit use of Project site to areas within the Contract limits.
- B. Driveways, Walkways and Entrances: Keep driveways, parking garage, loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
- C. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weatherlight condition throughout construction period. Repair damage caused by construction operations at no cost to the Owner. Protect building and occupants during construction.

16. COORDINATION WITH OCCUPANTS

- A. Owner can access site. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage.
1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.
2. Notify Owner not less than 72 hours in advance of activities that will affect Owner's operations.
3. Coordinate as required with Work under separate contractors.

17. WORK RESTRICTIONS

- A. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, unless otherwise authorized by Owner.
1. Contractor will provide Saturday make-up work days. Coordinate acceptable weekend hours with Owner.
- C. Existing Utility Interruptions: Obtain Owner's written permission before proceeding with utility interruptions.
- D. Controlled Substances: Use of tobacco products and other controlled substances within the existing building is not permitted.
18. SPECIFICATION AND DRAWING CONVENTIONS
- A. Division 01 (General Notes): Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.

SECTION 01200 - SUBSTITUTION PROCEDURES

11 ACTION SUBMITTALS

- A. Substitution Requests: Identify product or fabrication or installation method to be replaced.
1. Documentation: Show compliance with requirements for substitutions and the following, as applicable:
- A. Justification of product substitution.
- B. Coordination Information.
- C. Detailed comparison of proposed substitution with those specified.
- D. Product Data.
- E. Samples, where applicable or requested.
- F. Certificates and qualification data, where applicable or requested.
- G. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
- H. Research reports evidencing compliance with building code in effect for Project, from ICC-ES.
- I. Comparison of Contractor's construction schedule using proposed substitution.
- J. Cost Information.
- K. Contractor's certification that proposed substitution complies with requirements in the Contract Documents.
- L. Contractor's waiver of rights to additional payment or time because of failure of proposed substitution to produce indicated results.
- B. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution.
1. Architect will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request.
2. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.
12. SUBSTITUTIONS
- A. Substitutions for Cause: No later than 15 days prior to time required for preparation and review of related submittals.
- B. Substitutions for Convenience: Not Allowed.

SECTION 01200 - CONTRACT MODIFICATION PROCEDURES

11 MINOR CHANGES IN THE WORK

- A. AIA Document G710, or similar document, issued by Architect.
12. PROPOSAL REQUESTS
- A. Owner-Initiated Work Changes Proposal Requests: Issued by Architect.
1. Respond within 14 calendar days, unless specified otherwise.
- B. Contractor-Initiated Work Changes Proposals: AIA Document G709, or similar document. Minor work change notifications acceptable by email. Coordinate with & submit to Architect.
- C. CHANGE ORDER PROCEDURES
1. AIA Documents G701, issued by Architect for signatures of Owner and Contractor.
- D. CONSTRUCTION CHANGE DIRECTIVE
1. AIA Document G714, or similar document, issued by Architect.
2. Maintain detailed records on a time and material basis of work required by the Construction Change Directive.

SECTION 01200 - PAYMENT PROCEDURES

11 SCHEDULE OF VALUES

- A. Formal line items consistent with AIA Document G703
12. APPLICATION FOR PAYMENTS
- A. Submit applications for payment indicated in the Agreement.
- B. Submit applications via AIA Document G702 and G703
- C. Stored materials: Provide evidence of storage, documentation of value, and proof of insurance.
- D. Submit Progress Lien Waivers for all entities lawfully entitled to file a lien for work covered by payment.
- E. After receipt of Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portions of the Work claimed as substantially complete, minus retainage.
- F. Submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including evidence of completion of Project closeout requirements.

SECTION 01300 - PROJECT MAINTENANCE AND COORDINATION

11 INFORMATIONAL SUBMITTALS

- A. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each portion of the Work.
- B. Key Personnel Names: Within 15 days of starting construction operations, submit a list of key personnel assignments, including superintendent and other personnel, before or after its own installation.
12. GENERAL COORDINATION PROCEDURES
- A. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
- B. Make adequate provisions to accommodate items scheduled for later installation.
13. REQUESTS FOR INFORMATION (RFIs)
- A. RFI Forms: AIA Document G716 or other form acceptable to Architect.
- B. Architect's Action: Allow 7 business days
- C. RFI Log: Maintain a tabular log of RFIs.
14. PROJECT MEETINGS
- A. Schedule and conduct the following meetings at Project site unless otherwise indicated
1. Preconstruction Meeting: Before starting construction
2. Preinstallation Conferences: Before each construction activity that requires coordination with other construction.
3. Project Closeout Conference: No later than 14 days prior to the scheduled date of Substantial Completion.
4. Progress Meetings: Conduct progress meetings at regular intervals as stipulated by Owner and/or Architect during construction.
- B. Meeting Minutes: As applicable, entity responsible for conducting meeting will record meeting minutes. Distribute the meeting minutes to everyone concerned, including Architect, within 3 days of the meeting.

SECTION 01300 - SUBMITTAL PROCEDURES

11 SUBMITTAL SCHEDULE

- A. Submittal Schedule: Submit a list of submittals.
12. SUBMITTAL FORMATS
- A. Submittal Information: Include the applicable project information.
- B. Options: Identify options requiring selection by Architect/Owner.
21. SUBMITTAL PROCEDURES
- A. Prepare and submit submittals required by individual Specification Sections. Submit electronic PDF.
- B. Initial Review: Allow 15 business days.
- C. Resubmital Review: Allow 15 business days.
- D. Distribution: Furnish copies of final submittals to applicable parties as necessary for performance of construction activities.
- E. Use for Construction: Retain complete copies of submittals on Project site. Use only final action submittals.
22. SUBMITTAL REQUIREMENTS
- A. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.
1. Mark each copy of each submittal to show which products and options are applicable.
- B. Shop Drawings: Prepare Project-specific information, drawn accurately to scale.
- C. Samples: Submit Samples for review of kind, color, pattern, and texture.
- D. Product Schedule: As required in individual Specification Sections, prepare a written summary indicating types of products required for the Work and their intended location.
- E. Design Data: Prepare and submit written and graphic information indicating compliance with indicated performance and design criteria in individual Specification Sections.
- F. Certificates
1. Certificates and Certifications Submittals: Submit a statement that includes signature of entity responsible for preparing certification.
2. Installer Certificates: Submit written statements on manufacturer's letterhead certifying that installer complies with requirements in the Contract Documents and, where required, is authorized by manufacturer for this specific Project.
3. Manufacturer's Certificates: Submit written statements on manufacturer's letterhead certifying that manufacturer complies with requirements in the Contract Documents. Include evidence of manufacturing experience where required.
4. Material Certificates: Submit written statements on manufacturer's letterhead certifying that material complies with requirements in the Contract Documents.
5. Product Certificates: Submit written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.

G. Test and Research Reports:

1. Product Test Reports: Submit written reports indicating that current product produced by manufacturer complies with requirements in the Contract Documents. Base reports on evaluation or tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.
2. Preconstruction Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of tests performed before installation of product, for compliance with performance requirements in the Contract Documents.
3. Compatibility Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of compatibility tests performed before installation of product. Include written recommendations for primers and substrate preparation needed for adhesion.
4. Field Test Reports: Submit written reports indicating and interpreting results of field tests performed either during installation of product or after product is installed in its final location, for compliance with requirements in the Contract Documents.

23. DELEGATED-DESIGN SERVICES

- A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.
- B. Delegated-Design Services Certification: In addition to Shop Drawings, Product Data, and other required submittals, submit a signed file copy of certification by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional.
31. CONTRACTOR'S REVIEW
- A. Mark with approval stamp before submitting to Architect.
32. ARCHITECT'S REVIEW
- A. Architect will review each submittal, indicate corrections or revisions required, and return it.
- B. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.
- C. Architect will return without review submittals received from sources other than Contractor.
- D. Submittals not required by the Contract Documents will be returned by Architect without action.

SECTION 014000 - QUALITY REQUIREMENTS

11 SUMMARY

- A. Testing and inspecting services are required to verify compliance with requirements specified or indicated.
- B. These services do not relieve Contractor of responsibility for compliance with the Contract Document requirements.
12. DEFINITIONS
- A. Quality Assurance Services: Activities, actions, and procedures performed before and during execution of the Work to guard against defects and deficiencies and substantiate that proposed construction will comply with requirements.
- B. Quality-Control Services: Tests, inspections, procedures, and related actions during and after execution of the Work to evaluate that actual products incorporated into the Work and completed construction comply with requirements. Services do not include contract enforcement activities performed by Architect.
- C. Mockups: Full-size physical assemblies that are constructed on-site. Mockups are constructed to verify selections made under Sample submittals; to demonstrate aesthetic effects and, where indicated, qualities of materials and execution; to review coordination, testing, or operation; to show interface between dissimilar materials; and to demonstrate compliance with specified installation tolerances. Mockups are not Samples. Unless otherwise indicated, approved mockups establish the standard by which the Work will be judged.
- D. Inspection and Testing: Tests and inspections performed specifically for Project before products and materials are incorporated into the Work, to verify performance or compliance with specified criteria.
- E. Field Quality-Control Testing: Tests and inspections that are performed on-site for installation of the Work and for completed Work.
- F. Testing Agency: A qualified entity engaged to perform specific tests, inspections, or both.
13. ACTION SUBMITTALS
- A. Shop Drawings: For mockups, provide plans, sections, and elevations, indicating materials and size of mockup construction.
14. REPORTS AND DOCUMENTS
- A. Test and Inspection Reports: Prepare and submit certified written reports specified in other Sections.
- B. Manufacturer's Technical Representative's Field Reports: Prepare written information documenting manufacturer's technical representative's tests and inspections specified in other Sections.
- C. For Owner's records, submit copies of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, correspondence, records, and similar documents, established for compliance with standards and regulations bearing on performance of the Work.

15. QUALITY ASSURANCE

- A. General: Qualifications paragraphs in this article establish the minimum qualification levels required. Individual Specification Sections specify additional services.
- B. Preconstruction Testing: Where testing agency is indicated to perform preconstruction testing for compliance with specified requirements for performance and test methods, comply with the following:
1. Contractor responsibilities include the following:
- A. Provide test specimens representative of proposed products and construction.
- B. Provide sizes and configurations of test assemblies, mockups, and laboratory mockups to adequately demonstrate capability of products to comply with performance requirements.
- C. Build site-assembled test assemblies and mockups using installers who will perform same tasks for Project.
2. Testing Agency Responsibilities: Submit a certified written report of each test, inspection, and similar quality-assurance service to Architect with copy to Contractor. Interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from the Contract Documents.
- C. Mockups: Before installing portions of the Work requiring mockups, build mockups for each form of construction and finish required to comply with the Contract Documents, using materials indicated for the completed Work.
1. Build mockups in location and of size indicated, or, if not indicated, as directed by Architect.
2. Notify Architect 7 days in advance of dates and times when mockups will be constructed.
3. Employ workers during the construction of the Work and access to the mockups to ensure that:
- A. Demonstrate the proposed range of aesthetic effects and workmanship.
- B. Obtain Architect's approval of mockups before starting work, fabrication, or construction.
4. Allow 7 days for initial review.
5. Maintain mockups during construction in an undisturbed condition as a standard for judging the completed Work.

16. QUALITY CONTROL

- A. Owner Responsibilities: Where quality-control services are indicated as Owner's responsibility, Owner will engage a qualified testing agency to perform these services.
1. Costs for retesting and reinspecting construction that replaces or is necessitated by work that failed to comply with the Contract Documents will be charged to Contractor and the Contract Sum will be reduced by Change Order.
- B. Contractor Responsibilities: Tests and inspections not explicitly assigned to Owner are Contractor's responsibility. Perform additional quality-control activities required to verify that the Work complies with requirements, whether specified or not.
1. Where services are indicated as Contractor's responsibility, engage a qualified testing agency to perform these quality-control services. Submit a certified written report, in duplicate, of each quality-control service.
- C. Manufacturer's Field Services: Where indicated, engage a factory-audited service representative to inspect field-assembled components and equipment installation, including service connections. Report results in writing to Architect.
- D. Manufacturer's Technical Services: Where indicated, engage a manufacturer's technical representative to observe and inspect the Work. Manufacturer's technical representative's services include participation in preinstallation conferences, examination of substrates and conditions, verification of materials, observation of installer activities, inspection of completed portions of the Work, and submittal of written reports.
- E. Retesting/Reinspecting: Regardless of whether original tests or inspections were Contractor's responsibility, provide quality-control services, including retesting and reinspecting, for construction that replaced Work that failed to comply with the Contract Documents.
- F. Schedule of Tests and Inspections: Prepare a schedule of tests, inspections, and similar quality-control services required by the Contract Documents. Distribute schedule to Architect and each party involved in performance of portions of the Work where tests and inspections are required.
31. TEST AND INSPECTION LOG
- A. Test and Inspection Log: Prepare a record of tests and inspections. Maintain log at Project site.
32. REPAIR AND PROTECTION
- A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.
- B. Protect construction exposed by or for quality-control service activities.
- C. Repair and protection are Contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS

11 USE CHARGES

- A. General: Installation and removal of and use charges for temporary facilities shall be included in the Contract Sum unless otherwise indicated. Allow other entities to use temporary services and facilities without cost, including, but not limited to, Architect, testing agencies, and authorities having jurisdiction.
- B. Water and Sewer Service from Existing System: Water from Owner's existing water system is available for use without metering and without payment of use charges. Provide controls and extensions of services as required for construction operations.
- C. Electric Power Service from Existing System: Electric power from Owner's existing system is available for use without metering and without payment of use charges. Provide controls and extensions of services as required for construction operations.
12. INFORMATIONAL SUBMITTALS/REVIEW
- A. Storage and Access Plan: Include hours of work, use of the facility, site functions, staging areas, and parking areas for construction personnel.
- B. Temporary Weather Protection Plan: Submit narrative that describes the temporary weather protection and drainage measures proposed for the Work.
21. TEMPORARY FACILITIES
- A. Product Data: Storage and information sheds as required to accommodate materials and equipment for construction operations.
22. EQUIPMENT
- A. Fire Extinguishers: Portable, UL rated, with class and extinguishing agent as required by locations and classes of fire exposures.
31. INSTALLATION - GENERAL
- A. Install temporary plywood protections on all hardscape landscaping such as, but not limited to, private residential patios and public walkways.
32. TEMPORARY UTILITY INSTALLATION (AS APPLICABLE)
- A. General: Install temporary service or connect to existing service.
- B. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Coordinate with Owner if use of existing facilities will be permitted. If used, existing facilities shall be cleaned and maintained in a condition acceptable to Owner.
- C. Heating and Cooling: Provide temporary heating and cooling required by construction activities.
- D. Isolation of Work Areas in Occupied Facilities: Prevent dust, fumes, and odors from entering occupied areas.
1. Maintain dust partitions during the Work. Use vacuum collection attachments on dust-producing equipment. Isolate limited work with occupied areas using portable air filtration units.
- E. Perform daily construction cleanup and final cleanup using approved, HEPA-filter-equipped vacuum equipment.
- F. Electric Power Service: Connect to Owner's existing electric power service. Maintain equipment in a condition acceptable to Owner.

3.3 SUPPORT FACILITIES INSTALLATION

- A. General: Comply with the following:
1. Provide construction for temporary offices, shops, and sheds located within construction area or within 30 feet of building lines that is noncombustible according to ASTM E 136. Comply with NFPA 241.
2. Maintain temporary facilities until Architect schedules Substantial Completion inspection. Remove before Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to Owner.
- B. Temporary Controls: Comply with requirements of authorities having jurisdiction.
- C. Protect existing site improvements to remain including curbs, pavement, and utilities.
- D. Maintain access for fire-fighting equipment and access to fire hydrants.
- E. Use designated areas of Owner's existing parking areas for construction personnel.
- F. Project Signs: Provide Project signs as indicated. Unauthorized signs are not permitted.
- G. Temporary Signs: Provide other signs as indicated and as required to inform public and individuals seeking entrance to Project.
- H. Provide temporary, directional signs for construction personnel and visitors, as necessary.
- I. Waste Disposal Facilities: Provide waste-collection containers in sizes adequate to handle waste from construction operations. Provide waste containers with lids and secure closures. The Contractor shall provide dumpsters and dumpster removal, locate dumpsters where designated by Owner.
- J. Lifts and Hoists: Provide facilities necessary for hoisting materials and personnel.
- K. Temporary Elevator Use: Use existing elevators for personnel and materials. Existing elevators are cleaned and maintained in a condition acceptable to Owner. At Substantial Completion, restore elevators to condition existing before initial use, including replacing worn cables, guide shoes, and similar items of limited life.
1. Do not load elevators beyond their rated weight capacity.
- L. Provide protective coverings, barriers, dividers, signs, or other procedures to protect elevator car and entrance doors and frame. If elevator becomes damaged, restore damaged work so no evidence remains of correction work.
- M. Existing Stair Usage: Use of Owner's existing stairs will be permitted, provided stairs are cleaned and maintained in a condition acceptable to Owner. At Substantial Completion, restore stairs to condition existing before initial use.
- N. Provide protective coverings, barriers, dividers, signs, or other procedures to protect stairs and to maintain means of egress. If stairs become damaged, restore damaged areas so no evidence remains of correction work.

3.4 SECURITY AND PROTECTION FACILITIES INSTALLATION

- A. Protection of Existing Facilities: Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities at no additional cost to Owner.
- B. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.
- C. Site Enclosure: Before construction operations begin, furnish and install site enclosure fence in a manner that will prevent people and animals from easily entering site except by entrance gates.
- D. Barriers, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for structurally adequate barricades, including warning signs and lights.
- E. Temporary Egress: Maintain temporary egress from existing occupied facilities as indicated and as required by authorities having jurisdiction.
- F. Access: Provide and comply with regulations of authorities having jurisdiction. As required at public access locations, erect protective, covered walkway for passage of individuals through or adjacent to Project site. Coordinate with entrance gates, other facilities, and obstructions.
- G. Temporary Enclosures: Provide temporary enclosures for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weatherlight enclosure for building exterior.
- H. Temporary Partitions: Provide floor-to-ceiling dustproof partitions to limit dust and dirt migration and to separate areas occupied by Owner and tenants from fumes and noise.
1. Protect air-handling equipment.

3.5 MOISTURE AND MOLD CONTROL

- A. Contractor's Moisture-Protection Plan: Avoid trapping water in finished work.
- B. Partially Enclosed Construction Phase: After installation of weather barriers and before full enclosure of building, when installed materials are still subject to infiltration of moisture and ambient mold spores, protect as follows:
1. Do not load or install drywall or other porous materials or components, or items with high organic content, into partially enclosed building.
2. Keep interior spaces reasonably clean and protected from water damage.
3. Discard or replace water-damaged materials.
4. Do not install material that is wet.
5. Perform work in a sequence that allows any wet materials adequate time to dry before enclosing the material in drywall or other interior finishes.

3.6 OPERATION, TERMINATION, AND REMOVAL

- A. Maintenance: Maintain facilities in good operating condition until removal.
- B. At Substantial Completion, repair, renovate, and clean permanent facilities used during construction period.

SECTION 016000 - PRODUCT REQUIREMENTS

11 ACTION SUBMITTALS

- A. Comparable Product Requests: Submit request for consideration of each comparable product.
1. Architect will notify Contractor of approval or rejection within 15 days. Use product specified if Architect does not issue a decision on use of a comparable product request within time allocated.
12. QUALITY ASSURANCE
- A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, select product compatible with products previously selected.
13. PRODUCT DELIVERY, STORAGE, AND HANDLING
- A. General: Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. Comply with manufacturer's written instructions.
1. Deliver products to Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
- B. Storage:
1. Store materials in a manner that will not endanger Project structure or installed components.
2. Store products that are subject to damage by the elements, under cover in a weatherlight enclosure above ground, with ventilation adequate to prevent condensation.
3. Comply with product manufacturer's written instructions for storage.
14. PRODUCT WARRANTIES
- A. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.
1. Manufacturer's Warranty: Written warranty furnished by individual manufacturer for product a particular product and specifically endorsed by manufacturer to Owner.
2. Special Warranty: Written warranty required by the Contract Documents to provide specific rights for product.

21. PRODUCT SELECTION PROCEDURES

- A. General: Product Requirements: Provide products that comply with the Contract Documents, are undamaged and, unless otherwise indicated, are new at time of installation.
1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
- B. Product Selection Procedures:
1. Product: Where Specifications name a single manufacturer and product, provide the named product that complies with requirements.
2. Manufacturer/Source: Where Specifications name a single manufacturer or source, provide a product by the named manufacturer or source that complies with requirements.
3. Basis-of-Design Product: Where Specifications name a product, or refer to a product indicated on drawings, and indicate a list of manufacturers, provide the specified or indicated product, or a comparable product by one of the other named manufacturers. Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named.
4. Visual Selection Procedures: Where Specifications include the phrase "as selected by Architect from manufacturer's full range" or similar phrase, select a product that complies with requirements. Architect will select color, gloss, pattern, density, or texture from manufacturer's product line that includes both the specified and comparable items.
- 2.2. COMPARABLE PRODUCTS
- A. Conditions for Consideration: Architect will consider Contractor's request for comparable product when the following conditions are satisfied:
1. Evidence that the proposed product does not require revisions to the Contract Documents, that it is consistent with the Contract Documents and will produce the indicated results, and that it is compatible with other portions of the Work.
2. Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant qualities include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
3. Evidence that proposed product provides specified warranty.
4. Samples, if requested.

SECTION 017000 - EXECUTION

11 QUALITY ASSURANCE

- A. Cutting and Patching: Comply with requirements for and limitations on cutting and patching of construction elements.
1. The Contractor shall perform cutting and patching for all trades.
2. Structural Elements: When cutting and patching structural elements, notify Architect of locations and details of cutting and award directions from Architect before proceeding. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection.
3. Other Construction Elements: Do not cut and patch other construction elements or components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety.
4. Visual Elements: Do not cut and patch exposed construction in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities.
- B. Manufacturer's Installation Instructions: Obtain and maintain on-site manufacturer's written recommendations and instructions for installation of products and equipment.
21. MATERIALS
- A. In-Place Materials: Use materials for patching identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
31. EXAMINATION
- A. Before beginning site work, investigate and verify the existence and location of underground utilities, mechanical and electrical systems, irrigation systems, and other construction affecting the Work.
- B. Before proceeding with each component of the Work, examine substrates, areas, and conditions, with Installer or Applicator, as indicated, to verify compliance with requirements for installation tolerances and other conditions affecting performance.
- C. Provide written report listing conditions detrimental to performance of the Work, as applicable. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.
32. PREPARATION
- A. Field Measurements: Take field measurements as required to fit the Work properly.
- B. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents caused by differing field conditions outside the control of Contractor, submit a request for information to Architect.
- 3.3. INSTALLATION
- A. General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.
- B. Comply with manufacturer's written instructions and recommendations for installing products.
- C. Sequence the Work and allow adequate clearances to accommodate movement of construction items on site and placement in permanent locations.
- D. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place.
1. Where mount heights are not indicated, mount components at heights directed by Architect.
2. Allow for building movement, including thermal expansion and contraction.
3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeve inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry.
- E. Joists: Make joints of uniform width. Where joint locations in exposed work are not indicated, notify and coordinate with Architect. Fit exposed connections together to form hairline joints.

3.4 CUTTING AND PATCHING

- A. Cut in-place construction to provide for installation of other components or performance of other construction and subsequently patch as required to restore surfaces to their original condition.
- B. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during installation or cutting and patching operations, by methods and with materials so as not to void existing warranties or affect other portions of the Work.
- C. Provide temporary support of Work to be cut.
- D. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection excavation and trenching methods and safety of authorities having jurisdiction.
- E. Where interference with use of adjoining areas or interruption of free passage to adjoining areas is unavoidable, coordinate cutting and patching according to requirements in Division 01 Section D11000 "Summary."
- F. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to minimize interruption to occupied areas.
- G. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation and trenching methods and safety of authorities having jurisdiction.
1. Proceed with patching after construction operations requiring cutting are complete.
- H. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of the Work. Use durable materials. Patch with durable sealers that are as invisible as practicable. Provide materials and comply with installation requirements specified in other Sections, where applicable.
1. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will minimize evidence of patching and refinishing.
2. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space.
3. Where patching occurs in a painted surface, prepare substrate and apply primer and intermediate paint coats appropriate for substrate over the patch, and apply final paint coat over entire unbroken surface containing the patch. Provide additional coats until patch blends with adjacent surfaces.
4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weatherlight condition and maintains integrity of building enclosure.
- I. Cleaning: Clean areas and spaces where cutting and patching are performed. Remove paint, mortar, oils, patches, and similar materials from adjacent finished surfaces.

3.5 OPERATIONAL PROCEDURES

- A. Site Access: Provide access to Project site for Owner's construction personnel.
- B. Coordination: Coordinate construction and operations of the Work with work performed by Owner's construction personnel.
- 3.6. PROGRESS CLEANING
- A. General: Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.
- B. Site: Maintain Project site free of waste materials and debris.
- C. Cleaning materials are not recommended, using cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.
- D. Enclosed Spaces: Remove debris from enclosed spaces before enclosing the space.
- E. Temporary Partitions: Provide floor-to-ceiling dustproof partitions to limit dust and dirt migration and to separate areas occupied by Owner and tenants from fumes and noise.
- G. Waste Disposal: Do not bury or burn waste materials on-site. Do not wash waste materials down sewers or into waterways. Comply with waste disposal requirements in Section D15000 "Temporary Facilities and Controls."
- H. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.
- I. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operative components to ensure operability without damaging effects.
- J. Limiting Operations: Supervise construction operations to assure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.
- 3.7. PROTECTION OF INSTALLED CONSTRUCTION
- A. Material in drywall or other interior finishes.
- B. Certificates of Insurance: For continuing coverage.

SECTION 01700 - CLOSEOUT PROCEDURES

11 ACTION SUBMITTALS

- A. Product Data: For cleaning agents.
- B. Contractor's List of Incomplete Items: Initial submittal at Substantial Completion.
- C. Certified List of Incomplete Items: Final submittal at Final Completion.
12. CLOSEOUT SUBMITTALS
- A. General: Before construction operations begin, furnish and install site enclosure fence in a manner that will prevent people and animals from easily entering site except by entrance gates.
- B. Certificate of Insurance: For continuing coverage.
13. SUBSTANTIAL COMPLETION PROCEDURES
- A. Contractor's List of Incomplete Items (punch list): Prepare and submit a list of items to be completed and corrected.
- B. Submittals Prior to Substantial Completion (as applicable): Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
1. Certificates of Release: Obtain and submit releases from authorities having jurisdiction permitting construction operations and maintenance on same premises, final completion construction photographs, documentation, damage or settlement surveys, property surveys, and similar final record information.
2. Submit closeout submittals specified in other Division 01 Sections, including project record documents, operation and maintenance manuals, final completion construction photographs, documentation, damage or settlement surveys, property surveys, and similar final record information.
3. Submit closeout submittals specified in individual Sections, including specific warranties, homeownership bonds, maintenance service agreements, final certifications, and similar documents.
4. Submit maintenance material submittals specified in individual Sections, including tools, spare parts, extra materials, and similar items, submit with manufacturer's name and model number where applicable.
- A. Schedule of Maintenance Material Items: Prepare and submit schedule of maintenance material submittals, including name and quantity of each item and name and number of related Specification Section.
5. Submit changeover information related to Owner's occupancy, use, operation, and maintenance. Procedures Prior to Substantial Completion (as applicable): Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
1. Advise Owner of pending insurance changeover requirements.
2. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
3. Complete startup and testing of systems and equipment.
4. Perform preventive maintenance on equipment used prior to Substantial Completion.
5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.
6. Advise Owner of changeover in heat and other utilities.
7. Participate with Owner in conducting inspection and walkthrough with local emergency responders.
8. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
9. Complete final cleaning requirements, including touchup painting.
10. Touch up and otherwise repair and restore marred or exposed finishes to eliminate visual defects.
- D. Inspection: Submit a written request for inspection to determine Substantial Completion a minimum of 10 days prior to date the work will be completed and ready for final inspection and tests. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.
1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
2. Results of completed inspection will form the basis of requirements for final completion.

14. FINAL COMPLETION PROCEDURES

- A. Submittals Prior to Final Completion: Before requesting final inspection for determining final completion, complete the following:
1. Submit a final Application for Payment.
2. Certified List of Incomplete Items: Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. Certified copy of list shall state that each item has been completed or otherwise resolved for acceptance.
3. Certificate of Insurance: Submit evidence of final, continuing insurance coverage complying with insurance requirements.
- B. Inspection: Submit a written request for final inspection to determine acceptance a minimum of 10 days prior to date the work will be completed and ready for final inspection and tests. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.
1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
2. Results of completed inspection will form the basis of requirements for final completion.
15. LIST OF INCOMPLETE ITEMS (PUNCH LIST)
- A. Organization of List: Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside limits of construction.
16. SUBMITTAL OF PROJECT WARRANTIES
- A. Time of Submittal: Submit written warranties on request of Architect for designated portions of the Work where commencement of warranties other than date of Substantial Completion is indicated, or when delay in submittal of warranties might limit Owner's rights under warranty.
- B. Partial Occupancy: Submit properly executed warranties within 15 days of completion of designated portions of the Work where partial occupancy is indicated, or use by Owner during construction period by separate agreement with Contractor.
- C. Organize warranty documents into an orderly sequence based on the table of contents of Project Manual. Provide additional copies of each warranty to include in operation and maintenance manuals.
21. MATERIALS
- A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the Work. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

3.1 FINAL CLEANING

- A. General: Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental regulations.
- B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a designated portion of Project.
- A. Clean Project site, yard, and grounds, in areas disturbing activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
- B. Sweep paved areas broom clean. Remove petro

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SPECIFICATIONS

01 GENERAL CONDITIONS

Drawings and Specifications: The purpose of this text shall be to provide information of equal importance as the graphic drawings they augment. Neither the drawings nor these notes and specifications shall take precedence over one another. In the case of conflict or confusion between the two, the more stringent requirement shall apply. Contact the Architect for clarifications prior to making pricing or jobsite assumptions regarding intent. Under no circumstances shall any interpretation of these construction documents be construed to conflict with or contradict minimum code, or other jurisdictional requirements. These CDs may be subject to interpretation and may or may not lack information necessary to provide a turn-key project. It is the Contractor's responsibility to coordinate all remaining detailing, scope of work, and construction information with the Architect & Owner.

Quality of workmanship: The contractor shall provide the best available workmanship and materials to be used in the construction of this project. The owner has the option to request that the Architect observe the status of the project at any time to verify that the installed work meets or exceeds industry-accepted standards regarding workmanship and tolerances.

Insurance: The Contractor shall carry a minimum \$1,000,000 general liability insurance policy. The contractor and all subcontractors shall carry and maintain workers compensation insurance.

Licensing: The Contractor shall hold an active General Contractor license in the state of the project, and shall be in good standing with the licensing authorities (AHJ).

Substitutions: Substitution of products designated within these construction documents shall be permitted only if approved in writing by the owner and/or architect. Substitution or alternation of details designated within these construction documents shall be permitted only if approved in writing by the Owner and/or Architect.

Permits and Inspections

Submission requirements for building and trade permits: The contractor shall be responsible to make application for, and physically process the construction site and building permits as required by the County, the State, and/or all other entities having jurisdiction (AHJ). The fees levied for all permits and all County or state assessments shall be paid for by the contractor as an included cost of performing the work.

Coordination with building officials and on site inspectors: The contractor shall communicate with the AHJ building inspectors, calling for required inspections at intervals as stipulated by the county. Any potential special shop drawings, structural connection, truss design or other calculation submittals requested by the AHJ, or entity having jurisdiction over the project shall be promptly submitted to the Architect and AHJ, by the Contractor, at his expense as a part of his responsibilities under this contract.

Prior to Construction Commencement

Advance field measurements and verifications: Before ordering any materials or beginning the work, the contractor shall verify all critical measurements of new construction. Any discrepancies established by this effort shall be brought to the immediate attention of the Architect and Owner. The contractor can expect prompt evaluation of any discrepancies by the Architect, and anticipate an appropriate resolution of the condition.

Project Site Conditions

No Smoking: This project shall be considered a **non-smoking workplace**. All contractors shall be responsible to police the use of tobacco products to minimize detrimental effects on indoor air quality and the potential for fire on site.

Maintenance of project security: The contractor shall make a concerted effort to insure project security, to discourage illegal entry of the premises during the workday and secure the project at the completion of each workday.

As a general conditions expense to the job, the contractor shall provide a temporary chemical latrine or composting toilet on site for use by all construction personnel.

Substantial and Final Completion

Substantial Completion: shall be defined as work that is sufficiently complete in accordance with the Contract Documents so that an Owner could occupy or utilize the work for its intended use and when a Certificate of Use and Occupancy (U&O) is issued by the Department of Codes. A temporary U&O may be accepted, at the Architect's and Owner's discretion.

Punch List: A project Punch List containing items to be completed or corrected shall be scheduled and prepared at the time of Substantial Completion. Corrective Punch List work shall be completed prior to Final Acceptance by the Owner.

Project Warranties

Material Installation: All materials shall be installed in accordance with the manufacturer's written recommendations and all acceptable industry standards. Do not modify or install any material in such a way as to void the manufacturer's warranty without written consent of the owner.

Builder Warranty: The contractor shall agree to return to the project upon the request of the owner during a one year period beginning at the date of project Substantial Completion, to respond to construction deficiencies or issues which might develop. The owner shall phone the contractor to inform him of deficiencies in the work. The response time for repair or correction of defective work shall be a maximum of one week from the received date of the owner's written memorandum describing the substance of the defective component(s). In the event of water leaks or other substantial failures interfering with the functioning of the home, or building components, the contractor shall agree to respond to owner calls within four hours of verbal notification.

Construction Administration: The Architect recommends best construction practices for installation and assembly of materials/finishes.

02 SITEWORK

Waste Management: The contractor shall legally dispose of all refuse and rubbish developed throughout the course of performing the work, in accordance with the project's Construction Waste Management Goals. Recycling and waste containers are to be provided and used by all trades to maintain a clean, uncluttered project site. Accumulations of debris on site will not be permitted. The Owner has the right of first refusal on any items being discarded.

Utility Services, Connections and Permit Fees: The contractor shall establish, connect and pay for all utility services, permits, inspections and fees needed for the construction of this project (electrical, water, phone, sewer, etc.). Coordinate with Owner on arrangement

03 CONCRETE

See Structural if included as part of design documents. Structural details and specifications to supercede architectural set.

At all slab perimeter expansion joints, install WR Meadows Deck-O-Foam expansion joint filler w/ tear-away strip for sealant. Install tooled, high quality urethane sealant to match concrete (NP1 or equivalent).

Building footings and foundations: Excavate as shown and/or as necessary to achieve bearing into undisturbed soils of 3,000 p.s.f. bearing capacity or greater. Footing depths indicated on the drawings shall be considered minimums intended to establish adequate depth for frost requirements. Obtain County or local jurisdiction's field inspector's signed inspection of foundation excavation and re-bar placement prior to placing foundation concrete.

Use earth cut forming for permanent formwork of foundations where possible.

Concrete: All Concrete shall conform to ASTM C94, mix providing 3% air entrainment. The minimum strength of poured concrete shall be 3,000 psi developed at seven days after placement. Provide plant report if requested by County inspector, the Owner or the Architect. Carefully cure and protect green concrete work from rapid drying, or damage from rains. Follow industry standard cold weather protection procedures if placing concrete when temperatures are expected to fall below 35 degrees during the initial curing period. Interior exposed finish slab on grade concrete shall be smooth polished finish, and shall include control joints as necessary for appropriate expansion and contraction.

Steel Reinforcing: All steel reinforcing for concrete shall be installed as noted in the construction drawings and/or as required by local codes, except where exceeding the code in these drawings and documents. Provide WWM at all floor slabs

04 MASONRY

Masonry: All colors and styles of masonry (CMU and Brick) shall be made available to the Owner for final selection of exterior color scheme and appearance. Match existing brick texture. Paint entire residence with mineral based paint (Romabio or equivalent). Galvanized horizontal ladder-type joint reinforcing shall be installed every 16" vertically in CMU courses. Brick ties back to wood stud framing shall be hot dipped galvanized adjustable veneer anchors (Hohmann & Barnard DW-10HS, or equal). Select appropriately lengthed anchor for exterior insulation applications. Underground cores shall be grout-filled and rebar reinforced as noted.

05 STEEL

Structural Steel Columns: See structural.

Miscellaneous Metals: Provide HDG steel angle stone lintels over all masonry veneer openings, UNQ.

All exterior fasteners shall be of HDG minimum, UNQ. Provide 304 stainless steel fasteners at all exterior wood wall claddings and/or trim materials (OR 316ss as required by manufacturer). Provide separation between fastener and dissimilar metals being attached to prevent galvanic corrosion, as applicable.

06 WOOD, PLASTICS, & COMPOSITES

Wood Blocking: Provide and install wood blocking behind all wall mounted casework, shelving, grab bars, toilet accessories, countertops, and all other wall mounted items requiring blocking to ensure a solid long-term installation. Blocking shall be FRT

Non-structural lumber: Shelves, fascias and trims shall be stain-grade, smooth surface, ready for the uniform application of the owner-selected stains and finishes. All trim and finishing shall be in contract.

Casework/Millwork: Millwork subcontractor to coordinate final design of cabinets, tops and accessories w/ Owner/Design Team. Floor plans and elevations indicate design intent. Contractor shall install all cabinets, countertops, and accessories, as well as hook up all appliances and devices, inclusive of plumbing, electrical rough-in and final connections. During construction, coordinate utility rough-in and final connections, coordinate utility rough-ins with appliance locations to assure advance planning and concealed placement of required rough-in elements.

07 THERMAL & MOISTURE PROTECTION

Firestopping: Comply with all code requirements and UL rated wall requirements for firestopping penetrations. Firestopping products shall be UL-approved materials as manufactured by 3M, or equal.

08 OPENINGS

Interior Doors: Shall be solid core. See door schedule. Hinges to match rest of hardware.

Door hardware: Provide hardware, including lock sets, dead bolts, door sweeps, peep holes, etc. for all doors as applicable. All doors to receive finish and style as selected by Design Team and/or Owner - Schlage, Emtek, or Architect approved equal acceptable.

Mirrors: 1/4" plate glass with beveled edges and continuous mounting brackets.

09 FINISHES

Gypsum wallboard: For all wall surfaces, provide 5/8" thick tapered edged drywall sheets as obtained from a major manufacturer including G-P, USG or equal, UNQ. For all ceilings provide 5/8" thick, tapered edged drywall sheets. Provide moisture resistant paperless drywall for use in all bathrooms on all wall and ceiling surfaces. Install drywall per industry recommended standards, with screwed fasteners, nailing permitted. Finish all joints and screw heads of drywall surfaces with a three-step application of pre-mixed joint compound. Provide metal outside corner beads, J-channels and reinforced splicing tape along with standard trade accessories to establish a flush, smooth blemish-free Level 4 surface ready to receive paint. Re-inspect drywall after prime coat of paint is installed, and point up flaws apparent at this phase of completion. Professionally patch all holes, voids or marred drywall partition surfaces resulting from the work of other trades

Paint-Interior: All primer and paint shall be Low or No VOC type with a maximum VOC limit of 50g/L in all flats and 150g/L in all non-flat interior paints. Manufacturers shall be Porter, Sherwin Williams, Benjamin Moore, or pre-bid approved equal. Drywall shall be primed with one sprayed coat. Drywall, and all other noted finishes to receive two additional coats of roller applied unthinned premium No Low-VOC eggshell latex wall paint. Low VOC semigloss to be used in all bathrooms and in laundry room. Paint contractor shall price two interior colors. Professionally patch all holes, voids or marred drywall partition surfaces resulting from the work of other trades and touch up paint as required.

Tile: All rough tile substrate surfaces shall be reviewed by the tile installer for stiffness and support prior to commencing tile installation. Provide USG "Durock" or "HardBacker" cementitious board as the tile back-up. Firmly secure to floor and wall supporting elements per manufacturers recommendations. Install Schluter Kerdi waterproofing over the board in direct wet areas (shower/tubs) prior to application of tile. At floor surfaces outboard of shower areas, provide Schluter Ditra uncoupling membranes. Integrate w/ waterproofing. Provide Schluter transition profiles between finishes. Provide flush transition at hardwood. Submit tile/profile samples to design team/Owner for approval. Install all work in accordance with the TCNA (Tile Council of North America) standards.

Tile layouts shall be applied "on-center" or with logic to minimize partial and/or asymmetrical cuts.

10 SPECIALTIES

Toilet Accessories: All toilet paper holders, towel racks, hand towel racks, hooks, shower accessories, soap dispensers and other accessories shall match plumbing hardware finishes in the room in which they are located, UNQ. Locate all accessories as directed by Interiors and/or Owner. Provide all necessary blocking during rough-in stage.

11 EQUIPMENT

Bar Service: As indicated by architectural and MEP drawings. Coordinate substitution selections w/ Owner. Some Owner equipment will be provided.

22 PLUMBING

SEE PLUMBING DRAWINGS

Comprehensive installation of plumbing systems: The installation of the plumbing components shall be 100% complete functionally and code-worthy in all aspects. The plumbing subcontractor shall include as a part of the work, all required plumbing devices (coordinate fixture selection with Owner) and their associated accessories inclusive of traps, stops, valves etc. PVC components are discouraged in interior applications. The plumber shall obtain trade permits as required, and be responsible to produce submit and gain approval of plumbing layout shop drawings inclusive of plumbing riser diagrams. Plumber/contractor shall submit all requested diagrams to AHJ code officials, as required to install the new elements indicated per plans.

Plumbing Fixtures: All fixtures shall be code approved for use in the area having jurisdiction over the permitting and inspection of the house.

23 MECHANICAL

SEE MECHANICAL DRAWINGS

26 ELECTRICAL

SEE ELECTRICAL DRAWINGS

Security System: Coordinate w/ Owner

Smoke Detectors / Carbon Monoxide Detectors: Provide smoke alarms & carbon monoxed detectors per applicable codes.

Cable TV/Satellite: Coordinate w/ Owner

Audio System/Speakers: By Owner. Coordinate locations w/ Design Team/Owner.



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PROJECT

PEOPLES TAP

RIVER PLACE RETAIL
GREENVILLE, SC

TITLE

SPECIFICATIONS

SERIES _____ SHEET NO. _____

G103

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LIFE SAFETY LEGEND

- WALL MOUNTED EXIT SIGN W/ EMER. LIGHTING
WALL MOUNTED EXIT SIGN (SEE MEZZ. PLAN)
EMERGENCY EGRESS FIXTURE - WALL MOUNTED (WALL PACK)
EXTERIOR EMERGENCY EGRESS LIGHTING
FIRE EXTINGUISHER (WALL HUNG)
FIRE EXTINGUISHER CABINET
RATED WALL
PATH OF TRAVEL
LONGEST C.P.T. = LONGEST COMMON PATH OF TRAVEL
MAX.E.A.T.D. = MAXIMUM EXIT ACCESS TRAVEL DISTANCE
EXIT DISCHARGE
DOOR EXIT OCCUPANT LOAD (NO. OF OCCUPANTS USING EXIT)
DOOR EXIT EGRESS CAPACITY
DOOR CLEAR EXIT WIDTH (IN INCHES)
OCCUPANCY TYPE
OCCUPANCY LOAD FACTOR
RELEVANT AREA CALCULATION
OCCUPANT LOAD

LIFE SAFETY PLAN NOTES

- PROVIDE PORTABLE FIRE EXT. IN ACCORDANCE W/ INTERNATIONAL FIRE CODE DURING DEMOLITION & CONSTRUCTION.
- SEE ELECTRICAL PLANS FOR ADDITIONAL EMERGENCY EXIT LIGHTING AND FIRE ALARM INFORMATION.
- SEE MECHANICAL AND PLUMBING DRAWINGS FOR DUCT/PIPING PENETRATIONS IN RATED WALLS, AS APPLICABLE.
- DOOR EXIT EGRESS CAPACITY IS BASED ON WIDTH OF DOOR LEAF MINUS 4" (FOR SINGLE DOORS).

EXIT ARRANGEMENTS (IBC CHAPTER 10)

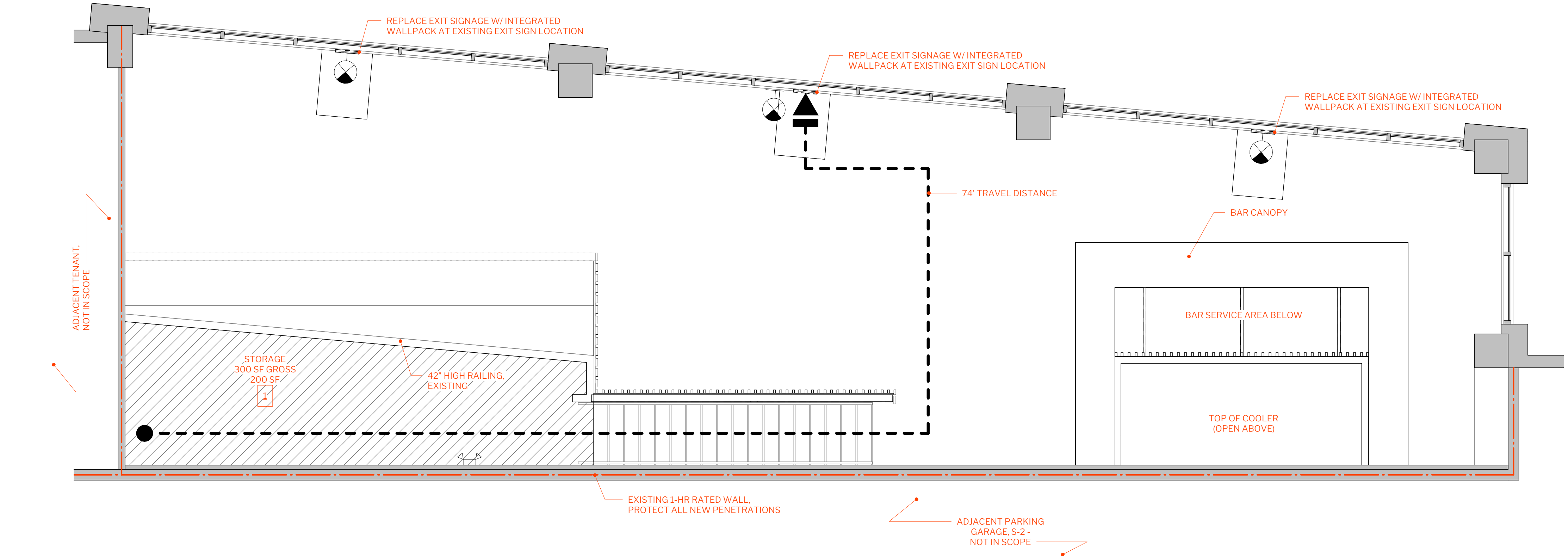
- A. OCCUPANT LOAD (IBC 1004):
a. ASSEMBLY OCCUPANCY, A-2
b. MAXIMUM OCCUPANT LOAD OF SPACE: 64
c. REFER TO LIFE SAFETY PLAN FOR AREA DESIGNATIONS (IBC 1004.3 - MULTIPLE FUNCTION OCCUPANT LOAD; TABLE 1004.5)
B. MEANS OF EGRESS:
a. 36" CLEAR WIDTH MIN. (IBC 1020.2)
C. DISTANCE TO EXIT:
a. MULTIPLE EXITS (IBC 1006.3.3)
b. MAXIMUM COMMON PATH OF EGRESS TRAVEL: A: 75'-0" (IBC 1029.B, EXCEPTION 1)
D. EXIT ACCESS TRAVEL DISTANCE:
a. EXISTING BUILDING
b. GROUP A: 250'; SEE TABLE BELOW

LEVEL, ROOM AND/OR SPACE DESIGNATION	MIN. # OF EXITS		TRAVEL DISTANCE	
	REQUIRED	PROVIDED	ALLOWABLE TRAVEL DISTANCE (TABLE 1017.2)	MAXIMUM EXIT ACCESS TRAVEL DISTANCE SHOWN
1ST FLOOR	2	3	250'	74'-5"
MEZZANINE - STORAGE	1	1	250'	74'-5"

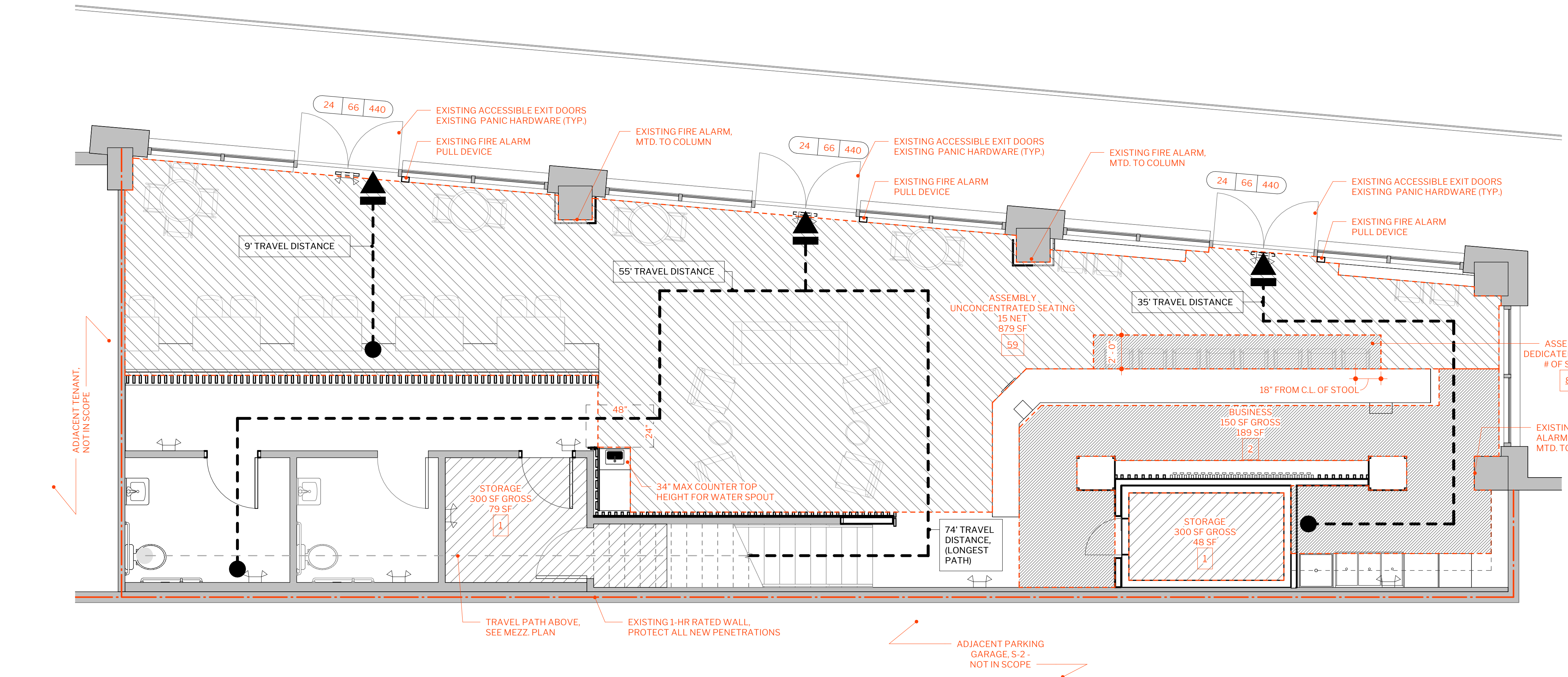
PLUMBING FIXTURE CALCULATIONS (IBC CHAPTER 29, TABLE 2902.1)

- A. MINIMUM NUMBER OF FIXTURES PROVIDED PER SECTION 2902 PER TABLE 2902.1. SEE SUMMARY TABLE BELOW
B. FAMILY FACILITIES PER IBC 2902.2.1

OCCUPANCY USE	WATER CLOSET		LAVATORIES		WATER FOUNTAIN	OTHER
	MALE	FEMALE	MALE	FEMALE		
REQUIREMENTS						
ASSEMBLY (BAR)	1 PER 40	1 PER 40	1 PER 75		1 PER 500	1 SERVICE SINK
OCCUPANT LOAD	64		64		64	N/A
OCCUPANT LOAD PER GENDER	32	32	32	32	N/A	N/A
PROVIDED						
LEVEL 1	1	1	2		WATER SERVICE PROVIDED	1



2 LIFE SAFETY - EXIST. MEZZ
SCALE: 1/4" = 1'-0"



1 LIFE SAFETY - LEVEL 1
SCALE: 1/4" = 1'-0"

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LIFE SAFETY PLAN

SHEET NO.
G200

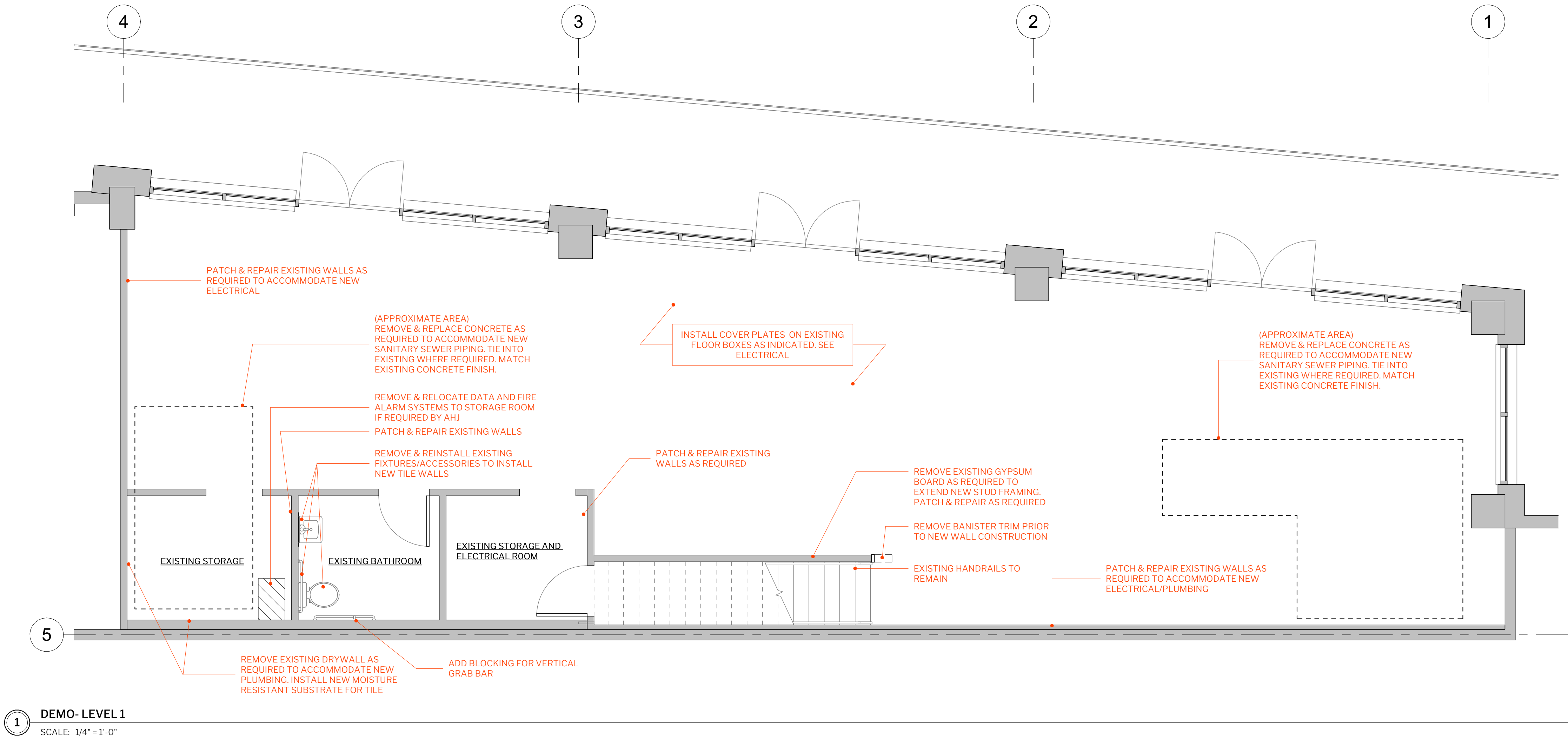
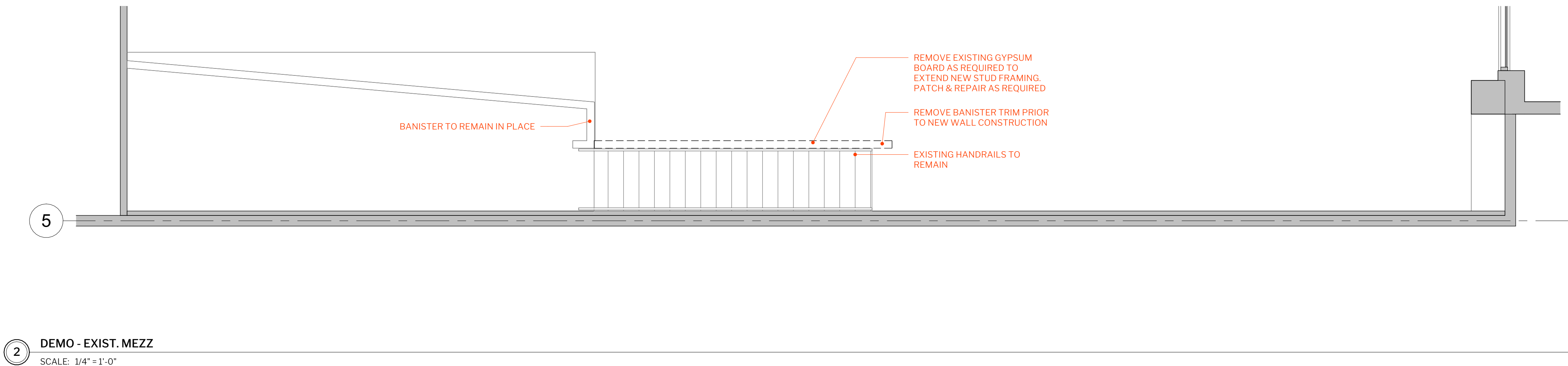
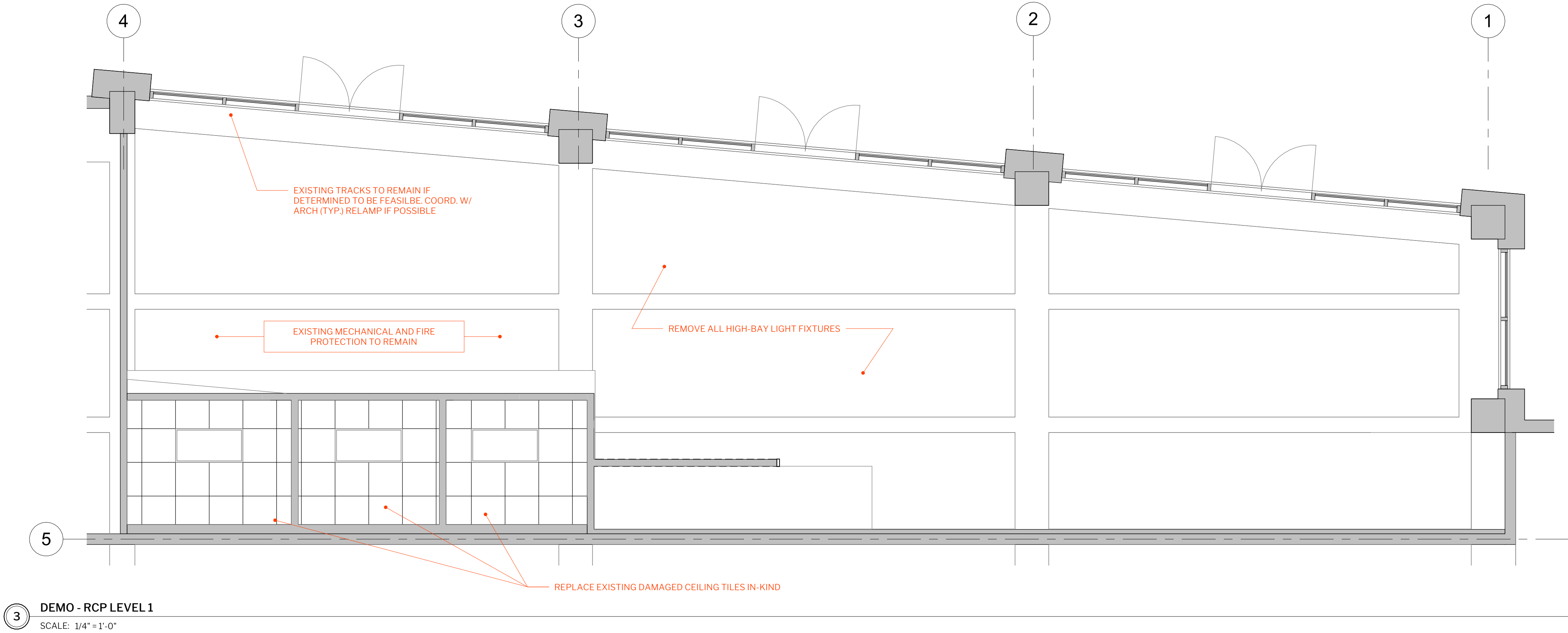
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GENERAL DEMO PLAN NOTES

- DEMOLITION DRAWINGS SHOW THE GENERAL EXTENT OF THE ALTERATIONS REQUIRED. THESE DRAWINGS ARE NOT ALL INCLUSIVE AND DO NOT NECESSARILY SHOW ALL MATERIAL TO BE REMOVED IN ORDER TO PREPARE THE EXISTING BUILDING COMPONENTS FOR NEW CONSTRUCTION. EXISTING BUILDING COMPONENT LOCATIONS, AS SHOWN ON THE DRAWINGS, ARE APPROXIMATE. RESPECTIVE TRADES SHALL FIELD VERIFY ALL LOCATIONS.
- THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR HAZARDOUS MATERIALS ON SITE. IF HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, ISOLATE THE AFFECTED AREA AND CONTACT OWNER FOR FURTHER DIRECTION BEFORE PROCEEDING.
- COORDINATE WITH OWNER BEFORE DISCONNECTING ANY OPERATING EQUIPMENT OR SERVICE. PROVIDE TEMPORARY SERVICE AS REQUIRED TO PERFORM THE WORK AND/OR AS REQUESTED BY OWNER.
- CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES AND SHALL REQUEST CLARIFICATION FROM THE ARCHITECT FOR ANYWORK IN QUESTION PRIOR TO REMOVAL.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING CONDITIONS TO REMAIN THROUGHOUT THE DURATION OF DEMOLITION WORK. CONSTRUCTION & FINISHES SHALL BE PROTECTED FROM DAMAGE AND EXPOSURE TO THE ELEMENTS.
- PATCH CONSTRUCTION EXPOSED TO VIEW IN A MANNER THAT WILL NOT, BY DISCRETION OF THE OWNER, REDUCE THE AESTHETIC QUALITIES OF THE BUILDING OR RESULT IN VISUAL EVIDENCE OF CUTTING AND PATCHING.
- IN CASES OF INTERCONNECTION OF NEW WORK WITH EXISTING OR OTHER WORK, THE CONTRACTOR SHALL VERIFY AT THE SITE ALL DATA, DIMENSIONS, GRADES, ELEVATIONS, ETC. OF THE EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECTIFYING ALL COORDINATION OR OTHER ISSUES CREATED BY HIS FAILURE TO DO THIS FIELD VERIFICATION.
- WHEN A NEW WALL, CEILING, ROOF OR FLOOR ASSEMBLY IS INDICATED WHERE AN EXISTING BUILDING COMPONENT (WALL, CEILING ROOF, ETC.) EXISTS, THE EXISTING SHALL BE COMPLETELY REMOVED, ALONG WITH ASSOCIATED UTILITIES REMOVED AND CAPPED BEHIND THE SURFACE OF THE SUBSTRATE, U.N.O. ALL DEPRESSIONS, INDENTATIONS, OR PROTRUSIONS, ETC. LEFT AFTER THE REMOVAL OF THE ITEMS WHICH WILL INTERFERE WITH THE CONSTRUCTION SHALL BE REPAIRED, REPLACED OR REMOVED TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING SURFACES.
- DO NOT CUT AND PATCH STURCTURAL ELEMENTS IN A MANNER THAT COULD CHANGE THEIR LOAD CARRYING CAPACTIY OR LOAD/DEFLECTION RATIO. CONTRACTORS ARE RESPONSIBLE FOR SHORING, BRACING, AND UNDERPINNING RELATED TO THE DEMOLITION, REMOVAL, OR CUTTING OF ANY WALL, PARTITION, OR ANY OTHER STRUCTURAL ELEMENT.
- MATERIALS AND/OR ITEMS DEMOLISHED AND NOT DESIGNATED TO BECOME THE PROPERTY OF THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROPERTY.
- MATERIALS AND/OR ITEMS DESIGNATED ON THE DRAWINGS OR OTHERWISE REQUESTED BY THE OWNER TO REMAIN, THE PROPERTY OF THE OWNER SHALL BE REMOVED WITH CARE AND STORED IN A SAFE LOCATION DESIGNATED BY THE OWNER.
- AT PENETRATIONS OF FIRE-RATED WALL, CEILING, FLOOR OR ROOF CONSTRUCTION, AS APPLICABLE, COMPLETELY SEAL VOIDS WITH FIRE-RATED FIRE-RESISTANT MATERIAL, FULL THICKNESS OF THE CONSTRUCTION ELEMENT TO MAINTAIN FIRE RATING OF CONSTRUCTION ELEMENT IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- DEMOLITION TO INCLUDE REMOVAL OF ABANDONED HANGERS, BRACKETS, ANCHORS, CONNECTORS, CONDUIT, DUCTWORK, METAL PARTITION TRACK AND ANY OTHER UNUSED ITEMS SECURED TO THE UNDERSIDE OF THE STRUCTURE.
- WHERE EXISTING ELECTRICAL EQUIPMENT IS DESIGNATED TO BE REMOVED, IT SHALL BE COMPLETELY REMOVED WITH ALL ASSOCIATED BOXES, SUPPORTS AND DEVICES. ALL WIRING AND CONDUIT SHALL BE REMOVED COMPLETELY BACK TO THE FIRST ITEM LEFT UNAFFECTED BY REMOVAL. CONDUIT THAT IS BURIED OR OTHERWISE INACCESSIBLE SHALL BE ABANDONED. IN SUCH CASE, CONTRACTOR SHALL PULL ALL WIRE FROM CONDUIT AND REMOVE ALL ITEMS PROTRUDING FROM THE FINISHED SURFACE.
- WHERE EXISTING PARTITIONS CONTAIN ELECTRICAL OUTLETS OR SWITCHES, COORDINATE DEMOLITION OF PARTITIONS WITH ELECTRICAL CONTRACTOR. ALL ELECTRICAL TERMINATIONS TO BE PERFORMED BY ELECTRICAL CONTRACTOR.

PROJECT DEMO PLAN NOTES

- REMOVE EXISTING CONCRETE SLAB AS REQUIRED FOR PLUMBING INSTALLATION AT NEW FIXTURE LOCATIONS AND/OR PATCH REPAIR FROM DEMOLITION. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO CONCRETE DUE TO EXPOSED FINISH OF SLAB. PATCH AND REPAIR CONCRETE AS REQUIRED TO MAIN TAIR A FLUSH, SMOOTH FLOOR, READY TO RECEIVE CONCRETE FINISHING.
- PATCH/REPAIR EXISTING INTERIOR WALL FINISHES ON ALL EXTERIOR WALLS, U.N.O.
- PATCH/REPAIR EXISTING INTERIOR PARTITION WALLS THAT ARE TO REMAIN, U.N.O.



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GREENVILLE, SC

TITLE

DEMO PLANS

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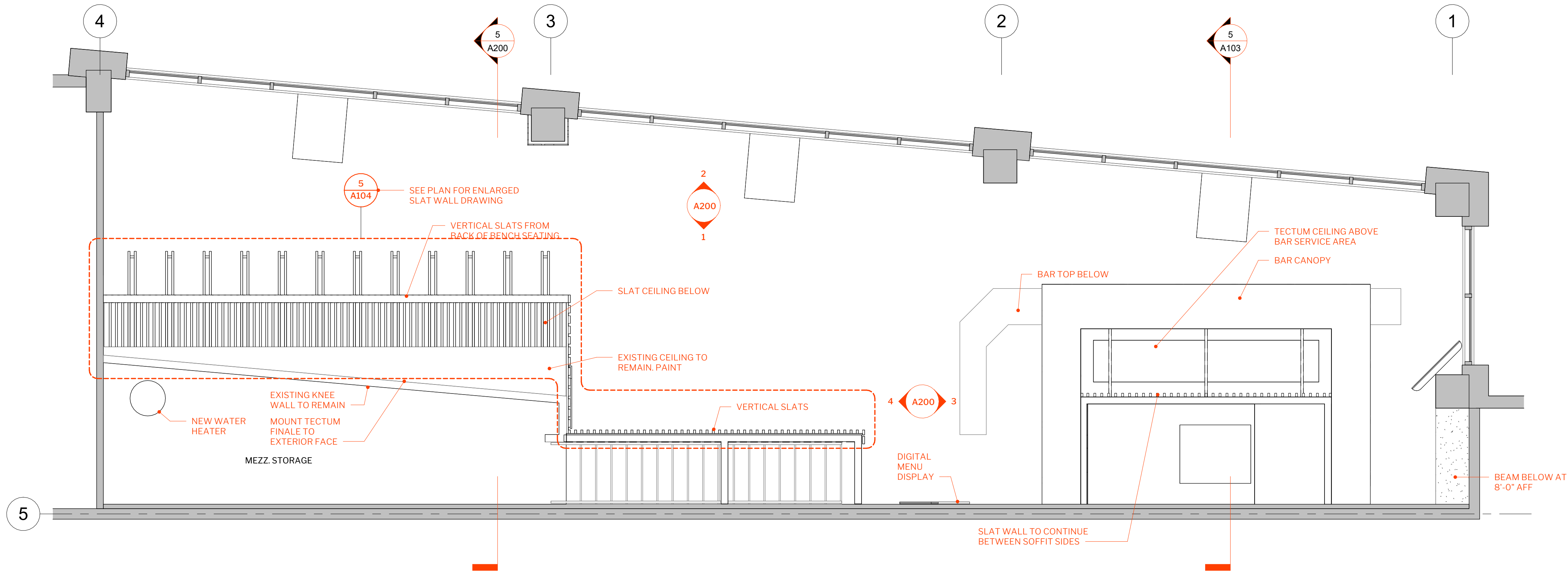
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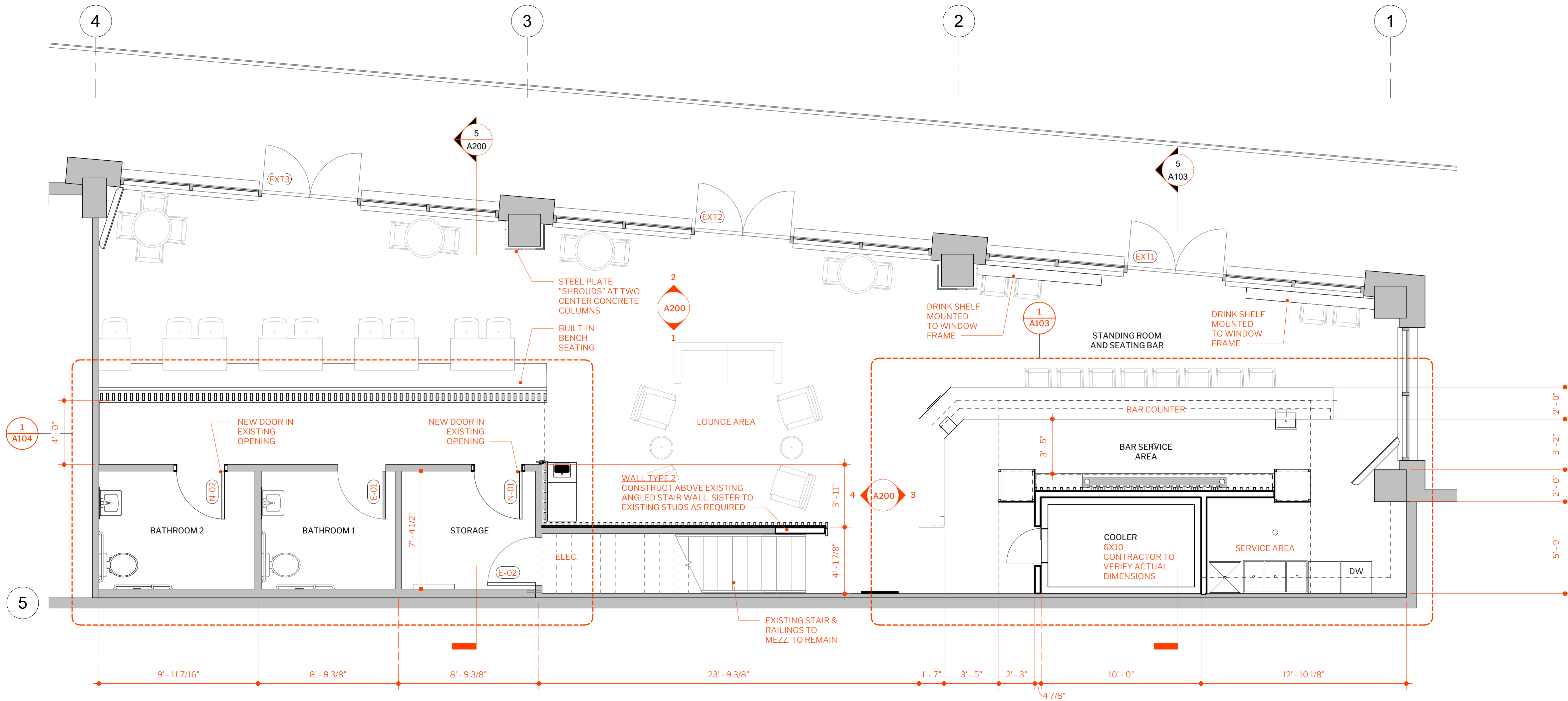
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GENERAL NOTES

1. CONTRACTOR TO COORD. FINAL FINISH SELECTIONS W/ ARCHITECT/OWNER, INCLUDING BAR LINEAR TAP DRAIN + GLASS RINSE.
2. SEE MEP DRAWINGS FOR INSTALLATION + INTEGRATION OF APPLICABLE COMPONENTS AND/OR EQUIPMENT.
3. SIGNAGE IS OMITTED FOR CLARITY. FINAL SIGNAGE DESIGN TBD.
4. CONCRETE FLOOR TO REMAIN. NEW CONCRETE PATCHING TO MATCH EXISTING. EXISTING MEZZANINE & STAIRS TO REMAIN.
5. SEE SHEET A500 FOR WALL TYPE INFORMATION & SHEET A201 FOR FINISH MATERIAL SELECTIONS.



2 EXIST. MEZZ
SCALE: 1/4" = 1'-0"



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

PLAN LEGEND

- EXISTING ELEMENTS CUT
- EXISTING ELEMENTS UNCUT
- NEW ELEMENTS CUT

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FLOOR PLANS

SERIES

SHEET NO.

A101

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RCP LEGEND



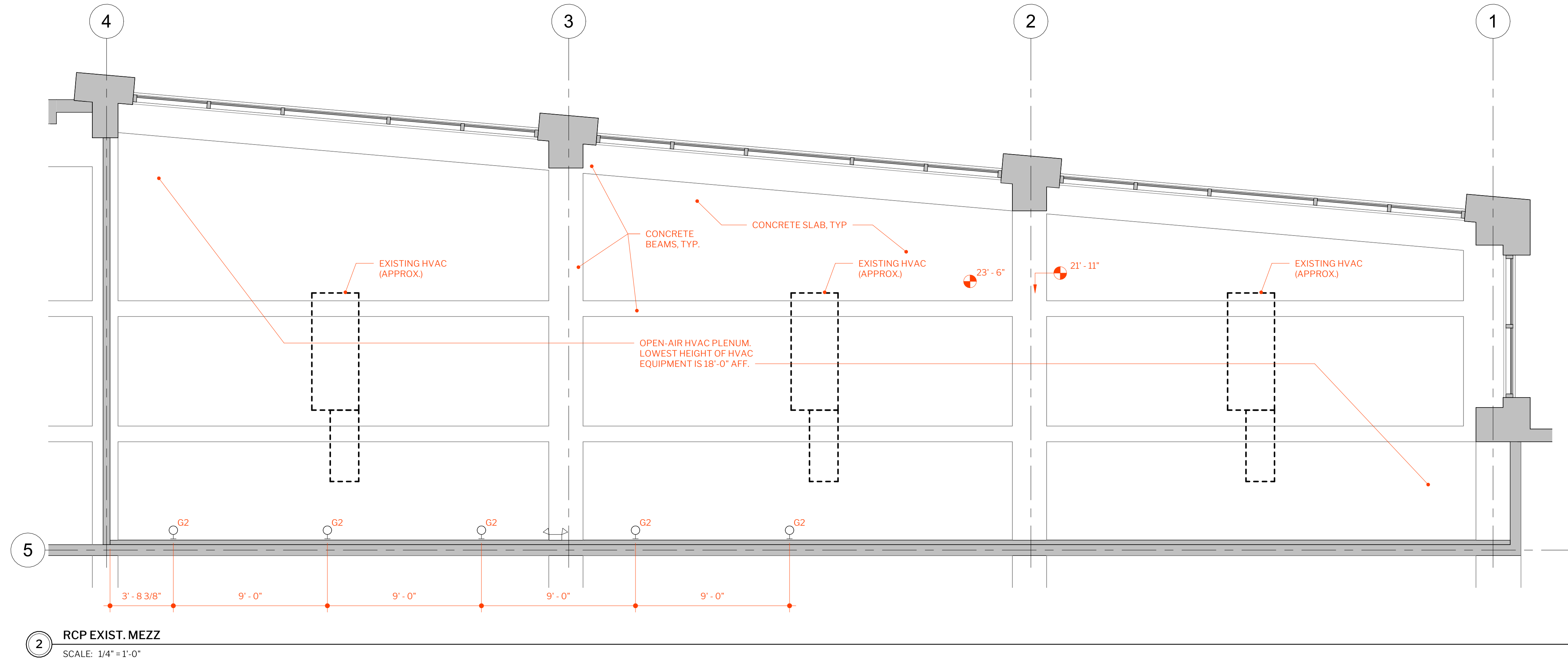
CEILING TYPES:
A - GYPSUM BOARD
B - CUSTOM
C - TECTUM
E - EXISTING
TECTUM CEILING PANEL

GENERAL RCP NOTES

- REFLECTED CEILING PLAN (RCP) INTENT IS TO PROVIDE THE G.C. WITH GENERAL INFORMATION ON DESIGN CONCEPT AND GENERAL LAYOUT. THE RCP SHALL NOT BE UTILIZED FOR ESTIMATING ELECTRICAL AND MECHANICAL SCOPE OF WORK. COORDINATE MECHANICAL EQUIPMENT WITH MECHANICAL, PLUMBING, AND ELECTRICAL (MEP) DRAWINGS. MEP DOCUMENTS SHALL TAKE PRECEDENCE OVER THE ARCHITECT'S RCP. THE G.C. SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- REFER TO RCP KEY NOTES AND ELECTRICAL DRAWINGS FOR LIGHTING SIZES, TYPES, QUANTITIES AND INSTALLATION REQUIREMENTS.
- REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL POWER, DATA, LOW VOLTAGE, & CONTROL SYSTEMS.
- CONTRACTOR SHALL COORDINATE W/ ALL OTHER TRADES BEFORE INSTALLATION OF FIXTURES AND/OR EQUIPMENT.
- CONTRACTOR SHALL PROPERLY COORDINATE MULTI-HEIGHT CEILING AREAS WITH REQUIRED ELECTRICAL LIGHTING AND SOFFIT CONSTRUCTION. REFER TO BUILDING SECTIONS & INTERIOR ELEVATIONS FOR FIXTURE MOUNTING AND SOFFIT HEIGHTS. COORDINATE W/ OWNER & ARCHITECT.
- VERIFY IN FIELD ENTIRE CEILING LAYOUT BEFORE INSTALLATION OF ANY CEILING MATERIAL OR EQUIPMENT. ANY DEVIATION FROM THE RCP SHALL HAVE PRIOR APPROVAL FROM THE ARCHITECT. THE INSTALLER SHALL PROVIDE THE ARCHITECT (PER CONTRACT DOCUMENTS) A RCP SHOWING ANY DISCREPANCIES OR DEVIATION FROM THE CONTRACT DOCUMENTS AND THEIR DESIGN INTENT.
- SYMBOLS INCLUDED IN LEGEND DO NOT IMPLY SCOPE OF WORK OR PRODUCT BEING USED. REFER TO PLANS.
- SEE FINISH SCHEDULE FOR CEILING FINISHES.
- ALL OPENINGS IN CEILING SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. ALL OPENINGS SHALL HAVE UNIFORM DIMENSIONS ON ALL SIDES. CONTRACTOR SHALL ENSURE PROPER LOCATION OF CEILING ACCESSORIES AS INDICATED ON THE DRAWINGS.

PROJECT NOTES

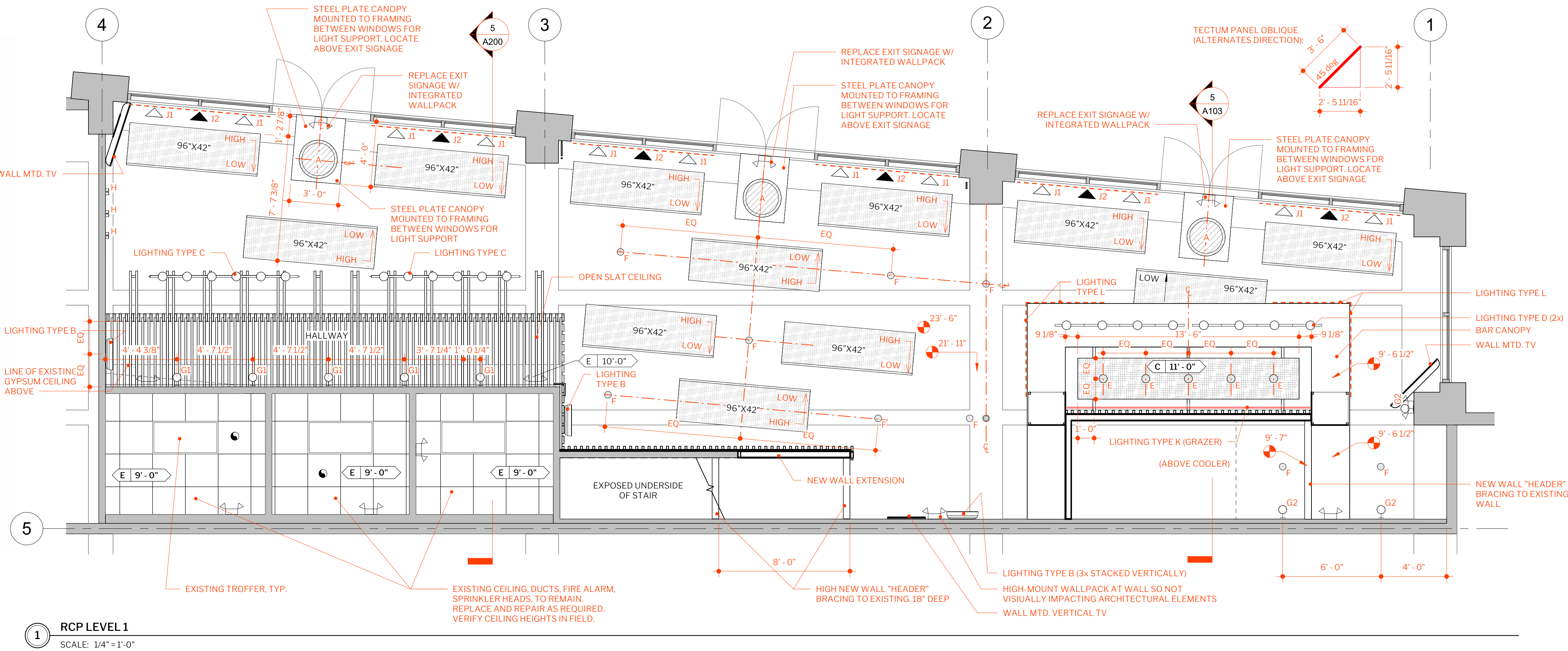
- SEE LIGHTING FIXTURE SCHEDULE FOR CORRESPONDING FIXTURE TYPES AS LABELED
- SEE ELECTRICAL PLAN FOR SWITCHING/ZONING LOCATIONS
- ELECTRICAL LOW-VOLTAGE CONTRACTOR TO CONFIRM COMPATIBILITY OF SPECIFIED LIGHT FIXTURES W/ CONTROL SYSTEMS.
- CONTRACTOR TO COORD. CEILING SUSPENSION AND LIGHTING LOCATIONS IN-FIELD W/ ALL CEILING MEP COMPONENTS & FIRE PROTECTION SYSTEMS. MAINTAIN CLEARANCES AS REQUIRED.
- EXISTING DUCTWORK TO REMAIN AS-IS, UNLESS REQUIRING CHANGE BY MEP OR AHJ.
- EXISTING FIRE PROTECTION AND ALARM SYSTEM TO REMAIN IN PLACE, UNO OR REQUIRED BY AHJ. CONTRACTOR TO VERIFY ADEQUACY OF EXISTING SYSTEM W/ AHJ.



LIGHTING SCHEDULE

MANUFACTURER	MODEL #	SOURCE	COLOR TEMP	MOUNTING	NOTES	DESCRIPTION
ARCHITECTURAL FIXTURES						
A	EUREKA OLO 4548-BLK	LED	3000K	SUSPENDED	22" DIAMETER, AIRCRAFT CABLE SUSPENSION	
B	EUREKA OLO 4548-BLK	LED	3000K	SURFACE (SCONCE)	22" DIAMETER, WALL MOUNT	
C	EUREKA BERRI HORIZONTAL L66	LED	3000K	SUSPENDED	MULTI-GLOBE MODULAR SUSPENDED, BLACK	
D	EUREKA BERRI ANGULAR W04	LED	3000K	SUSPENDED	MULTI-GLOBE MODULAR SUSPENDED, BLACK	
E	LF ILLUMINATION LANRFB-19C-8235-W-DMU-BB / OPT-TRA20B-HOL	LED	3000K	SURFACE MOUNT	3" BLACK CYLINDER WITH 1700 LUMENS AND HEX CELL LOUVER	
F	LF ILLUMINATION LANRFB-19C-8235-W-DMU-BB / OPT-TRA20B-HOL	LED	3000K	SUSPENDED	3" BLACK CYLINDER WITH 1700 LUMENS AND HEX CELL LOUVER. SUPPLY WITH 11" CABLE DROP.	
G1	LUMINART SEA	LED	3000K	SURFACE (SCONCE)	SINGLE-DIRECTIONAL HEAD, WHITE; MOUNT 8'-0" AFF	
G2	LUMINART BEAZX	LED	3000K	SURFACE (SCONCE)	MULTI-DIRECTIONAL HEAD, WHITE; MOUNT 8'-0" AFF	
H	EUREKA EQUINOX 3411 NARROW	LED	3000K	SURFACE (SCONCE)	ANTHRACITE	
I	NOT USED					
J1	SORAA RELAMPING7 WIDE FLOOD (INDIRECT LIGHTING)	LED	3000K	TRACK HEADS	NEED TO VIF IF RELAMPING POSSIBLE W/ EXISTING HEADS	
J2	SORAA RELAMPING7 SPOT (COCKTAIL TABLES)	LED	3000K	TRACK HEADS	NEED TO VIF IF RELAMPING POSSIBLE W/ EXISTING HEADS	
K	DIODE LED D3-24V-500-3000K-14-GR2X10-ARM-BLK-MAG	LED	3000K	GRAZER	10" GRAZING LINEAR WITH ADJUSTABLE AIMING ARM. PROVIDE FULL RUN WITH QUICK CONNECT BETWEEN FIXTURES. PROVIDE FULL LENGTH OF SLAT WALL EXTENTS	
L	DIODE LED D3-12V-PS-30-160-2009 / DIOX2-12V200W	LED	TBD	SURFACE	UNLABLED 20" X 8" FLEXIBLE LED SHEET WITH ADHESIVE BACKING. PROVIDE DIMMABLE POWER SUPPLIES. (OR SIMILAR AS REQUIRED BY SIGN FABRICATOR)	

- NOTES:
- PROVIDE REMOTE POWER SUPPLIES FOR COMPLETE SYSTEM. VERIFY MOUNTING LOCATION. CONSULT MANUFACTURER RECOMMENDATIONS ON WIRE GAUGE.
 - SEE ARCHITECTURAL MOUNTING DETAILS AND FINISH SELECTIONS.
 - PROVIDE EQUIVALENT PRODUCT IF CUSTOM CABLE DROP NOT AVAILABLE.
 - NOT USED
 - NOT USED
 - ALL: ALL FIXTURE TYPES INDICATED ABOVE SHALL BE ON APPROPRIATE DIMMERS
 - ALL: COORDINATE THE DIMMING REQUIREMENTS OF EACH FIXTURE WITH SUPPLIER OF THE LIGHTING CONTROL SYSTEM
 - ALL: PROVIDE AS SPECIFIED.



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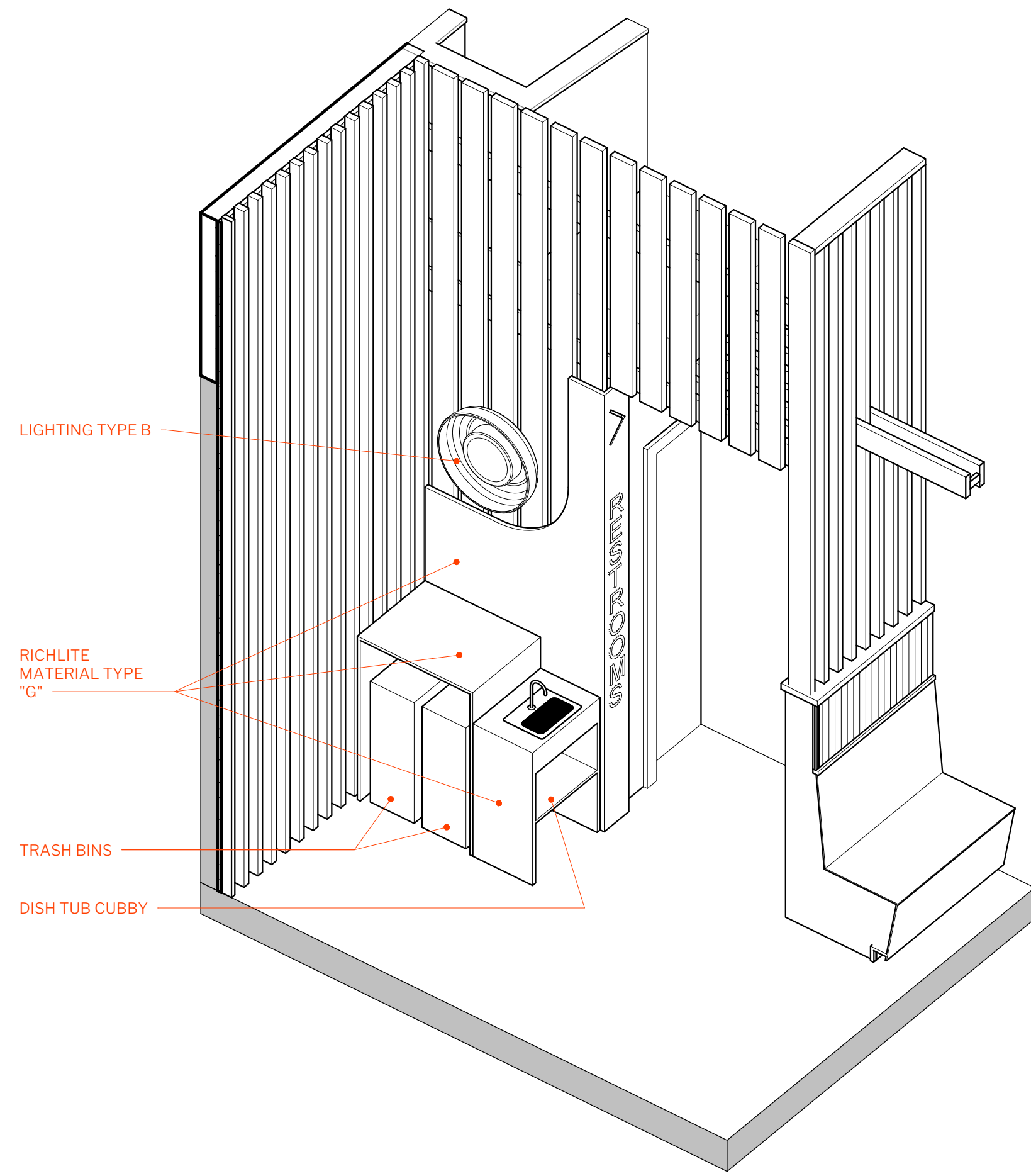
REFLECTED CEILING PLAN

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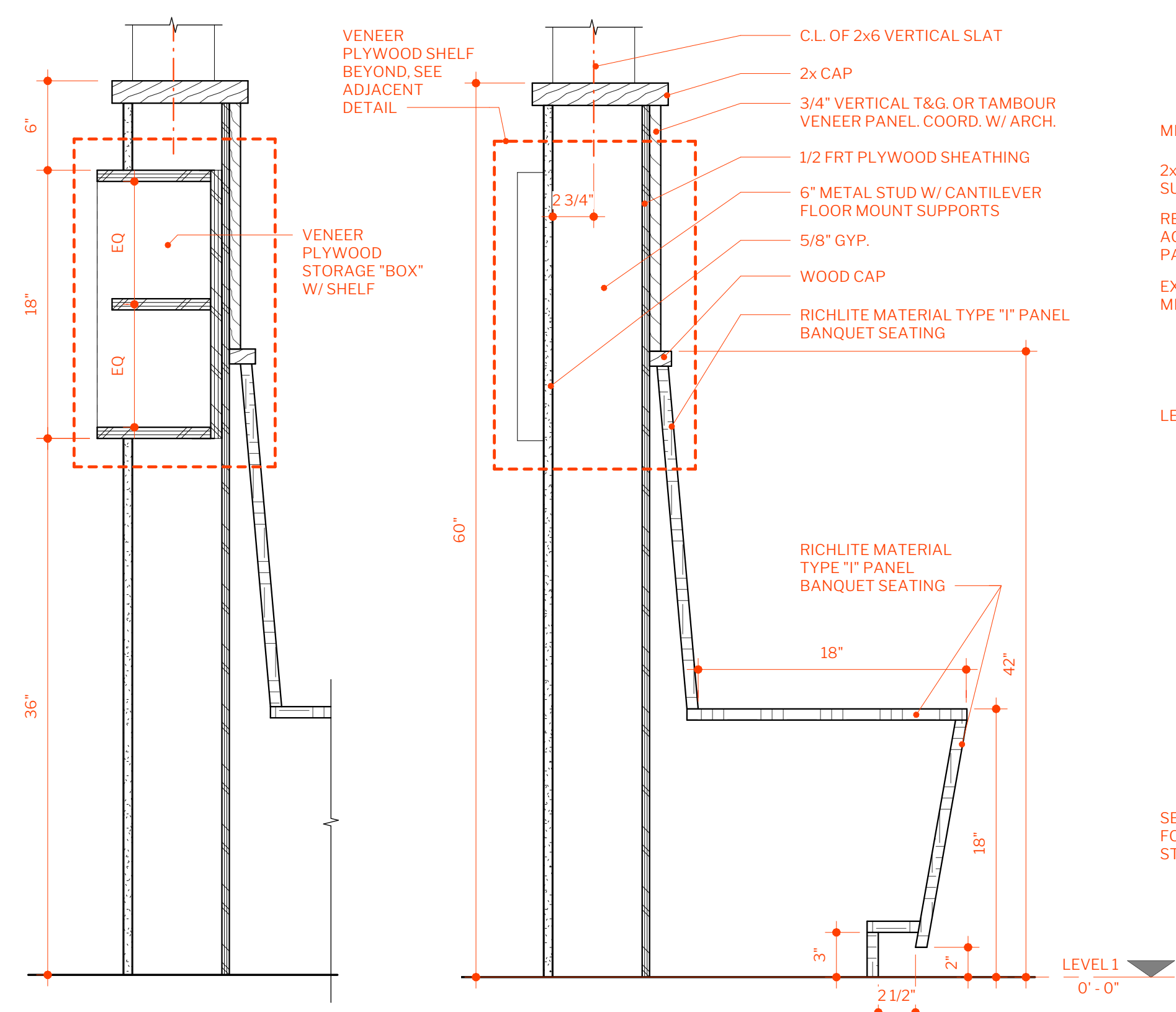
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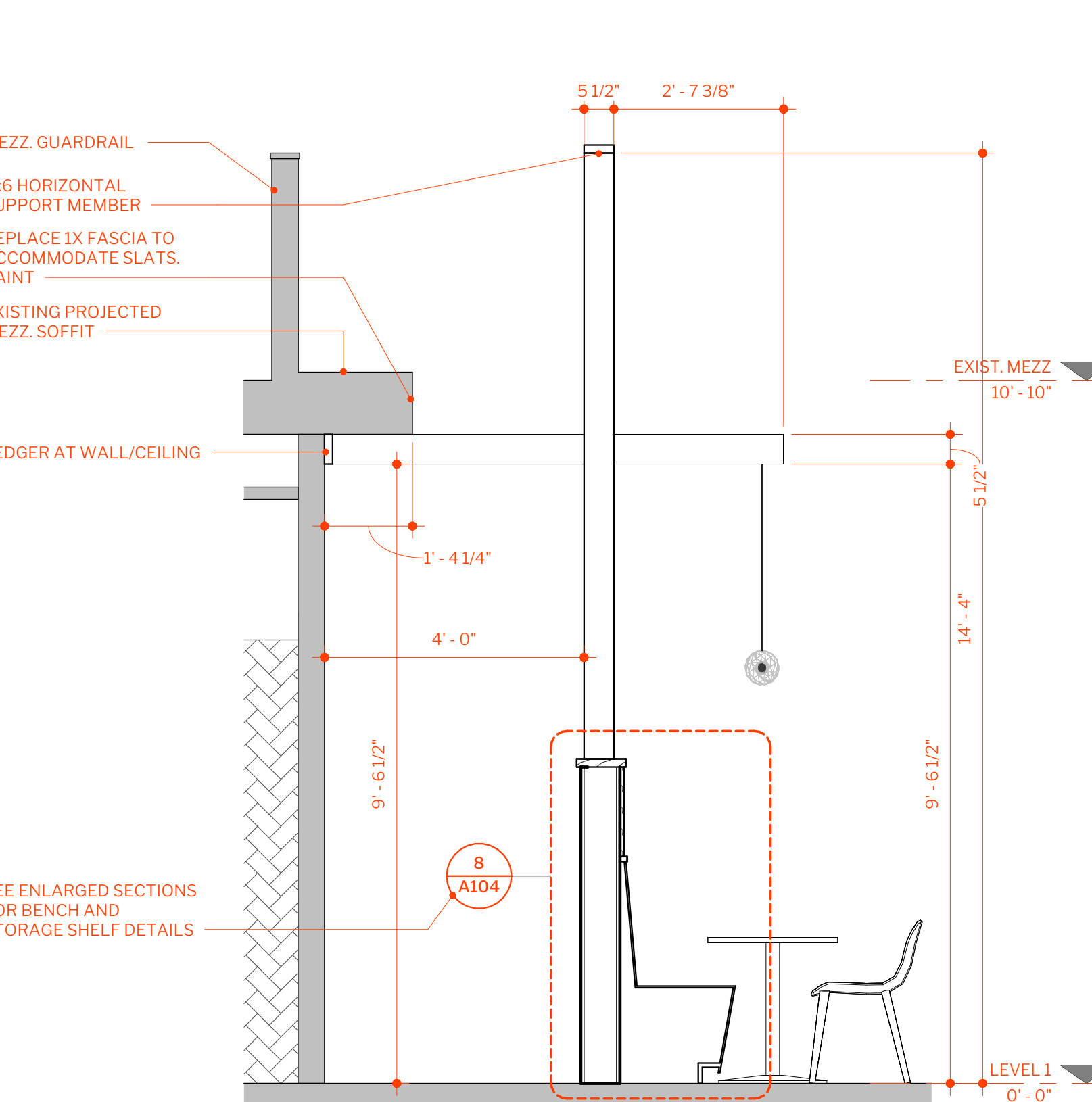
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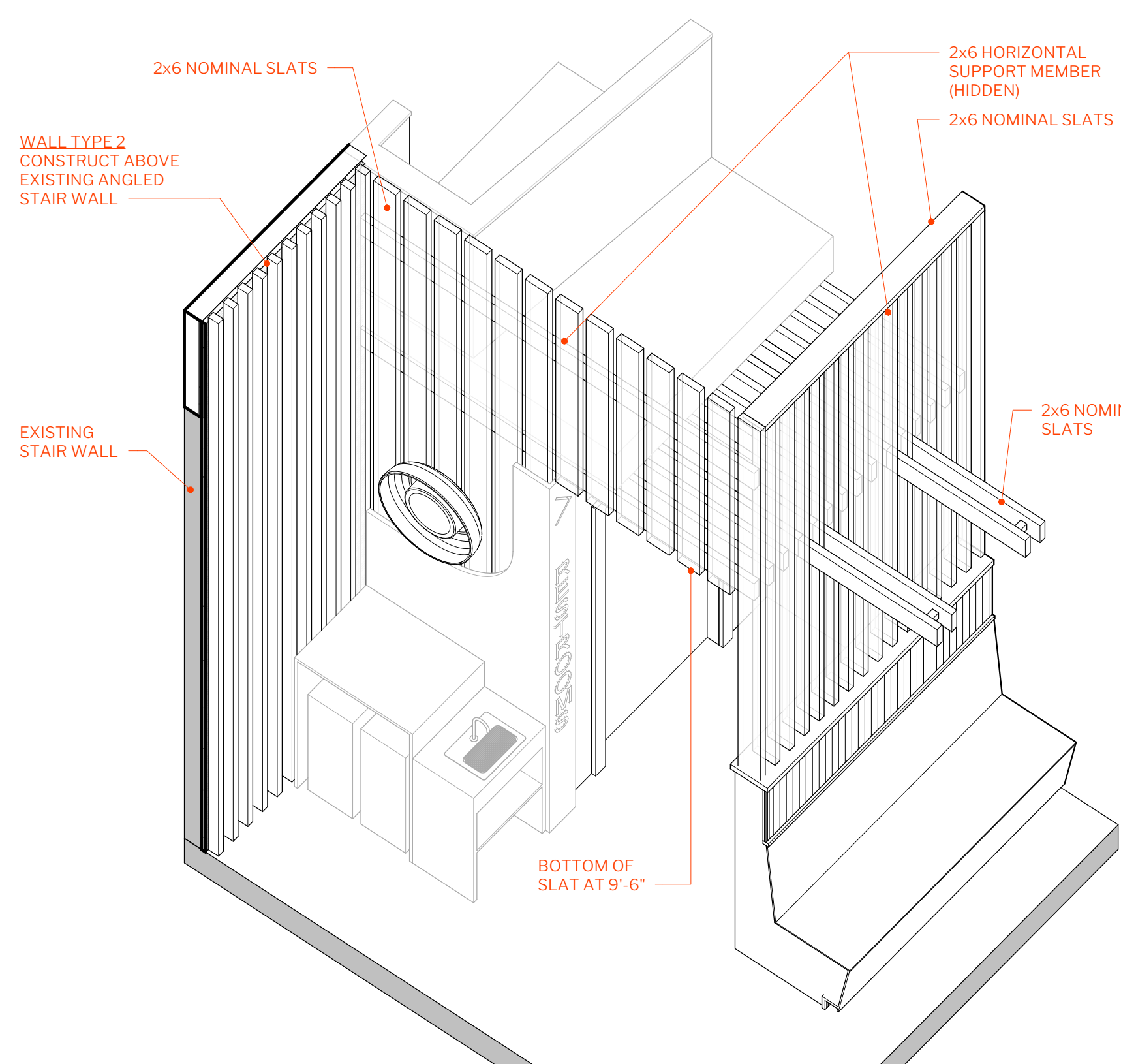
4 WATER AND RETURN STATION
SCALE: 1/2" = 1'-0"



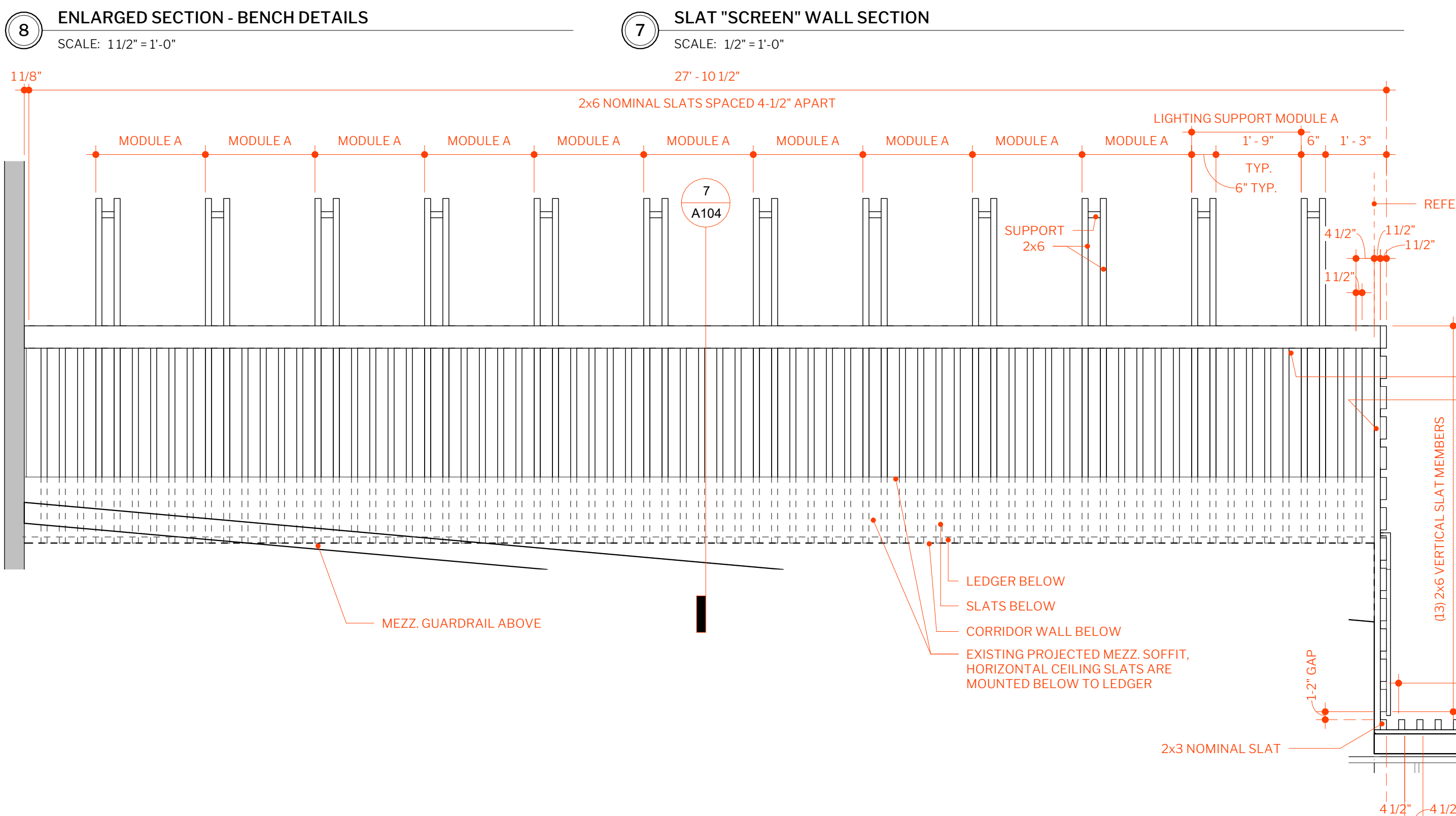
8 ENLARGED SECTION - BENCH DETAILS
SCALE: 1 1/2" = 1'-0"



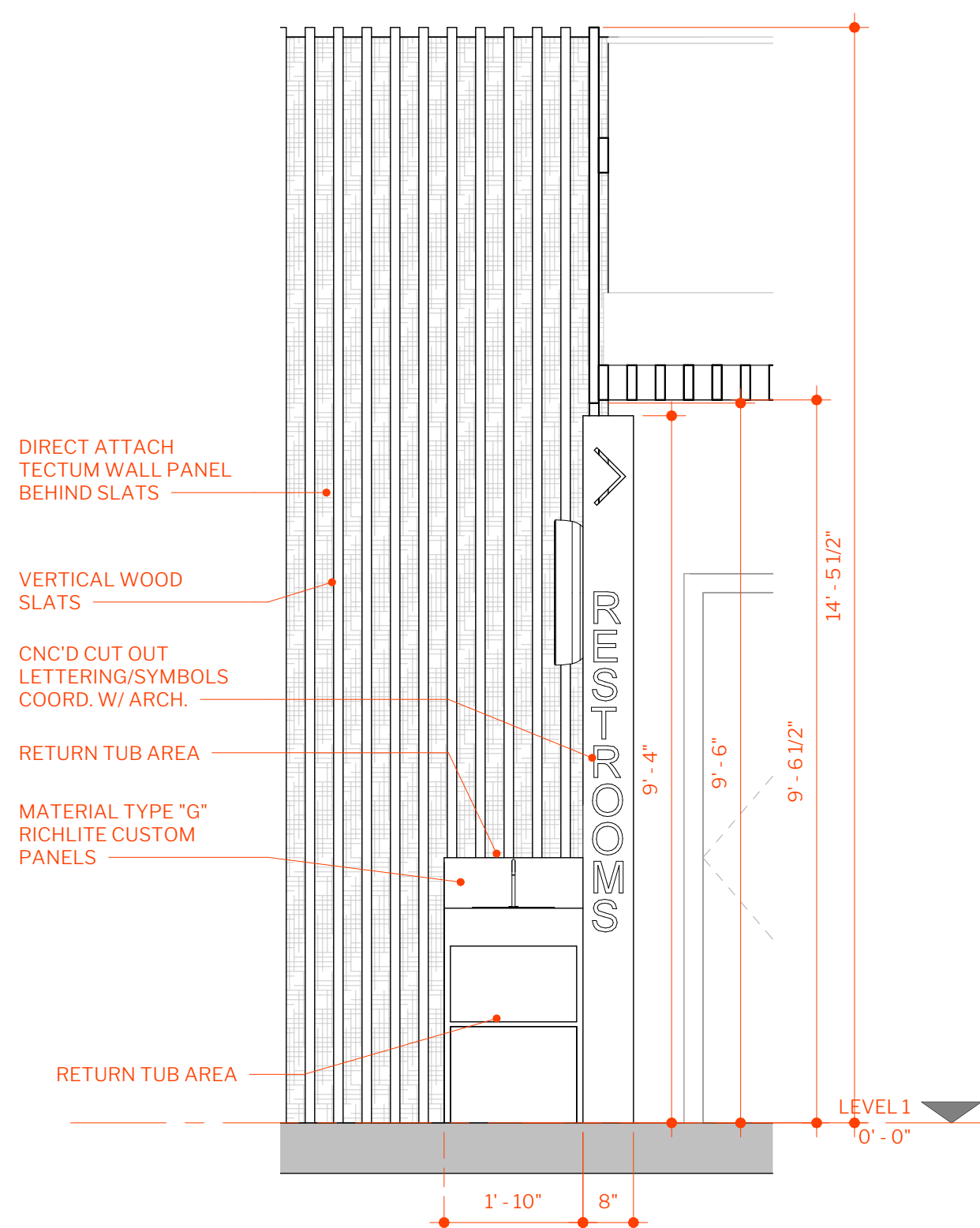
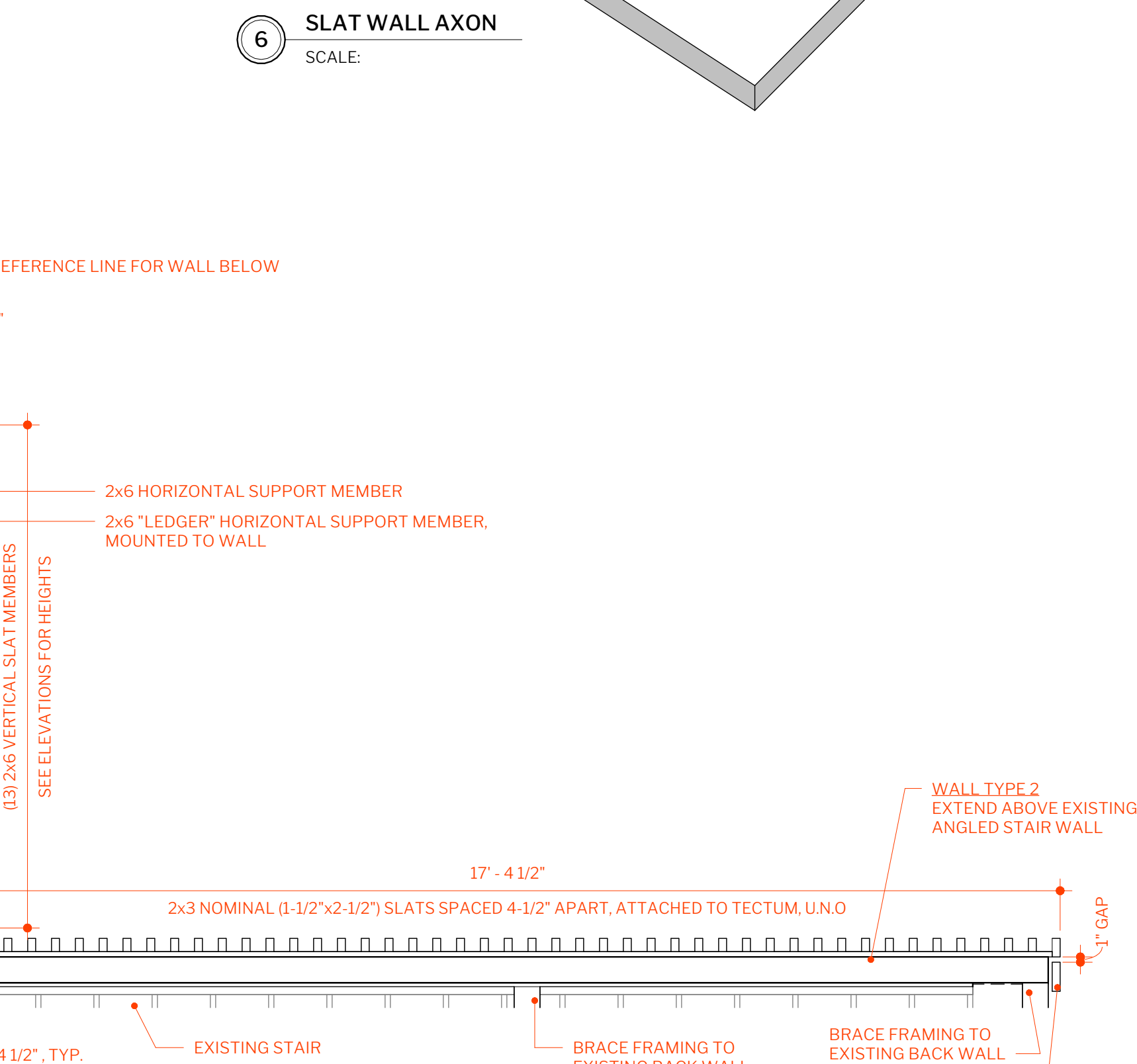
7 SLAT "SCREEN" WALL SECTION
SCALE: 1/2" = 1'-0"



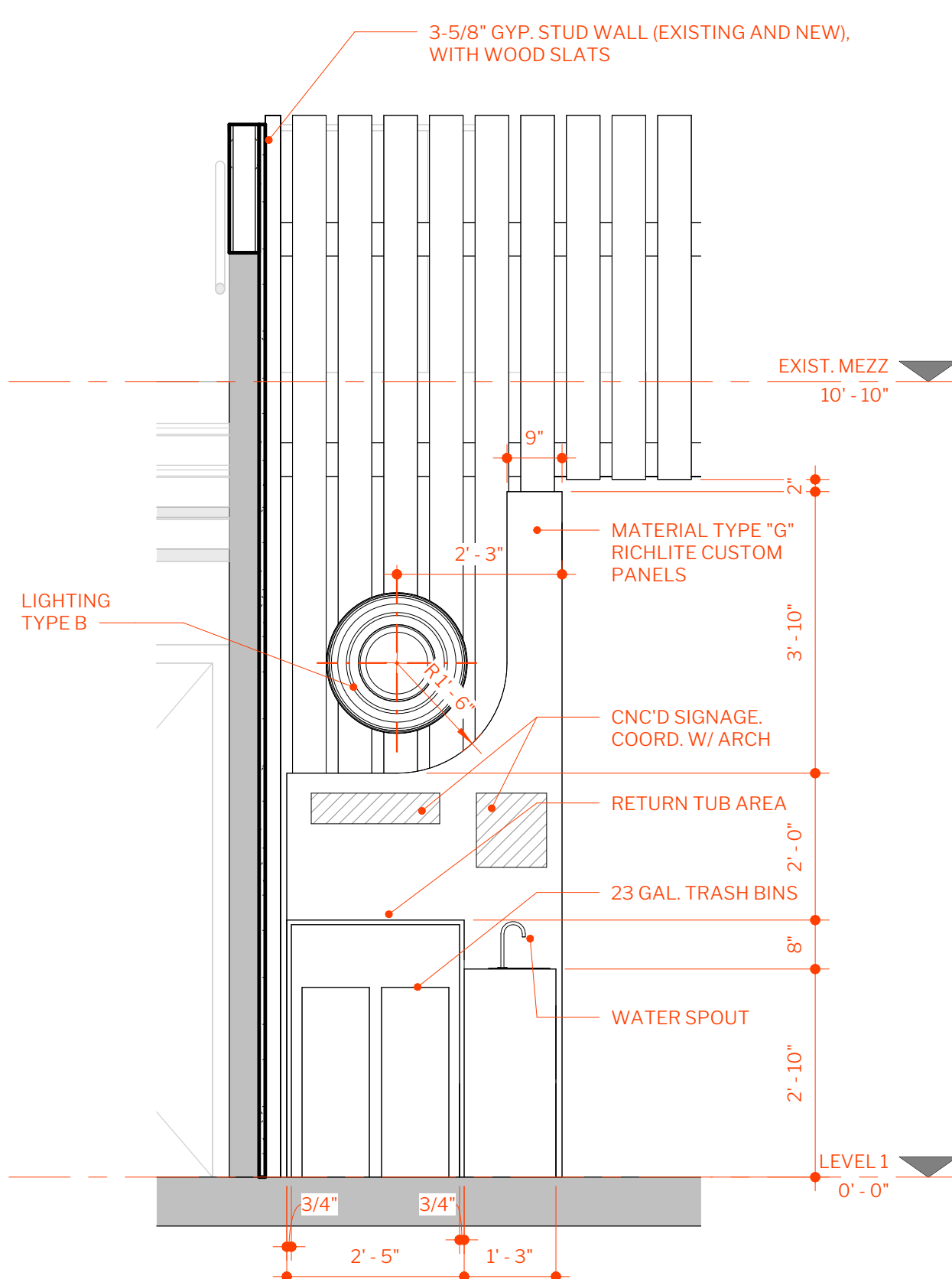
6 SLAT WALL AXON
SCALE: 1/2" = 1'-0"



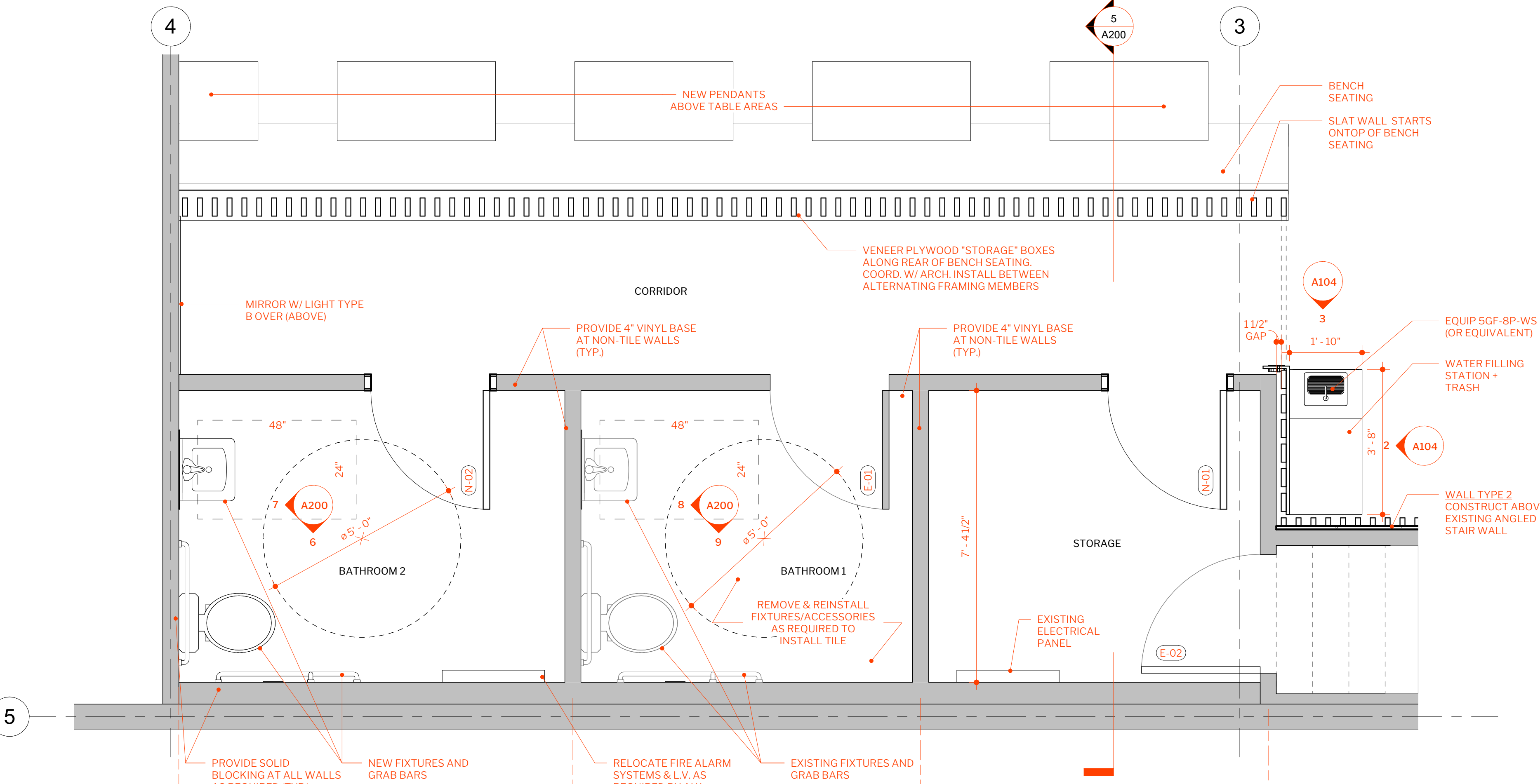
5 ENLARGED SLAT WALL PLAN FROM ABOVE
SCALE: 1/2" = 1'-0"



3 WATER/RETURN SOUTH ELEV.
SCALE: 1/2" = 1'-0"



2 WATER/RETURN EAST ELEV.
SCALE: 1/2" = 1'-0"



1 ENLARGED SERVICE AREA
SCALE: 1/2" = 1'-0"

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SHEET ISSUES/REVISIONS

3/01/22 CD For Permit

ISSUE DATE DESCRIPTION

PROJECT NO.
21005

DRAWN CHECKED

STAMP

PROJECT

PEOPLES TAP

RIVER PLACE RETAIL
GREENVILLE, SC

TITLE

ENLARGED DRAWINGS
- SERVICE

SHEET NO.

A104

ARCHITECT: FATHOM FIRM, LLC
PROJECT: RIVER PLACE RETAIL, GREENVILLE, SC
DATE: 3/01/22
SHEET: 21.005

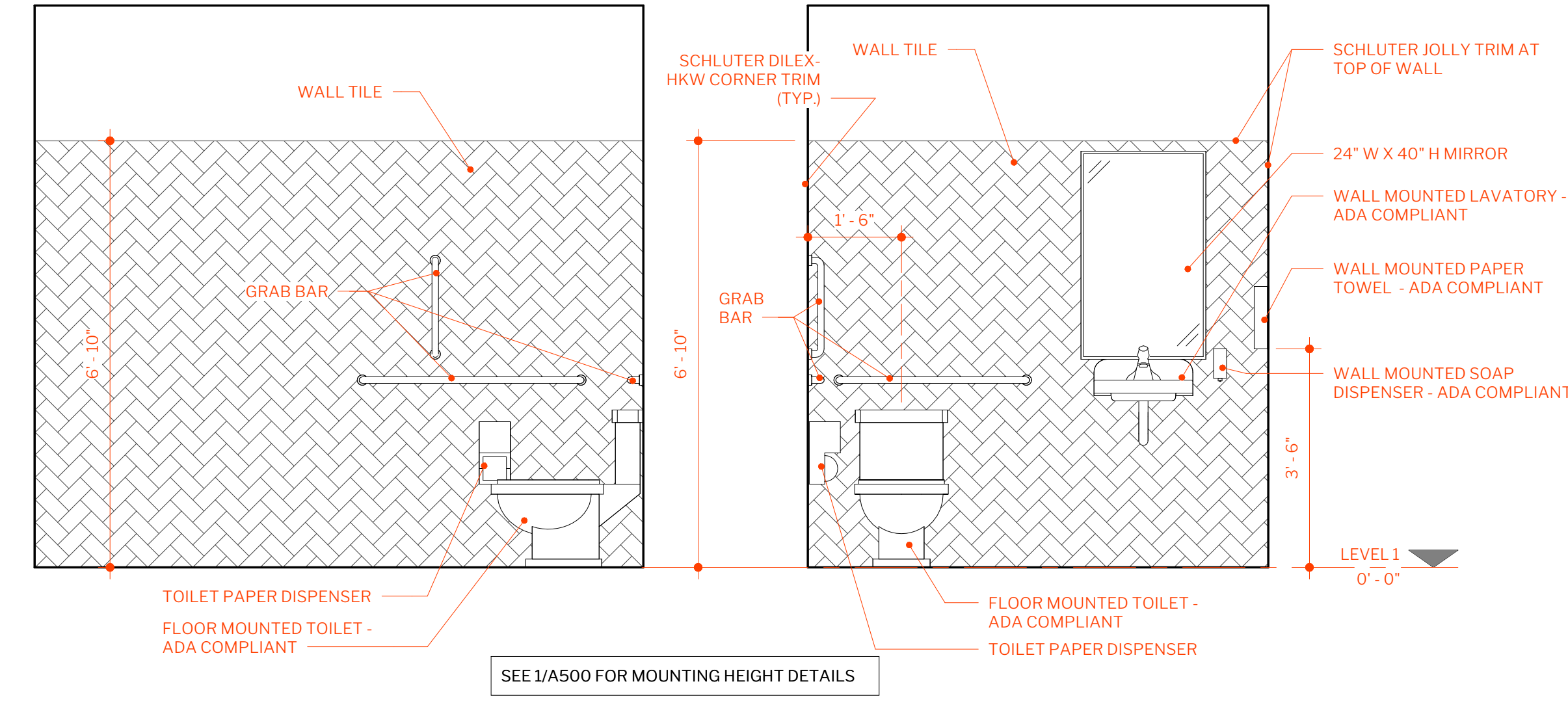
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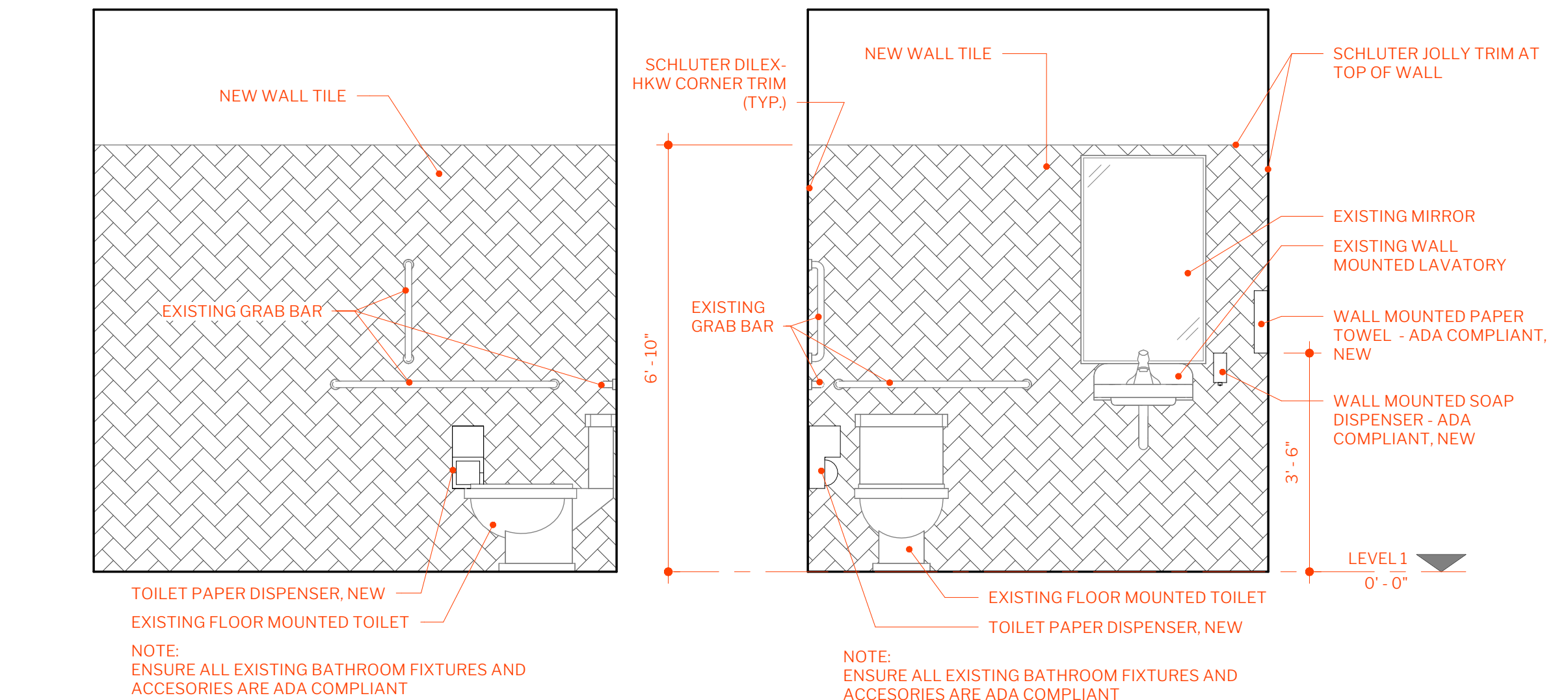
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6 INT. ELEV. - BATHROOM 2 SOUTH
SCALE: 1/2" = 1'-0"

7 INT. ELEV. - BATHROOM 2 WEST
SCALE: 1/2" = 1'-0"

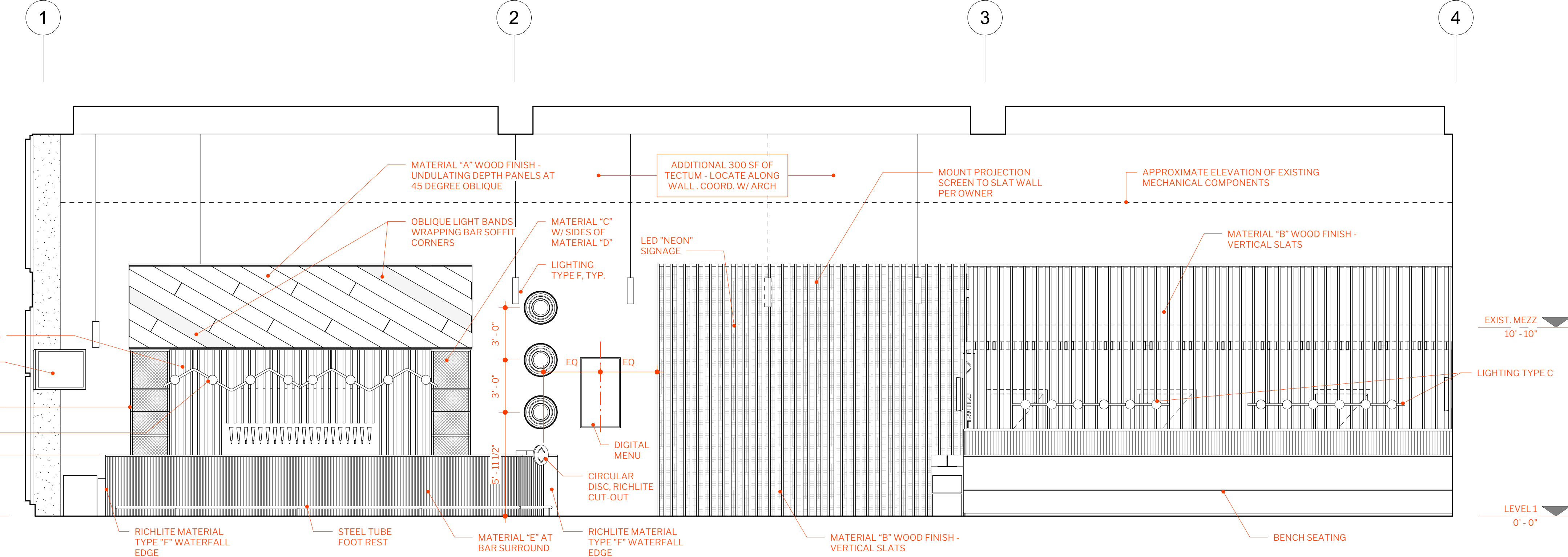


9 INT. ELEV. - BATHROOM 1 SOUTH
SCALE: 1/2" = 1'-0"

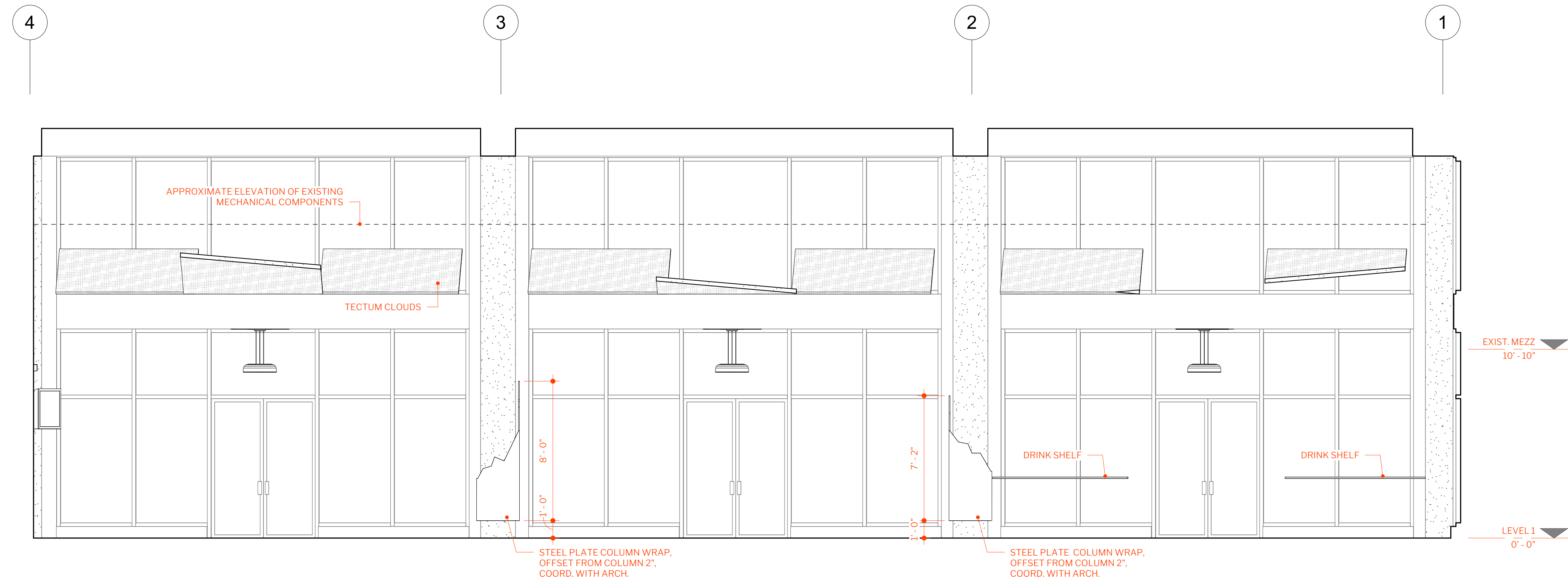
8 INT. ELEV. - BATHROOM 1 WEST
SCALE: 1/2" = 1'-0"

MATERIALS				
MATERIAL TYPE	PRODUCT/MANUFACTURER	FINISH	APPLICATION NOTES	INSPIRATION SAMPLE
TYPE "A"	ALTERNATING 1/2" x 3/4" VENEER PLYWOOD	CLEAR + CLEAR W/ TINT	APPLIED ON 45 DEGREE OBLIQUE. SEE ELEVATIONS SLIGHT TINT ON THICKER PANEL. COORD. FINISH W/ ARCHITECT	
TYPE "B"	2x WOOD MATERIAL	CLEAR	COORD. SPECIES SELECTION W/ ARCHITECT 5/4 DIMENSION AND SPACING ALTERNATES MAY BE CONSIDERED	
TYPE "C"	1.5"x1.5" STEEL TUBE THICKNESS TBD BY FABRICATOR	UNFINISHED	FRAME OF BAR CANOPY & SUPPORT "COLUMNS" SHELF SUPPORTS MAY BE EQUIVALENT SIZE ANGLES HORIZONTAL BRACING AS REQUIRED - TBD BY FABRICATOR	
TYPE "D"	MCNICHOLS CARBON STEEL COLD ROLLED PERFORATED METAL. 20 OR 22 GA. COORD. PATTERN TYPE W/ ARCHITECT & FABRICATOR (SIM. TO ITEM #1614512041)	UNFINISHED	APPLIED TO STEEL "COLUMN" AS SHOWN	
TYPE "E"	SURFACING SOLUTION VENEER TAMBOUR 331 (OR EQUIVALENT)	TBD	APPLIED TO ON 45 DEGREE OBLIQUE. COORD. FINAL FINISH SELECTION W/ ARCHITECT	
TYPE "F"	RICHLITE STRATUM PLY - 1"	BLACK DIAMOND	ECOSUPPLY TO CNC FABRICATE. COORD. W/ ARCH ON SHOP DRAWING PROCESS.	
TYPE "G"	RICHLITE STRATUM PLY - 3/4"	BLACK DIAMOND	ECOSUPPLY TO CNC FABRICATE. COORD. W/ ARCH ON SHOP DRAWING PROCESS. MOUNT WALL PANELS W/ FASTMOUNT CLIPS	
TYPE "H"	RICHLITE HERITAGE - 1/8"	BLACK DIAMOND	ECOSUPPLY TO CNC FABRICATE. COORD. W/ ARCH ON SHOP DRAWING PROCESS.	
TYPE "I"	RICHLITE HERITAGE - 5/32"	BLACK DIAMOND	ECOSUPPLY TO CNC FABRICATE. COORD. W/ ARCH ON SHOP DRAWING PROCESS.	
TECTUM	ARMSTRONG TECTUM COMBINATION OF DIRECT ATTACH - CLOUDS	WHITE	WALL APPLICATION: TECTUM FINALE OR C-20 MOUNT TECTUM (MIN. 700 SF NEEDED FOR APPROPRIATE REDUCTION IN REVERBERATION TIME) CEILING APPLICATION: TECTUM CLOUDS (SOUNDSCAPES SHAPES) AS DEPICTED ON DRAWINGS	
TILE	TBD	TBD	BATHROOM. PROVIDE ALLOWANCE	

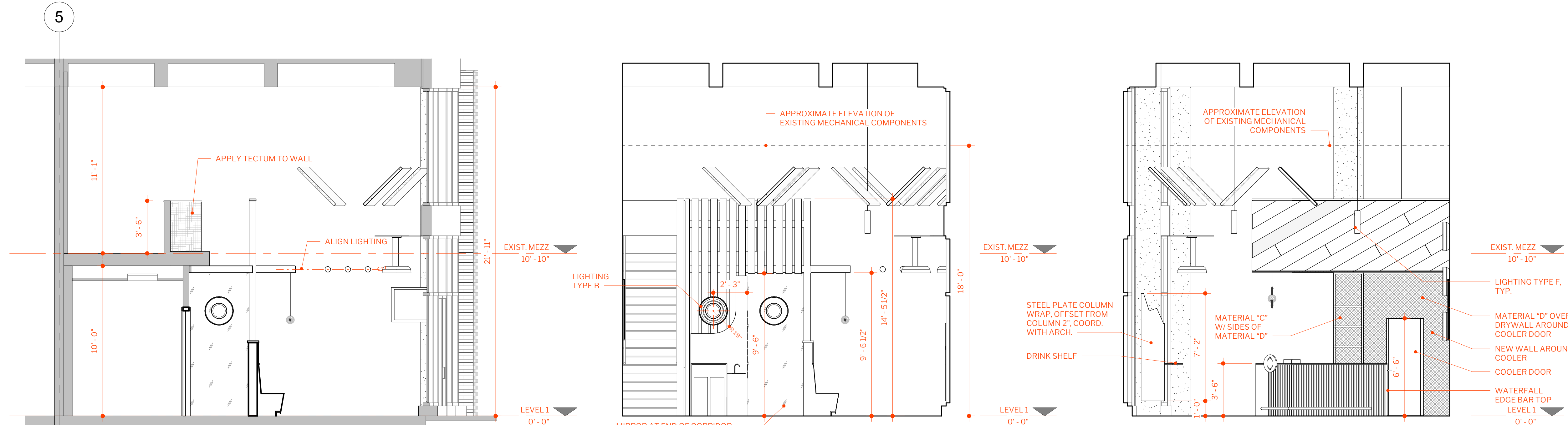
INSTALL ALL MATERIAL IN ACCORDANCE W/ MANUFACTURERS INSTALLATION INSTRUCTIONS AND APPLICABLE CODE REQUIREMENTS



1 INT - OVERALL - SOUTH
SCALE: 1/4" = 1'-0"



2 INT - OVERALL - NORTH
SCALE: 1/4" = 1'-0"



5 CORRIDOR SECTION
SCALE: 1/4" = 1'-0"

4 INT - OVERALL - WEST
SCALE: 1/4" = 1'-0"

3 INT - BAR - EAST
SCALE: 1/4" = 1'-0"

PEOPLES TAP

RIVER PLACE RETAIL
GREENVILLE, SC

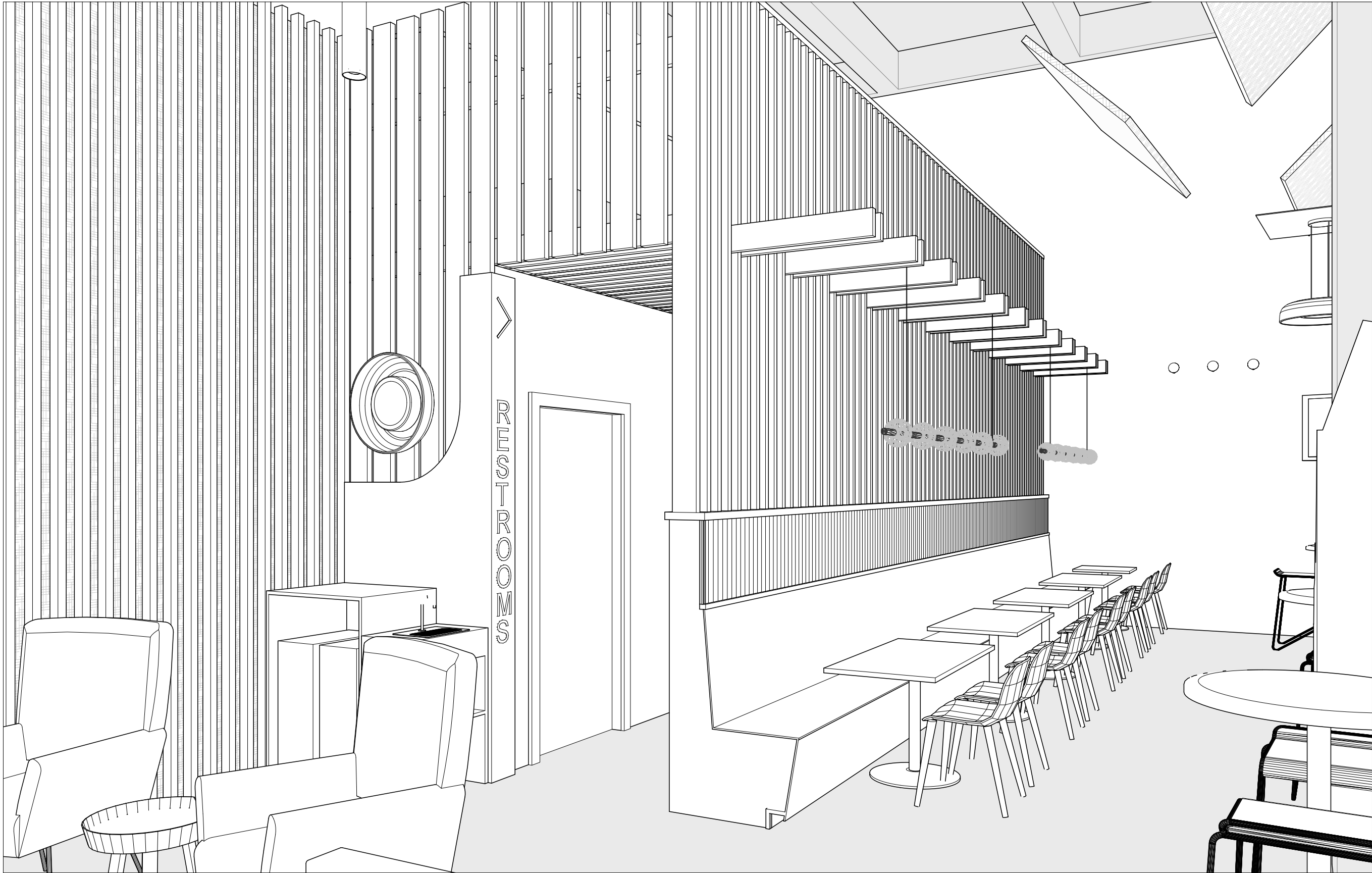
ELEVATIONS AND SECTION

SHEET NO. 21.005

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BAR AREA PERSPECTIVE



SEATING AREA PERSPECTIVE



FROM BAR PERSPECTIVE

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PEOPLES TAP

RIVER PLACE RETAIL
GREENVILLE, SC

TITLE

PERSPECTIVES

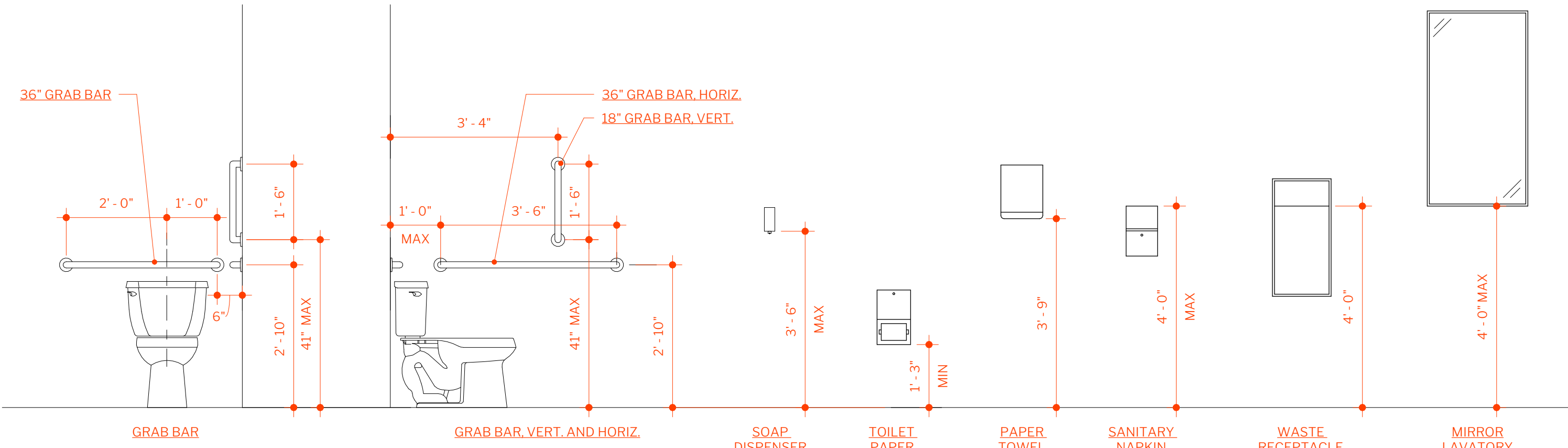
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THIS DRAWING SHALL BE THE BASIS FOR THE PROJECT. ANY CHANGES TO THE DESIGN SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

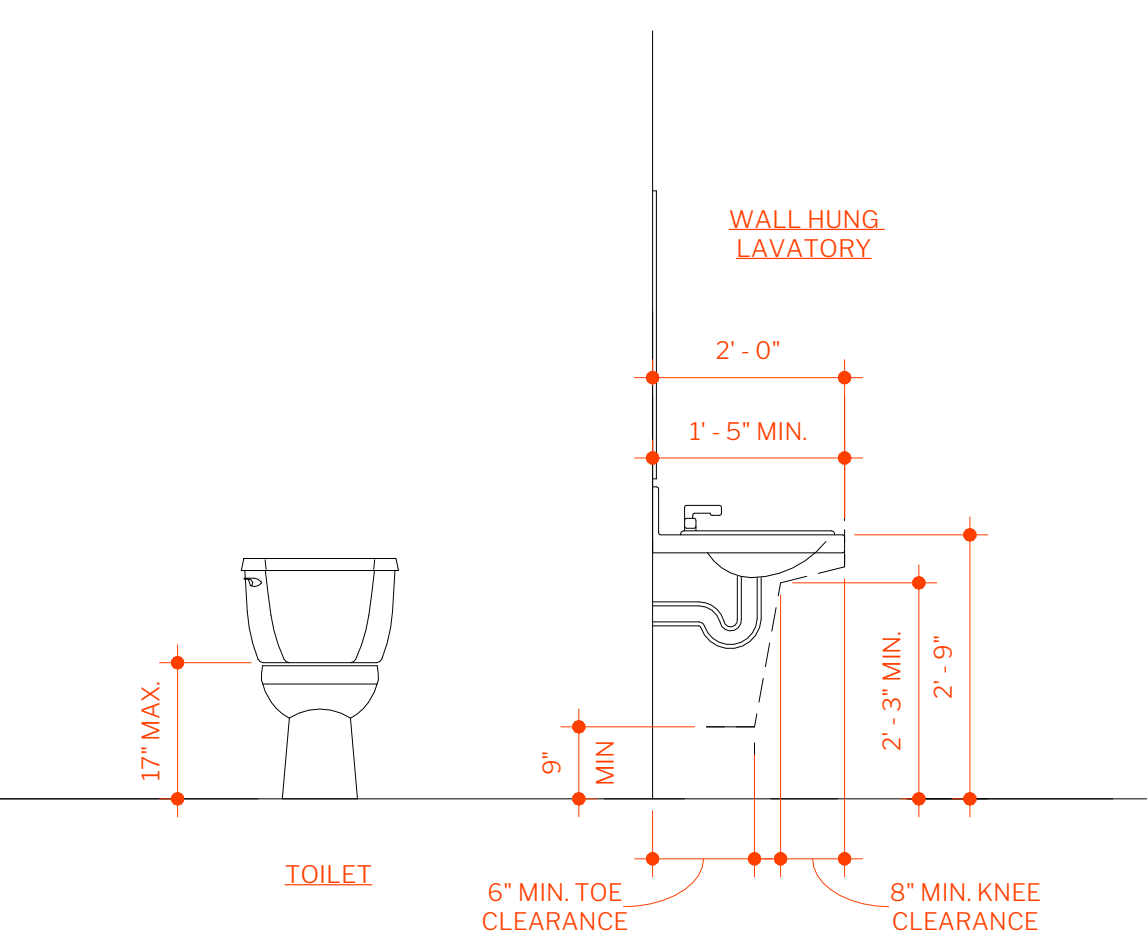
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TOILET ACCESSORIES

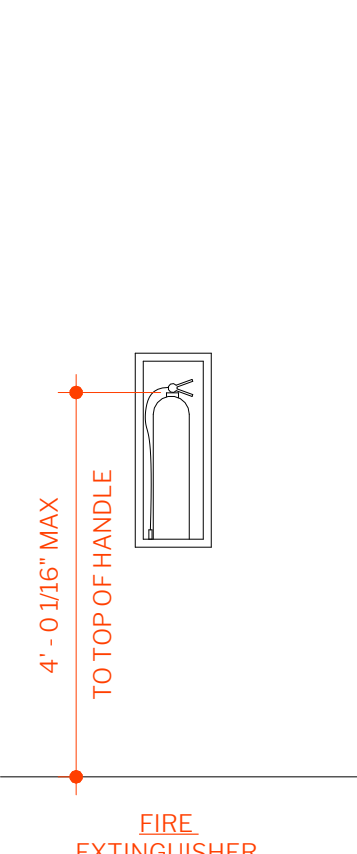


1 MOUNTING HEIGHTS
SCALE: 1/2\"/>

TOILET FIXTURES



LIFE SAFETY



DOOR NOTES

- A. INTERIOR DOORS:
- a. SEE SCHEDULE
 - b. ALL INTERIOR WOOD DOORS SHALL BE PAINT GRADE, U.N.O. SEE DOOR SCHEDULE
 - c. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING DOOR OPENINGS ARE IN COMPLIANCE WITH THE DOOR SCHEDULE. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCY.
 - d. DOOR FRAME SIZES & ROUGH OPENING SIZES MAY VARY DEPENDING UPON MANUFACTURER. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DOOR SIZES AND OPENING REQUIREMENTS.
 - e. PROVIDE DOOR STOPS @ ALL DOORS - MATCH HARDWARE FINISH
 - f. CONTRACTOR TO PROVIDE ALL DOORS WITH 3 HINGES (MIN). PROVIDE MIN. NUMBER OF HINGES AS RECOMMENDED BY DOOR MANUFACTURER, BASED ON HEIGHT AND WEIGHT OF DOOR.
 - g. CONTRACTOR TO COORDINATE ALL DOOR UNDERCUTS WITH MECHANICAL DESIGNER & SUBCONTRACTORS.
 - h. INTERIOR DOOR OPENING FORCE SHALL BE NO GREATER THAN 5 LBS. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
 - i. ALL DOOR GLAZING IN NON-RATED DOORS TO BE TEMPERED GLASS.
 - j. FRAME RATING SHALL MATCH DOOR
 - k. HOLLOW METAL FRAMES AND DOORS SHALL BE FULLY WELDED, FACTORY PRIMED, AND FIELD PAINTED.
- GENERAL DOOR NOTES:
- A. "E###" OR "###" DOOR DESIGNATION = "DOOR"
 - B. "C###" DESIGNATION = "CASED OPENING"
 - C. FLOOR PLANS DEPICT DOOR OPERATION
 - D. CONTRACTOR TO PROVIDE FUNCTIONING LOCK SET ON ALL DOORS U.N.O.
 - E. ANCHOR FRAMES TO FRT WOOD BLOCKING AS REQUIRED

WINDOW NOTES

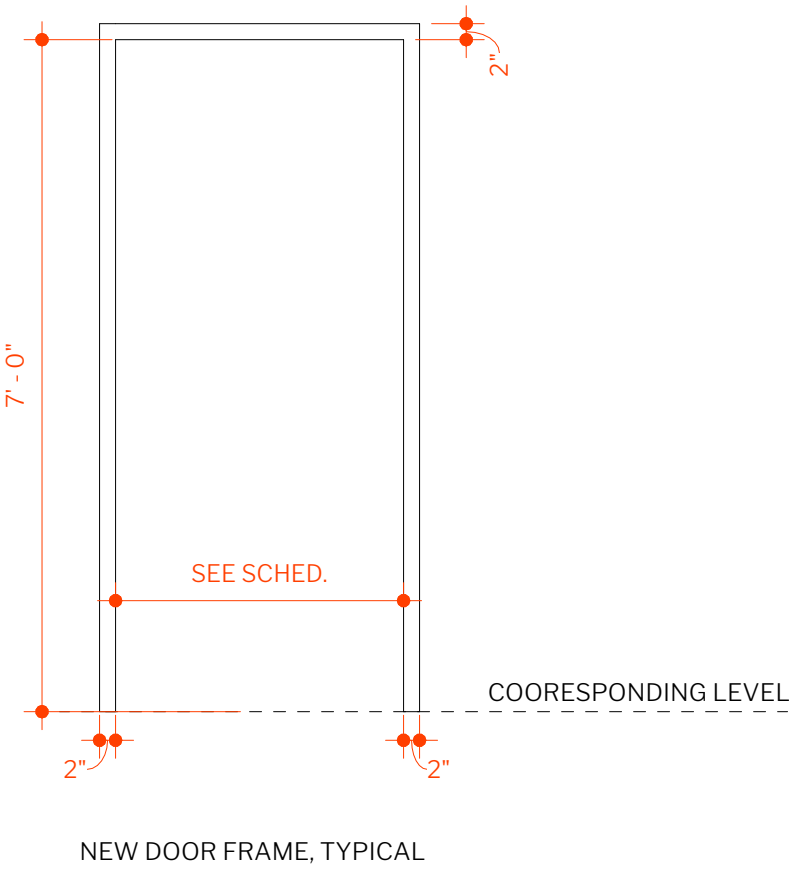
- A. ALL WINDOWS AND EXTERIOR DOORS ARE EXISTING. NO MODIFICATIONS PROPOSED

HARDWARE SCHEDULE

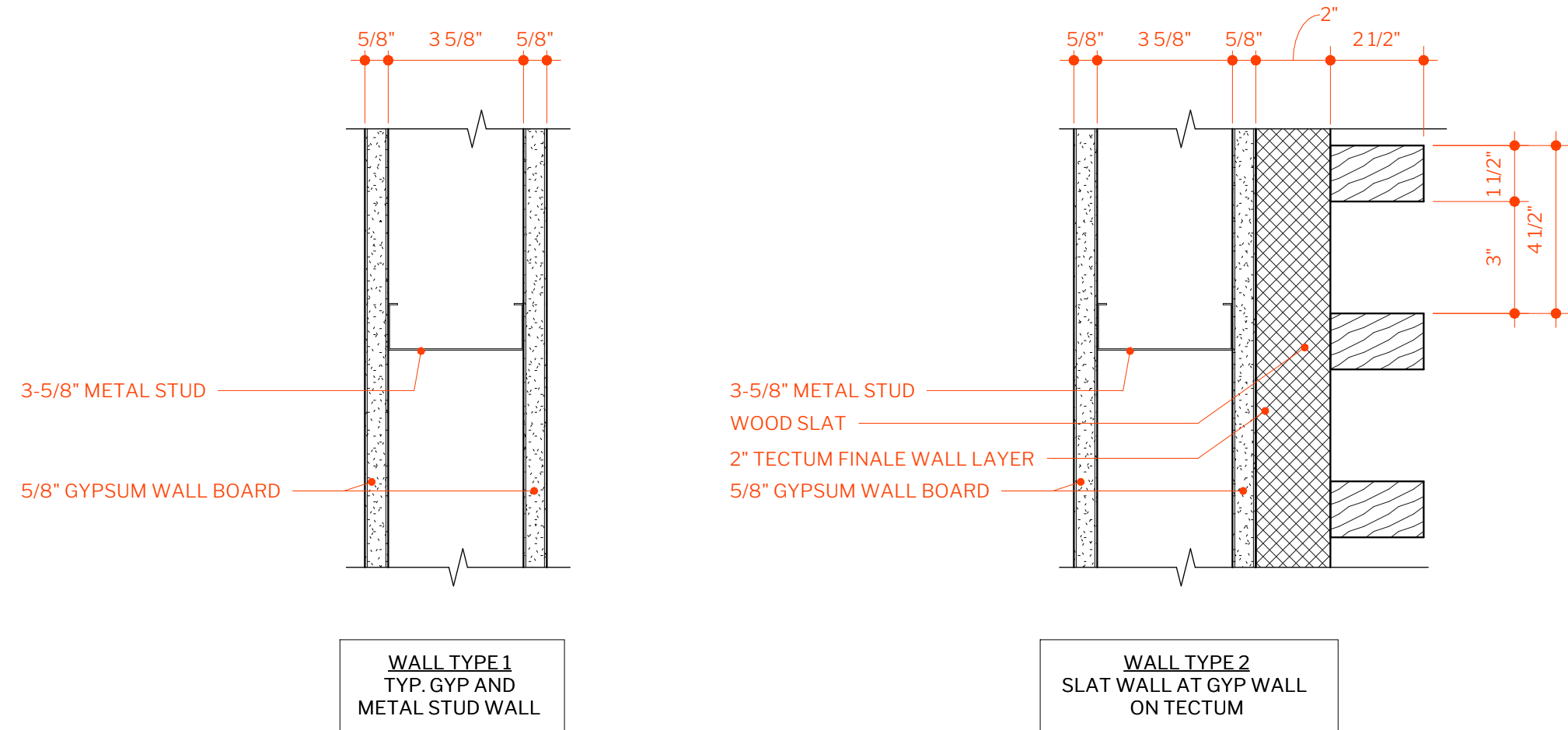
N/A - SEE DOOR SCHEDULE

GENERAL NOTES

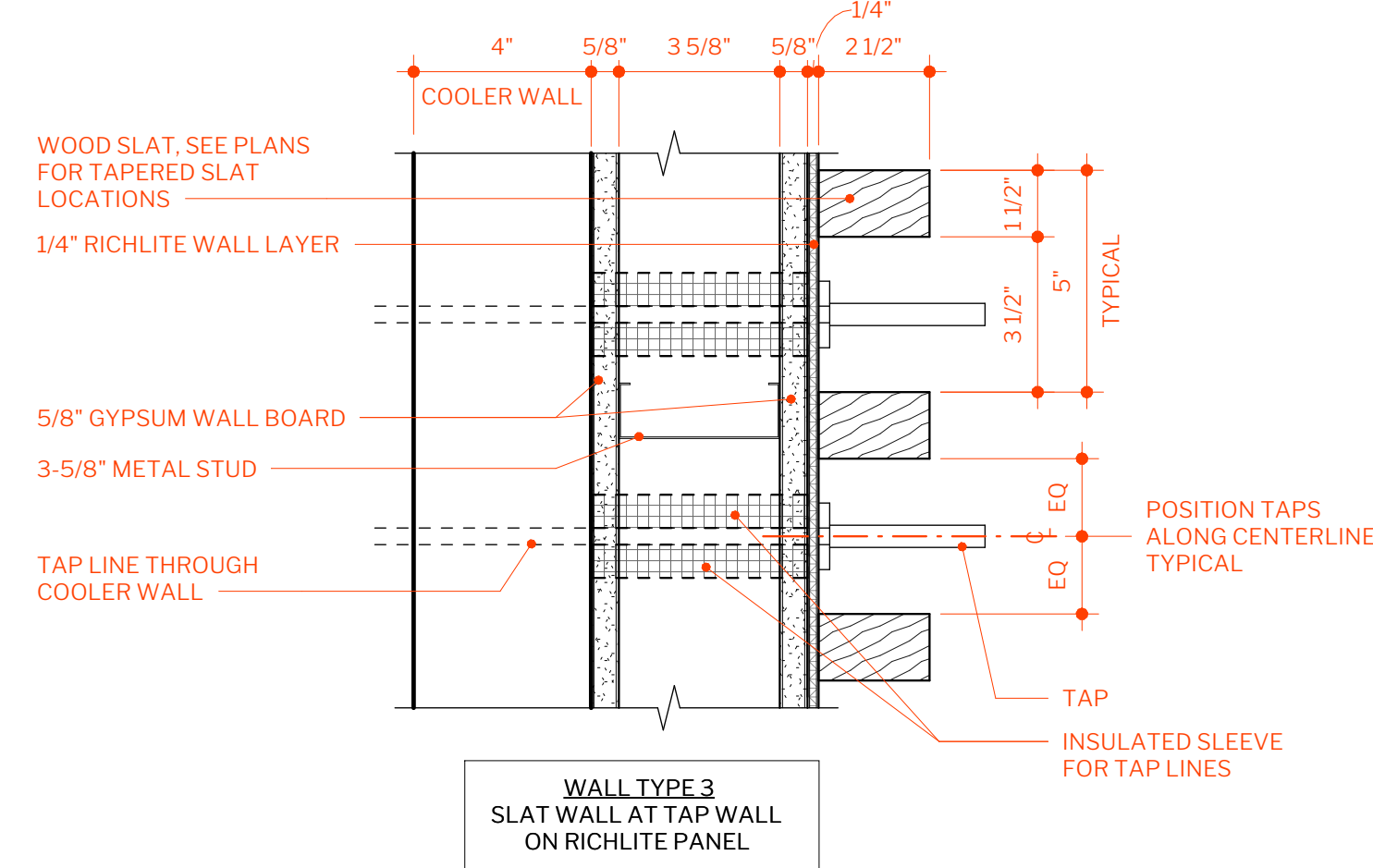
- GENERAL NOTES:
- A. CONTRACTOR/SUPPLIER SHALL VERIFY DOOR/WINDOW SIZES & EXISTING R.O. W/ MANUFACTURER
 - B. THE CONTRACTOR AND OWNER-APPROVED WINDOW AND DOOR VENDOR(S) SHALL CHECK, COORDINATE AND APPROVE THE WINDOW AND DOOR SCHEDULES, ELEVATIONS AND VENDOR PROPOSAL(S) PRIOR TO PLACING THE DOOR AND WINDOW ORDER(S).
 - C. ANY ALTERNATES, SUBSTITUTIONS OR VARIATIONS TO THESE SCHEDULES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO PLACING ANY ORDERS.
 - D. DOOR AND WINDOW VENDOR(S) SHALL BE RESPONSIBLE FOR ALL APPLICABLE CODE COMPLIANCE OF THEIR PROPOSED PRODUCTS BASED ON THE DESIGN CRITERIA DESIGNATED IN THESE DOCUMENTS.
 - E. ALL DETAIL RELATED INQUIRIES SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR ARCHITECT PRIOR TO PLACING ORDERS.
 - F. COORDINATE ALL FINAL COLORS AND FINISH SELECTIONS WITH ARCHITECT & OWNER.
 - G. ISOMETRIC GRAPHICS PROVIDED FOR CLARIFICATION & COORD. REFER TO SCHEDULE AND ELEVATIONS FOR PROPOSED DIM.'S.



DOOR FRAME ELEVATION
SCALE: 1/2\"/>



2 WALL TYPES
SCALE: 3\"/>



PROJECT WALL NOTES

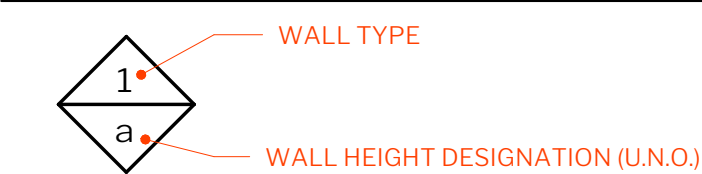
- A. WALL/CEILING FINISH:
- a. COORDINATE WALL COLORS W/ ARCHITECT & OWNER.
- B. WALL/CEILING BOARD:
- a. USE SHEET ROCK BRAND GYPSUM TYPE X - 5/8\"/>
 - b. PROVIDE MOISTURE RESISTENT GYPSUM BOARD IN WET AREAS.
 - c. AT LOCATIONS TO RECEIVE SCHEDULE TILE, PROVIDE CEMENTITIOUS BACKER BOARD
- C. WALL FRAMING:
- a. PRELIMINARY DESIGN CRITERIA: LATERAL LOAD OF 5 PSF @ L/360
 - b. WALLS TO BE A COMBINATION OF COMPOSITE AND NON-COMPOSITE (FULLY BRACED OR BRACED AT 48\"/>
 - c. FOR WALLS THAT EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR ABOVE - PROVIDE DEFLECTION TRACK AT TOP OF WALLS.
- D. CEILING FRAMING:
- a. N/A
- E. FLOOR FINISH:
- a. EXISTING CONCRETE FINISH TO REMAIN - PATCH & REPAIR TO MATCH EXISTING.
1. GENERAL NOTES ON NON-STRUCTURAL METAL FRAMING:
- A. ALL STUDS SHALL MEET MINIMUM STANDARDS AS DEFINED IN ASTM C645 "STANDARD SPECIFICATION FOR NON-STRUCTURAL STEEL FRAMING MEMBERS"
 - B. ALL RUNNER TRACK SHALL HAVE MINIMUM 1-1/4\"/>
 - C. ALL STUDS SHALL BE DESIGNED BY A REGISTERED ENGINEER IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE, "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS," LATEST EDITION.
 - D. COMPLETE, UNIFORM AND LEVEL BEARING SUPPORT SHALL BE PROVIDED FOR THE BOTTOM TRACK.
 - E. WHERE BRACING IS REQUIRED, ALL BRACING METHODS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE, "COLD-FORMED STEEL FRAMING DESIGN GUIDE," LATEST EDITION.

GENERAL WALL NOTES

- INTERIOR PLAN DIMENSIONS ARE TO FRAMING FACE OF STUD WALL CONSTRUCTION, U.N.O. DIMENSIONS FROM EXISTING WALLS ARE FROM FACE OF EXISTING FINISH WALL SURFACE.
 - WALL TAGS: MINOR OR OTHER WALLS NOT DESIGNATED WITH A TAG SHALL BE OF THE SAME WALL TYPE AS ADJACENT WALLS. REQUEST CLARIFICATION FROM ARCHITECT IF NECESSARY.
 - SEE FLOOR PLANS AND LIFE SAFETY PLANS FOR RATED WALL LOCATIONS AND RATINGS.
 - SEE FINISH SCHEDULE AND DETAIL SHEETS FOR ADDITIONAL INFORMATION ON ADDITIONAL/UNIQUE FINISHES, SUCH AS TILE, PANELING, DISPLAY SYSTEMS, ETC.
 - AT ALL UL RATED WALLS THAT EXTEND TO THE STRUCTURE ABOVE, FILL VOIDS SOLID WITH MINERAL WOOL INSULATION WHERE WALL IS FRAMED AROUND BEAMS, BAR JOISTS, SLABS, AND ROOF DECK. MAINTAIN SCHEDULED SOUND RATING. AT ALL SOUND RATED WALLS PROVIDE FLEXIBLE SEALANT OR AN ACOUSTICAL GASKET BETWEEN THE STC RATED SYSTEM AND ALL DISSIMILAR SURFACES (I.E., PENETRATIONS) AND ALSO BETWEEN THE SYSTEM AND SIMILAR SURFACES WHERE PERIMETER RELIEF IS REQUIRED. ALL OPENINGS THROUGH THE SYSTEM, AND ITS ENTIRE PERIMETER, SHALL BE SEALED AIRTIGHT. TAPING GYPSUM BOARD WALL AND WALL-CEILING INTERSECTIONS PROVIDES AN ADEQUATE AIR SEAL AT THESE LOCATIONS.
 - AT ALL JOINTS AT TOP OF ALL FIRE RATED PARTITIONS, PROVIDE COMPLETE UL LISTED FIRE RESISTIVE JOINT SYSTEM TO MATCH FIRE RESISTANCE OF WALL ASSEMBLY AND THAT IS ALSO COMPATIBLE WITH JOINT SUBSTRATES. SUBMIT COMPLETE JOINT SYSTEM PRODUCT INFORMATION FOR ALL CONDITIONS.
 - AT ALL INTERIOR PARTITIONS, SOUND ATTENUATION BLANKET IS REQUIRED. BATT SHALL RUN FULL HEIGHT OF PARTITION, U.N.O. BATT SHALL BE MADE OF MINERAL WOOL (ROCKWOOL). PROVIDE SUBMITTAL OF PRODUCT TO ARCHITECT FOR REVIEW.
 - PROVIDE DEFLECTION TRACK AT TOP OF WALL AT ALL CONNECTIONS TO THE STRUCTURE ABOVE.
 - ALL WOOD WALL BLOCKING SHALL BE FRT WOOD
 - SEPARATE ELECTRICAL BOXES BY AT LEAST 24\"/>
 - GYPSUM BOARD:
 - A. ANY PORTION OF GYPSUM BOARD THAT BECOMES WET OR SHOWS SIGNS OF MOISTURE DAMAGE, EITHER BEFORE OR AFTER INSTALLATION, SHALL BE REMOVED IMMEDIATELY AND CONTRACTOR SHALL REPLACE WITH NEW (DRY) GYPSUM BOARD.
 - B. PROVIDE TYPE X MOLD AND MOISTURE RESISTANT GYPSUM BOARD IN ALL BATHROOMS & KITCHEN.
 - C. GYPSUM BOARD LAYERS ON RATED WALLS SHALL BE CONTINUOUS THROUGH ALL INTERSECTIONS WITH NON-RATED WALLS.
 - D. GYPSUM BOARD ON WALLS SHALL BE APPLIED WITH A MINIMUM 1/4\"/>
- GENERAL CONTRACTOR RESPONSIBILITIES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THE FOLLOWING:
- A. SHALL VERIFY SPACING AND GAUGE OF INTERIOR STUDS, LIMITING HEIGHTS AND ALLOWABLE DEFLECTION FOR SPECIFIC APPLICATIONS BASED ON MANUFACTURERS REQUIREMENTS
 - B. COORDINATE AND PROVIDE ALL REQUIRED BLOCKING WITHIN THE WALLS. THIS INCLUDES BUT IS NOT LIMITED TO: ALL MILLWORK, CASEWORK, GRAB BARS, AND EQUIPMENT.

WALL TAG LEGEND

a	TO UNDERSIDE OF ROOF DECK
b	TO UNDERSIDE OF FINISH CEILING OR SOFFIT
c	TO 6\"/>



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CONSULTANTS

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21.005		
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PROJECT

PEOPLES TAP

RIVER PLACE RETAIL
GREENVILLE, SC

TITLE

DETAILS, SCHEDULES AND WALL TYPES

SERIES	SHEET NO.
	A500

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WIRING DEVICE SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	HOMERUN TO LIGHTING/SERVICE PANEL. HOMERUN INDICATES PANEL NAME AND CIRCUIT NUMBER OR FEEDER TAG. CONDUCTORS SHALL BE #12 AWG IN 3/4" CONDUIT (1" UNDERGROUND) UNLESS NOTED OTHERWISE. HOMERUNS MAY BE COMBINED INTO A COMMON RACEWAY FOR 20A SINGLE PHASE CIRCUITS ONLY IF DEDICATED NEUTRALS ARE USED OR HANDLE TIES ARE PROVIDED ON CIRCUIT BREAKERS TO SMALL TANEDUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE SAME TIME. MAXIMUM OF (8) #12 AWG CURRENT CARRYING CONDUCTORS SHALL BE PROVIDED IN RACEWAY. COMPLY WITH NEC FOR CONDUCTOR DERATING AND CONDUIT FILL.
	CONDUIT TURNED DOWN
	CONDUIT TURNED UP
	CONDUIT INSTALLED BELOW GRADE OR BELOW FINISHED FLOOR
	ELECTRICAL CONNECTION TO EQUIPMENT ITEM 'E101' (LETTER DESIGNATION AS APPLICABLE) - SEE CORRESPONDING EQUIPMENT CONNECTION SCHEDULE
	DUPLEX RECEPTACLE AT 18" AFF. UNO. NEMA 5-20R.
	QUADRUPLX RECEPTACLE AT 18" AFF. UNO. NEMA 5-20R.
	DUPLEX RECEPTACLE MOUNTED 8" ABOVE COUNTER. UNO. NEMA 5-20R.
	QUADRUPLX RECEPTACLE MOUNTED 8" ABOVE COUNTER. UNO. NEMA 5-20R.
	GFI PROTECTED DUPLEX RECEPTACLE AT 18" AFF. UNO. NEMA 5-20R.
	GFI PROTECTED QUADRUPLX RECEPTACLE AT 18" AFF. UNO. NEMA 5-20R.
	GFI PROTECTED DUPLEX RECEPTACLE MOUNTED 8" ABOVE COUNTER. UNO. NEMA 5-20R.
	GFI PROTECTED QUADRUPLX RECEPTACLE MOUNTED 8" ABOVE COUNTER. UNO. NEMA 5-20R.
	DUPLEX RECEPTACLE - CEILING MOUNTED. NEMA 5-20R.
	DUPLEX RECEPTACLE - FLOOR MOUNTED. NEMA 5-20R.
	SINGLE RECEPTACLE AT 18" AFF. UNO. NEMA 5-20R.
	FOR RECEPTACLES ABOVE, SUBSCRIPT DEFINITION AS FOLLOWS: GFI - GROUND FAULT DEVICE IG - ISOLATED GROUND USB - DEVICE WITH USB PORT WP - WEATHERPROOF CR - CORD REEL
	SPECIAL PURPOSE RECEPTACLE - HEIGHT AND TYPE AS NOTED ON DRAWINGS
	SURFACE RACEWAY
	JUNCTION BOX - MOUNTING HEIGHT AND SIZE AS REQUIRED BY CODE OR AS NOTED ON DRAWINGS
	JUNCTION BOX - FLOOR MOUNTED. SIZE AS REQUIRED BY CODE OR AS NOTED ON DRAWINGS
	VERTICAL SERVICE POLE
	COMBINATION IN FLOOR POWER / DATA / AV DEVICE.
	PUSHBUTTON
	MOTOR. SEE DRAWINGS FOR DESCRIPTION
	SAFETY DISCONNECT SWITCH "30" INDICATES AMP RATING, "3P" INDICATES NUMBER OF POLES, "20" INDICATES FUSE SIZE, "1" INDICATES NEMA ENCLOSURE RATING (1, 3R, 4X, ETC), HEAVY DUTY SAFETY SWITCH UNLESS NOTED OTHERWISE, "NF" INDICATES NON-FUSED.
	COMBINATION MOTOR STARTER
	MOTOR STARTER
	DOOR BELL

DISTRIBUTION SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	ELECTRICAL PANEL, SURFACE MOUNTED.
	ELECTRICAL PANEL, FLUSH MOUNTED.
	TRANSFORMER

LIGHTING & CONTROL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	20A SWITCH AT 44" CL AFF. UNO FOR SWITCH ABOVE, SUBSCRIPT DEFINITION AS FOLLOWS: BJ - SWITCHING SCHEME D - DIMMER M - MOTOR RATED P - PILOT LIGHT 3 - 3-WAY SWITCH 4 - 4-WAY SWITCH o - OCCUPANCY SENSOR v - VACANCY SENSOR
	TWO SWITCHES IN COMMON BOX - FOR MULTILEVEL CONTROL AT 44" CL AFF. UNO
	LIGHTING CONTROL OCCUPANCY SENSOR - CEILING MOUNTED
	LIGHTING CONTROL PHOTOCCELL
	DAYLIGHT SENSOR
	INTERIOR LIGHT FIXTURES AS SPECIFIED ON THE LIGHT FIXTURE SCHEDULE. REFER ALSO TO LIGHTING CIRCUITING GUIDE.
	LIGHT FIXTURE, HALF SHADING INDICATES EMERGENCY BACKUP. "NL" INDICATES 24/7 OPERATION (UNSWITCHED).
	EXTERIOR LIGHT FIXTURES AS SPECIFIED ON THE LIGHT FIXTURE SCHEDULE. REFER ALSO TO LIGHTING CIRCUITING GUIDE.
	EMERGENCY LIGHTING FIXTURE, WITH BATTERY. REFER TO LIGHT FIXTURE SCHEDULE
	EXIT SIGN
	CEILING FAN

TECHNOLOGY SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	VOICE / DATA ROUGH-IN BOX, AT 18" AFF. UNO. PROVIDE WITH 3/4" CONDUIT WITH PULL STRING TO ABOVE CEILING, 6" BUSH END.
	VOICE / DATA ROUGH-IN BOX, FLOOR-MOUNTED. PROVIDE WITH 3/4" CONDUIT WITH PULL STRING TO ABOVE CEILING, 6" BUSH END.
	TELEVISION OUTLET: SINGLE GANG BOX WITH SINGLE GANG PLASTER RING. PROVIDE WITH 3/4" CONDUIT WITH PULL STRING TO ABOVE CEILING, 6" BUSH END. PROVIDE WITH ADJACENT DUPLEX RECEPTACLE.
	SECURITY CAMERA. COORDINATE REQUIREMENTS WITH OWNER.
	WIRELESS ACCESS POINT. COORDINATE REQUIREMENTS WITH OWNER.

LIGHTING CIRCUITING GUIDE	
SYMBOL	DESCRIPTION
	LIGHTING TYPE AND CIRCUIT DESIGNATION X: REFER TO PANEL SCHEDULE, PER DRAWING 1: CIRCUIT NUMBER
	B: LIGHT FIXTURE TYPE, REFER TO LIGHT FIXTURE SCHEDULE
	SWITCHING SCHEME OR ZONE

POWER CIRCUITING GUIDE	
SYMBOL	DESCRIPTION
	POWER CIRCUITING DESIGNATION X: REFER TO PANEL SCHEDULE, PER DRAWING 1: CIRCUIT NUMBER
	DEVICE, JUNCTION BOX, FLOOR BOX, ETC
	EQUIPMENT ABBREVIATION, REFER TO LEGEND AND ABBREVIATION SCHEDULE FOR ADDITIONAL INFORMATION

ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ACH	ABOVE COUNTER HEIGHT
AL	ALUMINUM
BKR	BREAKER
CU	COPPER
CKT	CIRCUIT
DWG	DRAWING
EC	EMPTY CONDUIT
EF	EXHAUST FAN
EWV	ELECTRIC WATER COOLER
FLA	FULL LOAD AMPS
FU	FUSE
FWV	FURNISHED WITH EQUIPMENT
GC	GENERAL CONTRACTOR
GRIGFCI	GROUND FAULT INTERRUPTER DEVICE
HPS	HIGH PRESSURE SODIUM
IG	ISOLATED GROUND
LRA	LOCKED ROTOR AMPS
LITG	LIGHTING
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MFR	MANUFACTURER
MH	METAL HALIDE
MLO	MAIN LUG ONLY
MOC	MAXIMUM OVERCURRENT CIRCUIT PROTECTION
MSB	MAIN SWITCHBOARD
NL	NIGHT LIGHT
NTS	NOT IN CONTRACT
PH	PHASE
PNL	PANEL
RCPT	RECEPTACLE
REQD	REQUIRED
RTU	ROOFTOP UNIT
SP	SURGE PROTECTED DEVICE
SW	SWITCH
UGND	UNDERGROUND
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
WI	WITH
WH	WATER HEATER
WP	WEATHER PROOF
XFMR	TRANSFORMER

ELECTRICAL SPECIFICATIONS:

CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL DRAWINGS AND ALL WORK OF ALL TRADES TO ENSURE A COMPLETE AND THOROUGH PROJECT. CONTRACTOR SHALL COOPERATE AND COORDINATE ALL PHASES OF WORK WITH OTHER DISCIPLINES AND GENERAL CONTRACTOR.

CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, VERIFY LOCATIONS, CONDUIT ROUTINGS, COORDINATE WITH EXISTING EQUIPMENT, ETC. BEFORE SUBMITTING A BID. ANY DISCREPANCIES SHALL BE REPORTED TO THE GENERAL CONTRACTOR BEFORE THE BID DATE.

FIELD DETERMINE THE EXACT EXISTING CONDITIONS AND EXTENT OF ELECTRICAL WORK REQUIRED TO COMPLETE THE PROJECT, INCLUDING ALL EQUIPMENT RATINGS AND FEEDER SIZES. EXISTING CONDITIONS INDICATED ON THESE DRAWINGS ARE TAKEN FROM EXISTING BUILDING DOCUMENTS AND/OR FIELD OBSERVATION. OTHER ELECTRICAL ITEMS MAY EXIST FOR WHICH THE ELECTRICAL CONTRACTOR IS RESPONSIBLE THAT MAY NOT BE SPECIFICALLY ADDRESSED IN THESE DRAWINGS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CLEARANCES PRIOR TO INSTALLATION OF EQUIPMENT AND RACEWAYS.

CONTRACTOR SHALL OBTAIN ALL PERMITS AND COORDINATE ALL INSPECTIONS REQUIRED BY LOCAL AUTHORIZED AGENCIES HAVING JURISDICTION. PERMIT/INSPECTION FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH RECOGNIZED STANDARDS OF WORKMANSHIP. ALL WORK SHALL BE INSTALLED IN A NEAT AND ORDERLY MANNER.

ALL ELECTRICAL CONSTRUCTION SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE, APPLICABLE NEMA, ANSI, AND IEEE PUBLICATIONS, U.L. STANDARDS, AND OSHA REQUIREMENTS. WORK SHALL COMPLY WITH LOCAL, COUNTY, STATE, AND NATIONAL CODES HAVING JURISDICTION.

PROVIDE MATERIALS AND LABOR FOR A COMPLETE ELECTRICAL INSTALLATION. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE NEW AND BEAR THE UNDERWRITERS LABORATORIES, INC. (UL) LABEL WHERE AVAILABLE.
MULTIPLE ITEMS SUCH AS WIRING DEVICES, RACEWAYS, ETC. SHALL BE FROM THE SAME MANUFACTURER. ALL EQUIPMENT PROVIDED SHALL BE THE STANDARD EQUIPMENT OF THE MANUFACTURER.

PANELBOARDS SHALL HAVE HARD DRAWN COPPER BUS AND BOLT-ON MOLDED CASE THERMAL-MAGNETIC CIRCUIT BREAKERS. AIC RATINGS SHALL BE RATED AS INDICATED ON PANEL SCHEDULES. ACCEPTABLE MANUFACTURERS: GENERAL ELECTRIC, SQUARE D, SIEMENS, EATON.

ALL BREAKERS SHALL BE TYPE HACR BREAKERS.

SAFETY DISCONNECT SWITCHES SHALL BE SINGLE-THROW, HEAVY-DUTY TYPE, WITH SOLID NEUTRAL. VOLTAGE RATING SHALL BE 240VAC OR 600VAC AS REQUIRED BY THE UTILIZATION VOLTAGE OF THE EQUIPMENT SERVED. PROVIDE FUSIBLE OR NON-FUSIBLE AS INDICATED. PROVIDE FUSES WHERE INDICATED. FUSES SHALL BE DUAL-ELEMENT, TIME-DELAY. REJECTION TYPE. SWITCHES SHALL HAVE HORSEPOWER RATINGS EQUAL TO OR GREATER THAN THE CONNECTED MOTOR LOADS. ACCEPTABLE MANUFACTURERS: GENERAL ELECTRIC, SQUARE D, SIEMENS, EATON.

WIRING FITTINGS SHALL BE INSTALLED IN CONDUIT. CONDUIT SHALL BE EMT FOR BRANCH CIRCUIT WIRING. FITTINGS SHALL BE HEX-NUT, COMPRESSION TYPE, ZINC PLATED, AND U.L. LISTED AS RAIN-TIGHT. NO CRIMP, SPRING, OR SET SCREW TYPE FITTINGS WILL BE ACCEPTED. EXPOSED CONDUITS SHALL BE RIGID GALVANIZED STEEL. CONNECTORS AND NON-FUSIBLES SHALL BE STEEL, THREADED TYPE. PAINT EXPOSED CONDUIT, COUPLINGS AND CONNECTORS WITH ZINC PRIMER AND ONE FINISH COAT OF AIR DRIED ENAMEL. FURNISH AND INSTALL SLEEVES (GALVANIZED STEEL) FOR ALL CONDUIT PENETRATIONS IN SLAB OR WALLS. MINIMUM CONDUIT SIZE SHALL BE 1/2".

CONDUCTORS SHALL BE COPPER, 600 VOLTS, THHN-THWN, 75C INSULATION. MINIMUM SIZE BRANCH CIRCUIT CONDUCTORS SHALL BE NUMBER 12 AWG. CONDUCTORS SHALL BE COLOR CODED AND CONTINUOUS FROM OUTLET TO OUTLET. NUMBER 12 AWG SHALL BE SOLID, AND NUMBER 10 AWG AND LARGER SHALL BE STRANDED. MINIMUM CONDUIT SIZE SHALL BE 1/2".

TYPE MC CABLE MAY BE USED IN CONCEALED LOCATIONS ABOVE CEILING WHERE ALLOWED BY LOCAL CODES AND SHALL BE REFLECTED AS A COST SAVINGS TO THE OWNER. MC CABLE SHALL NOT BE USED TO ENTER PANELBOARDS.

COLOR CODE WIRING AS FOLLOWS:

208Y / 120V SYSTEM:	480Y / 277V SYSTEM:
PHASE A: BLACK	PHASE A: BROWN
PHASE B: RED	PHASE B: ORANGE
PHASE C: BLUE	PHASE C: YELLOW
NEUTRAL: WHITE	NEUTRAL: WHITE WITH COLORED STRIPE
GROUND: GREEN	GROUND: GREEN

ALL CONDUIT AND WIRING SHALL BE CONCEALED IN WALLS OR ABOVE CEILINGS UNLESS NOTED OTHERWISE OR APPROVED BY THE ARCHITECT/ENGINEER. ALL DEVICE OUTLET BOXES SHALL BE RECESSED UNLESS OTHERWISE NOTED OTHERWISE OR APPROVED BY THE ARCHITECT/ENGINEER. WHERE APPROVED OR NOTED, SURFACE METAL RACEWAY AND DEVICE BOXES SHALL BE USED IN LIEU OF CONDUIT AND CONCEALED BOXES AT NO EXTRA COST TO THE OWNER.

INSTALL EXPOSED RACEWAYS PARALLEL TO OR AT RIGHT ANGLES TO NEARBY SURFACES OR STRUCTURAL MEMBERS, AND FOLLOW THE SURFACE CONTOURS AS MUCH AS PRACTICAL. RUN PARALLEL OR BANKED RACEWAYS TOGETHER, ON COMMON SUPPORTS WHERE PRACTICAL. MAKE BENDS IN PARALLEL OR BANKED RUNS FROM SAME CENTERLINE TO MAKE BENDS PARALLEL. USE FACTORY ELBOWS ONLY WHERE ELBOWS CAN BE INSTALLED PARALLEL; OTHERWISE, PROVIDE FIELD BENDS FOR PARALLEL RACEWAYS.

FLEXIBLE CONDUIT WITH COLD ROLLED STEEL CORE SHALL BE USED FOR SHORT FINAL CONNECTION (6'-0" OR LESS) TO EQUIPMENT. PROVIDE MAXIMUM 6'-0" UNJACKETED FLEXIBLE CONDUIT CONNECTIONS TO LIGHTING FIXTURES IN LIFT-OUT TYPE CEILINGS FROM AN OUTLET BOX LOCATED ABOVE THE CEILING.

EACH ELECTRICAL DEVICE AND JUNCTION POINT SHALL BE PROVIDED WITH A STEEL OUTLET BOX. BOXES SHALL BE OF SUFFICIENT SIZE FOR NUMBER OF CONDUCTORS AND SPLICES.

WHERE CONCEALED CONDUIT IS INDICATED, PROVIDE A FLUSH-MOUNTED GALVANIZED PRESSED SHEET STEEL OUTLET BOX, 1 1/2" X 4" X 4" MINIMUM SIZE, COMPLETE WITH RAISED DEVICE COVER.

JUNCTION, PULL, AND OUTLET BOXES SHALL BE INSTALLED SUCH THAT THE WIRING CONTAINED IN BOX MAY BE RENDERED ACCESSIBLE.

FLOOR BOXES SHALL BE CAST METAL, RECTANGULAR, FULLY-ADJUSTABLE, WITH COVER, AND WITH COMPARTMENTS FOR POWER AND DATA AS REQUIRED. ACCEPTABLE MANUFACTURERS: WIREMOLD, HUBBELL, STEEL CITY.

WIRING DEVICES SHALL BE HEAVY DUTY TYPE AND AS SPECIFIED IN THE ELECTRICAL SYMBOL LEGEND. COLOR/FINISH SHALL BE AS SELECTED BY OWNER. ACCEPTABLE MANUFACTURERS: HUBBELL, LEVITON, PASS & SEYMOUR, COOPER.

DEVICE PLATES SHALL BE INSTALLED ON ALL ELECTRICAL WIRING DEVICES. DEVICE PLATES MATERIAL AND FINISH SHALL BE AS SELECTED BY OWNER.

CONDUIT PENETRATIONS OF ROOF, WALLS, FLOORS, AND CEILINGS SHALL BE SEALED TO PRESERVE THE INTEGRITY OF WATERPROOFING, FIRE RATING, AND SOUNDPROOFING FOR WHICH THE ROOF, WALL, FLOOR, OR CEILING IS DESIGNED. MATERIALS AND METHODS USED SHALL CONFORM TO THAT SPECIFIED UNDER ARCHITECTURAL SECTIONS AND SHALL COMPLY WITH STATE AND LOCAL BUILDING AND FIRE CODES. COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT SEALING/FIRESTOPPING IS DONE.

LIGHTING FIXTURES SHALL BE AS SCHEDULED. EMERGENCY BATTERY PACK SHALL BE INTERNAL TYPE WITH A SEALED BATTERY AND FULLY-AUTOMATIC CHARGER.

VERIFY ALL DOOR SWINGS BEFORE ROUGH-IN OF LIGHT SWITCHES.

ALL METAL RACEWAYS, INCLUDING CONDUIT, WIRE TROUGHS, WIREMOLD, ETC., SHALL BE GROUNDED. ALL CONNECTIONS IN METAL RACEWAYS SHALL BE COMPLETED IN SUCH A MANNER AS TO MAINTAIN A CONTINUOUS PATH TO GROUND THROUGHOUT THE ENTIRE LENGTH OF THE RACEWAY.

THE METALLIC CONDUIT SYSTEM SHALL BE USED AS PERMITTED BY THE ELECTRICAL CODE FOR EQUIPMENT AND ENCLOSURE GROUNDING SYSTEM. PROVIDE, AS DEFINED BY THE ELECTRICAL CODE, GROUNDING LUGS, STRAPS AND GREEN INSULATED COPPER GROUNDING CONDUCTORS EACH UTILIZED AND SIZED ACCORDING TO THE ELECTRICAL CODE.

IN ADDITION, A GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR, INSTALLED AS A REDUNDANT GROUND PATH, IN CONDUIT WITH THE PHASE CONDUCTORS, SHALL BE PROVIDED FOR ALL BRANCH CIRCUITS.

PROVIDE GROUNDING FOR ALL EQUIPMENT IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.

ALL WORK SHALL HAVE PROPER LABELING. ALL CIRCUITS SHALL BE LABELED AT PANELS AND ON RECEPTACLE & DEVICE OUTLET PLATES. ALL PANELS AND DISCONNECTS SHALL BE PERMANENTLY MARKED WITH NAME OR EQUIPMENT SERVED. ALL PANELS SHALL BE PROVIDED WITH TYPEWRITTEN PANEL SCHEDULES.

ALL EQUIPMENT, FIXTURES, DEVICES, AND MATERIALS SHALL BE FREE OF CORROSION, DIRT, PAINT, SPLATTER OR DAMAGE OF ANY SORT AT FINAL ACCEPTANCE OF THE WORK. ELECTRICAL CONTRACTOR SHALL CLEAN, REPAIR OR REPLACE SAME AS INSTRUCTED BY OWNER BEFORE FINAL PAYMENT.

DEMOLITION / RENOVATION:

REFER TO ARCHITECTURAL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR COORDINATION AND ADDITIONAL REQUIRED WORK.

IN SPACES THAT ARE BEING RENOVATED WHERE THE CEILING AND/OR WALLS ARE BEING DEMOLISHED, THE LIGHTING FIXTURES, DEVICES, ETC. SHALL BE REMOVED UNLESS NOTED OTHERWISE. ABANDONED DEVICES SHALL BE REMOVED WITH THE OUTLET BOX.

FOR ITEMS TO BE DEMOLISHED, REMOVE WIRING/CONDUIT BACK TO THE LAST ACTIVE DEVICE OR SOURCE PANELBOARD. MAINTAIN CIRCUIT CONTINUITY TO REMAINING ITEMS ON CIRCUITS REQUIRED TO REMAIN. RELOCATE ANY CIRCUITS TO REMAIN TO AVOID CONFLICT WITH NEW CONSTRUCTION AS REQUIRED. PROPERLY TERMINATE ALL WIRING.

PATCH AND REPAIR ALL SURFACES CONTAINING DEMOLITION. COORDINATE WITH ARCHITECTURAL DRAWINGS. MATERIALS AND FINISHES SHALL MATCH ADJACENT SURFACES.

ANY EXISTING ELECTRICAL DEVICES LEFT WITHOUT POWER DUE TO THIS RENOVATION SHALL BE RECONNECTED TO SAME SIZE CIRCUIT(S) AS PRESENTLY SERVED. NO ELECTRICAL DEVICES SHALL BE LEFT WITHOUT POWER.

IF OTHER AREAS OF THE FACILITY ARE SERVED THROUGH THE REMODELED AREA, THEIR CIRCUITS SHALL BE REWORKED AT A TIME COORDINATED WITH THE OWNER TO MINIMIZE ANY AREA BEING WITHOUT POWER. ALL AREAS OF THE FACILITY SHALL MAINTAIN THEIR EXISTING ELECTRICAL SERVICES, REWORKED IF NECESSARY.

EXISTING CONDUIT IN THE RENOVATED AREA SHALL BE REUSED IF IT CAN BE LEFT IN PLACE OR IS IN GOOD CONDITION WHEN REMOVED. EXISTING CONDUIT NOT INTENDED TO BE REUSED SHALL BE REMOVED IN CEILING SPACES AND WALLS. EXISTING CONDUIT BELOW FLOOR SLABS MAY BE ABANDONED IN PLACE. REMOVE ALL WIRING, CUT OFF ABANDONED CONDUIT BELOW FLOOR, AND GROUT FLUSH.

CONDUCTORS IN RENOVATED AREA SHALL BE NEW. DO NOT REUSE EXISTING WIRING UNLESS NOTED OTHERWISE.

PROPERLY DISPOSE OF ALL ITEMS BEING REMOVED AS PART OF THIS PROJECT. THE OWNER SHALL HAVE THE RIGHT TO RETAIN ANY ELECTRICAL ITEMS REMOVED FROM THE REMODELED AREA AND NOT INDICATED TO BE REUSED. IF THE OWNER DOES NOT WANT THE ITEMS, CONTRACTOR SHALL REMOVE ITEMS FROM THE SITE. COORDINATE ITEMS TO BE RETAINED WITH THE OWNER.

WHERE CIRCUIT BREAKERS ARE ADDED TO EXISTING PANELS, THEY SHALL MATCH EXISTING BREAKERS TYPE, MANUFACTURER, AND AIC RATING. UPDATE DIRECTORIES IN EXISTING PANELS TO REFLECT CHANGES BY THIS RENOVATION. DIRECTORIES SHALL BE TYPEWRITTEN.

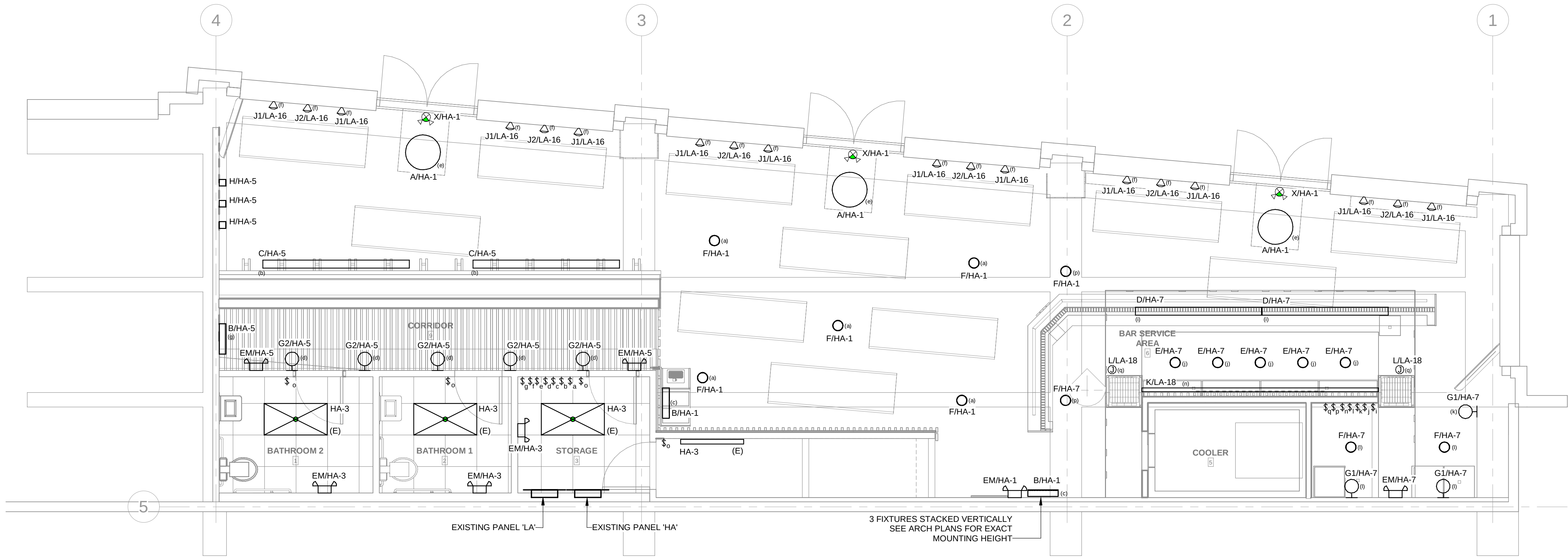
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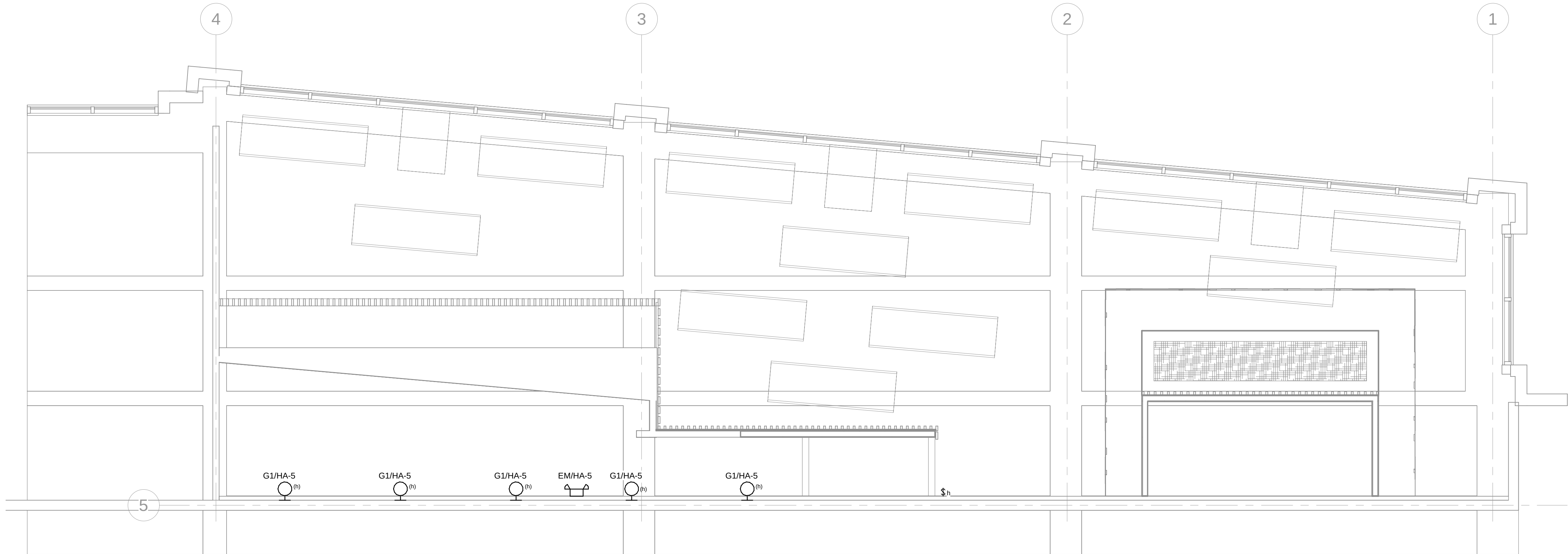
RIVER PLACE RETAIL
GREENVILLE, SC

TITLE
ELECTRICAL LEGEND
AND NOTES

THIS DRAWING IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT OR SITE. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT OR SITE.



1 FIRST FLOOR ELECTRICAL LIGHTING PLAN
1/4" = 1'-0"
0 4 8 12



2 SECOND FLOOR ELECTRICAL LIGHTING PLAN
1/4" = 1'-0"
0 4 8 12

GENERAL NOTES:

- A. EMERGENCY LIGHTS/EXIT SIGNS SHALL BE CONNECTED TO UNSWITCHED HOT CONDUCTOR OF CIRCUIT INDICATED.
- B. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND HEIGHTS OF ALL FIXTURES.
- C. REFER TO SHEET E002 FOR LIGHTING FIXTURE SCHEDULE.

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SHEET

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RIVER PLACE RETAIL
GREENVILLE, SC

TITLE

ELECTRICAL LIGHTING
PLAN

SHEET

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- A. CONTRACTOR SHALL COORDINATE QUANTITY AND FINAL LOCATION OF ALL TVs WITH OWNER PRIOR TO CONSTRUCTION.
- B. COORDINATE WITH LOW-VOLTAGE VENDOR FOR EXACT LOCATIONS AND REQUIREMENTS REGARDING ALL POS, SECURITY, IT, AND OTHER LOW-VOLTAGE ITEMS.
- C. GPI PROTECTION SHALL BE PROVIDED FOR ALL 120 VOLT, SINGLE PHASE, 15A AND 20A RECEPTACLES IN FOOD PREPARATION AREAS AND WITHIN 6'-0" OF SINKS IN ACCORDANCE WITH SECTION 210.8(B) OF THE NEC. REFER TO PANELBOARD SCHEDULES FOR CIRCUIT BREAKERS INDICATING GPI PROTECTION.

1. EXISTING FLOORBOX, REMOVE DEVICES AND CONDUCTORS BACK TO PANEL. PROVIDE WATER-TIGHT HEAVY DUTY COVERPLATE.
2. EXISTING TELEPHONE BOARD TO BE RELOCATED. FIELD VERIFY EXISTING LOCATION OF CONDUIT FEEDING BOARD AND RE-ROUTE AS NEEDED.
3. EXISTING FLOORBOX TO BE REUSED TO FEED NEW WALL MOUNTED DEVICES. EXTEND NEW CONDUIT TO NEW WALL. PROVIDE WATER-TIGHT HEAVY DUTY COVERPLATE.
4. EXISTING OUTLETS ALONG WALL OUTSIDE RESTROOM TO BE REMOVED. REMOVE DEVICES AND CONDUCTORS BACK TO PANEL. FIELD VERIFY EXACT CONDITIONS.
5. RELOCATE EXISTING FIRE ALARM / SECURITY PANELS TO STORAGE ROOM. FIELD VERIFY EXACT CONDITIONS AND REQUIREMENTS.

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

0 4' 8' 12'

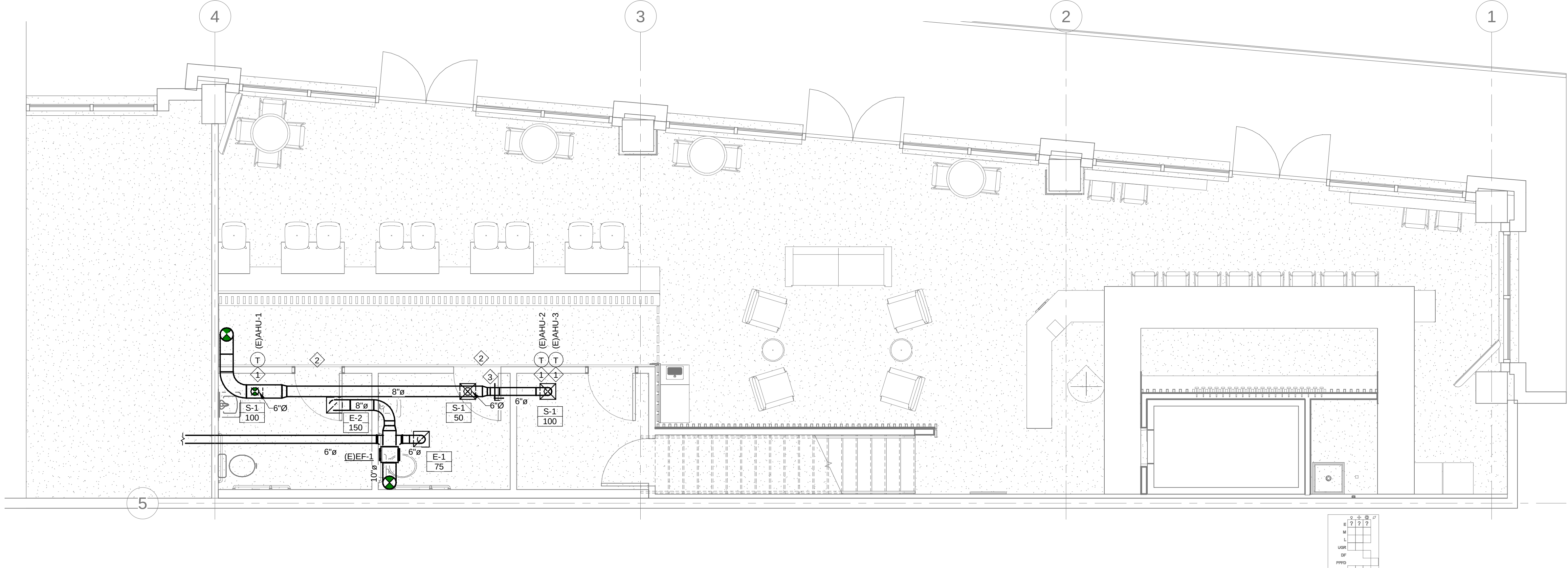
$1/4" = 1'-0"$



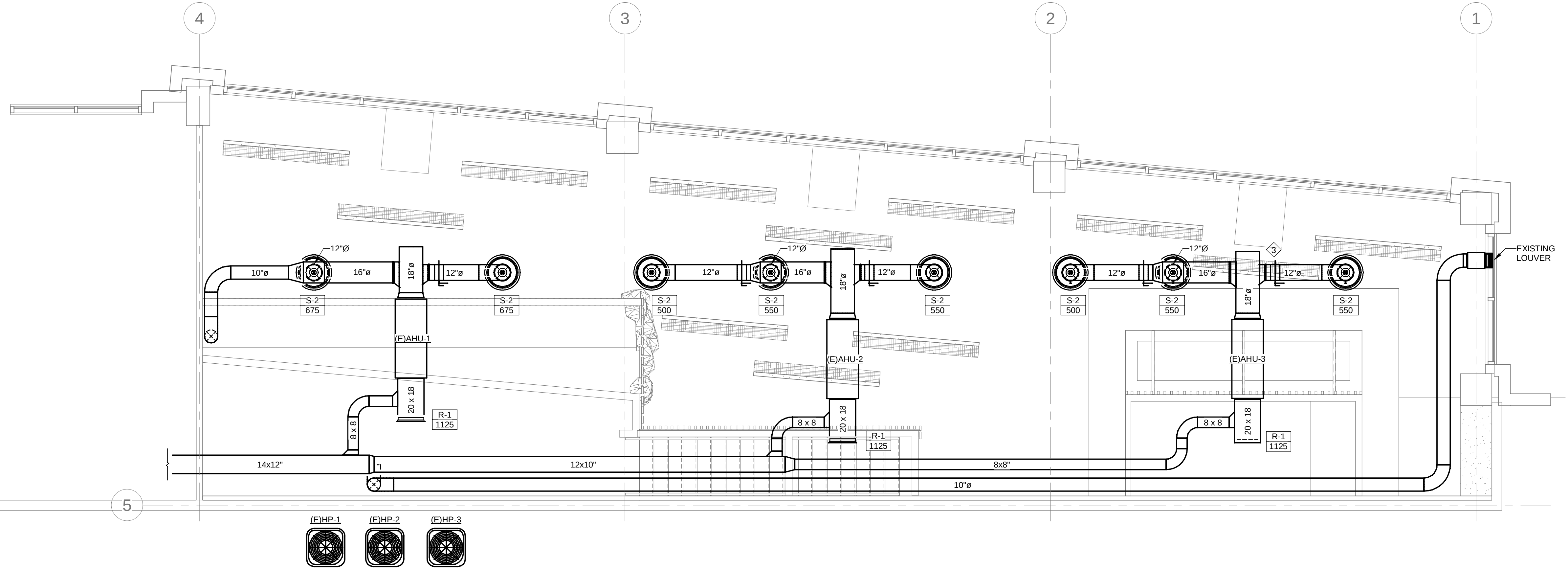
A horizontal graphic scale bar with tick marks at 0, 8, 16, and 24 feet. The bar is divided into four equal segments, each representing 8 feet.

E004

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



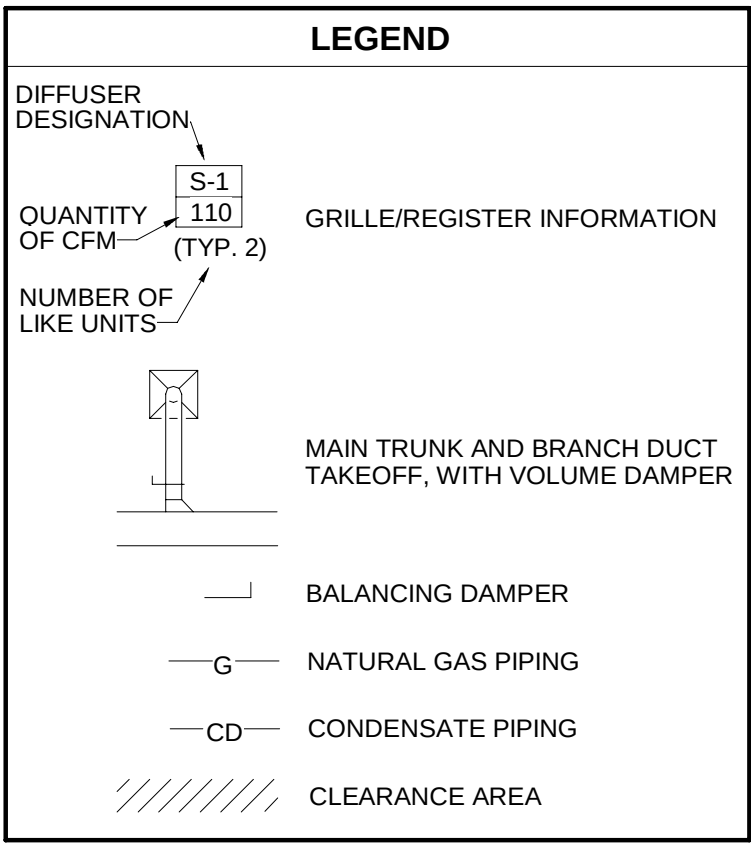
2 FIRST FLOOR (OVERHEAD) HVAC PLAN
1/4" = 1'-0"

EXISTING SPLIT SYSTEM HEAT PUMP SCHEDULE												
COND. UNIT NO.	AHU No.	CONDENSING UNIT MANUFACTURER AND MODEL No.	AIR HANDLING UNIT MODEL No.	FAN SELECTION			COOLING CAPACITY			HEATING CAPACITY		
				DESIGN CFM	OUTSIDE AIR (CFM)	ESP IN. WG	MOTOR HP	NOMINAL TONS	TOTAL (BTUH)	SENIABLE (BTUH)	HSPF	AUXILIARY HEAT (KW)
(E)HP-1	(E)AHU-1	TRANE / 4TWA4048	GAM5A0C48	1600	475	0.5	3/4	4.0	48.2	35.9	8.2	41.5
(E)HP-2	(E)AHU-2	TRANE / 4TWA4048	GAM5A0C48	1600	475	0.5	3/4	4.0	48.2	35.9	8.2	41.5
(E)HP-3	(E)AHU-3	TRANE / 4TWA4048	GAM5A0C48	1800	475	0.5	3/4	4.0	48.2	35.9	8.2	41.5

NOTES:
1. AHUS ARE EXISTING. INFORMATION SHOWN FOR REFERENCE ONLY.

EXISTING FAN SCHEDULE									
TAG	MANUFACTURER/MODEL No.	AREA SERVED	SERVICE	CFM	STATIC PRESSURE IN. WG	NOMINAL RPM	DRIVE TYPE (NOTE 3)	ELECTRICAL V/PH/Hz	MOTOR HP (WATTS)
(E)EF-1	GREENHECK / CSP-A290	RESTROOMS	EXHAUST	225	0.375	969	D	SEE ELECTRICAL DRAWINGS	(81)

NOTES:
1. EXHAUST FAN IS EXISTING. INFORMATION SHOWN FOR REFERENCE ONLY.



- MECHANICAL KEYNOTES:
- 1. THERMOSTATS EXISTING TO REMAIN.
 - 2. UNDERCUT RESTROOM DOORS 3/4" MINIMUM FOR MAKE-UP AIR.
 - 3. MANUAL BALANCING DAMPER IN BRANCH TAKE OFF (TYPICAL).

AIR DISTRIBUTION SCHEDULE						
MARK	TYPE	DESCRIPTION	DESIGN BASIS	MANUFACTURER	MODEL	MATERIAL
S-1	SUPPLY	(LAY-IN), 12x12 IN. FACE, 6 IN. DIA NECK	PRICE	SCD	ALUMINUM	1-5
S-2	SUPPLY	(DUCT MOUNTED), 22IN. DIA FACE, 12 IN. DIA NECK	PRICE	RCD	ALUMINUM	1-5
R-1	RETURN	(SURFACE MOUNT), 20x16 IN. FACE	PRICE	630	ALUMINUM	6
E-1	EXHAUST	(LAY-IN), 12x12 IN. FACE, 6 IN. DIA NECK	PRICE	630	ALUMINUM	6
E-2	EXHAUST	(LAY-IN), 12x12 IN. FACE, 8 IN. DIA NECK	PRICE	630	ALUMINUM	6

NOTES:
1. PROVIDE SQUARE TO ROUND TRANSITIONS IF NECESSARY.
2. PROVIDE OPPOSED BLADE DAMPERS IN NECK OF DIFFUSER OR REGISTER, WITH ACCESS TO DAMPER THROUGH FACE OF DIFFUSER OR REGISTER.
3. FINISH SHALL BE OFF-WHITE.
4. ACCEPTABLE EQUALS SHALL BE ANEMOSTAT, CARNES, KRUEGER, NALOR, TITUS AND TUTTLE & BAILEY.
5. PROVIDE INSULATED BOOT PLENUM AND FLANGED END BORDER.
6. EXISTING TO REMAIN, REPAIR OR REPLACE AS NEEDED.

VENTILATION SCHEDULE							
UNIT NUMBER	AREA SERVED	AREA (SQ. FT.)	PEOPLE QUANTITY	NO. OF PEOPLE PER 1000 SQ. FT.	AIRFLOW PER PERSON	AIRFLOW PER SQ. FT.	TOTAL OUTSIDE AIR REQUIRED (CFM)
(E)AHU-1	BAR	500	50	100	7.5	0.18	465
(E)AHU-1	STORAGE	66	---	---	---	0.12	8
(E)AHU-1	RESTROOMS	146	---	---	---	---	0
(E)AHU-2	BAR	500	50	100	7.5	0.18	465
(E)AHU-3	BAR	501	50	100	7.5	0.18	465

NOTE:
THE OUTSIDE PERCENTAGE OF TOTAL SUPPLY AIR IS 29.5% FOR (E)AHU-1, 29.5% FOR (E)AHU-2 AND 29.5% FOR (E)AHU-3.

GENERAL MECHANICAL NOTES:

- WORK SHALL CONFORM WITH THE INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, AND THE INTERNATIONAL BUILDING CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES.
- THE MECHANICAL CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE THAT SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER. ANY BREAKDOWN OCCURRING IN THE FIRST YEAR SHALL BE AT NO EXPENSE TO THE OWNER. ALL REFRIGERATION COMPRESSORS SHALL HAVE A FIVE YEAR (PARTS ONLY) WARRANTY, AND ALL NATURAL GAS HEAT EXCHANGERS SHALL HAVE A TEN YEAR (PARTS ONLY) WARRANTY.
- DRAWINGS ARE SCHEMATIC, NOT ALL RISES AND DROPS ARE SHOWN. TRADES ARE TO COORDINATE THEIR WORK WITH ALL OTHER TRADES TO AVOID CONFLICTS. GENERALLY, DUCTWORK SHALL BE KEPT AS HIGH AS POSSIBLE.
- CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH ELECTRICAL DRAWINGS PRIOR TO ORDERING EQUIPMENT OR SUBMITTING SHOP DRAWINGS AND SHALL FURNISH EQUIPMENT WIRED FOR VOLTAGES SHOWN THEREIN. CONTRACTOR SHALL BEAR ALL COST(S) ASSOCIATED WITH FAILURE TO COORDINATE ELECTRICAL CHARACTERISTICS.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF MECHANICAL EQUIPMENT, DUCTWORK, ETC. TO FIT WITHIN THE SPACE ALLOWED BY THE ARCHITECTURAL AND STRUCTURAL CONDITIONS. CUTTING OR OTHERWISE ALTERING ANY STRUCTURAL MEMBERS SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER OF RECORD AND COORDINATION WITH THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL KEEP A SET OF MARKED UP PRINTS WITH ANY FIELD CHANGES MADE DURING CONSTRUCTION TO CREATE AN "AS-BUILT" SET OF PRINTS TO BE TURNED OVER TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- PROVIDE ACCESS PANELS IN CEILINGS AND WALLS TO ALLOW ACCESS TO VALVES, TRAPS, DAMPERS, CLEANOUTS, CONTROLS, ETC. MINIMUM ACCESS SIZE - 12"x12", UNLESS LIMITED BY PHYSICAL CONSTRAINTS.
- ALL CONDENSATE DRAIN PIPING SHALL BE TYPE L HARD DRAWN COPPER, ASTM B-88, WITH TYPE DWV FITTINGS, ASME B16.23, OR SCHEDULE 40 PVC, ASTM D1785, WITH TYPE DWV FITTINGS, ASTM D2672. COPPER DRAIN PIPE AND FITTINGS SHALL BE JOINED USING 95-5 SILVER SOLDER, AND PVC PIPE AND FITTINGS SHALL BE JOINED USING SOLVENT CEMENT. PROVIDE TRAP WITH CLEANOUT AND UNIONS. SLOPE CONDENSATE DRAIN LINES A MINIMUM OF 1/8" PER FOOT AWAY FROM THE MECHANICAL EQUIPMENT.
- MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- OUTSIDE AIR FOR AIR CONDITIONING UNITS SHALL BE A MINIMUM OF 10 FEET FROM EXHAUST FANS, EXHAUST OPENINGS AND PLUMBING VENTS.
- ALL DUCT DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSIONS.
- ALL SUPPLY AND RETURN DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE LATEST SMACNA AND ASHRAE STANDARDS. DUCTWORK SHALL BE FABRICATED OF GALVANIZED STEEL FOR A PRESSURE RATING OF (-) 2" WG FOR RETURN AND (+) 2" WG FOR SUPPLY DUCTWORK. ALL EXHAUST DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE LATEST SMACNA AND ASHRAE STANDARDS. EXHAUST DUCTWORK SHALL BE FABRICATED OF GALVANIZED STEEL FOR A PRESSURE RATING OF 1" WG IN EXCESS OF THE SYSTEM FAN TOTAL STATIC PRESSURE RATING AT DESIGN FLOW RATE, UNLESS NOTED OTHERWISE.
- SUPPORT DUCTWORK FROM BUILDING STRUCTURE IN ACCORDANCE WITH SMACNA STANDARDS.
- ANY ADDITIONAL SUPPLEMENTAL STEEL MEMBERS REQUIRED TO SUPPORT DUCTWORK OR EQUIPMENT FROM MAIN STRUCTURE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND WILL COORDINATE WITH THE GENERAL CONTRACTOR AND STRUCTURAL ENGINEER.
- RADIUS DUCTWORK ELBOWS SHALL HAVE A CENTERLINE RADIUS OF 1.5 TIMES THE DUCT WIDTH (OR DIAMETER) UNLESS NOTED OTHERWISE.
- ALL MITERED ELBOWS (RECTANGULAR AND ROUND) SHALL HAVE DOUBLE THICKNESS TURNING VANES INSTALLED UNLESS NOTED OTHERWISE ON DRAWINGS.
- SECURELY SEAL ALL JOINTS LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK USING WELDMENTS, MECHANICAL FASTENERS WITH SEALS OR GASKETS OR MASTICS, MESH AND MASTIC SEALING SYSTEMS OR TAPES. TAPES AND MASTICS MUST BE LISTED AND LABELED IN ACCORDANCE WITH UL181A OR UL181B.
- DUCT CONNECTIONS TO FANS AND OTHER AIR DISTRIBUTION EQUIPMENT SHALL BE MADE USING MECHANICAL FASTENERS WITH SEALS, MASTICS OR GASKETS.
- SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE INSULATED WITH A MINIMUM 2" THICK, 3/4 LB. PER CUBIC FOOT, FIBERGLASS DUCTWRAP, WITH FOIL FACED VAPOR BARRIER AND AN INSTALLED THERMAL RESISTANCE OF 5.7 (R VALUE). ALTERNATE INSULATION FOR RECTANGULAR SUPPLY AND RETURN DUCT SHALL BE AN INTERIOR DUCT LINING WITH A MINIMUM 1-1/2" THICK, 1.5 LB. PER CUBIC FOOT DUCT LINER. DUCT LINER SHALL CONTAIN AN ANTI-MICROBIAL AGENT WITHIN THE DUCT LINING ITSELF. MINIMUM "R" VALUE SHALL BE R-6.3. INCREASE DUCT SHEET METAL SIZE AS REQUIRED TO MEET INSIDE CLEAR DIMENSIONS GIVEN ON DRAWINGS. EXPOSED DUCTS SHALL BE DOUBLE WALL SPIRAL DUCTS.
- ALL DUCT INSULATION SHALL MEET THE MINIMUM REQUIREMENTS OF U.L. 181 FOR FLAME SPREAD AND SMOKE DEVELOPMENT, AND SHALL BE U.L. LISTED.
- COORDINATE LOCATIONS OF GRILLES, REGISTERS AND DIFFUSERS WITH ARCHITECTURAL REFLECTED CEILING PLAN. LOCATIONS SHOWN ARE APPROXIMATE, ADJUST LOCATIONS IN THE FIELD AS REQUIRED BY CONSTRUCTION CONSTRAINTS.
- PROVIDE EACH SUPPLY AIR OUTLET OR DIFFUSER WITH ITS OWN BALANCING DEVICE. DEVICES CAN BE LOCATED IN DUCTWORK OR SUPPLY AIR DEVICE ITSELF.
- ALL MANUAL BALANCING DAMPERS SHALL HAVE A LOCKING QUADRANT.
- FLEXIBLE DUCTWORK SHALL BE CLASSIFIED UNDER UL 181. PROVIDE A MINIMUM OF 3 FEET IN LENGTH AND A MAXIMUM OF 10 FEET IN LENGTH, SUPPORTED WITH 3" GALVANIZED SHEET METAL STRAPS AT 4 FEET CENTERS (MAX). FLEXIBLE DUCT RUNOUTS SHALL BE ROUND DUCTWORK REINFORCED WITH A WIRE HELIX AND INSULATED WITH 1-1/2" THICK FIBERGLASS (WITH A 6.0 "R" VALUE MINIMUM) COVERED WITH FLAMEPROOF VAPOR BARRIER OF ALUMINUM METALIZED POLYESTER FILM LAMINATED TO GLASS MESH. DUCT SHALL BE ATOC'S UPC #08 VALUFLUX CLASS 1 AIR DUCT OR EQUAL. CONNECTIONS TO DUCT MAINS SHALL BE MADE WITH FITTINGS PROVIDED WITH TWIST RINGS, BUTTERFLY DAMPERS, LOCKING HAND QUADRANTS, AND INSULATION GUARDS.
- INSTALL THERMOSTATS AT 4'-0" A.F.F. UNLESS NOTED OTHERWISE. THERMOSTAT LOCATIONS SHALL BE COORDINATED WITH FINAL LOCATIONS OF WALL-MOUNTED ARCHITECTURAL AND ELECTRICAL EQUIPMENT. FINAL LOCATIONS MUST BE APPROVED BY THE ARCHITECT AND OWNER. THERMOSTATS SHALL NOT BE INSTALLED ON EXTERIOR WALLS IF INTERIOR WALLS ARE AVAILABLE WITHIN SPACE SERVED BY THERMOSTAT. SHOULD THE THERMOSTAT REQUIRE INSTALLATION ON AN EXTERIOR WALL AN INSULATED BACKING PLATE MUST BE PROVIDED TO PREVENT FALSE READINGS BY THE THERMOSTAT.
- MECHANICAL CONTRACTOR SHALL PROVIDE A COMPLETE TEST AND BALANCE REPORT OF THE HVAC SYSTEMS TO INCLUDE OUTDOOR AIR TEMPERATURE AT TIME OF TESTING, ENTERING AIR TEMPERATURE AND LEAVING AIR TEMPERATURE AT THE COIL(S), AIR TEMPERATURE AND AIR FLOW AT EACH SUPPLY AIR DIFFUSER AND RETURN AIR GRILLE, AND SPACE TEMPERATURE FOR EACH SYSTEM. A COPY OF THE TEST AND BALANCE REPORT SHALL BE TRANSMITTED TO THE OWNER AND ENGINEER AND TO THE LOCAL CODE OFFICIALS AS REQUIRED.
- ALL RETURN, OUTSIDE AIR, AND EXHAUST DUCTS ARE EXISTING TO REMAIN.

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SHEET

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PROJECT

PEOPLES TAP

RIVER PLACE RETAIL
GREENVILLE, SC

TITLE

MECHANICAL PLAN

SHEET

M001

THIS DRAWING IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT OR SITE. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND TO BE RESPONSIBLE FOR ANY OTHER PROJECT OR SITE. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT OR SITE.

PLUMBING GENERAL NOTES

1. PIPING FITTINGS, SHUT OFF VALVES, STRAINERS, ETC., SHALL BE SAME SIZE AS PIPE IN WHICH THEY ARE INSTALLED. ONLY EXCEPTION IS MOTORIZED CONTROL VALVES. INSTALL RELIEF VALVE DISCHARGE PIPING WITH HANGER AND UNION NEAR RELIEF TO PLACE NO STRESS ON THE RELIEF VALVE FROM DISCHARGE PIPING.
2. EXPOSED PIPING PENETRATING WALLS, CEILINGS OR FLOORS SHALL BE PROVIDED WITH ESCUTCHEON PLATES.
3. BEFORE PERFORMING ANY WORK, VERIFY PIPE SIZES, FLOW(GPM), PRESSURE, ELEVATION OR INVERT ELEVATIONS & EXACT LOCATION OF ALL UTILITIES. COORDINATE ALL OUTSIDE UTILITIES POINT OF CONNECTION WITH CIVIL.
4. COORDINATE PLUMBING SYSTEMS WITH WORK OF ALL OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS, AND TRANSITIONS AS REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
5. COORDINATE LOCATIONS OF ALL ROOF OPENINGS WITH STRUCTURAL, MECHANICAL, AND ARCHITECTURAL PLANS PRIOR TO ANY INSTALLATION.
6. PLATFORMS, CURBS, AND FLASHINGS FOR PLUMBING EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS, UNLESS NOTED OTHERWISE. COORDINATE EXACT SIZES OF REQUIRED OPENINGS AND SUPPORTS FOR FURNISHED EQUIPMENT.
7. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODES. PROVIDE ALL FITTINGS, TRANSITIONS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
8. MAINTENANCE LABEL SHALL BE AFFIXED TO ALL PLUMBING EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED TO OWNER.
9. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN 10 FEET FROM (HORIZONTALLY) OR AT LEAST 3 FEET ABOVE WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT.
10. FOR EXACT LOCATION OF PLUMBING FIXTURES, SEE ARCHITECTURAL PLANS AND ELEVATIONS.
11. THE INFORMATION ON THESE DRAWINGS WAS OBTAINED FROM THE BEST SOURCES AVAILABLE BUT IT IS NOT TO BE ASSUMED TO REFLECT ACTUAL "AS BUILT" CONDITIONS.
12. THESE DRAWINGS MAY NOT INCLUDE ALL NECESSARY SAFETY REQUIREMENTS. CONTRACTOR TO COMPLY WITH SAFETY STANDARDS SET FORTH BY THE LOCAL AUTHORITIES HAVING JURISDICTION.
13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE LOCATION AND THE PROTECTION OF ALL UTILITY LINES INCLUDING ELECTRIC, FIRE PROTECTION, SEWER, WATER, GAS, TELEPHONE, ETC. THE DRAWINGS ARE DIAGRAMMATIC AND THE UTILITY LINES INFORMATION IS NOT GUARANTEED. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING ALL PHASES OF THE WORK TO LOCATE, IDENTIFY AND PROTECT EXISTING UTILITIES. THE CONTRACTOR SHALL RECORD LOCATION OF, AND REPAIR DAMAGE TO, EXISTING UTILITIES WHICH ARE ENCOUNTERED AS A RESULT OF WORK UNDER THIS CONTRACT.

PLUMBING SPECIFICATIONS - PLUMBING WORK

PART 1 - SCOPE

1.1 DESCRIPTION

- A. SYSTEMS AND EQUIPMENT AS REQUIRED, THOUGH NOT SPECIFICALLY INDICATED, TO ACCOMMODATE THE PROPOSED WORK. SEE ARCHITECTURAL DRAWINGS FOR EXTENT OF DEMOLITION AND FIELD VERIFY EXISTING CONDITIONS.
- B. SCOPE OF WORK SHALL INCLUDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, HOISTING AND RIGGING, CUTTING AND PATCHING, TRENCHING AND BACKFILLING, ETC. TO PERFORM THE WORK AS INDICATED ON THE DRAWINGS AND HEREIN SPECIFIED FOR A COMPLETE AND TOTAL INSTALLATION.
- C. SCOPE OF WORK SHALL INCLUDE INSTALLATIONS OF THE FOLLOWING SYSTEMS:

1. WASTE AND VENT PIPING SYSTEM WITH CONNECTION TO EVERY FIXTURE AND DEVICE.

2. POTABLE COLD AND HOT WATER PIPING SYSTEM WITH CONNECTION TO EVERY FIXTURE AND DEVICE.

3. THERMAL INSULATION.
- D. THE WORK SHALL ALSO INCLUDE THE FURNISHING AND INSTALLATION OF ALL PLUMBING FIXTURES AND EQUIPMENT SPECIFIED HEREIN AND FINAL HOOK-UP OF ALL OWNER FURNISHED EQUIPMENT.
- E. PROPOSAL SHALL INCLUDE SPECIFIED MATERIALS ONLY. SHOULD THE CONTRACTOR WISH TO SUBSTITUTE MATERIALS, EQUIPMENT, OR MANUFACTURERS, IT SHALL BE DONE BY STATING EACH SUBSTITUTION AND ITS PRICE ADJUSTMENT.
- F. THESE DRAWINGS ARE DIAGRAMMATIC AND ARE TO BE USED FOR BIDDING ONLY. ROUGH-IN AND FINAL CONNECTION SHALL BE MADE FROM APPROVED EQUIPMENT DRAWINGS ONLY. EXACT LOCATION OF ALL COMPONENTS ARE TO BE DETERMINED IN THE FIELD AND BY THE ACTUAL BUILDING CONDITIONS.
- G. PLUMBING CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL PLUMBING SERVICES. LOCATIONS SHOWN ON THE DRAWINGS ARE FOR REFERENCE PURPOSES ONLY.
- H. FURNISH RECORD DRAWINGS FOR ALL WORK PROVIDED UNDER THIS CONTRACT. RECORD DRAWINGS SHALL CONSIST OF MARKED UP BLACK LINE PRINTS THAT NEATLY AND ACCURATELY DOCUMENT THE INSTALLATION.
- I. ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL BUILDING AND PLUMBING CODES INCLUDING ADA GUIDELINES.
- J. WORK SHALL BE PERFORMED IN A NEAT WORKMANLIKE MANNER.
- K. PAY FOR AND OBTAIN ALL PERMITS REQUIRED FOR PLUMBING INSTALLATION. SCHEDULE INSPECTIONS WITH LOCAL CODE OFFICIALS FOR PLUMBING WORK.
- L. WHEN ALL WORK UNDER THIS CONTRACT HAS BEEN COMPLETED AS INDICATED ON THE DRAWINGS AND SPECIFIED HEREIN AND IS READY FOR FINAL INSPECTION, SUCH AN INSPECTION SHALL BE MADE. AT THIS TIME, THE PLUMBING CONTRACTOR SHALL DEMONSTRATE THAT THE REQUIREMENTS OF THESE SPECIFICATIONS HAVE BEEN MET TO THE OWNER'S SATISFACTION, AND THAT ALL SYSTEMS HAVE BEEN INSPECTED BY ALL.
- M. ALL WORK UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY REPAIRS OR REPLACEMENT DURING THIS PERIOD SHALL BE MADE WITHOUT COST TO THE OWNER.
- N. PROVIDE ALL HANGERS AND SUPPORTS AS REQUIRED TO SUPPORT ALL NEW PIPING AND EQUIPMENT.

1.2 PIPING

- A. WATER PIPING ABOVE GROUND SHALL BE TYPE "L" COPPER WITH WROUGHT COPPER FITTINGS AND LEAD FREE JOINTS.
- B. WATER PIPING IN CONCRETE SHALL BE TYPE "K" COPPER WITH SILFOSS SOLDER JOINTS OR CEMENT LINED DUCTILE IRON WITH PUSH JOINTS.
- C. WASTE PIPING SHALL BE TYPE "M" COPPER PIPE OR CAST IRON PIPE AND FITTINGS (NO DWV COPPER).
- D. VENT PIPING SHALL BE TYPE "M" COPPER PIPE OR CAST IRON AND FITTINGS (NO DWV COPPER).
- E. CONDENSATE AND INDIRECT DRAIN PIPING SHALL BE SCHEDULE 40 PVC PIPE AND FITTINGS.
- F. WHERE COPPER PIPE CONNECTS TO FERROUS PIPE USE ISOLATING UNIONS.
- G. PIPING SHALL BE CONCEALED UNLESS OTHERWISE NOTED. EXPOSED PIPING SHALL BE ARRANGED FOR NEAT APPEARANCE AND SHALL BE SHOWN ON SHOP DRAWINGS FOR APPROVAL BEFORE INSTALLATION.
- H. PROVIDE ACCESS PANELS WHERE REQUIRED FOR SERVICING DEVICES AND EQUIPMENT LOCATED ABOVE INACCESSIBLE CEILINGS OR BEHIND INACCESSIBLE WALLS. COORDINATE SIZES AND LOCATIONS WITH ARCHITECT.

- I. PIPING AND PENETRATIONS THROUGH FLOORS AND WALLS SHALL NOT BE RIGIDLY CONNECTED TO THE BUILDING STRUCTURE. SLEEVES SHALL BE METALIC AND PROVIDED WITH 1" ANNULAR CLEARANCES AROUND THE PIPE. ALL SUCH PENETRATIONS SHALL BE SMOKE AND FIRE STOPPED. ALL CORING SHALL BE PERFORMED AFTER APPROVAL OF A COMPREHENSIVE CORING PLAN SHOWING ALL EXISTING PENETRATIONS TO REMAIN. ALL PENETRATIONS TO BE PATCHED AND PROPOSED NEW PENETRATIONS DIMENSIONED TO IDENTIFIABLE BUILDING ELEMENTS. SUCH PLAN IS TO BE ACCOMPANIED BY THE TEST RESULTS OF AN X-RAY/RADAR (OR OTHER ACCEPTABLE METHOD OF DETECTING AND IDENTIFYING OBSCURED INFRASTRUCTURE) REPORT ALONG WITH CERTIFICATION OF THE EOR THAT THERE ARE NO POTENTIAL NEGATIVE IMPACTS TO THE BUILDING STRUCTURE OR INFRASTRUCTURE.
- J. THOROUGHLY CLEAN ALL ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE.
- K. COLD AND HOT WATER PIPING SHALL BE HYDROSTATICALLY TESTED AT 1-1/2 TIMES THE WORKING PRESSURE AND PER LOCAL CODE REQUIREMENTS. WHEN TESTING INDICATES MATERIALS OR WORKMANSHIP IS DEFICIENT, REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST UNTIL STANDARDS ARE ACHIEVED.
- L. TEST SANITARY DRAINAGE AND VENT SYSTEM BY FILLING WITH WATER, WITH ALL POINTS IN THE SYSTEM BEING SUBJECT TO PRESSURE OF AT LEAST 10 FT OF WATER. WATER LEVEL SHALL REMAIN STATIONARY FOR A PERIOD OF ONE HOUR, WITHOUT ANY PIPE OR JOINT LEAKAGE. IF TESTING INDICATES DEFICIENCIES, REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST UNTIL STANDARDS ARE ACHIEVED.

1.3 INSULATION

- A. INSULATE COLD AND HOT WATER PIPING EXCEPT FOR INDIVIDUAL FIXTURE SUPPLIES. INSULATION SHALL BE FIBERGLASS SECTIONAL PIPE INSULATION WITH FLAME RETARDANT JACKET. INSULATE EXPOSED WASTE, COLD, AND HOT WATER PIPING BELOW WHEELCHAIR LAVATORIES WITH TUBESRO INSULATION KITS (WHITE) WHERE REQUIRED.

1. DOMESTIC COLD WATER PIPING 1" AND SMALLER:

1/2" THICKNESS.

2. DOMESTIC COLD WATER PIPING 1-1/4" TO 2":

3/4" THICKNESS.

3. DOMESTIC COLD WATER PIPING 2-1/2" AND LARGER:

1" THICKNESS.

4. DOMESTIC HOT WATER AND HOT WATER RETURN PIPING (ALL SIZES):

1" THICKNESS.

5. PLUMBING VENT PIPING WITHIN 6 FEET OF ROOF OUTLET:

1" THICKNESS.

6. CONDENSATE PIPING:

1/2" THICKNESS.
- 1.4 HANGERS
- A. ALL HANGERS SHALL BE OF SIZE AND TYPE TO SUPPORT PIPING.

B. HANGERS FOR STEEL PIPE, CAST IRON PIPE, PVC PIPE, AND INSULATED COPPER TUBING SHALL BE STEEL BAND HANGER WITH THREADED ROD (WITH INSULATION PROTECTOR FOR INSULATED PIPE).

C. ALL HANGERS FOR UNINSULATED COPPER TUBING SHALL BE COPPER PLATED STEEL BAND HANGERS WITH THREADED ROD.

D. PARALLEL PIPING MAY BE SUPPORTED WITH GANG HANGERS, BY UNISTRUT, WITH PIPE CLIPS TO SECURE PIPING.
- PLUMBING SPECIFICATIONS - PLUMBING FIXTURES
- PART 1 - GENERAL
- 1.1 DESCRIPTION
- A. PROVIDE PLUMBING FIXTURES APPROVED FOR WATER CONSERVATION AND FOR HANDICAP REGULATIONS.

B. PROVIDE COMPLETE FIXTURE ASSEMBLIES, INCLUDING ALL TRIM SUPPORTS AND APPURTENANCES FOR PROPER OPERATION AND NEAT, FINISHED APPEARANCE. PROCURE ALL ROUGH-IN DATA FROM MANUFACTURER, AND ROUGH-IN AND CONNECT TO FIXTURES AS REQUIRED.
- 1.2 QUALITY ASSURANCE
- A. ALL EQUIPMENT AND ACCESSORIES TO BE THE PRODUCT OF A MANUFACTURER REGULARLY ENGAGED IN ITS MANUFACTURE. SUPPLY ALL EQUIPMENT AND ACCESSORIES NEW, FREE FROM DEFECTS. ALL ITEMS OF A GIVEN TYPE SHALL BE THE PRODUCT OF THE SAME MANUFACTURER.

B. REQUIREMENTS OF REGULATORY AGENCIES:

1. IN ALL CASES WHERE FS, CS, ANSI, NSF OR OTHER STANDARDS ARE INDICATED OR REQUIRED, PRODUCTS SHALL MEET OR EXCEED THE STANDARDS ESTABLISHED FOR MATERIAL, QUALITY, MANUFACTURE, AND PERFORMANCE.

2. REQUIREMENTS OF REGULATORY AGENCIES:

1. ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE.

2. ASSE - AMERICAN SOCIETY OF SANITARY ENGINEERS.

3. CS - COMMERCIAL STANDARDS, COMMODITY STANDARDS DIVISION, US DEPARTMENT OF COMMERCE.

4. FS - FEDERAL SUPPLY SERVICE, STANDARDS DIVISION, GENERAL SERVICES ADMINISTRATION

5. NSF - NATIONAL SANITATION FOUNDATION.

1.3 SUBMITTALS

A. DRAWINGS AND PRODUCT DATA:

1. PLUMBING FIXTURES AND FAUCETS.

2. PLUMBING FIXTURE SUPPLIES.

3. FIXTURE SUPPORTS.

1.4 PRODUCT DELIVERY, STORAGE AND HANDLING

A. SHIP EQUIPMENT IN ITS ORIGINAL PACKAGE. TO PREVENT DAMAGE OR ENTRANCE OF FOREIGN MATTER, PERFORM ALL HANDLING AND SHIPPING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PROVIDE PROTECTIVE COVERINGS DURING SHIPPING.

PART 2 - PRODUCTS

2.1 MATERIALS

A. GENERAL:

1. PROVIDE FIXTURES AND TRIM COMPLETE FOR PROPER INSTALLATION AS DESCRIBED IN THE MANUFACTURER'S CATALOG.

2. ALL FIXTURES, SPECIFIED TO BE OF VITREOUS WARE, SHALL BE OF A QUALITY KNOWN COMMERCIALY AS "TWICE FIRED" VITREOUS CHINAWARE OF THE BEST QUALITY, NONABSORBENT, BURNED SO THAT THE WHOLE MASS IS THOROUGHLY FUSED AND VITRIFIED PRODUCING A MATERIAL WHITE IN COLOR, WHICH WHEN FRACTURED WILL SHOW A HOMOGENEOUS MASS, CLOSE-GRAINED AND FREE FROM PORES. THE GLAZED AND VITREOUS CHINA FIXTURES SHALL BE WHITE, THOROUGHLY FUSED AND UNITED TO THE BODY, WITHOUT DISCOLORATION, CHIPS, OR FLAWS AND SHALL BE FREE FROM CRACKS, WARPED OR OTHERWISE IMPERFECT FIXTURES WILL NOT BE ACCEPTABLE.

3. FACTORY GRIND BACK AND BASES OF FIXTURES SMOOTH.

4. ENAMELWARE TO BE WHITE CAST IRON WITH ACID-RESISTING ENAMEL, UNLESS OTHERWISE NOTED.

5. UNLESS OTHERWISE SPECIFIED, WATER CLOSETS TO HAVE A WASTE PASSAGE TO PASS A 2-1/2 INCH BALL MINIMUM. BOLT WATER CLOSETS TO FLANGES WITH A 1"-INCH THICK RUBBER FOAM GASKET.

6. FIXTURE TRIM AND EXPOSED METAL ITEMS SHALL BE POLISHED CHROME-PLATED UNLESS OTHERWISE NOTED, AND PIPES PASSING THROUGH WALLS SHALL HAVE POLISHED CHROME-PLATED ESCUTCHEON PLATES WITH SET SCREW. ALL STAINLESS STEEL SHALL BE SATIN BRUSHED (US32D) FINISH UNLESS NOTED OTHERWISE.

7. FIXTURES SHALL BE FREE FROM IMPERFECTIONS, TRUE AS TO LINE, ANGLES, CURVES, AND COLOR; SMOOTH, WATERTIGHT AND PRACTICALLY NOISELESS IN OPERATION.

8. EXPOSED PIPE, TRIM INCLUDING FITTINGS, TRAPS, ESCUTCHEONS, VALVES, VALVE HANDLES, AND ACCESSORIES; ABOVE AND BELOW FIXTURES:

a. POLISHED CHROME PLATED CP BRASS.

b. SET-SCREW CAST BRASS ESCUTCHEONS FOR PIPING.

c. TRAPS: CAST BRASS WITH CLEANOUT PLUGS.

d. COVERING TUBES NOT PERMITTED.

9. SUPPLY FIXTURES WITH:

a. RENEWABLE SEATS OR REPLACEABLE INTERNAL UNITS.

b. COMPOSITIONAL WASHERS.

c. ALL METAL INDEXED HANDLES.

d. SCREWDRIVER OR LOCKSHIELD STOPS.

e. INSULATE SUPPLIES AND WASTE PIPE AND TRAP UNDER LAVATORIES FOR HANDICAPPED WITH HANDI LAV-GUARD AS MANUFACTURED BY TRUEBRO, INC. WHERE REQUIRED.

PART 3 - EXECUTION

3.1 INSTALLATION

A. PLUMBING FIXTURES:

1. INSTALL FIXTURES AS RECOMMENDED BY THE FIXTURE MANUFACTURER EXCEPT AS SHOWN DIFFERENTLY ON DRAWINGS OR WHERE REQUIRED BY HANDICAP CODES.

2. SET FIXTURES LEVEL AND EQUALLY SPACED WHEN INSTALLED IN BANK OF MORE THAN TWO.

3. ROUGH-IN SUPPLIES LEVEL, EQUALLY SPACED AND SYMMETRICAL WITH THE FIXTURE.

4. ROUGH-IN WASTES IN ALIGNMENT WITH THE FIXTURE DRAIN. OFF-SETTING TRAP AND WASTE WILL NOT BE ACCEPTABLE. INSTALL FLUSH VALVES LEVEL WITH FLUSH CONNECTIONS VERTICALLY. OFFSETTING AND MISALIGNMENT WILL NOT BE ACCEPTABLE.

5. CAULK ALL DECK MOUNTED TRIM AT THE TIME OF ASSEMBLY, INCLUDING FIXTURE AND CASEWORK MOUNTED. CAULK ALL SELF-RIMMING SINKS INSTALLED IN CASEWORK. THE BUTTED SPACE BETWEEN FIXTURES AND THE WALL, COUNTER OR FLOOR ON WHICH THEY ARE MOUNTED SHALL BE SEALED WITH WHITE ACRYLIC PLASTIC CAULKING COMPOUND.

6. POINT UP FIXTURES AT JOINTS WITH WALLS AND FLOORS WITH NON-HARDENING TILE-FIX.

7. COVER EXPOSED FIXTURE FASTENING NUTS AND BOLTS WITH CHINA BOLT CAPS. FILL WITH PUTTY.

8. MAKE UP TRIM WITH CARE AND WITH THE PROPER TOOLS IN ORDER THAT NO TOOL MARKS SHOW AFTER INSTALLATION.

B. WATER SUPPLIES:

1. PROVIDE EACH WATER SUPPLY TO EACH FIXTURE, EQUIPMENT OR FAUCET WITH A STOP IN THE BRANCH CONNECTING THERETO. THE STOP SHALL BE A SCREWDRIVER PARTITION STOP AT FINISHED WALL LOCATIONS AND A ROUGH BRASS GLOBE VALVE AT ROUGH LOCATIONS. ANGLE STOPS FOR DECK MOUNTED FAUCETS SHALL HAVE AN IPS INLET.

2. COVER UNOCCUPIED FIXTURE FAUCET HOLES WITH FAUCET HOLE COVERS.

3. SECURELY FASTEN SCREWED ADAPTER FITTINGS BEHIND WATER SUPPLY STUBOUTS TO THE STRUCTURE.

4. PROVIDE AIR CHAMBERS ON COLD AND HOT WATER SUPPLY TO EACH FIXTURE.

C. WASTE OUTLETS: BED STRAINERS SET IN SANITARY WASTE FIXTURES WITH GLAZING PUTTY.

D. SUPPORTS:

1. BRACKET ALL OTHER WALL MOUNTED FIXTURES TO 12-GAUGE STEEL PLATES, FASTENED TO FACE OF STEEL STUDS, WITH METAL SCREWS, AND WITH BRACKET SCREWED TO BACKING.

2. BOLT CHAIR CARRIER FOOT ANCHORS AND REAR LUGS TO FLOOR.

3. COORDINATE WALL DIMENSIONS REQUIRED.

3.2 SPECIAL EQUIPMENT

A. TRIM:

1. PROVIDE PIPE EXTENSION PIECES, COUPLINGS, FLANGES, UNIONS, COCKS, VALVES, "P" TRAPS, PRESSURE REDUCING VALVES, GAS PRESSURE REGULATORS, VENTS, WASTES AND ALL OTHER TRIM REQUIRED FOR PROPER OPERATION WHICH ARE NOT FURNISHED INTEGRAL WITH SPECIAL EQUIPMENT.

2. CONTROL STOPS: AMERICAN STANDARD OR KOHLER POLISHED CHROME PLATED, WITH LOOSE KEY AND STUFFING BOX AT EACH WATER CONNECTION TO EACH PIECE OF EQUIPMENT SEPARATELY.

3. TRAPS: AMERICAN STANDARD OR KOHLER CAST BRASS, ADJUSTABLE, POLISHED CHROME PLATED, WITH ESCUTCHEON AND CLEAN-OUT PLUG.

4. WASTES: TYPE M COPPER TUBING TO COPPER DRAINAGE FITTINGS; POLISHED CHROME PLATED WHERE EXPOSED OR IN CABINETS.

PLUMBING FIXTURE SCHEDULE				
MARK	FIXTURE	MANUFACTURER MODEL	DESCRIPTION	
WC-1	WATER CLOSET	AMERICAN STANDARD 731AA.001	ADA COMPLIANT, FLOOR MOUNT, FLUSH TANK WATER CLOSET. VITREOUS CHINA ,1.6 GPF	
LAV-1	LAVATORY	AMERICAN STANDARD 902404EC.020	ADA COMPLIANT, WALL HUNG, VITREOUS CHINA LAVATORY. PROVIDE WITH AMERICAN STANDARD 6114114.002 FAUCET AND TM-V-1.	
FD-1	FLOOR DRAIN	ZURN Z415-B	FLOOR AND SHOWER DRAIN, DURA-COATED CAST IRON BODY WITH BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR WITH SEEPAGE SLOTS AND "TYPE B" POLISHED NICKEL BRONZE, LIGHT-DUTY HEEL PROOF STRAINER. PROVIDE WITH ZURN Z1072 BARRIER TYPE TRAP SEAL .	
FCO	FLOOR CLEANOUT	ZURN Z1400	"LEVEL-TROL" ADJUSTABLE FLOOR CLEANOUT, DURA-COATED CAST IRON BODY WITH GAS AND WATERTIGHT ABS TAPERED THREAD PLUG AND ROUND SCORIATED CAST IRON EXTRA-HEAVY-DUTY SECURED TOP (SPECIFY FINISH Z, ZB, ZN, ZS) ADJUSTABLE TO FINISHED FLOOR	
TMV	THERMOSTATIC MIXING VALVE	LEONARDO TM-80-E	THERMOSTATIC MIXING VALVE, DURA-TROL SOLID BIMETAL THERMOSTAT DIRECTLY LINKED TO VALVE PORTING TO CONTROL THE INTAKE OF HOT AND COLD WATER AND COMPENSATE FOR SUPPLY TEMPERATURE OR PRESSURE FLUCTUATIONS. INTERNAL PARTS MADE OF BRASS, BRONZE AND STAINLESS STEEL. INTEGRAL WALL SUPPORT, CAST LEVER HANDLE, COMBINATION CHECK STOPS, CODED DIAL, HOT-COLD WITH DIRECTIONAL INDICATORS, HIGH TEMP. LIMIT STOP. • INLETS 1" OUTLETS 1-1/4" • MIN. FLOW 13 GPM. MAX. FLOW 80 GPM. • APPROVED EQUALS: SYMONS, WATTS	
FS-1	FLOOR SINK	ZURN Z1900	SANI-FLOOR RECEPTOR 12" X 12" X 6" DEEP CAST IRON BODY AND SQUARE, LIGHT-DUTY GRATE WITH 1/2" SLOTTED OPENINGS, WHITE ACID RESISTING PORCELAIN ENAMEL. INTERIOR AND TOP, COMPLETE WITH WHITE ABS ANTI-SPLASH INTERIOR BOTTOM DOME STRAINER. PROVIDE WITH HALF GRATE AND ALUMINUM SEDIMENT BUCKET OPTIONS AND ZURN Z1027 BARRIER TYPE TRAP SEAL.	
MSB-1	MOP BASIN	FIAT MSB2424	24" X 24" X 10" MOLDED STONE MOP BASIN WITH STAINLESS STEEL DOME STRAINER AND DRAIN BODY. PROVIDE WITH OPTIONS 885-AA (SERVICE FAUCET), 889-CC (MOP HANGER), AND MSG2424 (STAINLESS STEEL WALL GUARD).	
ET	EXPANSION TANK	AMROL ST-5C	0.75 GAL ACCEPTANCE VOLUME, 1.4 GALLON EXPANSION TANK, PROVIDE WITH WH-1.	
RCP-1	RECIRC. PUMP	TACO 0011BF4IFC	BRONZE FLANGE CONNECTIONS, BRONZE CASING, 120V, 1/8HP, 1.78 AMPS. PROVIDE TACO "00" AQUASTAT & TIMER FOR PUMP OPERATION.	
AAV	AIR ADMITTANCE VALVE	QATEY SURE VENT 39238	160 DPU BRANCH, 24 DPU STACK AIR ADMITTANCE VALVE. PVC CONSTRUCTION.	

ELECTRIC WATER HEATER SCHEDULE								
MARK	LOCATION	MANUFACTURER	MODEL	TANK CAPACITY	INPUT (KW)	RECOVERY RATE (100°F RISE)	ELECTRICAL VPH/Hz	NOTES
WH-1	MEZZANINE	A.O. SMITH	DEL-50	50 GALLON	10.0	41 GPH	REFER TO ELEC. DWGS	A THRU G
NOTES:								
A. EQUIPMENT AND ALL ASSOCIATED WATER SIDE PIPING, VALVES, AND ACCESSORIES SHALL BE PROVIDED BY PLUMBING CONTRACTOR.								
B. EQUIPMENT SHALL MEET ASHRAE 90.1 STANDARDS FOR THERMAL EFFICIENCY AND STANDBY LOSS.								
C. PROVIDE FACTORY INSTALLED ANODE ROD(S) TO PREVENT ELECTROLYTIC CORROSION OF TANK.								
D. PROVIDE FACTORY INSTALLED TEMPERATURE AND PRESSURE SAFETY RELIEF VALVE (T&P VALVE).								
E. PLUMBING CONTRACTOR SHALL PROVIDE HARD COPPER DRAIN LINE FROM T&P VALVE DOWN TO AN APPROVED RECEPTOR WITH AIR GAP. PIPING TO BE FULL SIZE OF T&P VALVE DISCHARGE CONNECTION.								
F. DISCONNECT SWITCH TO BE PROVIDED BY ELECTRICAL CONTRACTOR. PLUMBING CONTRACTOR TO COORDINATE INSTALLATION WITH ELECTRICAL CONTRACTOR.								
G. REFER TO WATER HEATER DETAIL FOR ADDITIONAL INSTALLATION INFORMATION.								

KITCHEN FIXTURE CONNECTION SCHEDULE					
MARK	FIXTURE/EQUIPMENT	DOMESTIC COLD WATER	DOM. HOT WATER 110°F	SANITARY SEWER	VENT
K1	WATER STATION	1/2"	---	1-1/4"	2"
K2	3 COMPARTMENT SINK	1/2"	1/2"	---	---
K3	HAND SINK	1/2"	1/2"	2"	2"
K4	GLASS CLEANER	1/2"	---	---	---
K5	DISHWASHER	---	3/4"	---	---

PLUMBING SYMBOLS LEGEND	
PIPING LEGEND	
	DOMESTIC COLD WATER - CW
	FILTERED WATER - FW
	EXISTING DOMESTIC COLD WATER (E)CW
	DOMESTIC HOT WATER - HW - 110°F
	DOMESTIC HOT WATER - HW - 140°F
	EXISTING DOMESTIC HOT WATER (E)HW
	DOM. HOT WATER RETURN - HWR
	DOM. HOT WATER RETURN - 140°F
	EXISTING DOMESTIC HOT WATER RETURN (E)HWR
	TEMPERED WATER - TW
	VENT PIPING ABOVE FLOOR - V
	EXIST. VENT PIPING ABOVE FLOOR (E)V
	SANITARY SEWER PIPING - SS
	EXISTING SANITARY SEWER PIPING (E)SS
	GREASE PIPING - GW
	EXISTING GREASE LADEN PIPING (E)GW
	STORM DRAIN PIPING - SD
	EXISTING STORM DRAIN PIPING (E)SD
	CONDENSATE DISCHARGE PIPING - CD
	EXIST. CONDENSATE DISCHARGE (E)CD
	FIRE PROTECTION PIPING - F
	EXISTING FIRE PROTECTION PIPING (E)F
	NATURAL GAS PIPING - G
	EXISTING NATURAL GAS PIPING (E)G
	COMPRESSED AIR PIPING - CA
	EXISTING COMPRESSED AIR PIPING (E)CA
	OIL PIPING - O
	SODA/BEER PIPING CHASE
SYMBOL LEGEND	
	CONNECT TO EXISTING
	PLUMBING NOTE
	FIXTURE DESIGNATION
	FLOOR DRAIN
	HUB DRAIN
	FLOOR/GRADE CLEANOUT
	WALL CLEANOUT
	P-TRAP
	PIPING TURNING UP
	PIPING TURNING DOWN
	VENT THRU ROOF
	BALL VALVE
	GATE VALVE
	PRESS. REDUCING VALVE
	BACKFLOW PREVENTER
	STRAINER
	UNION
	WALL HYDRANT
	PIPE CAP
	FLOW INDICATOR
	REDUCER
	T&P VALVE
	CHECK VALVE
(NOT ALL SYMBOLS ARE USED)	

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DEVITA & Associates, Inc. Project : 22006
Drawn By: Author Checked By: Checker

SHEET

ISSUE DATE DESCRIPTION

PROJECT
21.005

DRAWN CHECKED

STAMP

PROJECT

PEOPLES TAP

RIVER PLACE RETAIL
GREENVILLE, SC

TITLE

PLUMBING SCHEDULES
& SPECIFICATIONS

SHEET

P001

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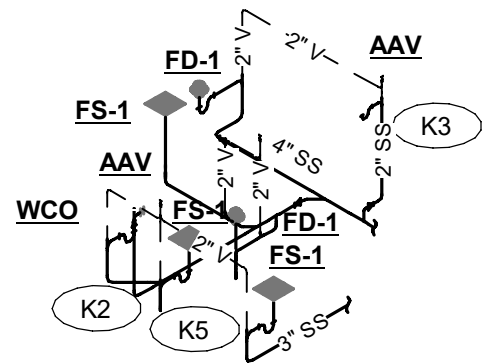
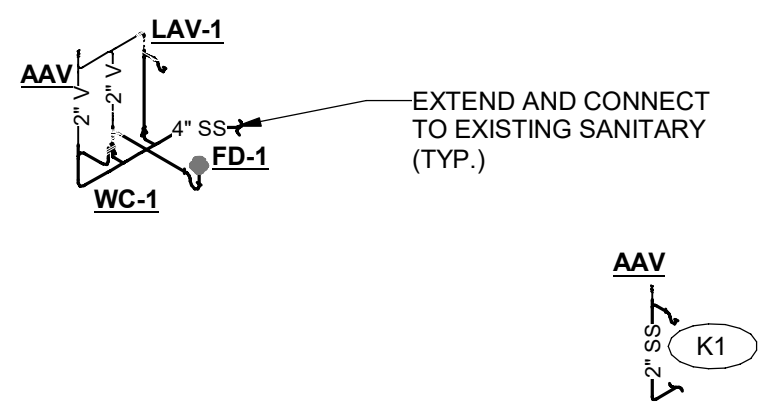
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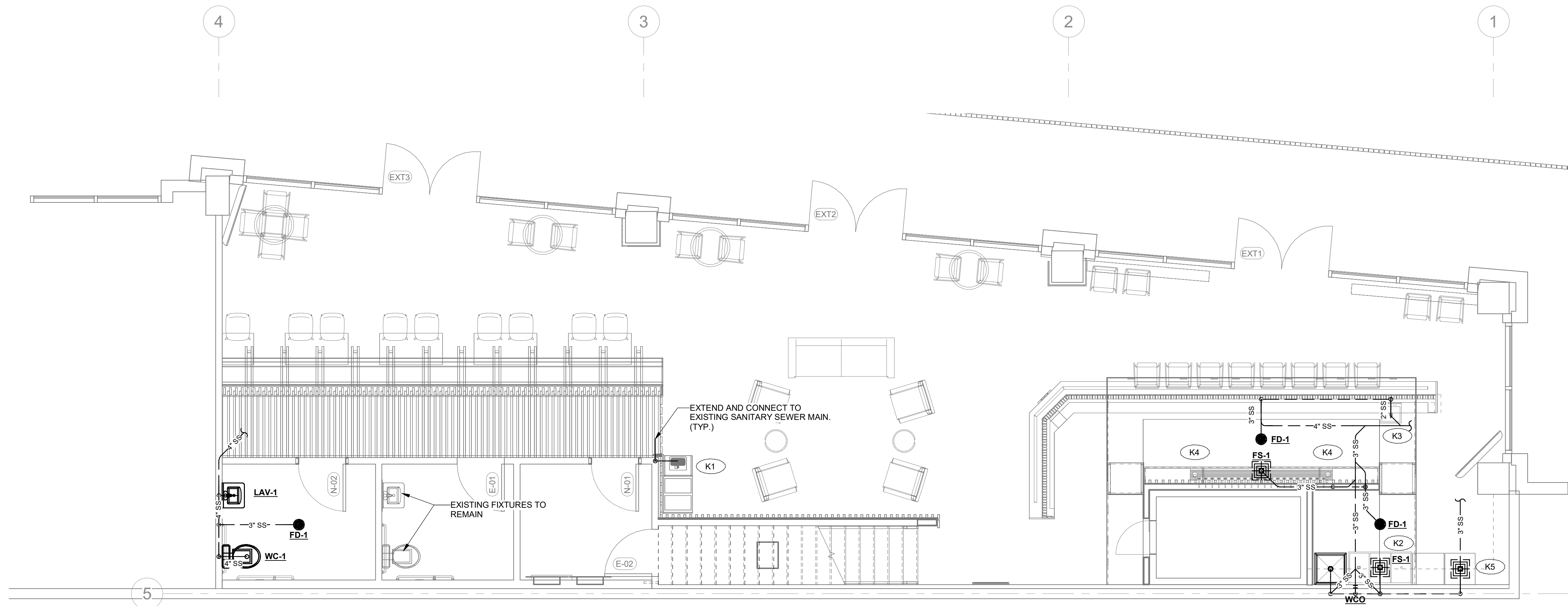
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Devita & Associates, Inc. Project : 22006
Drawn By: ASE Checked By: KHM



1 SANITARY WASTE AND VENT RISER DIAGRAM

0 8 16 24



2 FIRST FLOOR PLUMBING PLAN - WASTE & VENT

1/4" = 1'-0"

0 4 8 12

SHEET

ISSUE DATE DESCRIPTION

PROJECT

21.005

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PROJECT

PEOPLES TAP

RIVER PLACE RETAIL
GREENVILLE, SC

TITLE

PLUMBING WASTE AND
VENT FLOOR PLAN AND
RISERS

SHEET

P002

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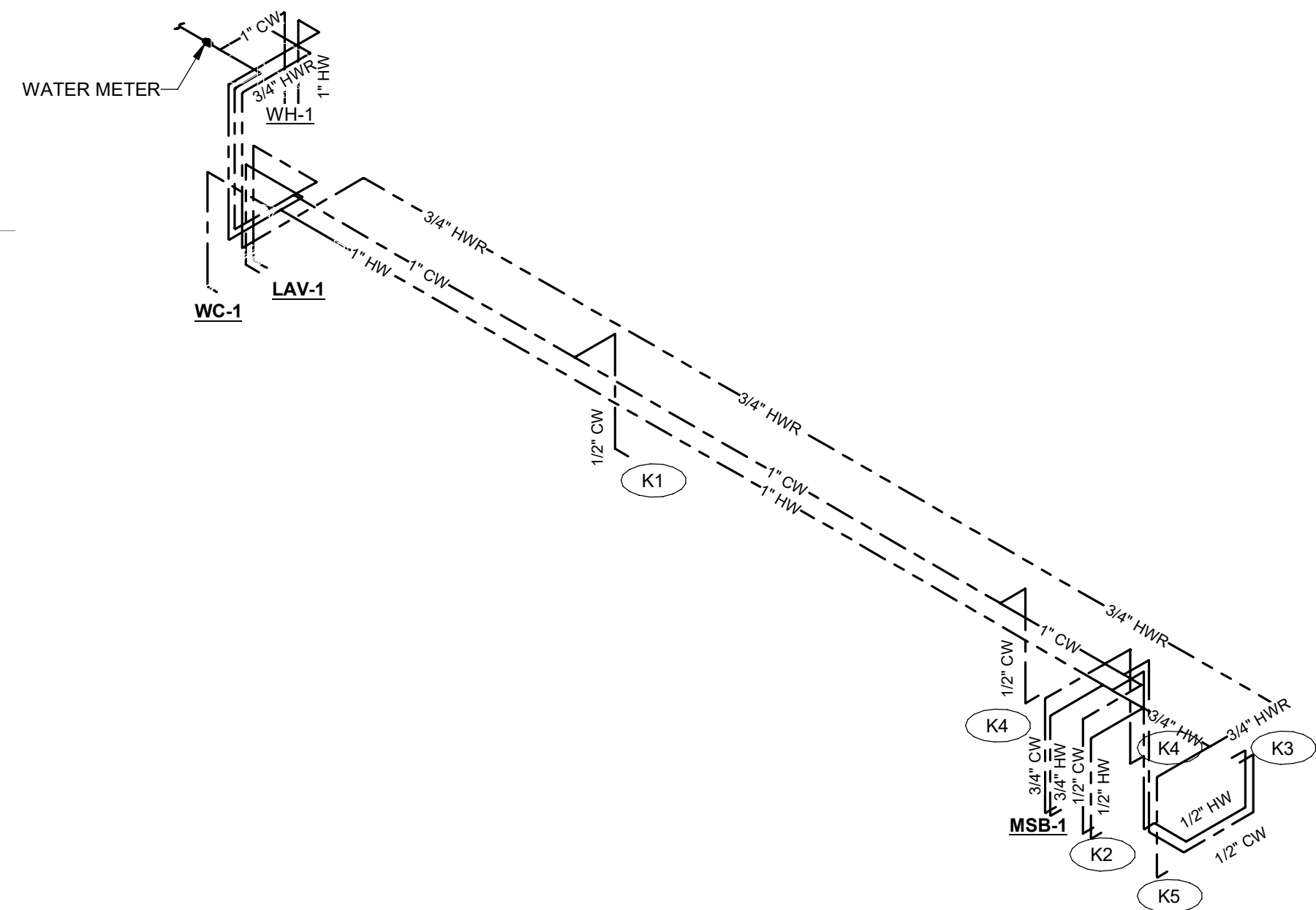
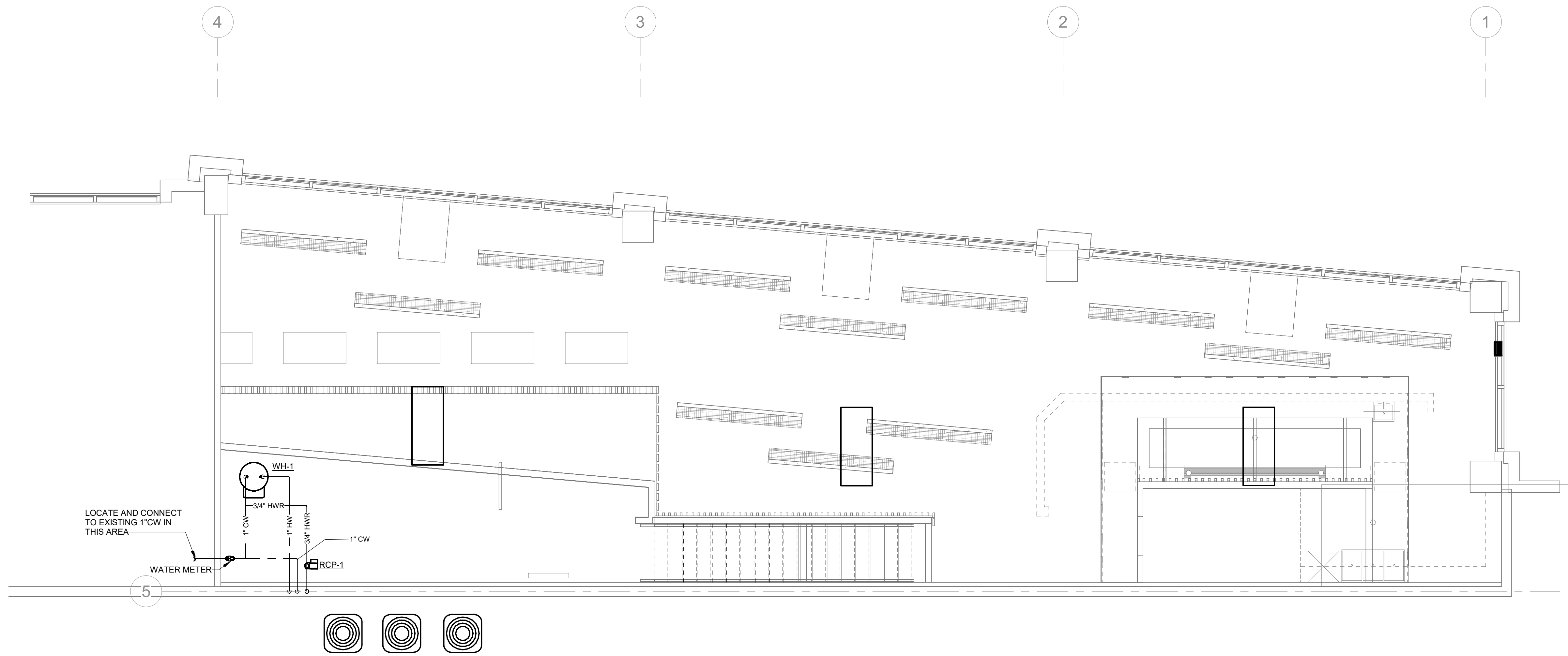
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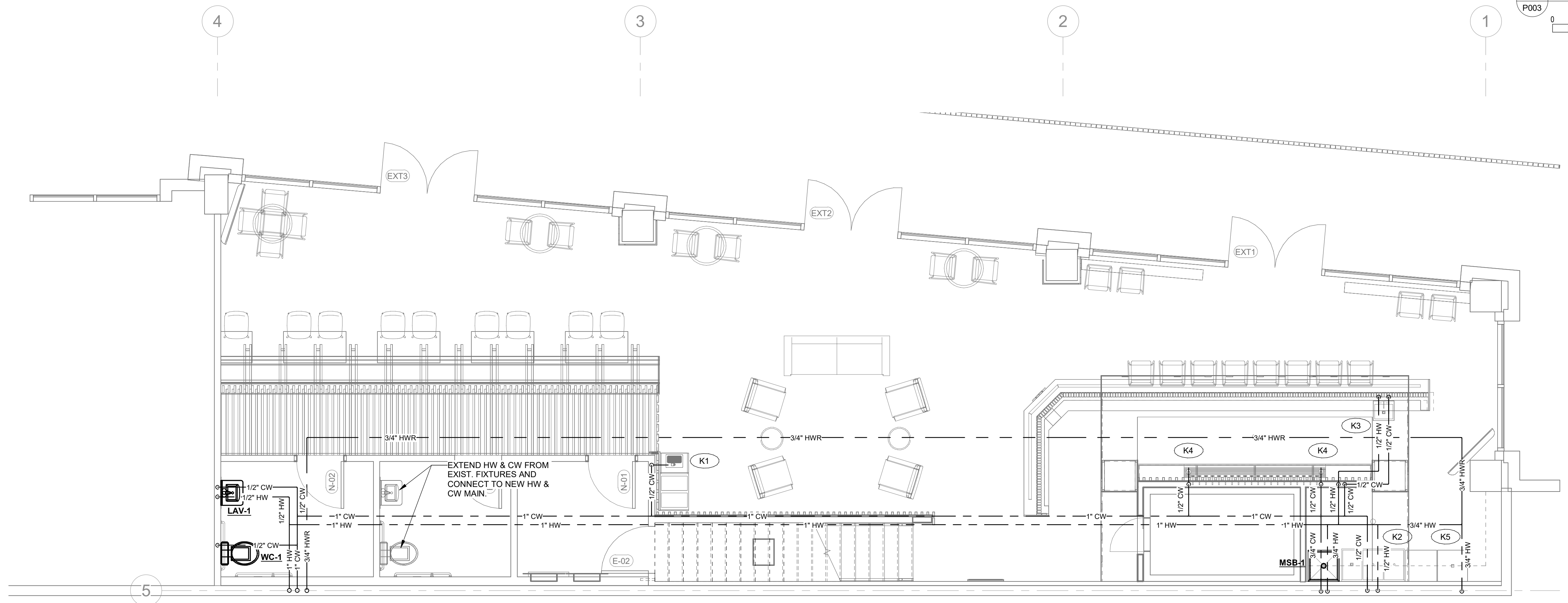
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1 SECOND FLOOR PLUMBING PLAN - DOMESTIC WATER
1/4" = 1'-0"
0 8 16 24

3 DOMESTIC WATER RISER DIAGRAM
P003
0 8 16 24



2 FIRST FLOOR PLUMBING PLAN - DOMESTIC WATER
1/4" = 1'-0"
0 8 16 24

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ISSUE	DATE	DESCRIPTION
PROJECT		
21.005		
DRAWN		
CHECKED		
STAMP		

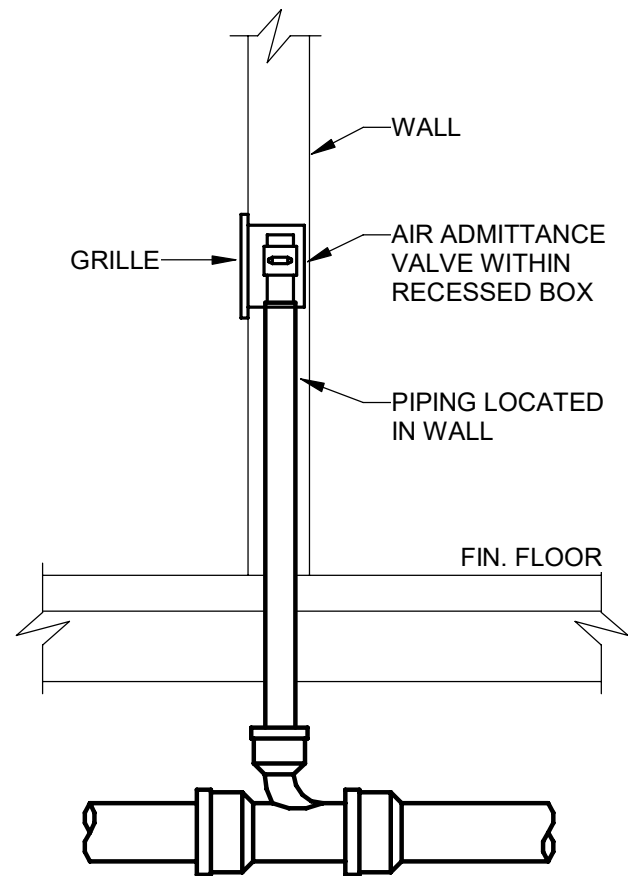
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PEOPLES TAP

RIVER PLACE RETAIL
GREENVILLE, SC

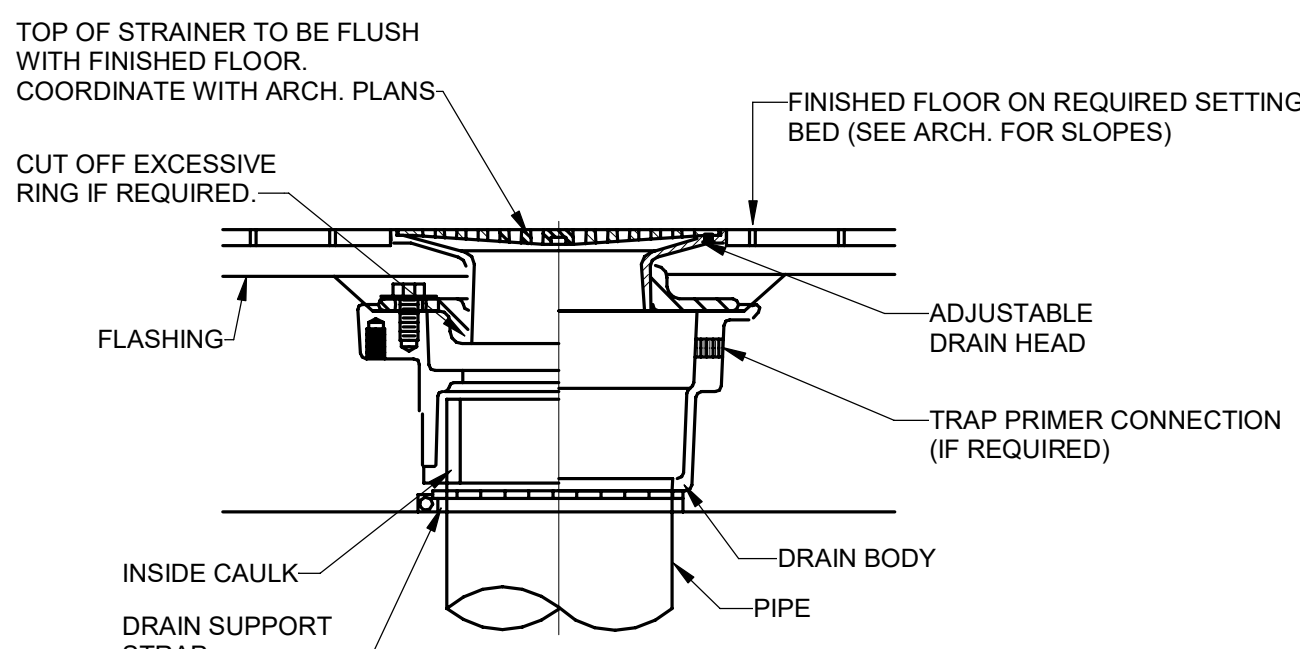
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PLUMBING DOMESTIC
WATER FLOOR PLANS
AND RISER

SHEET
P003

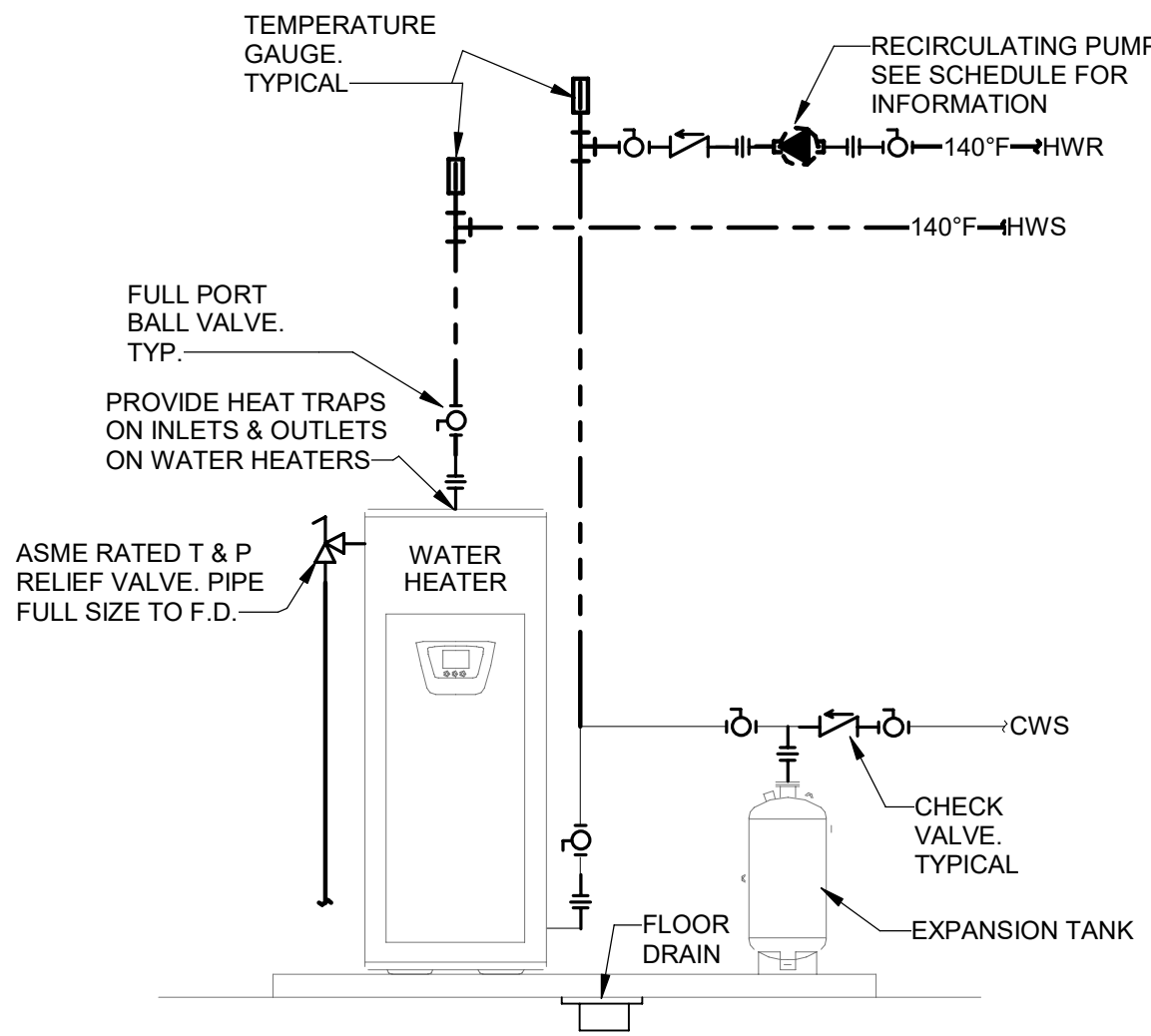
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1 AIR ADMITTANCE VALVE - AAV
NOT TO SCALE

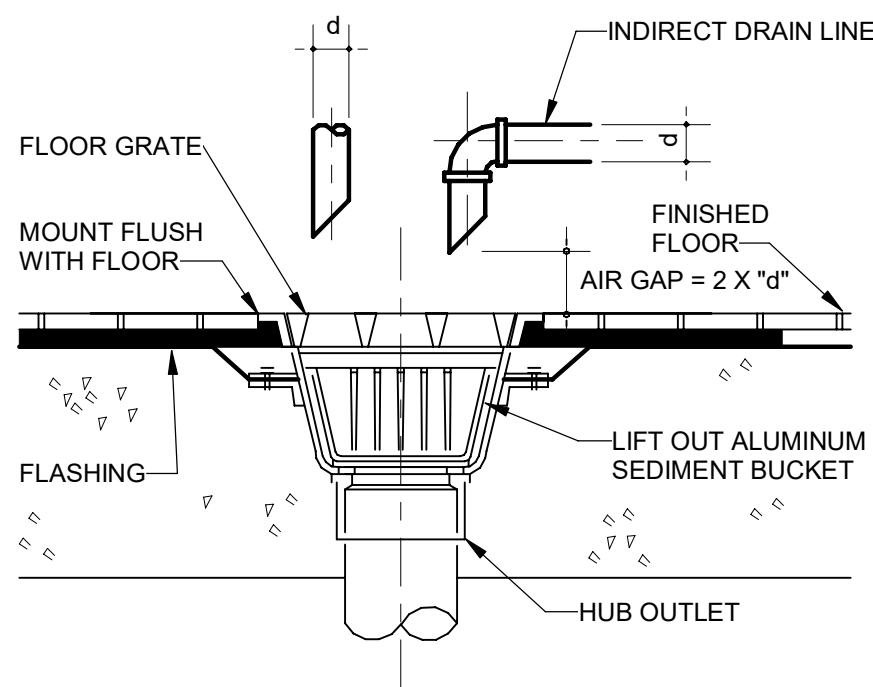


4 FLOOR DRAIN FITTING - FD
NOT TO SCALE

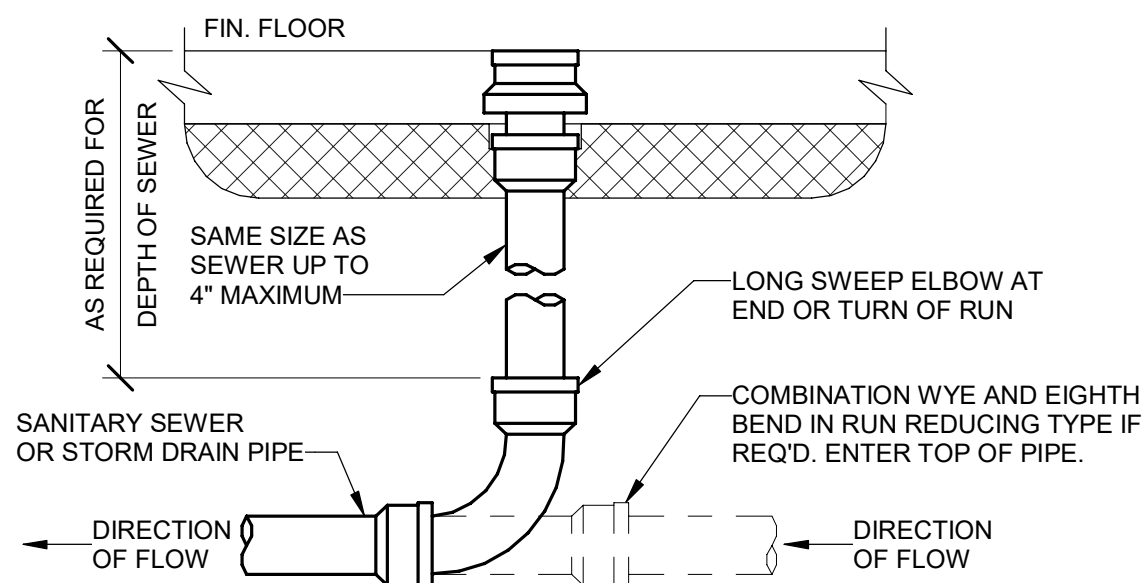


- LOCATION OF VALVES, PUMPS AND PIPING ARE DIAGRAMMATIC ONLY AND MAY VARY FROM THAT SHOWN.
- COORDINATE MIXING VALVE INSTALLATION WITH MANUFACTURER.
- MIXING VALVE MUST BE INSTALLED AND MAINTAINED PER MANUFACTURER'S RECOMMENDATION.

2 ELECTRIC WATER HEATER- 1 TANK, 1 TEMP
NOT TO SCALE



5 FLOOR SINK FITTING - FS
NOT TO SCALE



- ROUND SECURED GASKETED NICKEL BRONZE ADJUSTABLE TOP WITH "CO" CAST IN COVER. PROVIDE CLEANOUT TOP (HEAVY DUTY GRATE) WITH VARIATIONS SUITABLE FOR FLOOR COVERING (CARPET MARKER, RECESSED FOR TILE, SCORRATED FOR UNFINISHED FLOORS).
- PROVIDE GASKETED PLASTIC PLUG IN CAST IRON BODY.
- USE TEFLON JOINT COMPOUND ON PLUG THREADS. CLEAN THE TOP OF EXPOSED FCO AFTER INSTALLATION. LOCATE AT BUILDING EXIT, AT ENDS OF RUNS, AT TURNS OF PIPE GREATER THAN 45 DEGREES, AT 50' INTERVALS ON STRAIGHT RUNS, AND/OR WHERE SHOWN ON PLANS.
- PROVIDE BACKFILL PER ARCH. SPECIFICATIONS.
- LOCATE CLEANOUTS WHERE THERE IS 18" CLEAR AROUND.
- CONSULT LOCAL CODES FOR OTHER REQUIREMENTS.

3 FLOOR CLEANOUT SLAB ON GRADE - FCO
NOT TO SCALE

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CHECKED

STAMP

PROJECT

PEOPLES TAP

RIVER PLACE RETAIL
GREENVILLE, SC

TITLE

PLUMBING DETAILS

SHEET

P004

Business Plan

1. Business Plan Summary: Target Audience, Theme, Objectives / Goals:

The People's Tap will serve patrons beer, wine, craft sodas, and small bites. It will be the perfect spot to stop in after a bike ride on the Swamp Rabbit Trail, after enjoying a day with the family at Unity Park, or for visitors to take a break while exploring Greenville.

Our neighbor, Papi's Tacos, will deliver their full menu to the taproom if you want something a little heartier than our in-house snacks.

Hours will be Tuesday-Thursday 4pm-9pm, Friday 4pm-10pm, Saturday 12pm- 10pm, and Sunday 12pm-8pm.

Our goal is to become a leader in Greenville's thriving food and beverage community. We want to partner with the City of Greenville on events that happen within our proximity and develop strong relationships with our business neighbors.

2. Projected Revenue: 80% Alcohol vs. 20% Food/Non-Alcoholic Beverage Sales
3. Fees For Entry / Membership / Entertainment: None
4. Status Of City Business License Application: Started the Business License process.
5. Status Of SCDHEC 'Retail Food Establishment' Permit, If Applicable 6. Status Of Abl-901 Application To SC Department Of Revenue: Conditional Alcohol License approved on 3/23/2022.
6. Provide Documentation That Sled Requirements Have Been Met: See below.

1350



STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
CONDITIONAL APPROVAL

ABL-980
(Rev. 11/19/20)
4594

File Number: 107345560
Letter ID: L0021603940
Date Issued: March 23, 2022

JULIA BELCHER
THE PEOPLE'S TAP LLC
408 DUNWOODY DR
SIMPSONVILLE SC 29681-4429

RE:107345560
THE PEOPLE'S TAP
250 RIVERPLACE STE B
GREENVILLE SC 29601-5083

Your 7 Day On Premises Beer & Wine license and/or permit has been conditionally approved.

These conditions apply:

- You and your employees do not violate any South Carolina law or SCDOR regulation.
- You must request a final inspection and your location must meet all the requirements for 7 Day On Premises Beer & Wine.

If you have not met all requirements by 09/23/2022, this conditional approval is null and void. You will have to reapply and submit new filing fees.

This conditional approval will become null and void on 09/23/2022.

This is not a license or permit. It does not authorize you to sell anything.

Questions? We're here to help. Contact this office:

Morgan Barker
South Carolina Department of Revenue
Alcohol Beverage Licensing
MORGAN.BARKER@DOR.SC.GOV
(803) 898-3182
Fax: 803-896-0110

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

Our business aligns closely to the Comprehensive Plan. The City of Greenville values being an Enterprising and Inclusive Community. This is the perfect environment for our 100% woman owned and operated business.

As our location is located between Falls Park on the Reedy and the new Unity Park, we will have many patrons from the Swamp Rabbit Trail. We will provide guests with refreshments, an easily accessible water fountain, and restrooms.

We are connecting into our neighbors on the Swamp Rabbit Trail, the fellow entrepreneurs and business owners. Papi's Tacos, located beside us, will serve and deliver their full menu to our patrons. We have discussed with Embassy Suites and Hampton Inn how we can work together to serve visitors to Greenville.

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.

Our neighbors surrounding RiverPlace include restaurants, hotels, art studios, retail, a salon, and multiple music/entertainment venues. Our business, like our neighbors, will cater to both locals and visitors.

Hours of operation will be between 11am-10pm.

There will be no external noise amplification.

External sign to meet City requirements.

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.

Parking garage available for patrons' use.

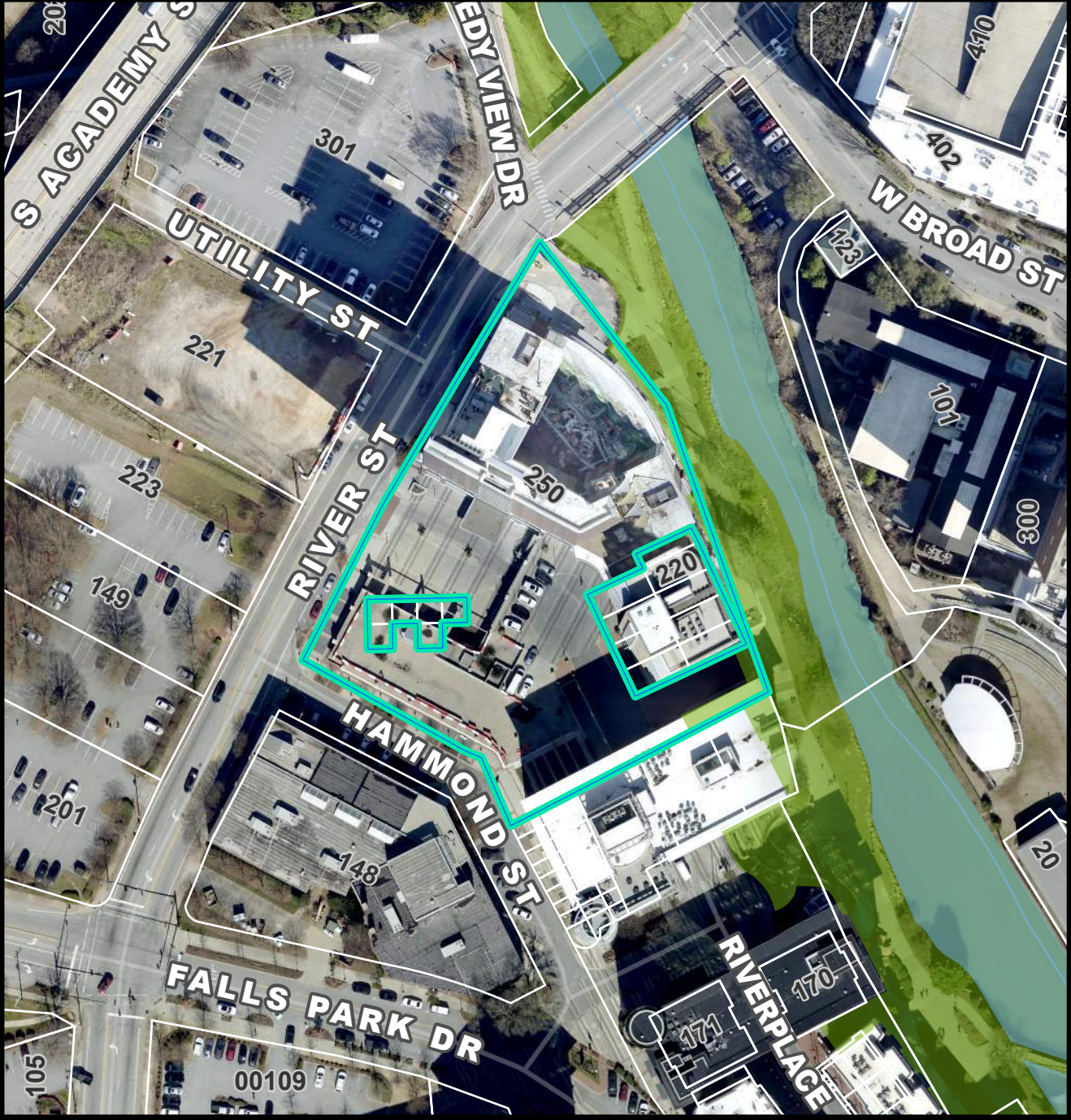
No exterior sound amplification.

No interior sound amplification after 10pm.

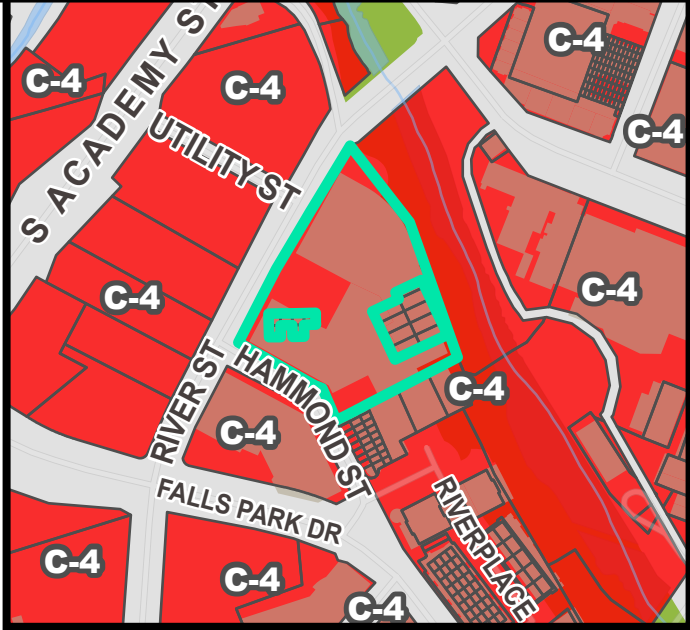
Hours of operation will be between 11am-10pm.

Service delivery limited between 8am-10pm. Service delivery will be limited to designated areas at RiverPlace.

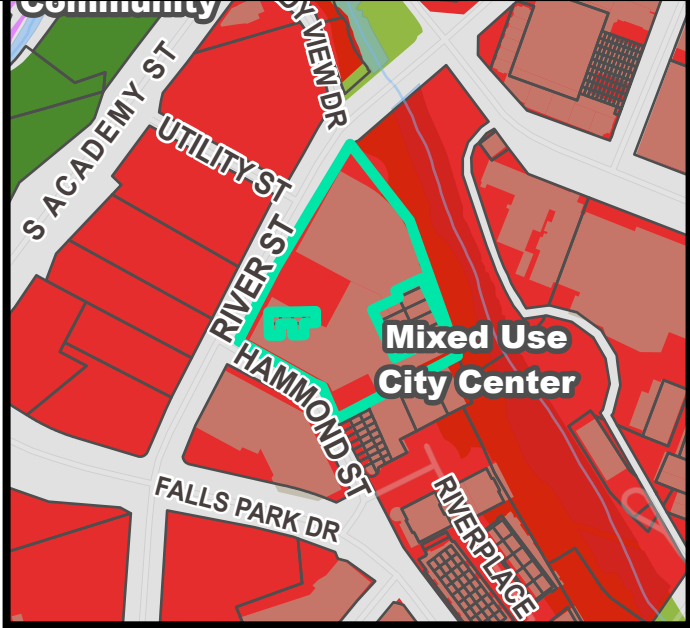
AERIAL VIEW



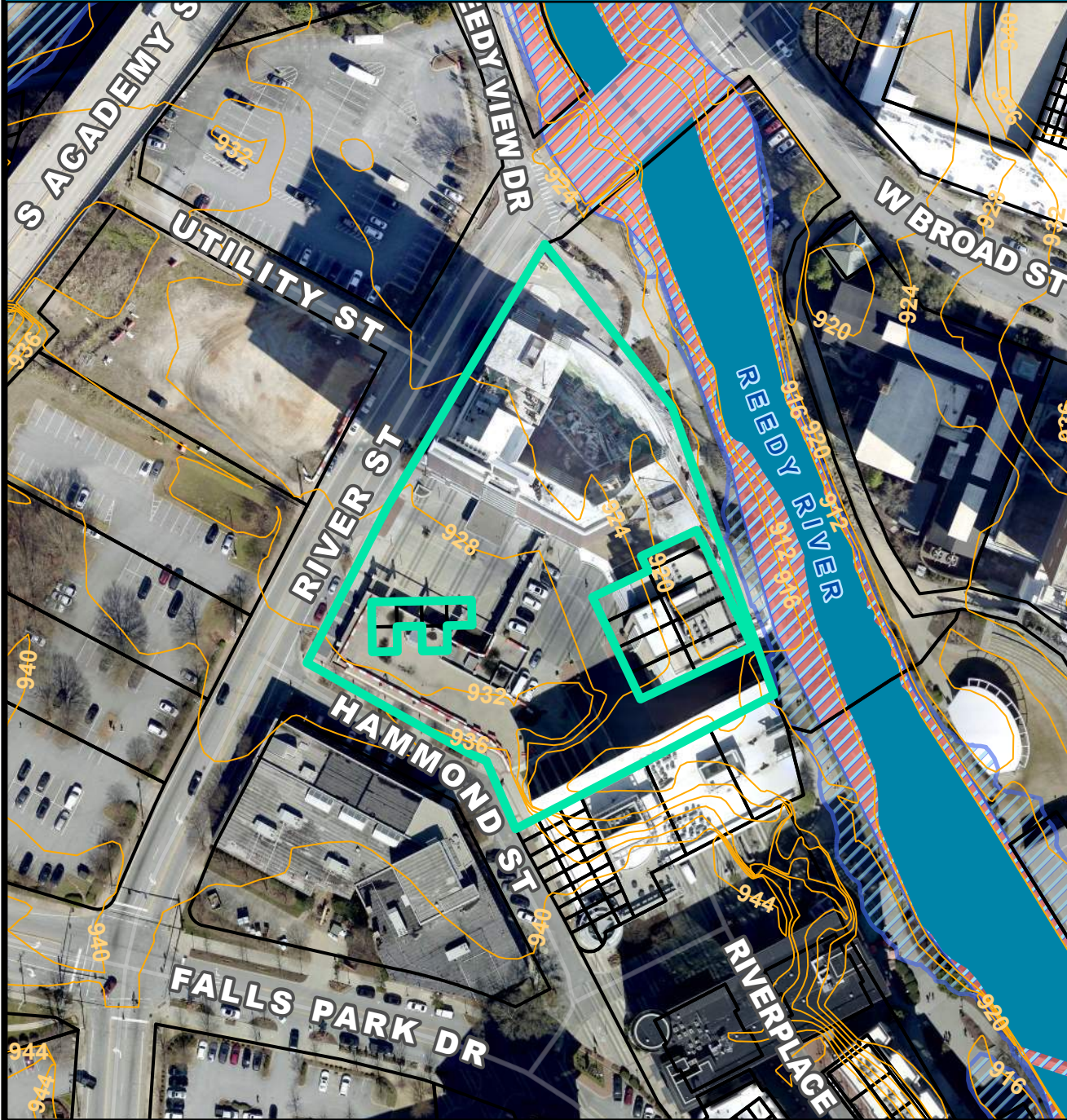
CURRENT ZONING



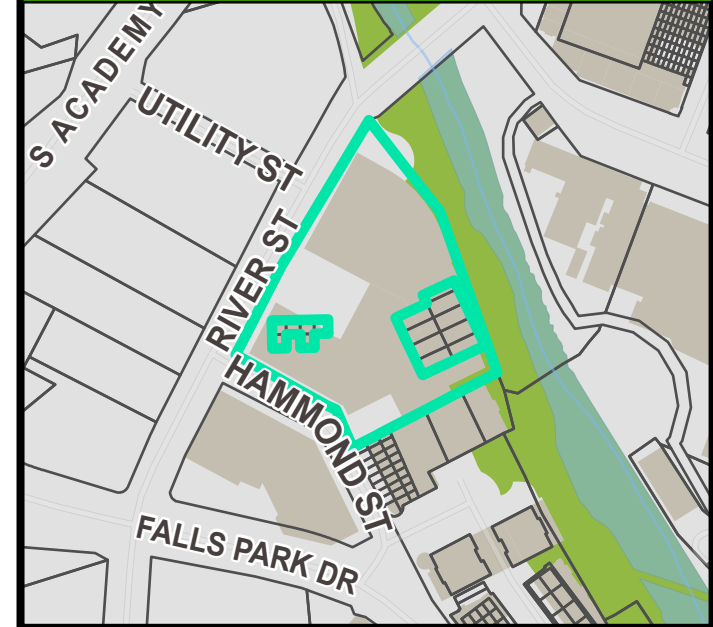
FUTURE LAND USE



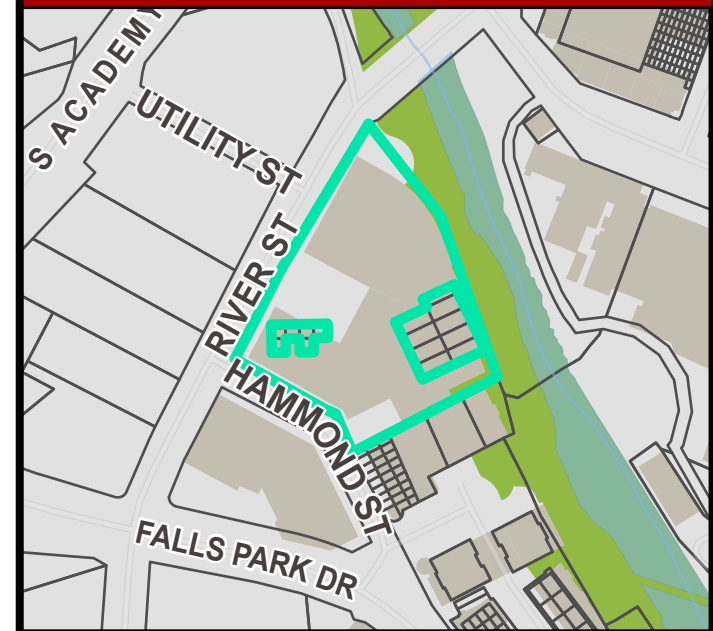
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Neighborhood Meeting

Project Name: The People's Tap

Location: Hughes Main Library, 25 Heritage Green Pl, Greenville, SC 29601

Time of the meeting: 6:30pm

Date: 5/31/2022

Representative holding meeting: Julia Belcher, General Manager & Partner; Jennifer Lion, Bar Manager & Partner

Name	Street Address	Email
1 Rox Marie Eldridge	201 Riverplace, #601	mksince@verizon.net
2 Andrew Oliver		andrew@wawscvshn.com
3 George Hammons	201 Riverplace #809	g_hammons@sbcglobal.net
4 Kristin Perry	132 Capers	Kristinoff@gmail.com
5 Ross Zelenyske	206 S Main St	rzelenyske@greenville-sc.gov
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The People's Tap Neighborhood Meeting

5/31/22, 6:30pm

Hughes Main Library

Presentation about The People's Tap by Julia Belcher

- Introduction and background of Julia Belcher and Jennifer Lion
- Video of the architectural rendering of the space
 - Question by attendee: Which building are we located in?
 - Answer: Under Embassy Suites, previously a bike shop, next to the salon
- Why People's Tap?
 - Interactive menu allowing patrons' feedback
 - Rotating macrobrew
- Food and Drink
 - Will offer prepackaged food (no in house kitchen)
 - Papi's Tacos will deliver full menu
 - Outside food is allowed to be brought in
 - Serving beer, wine, cider, seltzers, non-alcoholic beverages (no liquor)
 - To-go wine and beer options available
 - Question by attendee: Will there be tables outside?
 - Answer: We would love to have outdoor seating, but will have to go through the process of applying for an encroachment permit and make sure we meet city requirements.
 - There will be no outside sound amplification
- Hours
 - Closed Monday, T-R: 4-9, F: 4-10, Sat: 12-10, Sunday: 12-8
 - Subject to change as needed

Question and Answer Session

- Q: What is the reason you are having to go through this process? I don't understand why it is necessary.

A: Ross Zelenske helped clarify the reasoning as to why we needed a special exception permit due to the use of the space. This was a change in process made by the city due to a number of complaints against businesses over the years.
- Q: What would make the BZA say no?

A: Ross explained the criteria that is looked at during this process. He also pointed out that this neighborhood meeting wasn't a requirement for us but something we chose to do to get ahead of any concerns.
- Q: Have you had any contact with the Jazz club next door, since they are located between Papi's and People's Tap, since we are going to have more traffic back and forth with food being delivered?

A: Have not had a chance to meet the jazz club owner yet, however there is the option to move back and forth via the parking garage during inclement weather or in times of high traffic.

- Q: The walkway off the trail has become a big ashtray from smokers. Who takes care of that?

A: We will have to discuss where the best spot might be for a dedicated smoking area so that we don't contribute to that problem. We will follow up with the landlord about this issue.

- Q: Where will people store bikes?

A: We also discussed that in our TAC meeting, and would have to work with the city on appropriate requirements for adding bike parking, and it is definitely an issue that we will need to address.

- Comment: I think it's a big plus you're not having outdoor sound amplification as that has been an issue for some of the residents in the condos.

- Q: What do you want people to say about The People's Tap to attract more customers?

A: The location is amazing, we will offer a variety of drink options, we will have an interactive menu allowing for customer feedback, we are a first-time women-owned business.

- Q: Will people walk outside with alcohol?

A: No, unless we are approved to have outdoor seating in the future. If we are approved for that we would make the boundaries very clear for where people can and cannot have alcohol. We also discussed this with SLED when we got our conditional alcohol license. There were no concerns on their end as long as alcohol doesn't go past our storefront.

- Comment: I think the concept is a great idea, but it is kind of a small space.

- Q: How many people can fit inside?

A: We have planned seating for about 40 inside, but we may adjust a little since we have an occupancy of around 80. We are creating a second bathroom to accommodate this.

- Q: Will you accept food being brought in from other restaurants?

A: Yes. People are welcome to bring in outside food.

- Q: Can you show the hours again?

- Have you considered opening earlier?

A: We are open to schedule changes such as opening earlier, being open on Mondays, or closing earlier certain days if needed.

- Comment: This meeting is appreciated. The biggest concern over the years has been noise and that doesn't seem to be an issue here.

- Q: When do you plan to open?

A: We are hoping to be open by September, if not sooner. We first need to get through this hearing, and then we are hoping we can move forward relatively quickly after that.



AGENDA

BOARD OF ZONING APPEALS REGULAR MEETING

Thursday, June 9, 2022 - 4:00 p.m.

Meeting Location:
Greenville Convention Center
1 Exposition Drive

Citizens may access the meeting at the following web address:
<https://www.greenvillesc.gov/meeting>

-
1. Call to Order
 2. Welcome and Opening Remarks from the Chair
 3. Roll Call
 4. Approval of Minutes
 - A. May 10, 2022 – Workshop
 - B. May 12, 2022 – Regular Meeting
 5. Call for Public Notice Affidavit from Applicants
 6. Acceptance of Agenda
 7. Conflict of Interest Statement
 8. NEW BUSINESS
 - A. S 22-265 *Applicant requests deferral to the July 14, 2022 meeting*
Application by James Kearns for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in a C-2, Local commercial district at **108 E STONE AV** (TM# 003400-02-03700)
 - B. S 22-302
Application by Ohana Cider Creations (Brian Burgess) for a **SPECIAL EXCEPTION** to establish a 'Winery' use in a S-1, Service district at **400 BIRNIE ST** (TM# 005500-03-01100)
 - C. S 22-342
Application by The People's Tap (Julia Belcher) for a **SPECIAL EXCEPTION** to establish a 'Bar' use in a C-4, Central business district at **250 RIVERPLACE** (TM# 006000-03-00300)
 9. OTHER BUSINESS
 - A. Staff update on current planning projects
 10. Adjournment