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ENFORCED CODES:

2021 INTERNATIONAL EXISTING BUILDING CODE WITH S.C. MODIFICATIONS
2021 INTERNATIONAL BUILDING CODE WITH S.C. MODIFICATIONS
2021 INTERNATIONAL MECHANICAL CODE WITH S.C. MODIFICATIONS 2021
2020 NATIONAL ELECTRIC CODE WITH S.C. MODIFICATIONS
2021 INTERNATIONAL PLUMBING CODE WITH S.C. MODIFICATIONS
2021 INTERNATIONAL FIRE CODE, 2021 ED. WITH S.C. MODIFICATIONS
2021 INTERNATIONAL FUEL GAS WITH S.C. MODIFICATIONS

SHEET	SHEET NAME	REV.	DATE
01 GENERAL			
T100	TITLE SHEET		
T101	ABBREVIATIONS, LEGEND, & CONDOC		
02 ARCHITECTURAL			
A101	FIRST FLOOR PLAN		
A102	RAMP DETAILS		
A201	EXTERIOR ELEVATIONS		
A401	INTERIOR ELEVATIONS		
03 PLUMBING			
P000	PLUMBING LEGEND, GENERAL NOTES, SPECS		
P101	PLUMBING PLAN		
P201	PLUMBING PLAN - DRAIN AND WASTE		
P301	PLUMBING PLAN - VENT		
04 MECHANICAL			
M000	MECHANICAL LEGEND, GENERAL NOTES, SPECS, SCHEDULES, DETAILS, AND COMCHECK		
M101	MECHANICAL PLAN - 1ST FLOOR		
M102	MECHANICAL PLAN - 2ND FLOOR		
05 ELECTRICAL			
E000	ELECTRICAL LEGEND, GENERAL NOTES, SPECS		
E101	ELECTRICAL PLAN - POWER		
E201	ELECTRICAL PLAN - LIGHTING		
E301	ELECTRICAL SCHEDULES AND DETAILS		

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THE SCOPE OF WORK FOR THE TURNURE HOUSE INCLUDES THE FOLLOWING:

UPDATING HOUSE TO BE ADA COMPLIANT. CORRECTING PORCH HEIGHT TO BE LEVEL WITH EXTERIOR DOOR, UPDATING DOOR HARDWARE, AND WIDENING DOORS TO MEET ADA STANDARDS. ACCESSIBLE RAMPS PROPOSED AS ALTERNATE 1. STAIR AND EXPANDING LANDING ARE BASE BID. ADDITION OF TWO HANDICAP PARKING SPACES WITH NEW SIDEWALK. RENOVATION OF EXISTING BATHROOM TO MEET ADA STANDARDS WITH UPDATED ADA PLUMBING FIXTURES, ADA CABINET, AND ELECTRICAL CHANGES WHERE NEEDED.

REPAIR SIDING AS NEEDED AND PAINT EXTERIOR OF BUILDING. EXISTING WINDOW AND SHUTTERS TO BE PAINTED. REPLACEMENT OF 4 EXISTING MECHANICAL UNITS. LEAVE DUCTWORK AS IS. ADDITIONAL EXTERIOR LIGHTING ON NORTH FACADE.

ALTERNATE 1- ADD ALTERNATE -INSTALL NEW SCREEN WALL, PORCH FLOOR, AND EXTERIOR DOOR AS ALTERNATE 1 AS SHOWN ON THE DOCUMENTS, BASE BID TO LEAVE THE EXISTING DOOR, FRAME, HARDWARE PORCH FLOOR AND SCREEN WALL AND DOOR IN PLACE

ALTERNATE 2 - ADD ALTERNATE - INSTALL TREATED WOOD RAMP FOR ACCESSIBILITY TO REAR DOOR/STAIR PER DETAILS OR DRAWINGS

ALTERNATE 3 - ADD ALTERNATE - INSTALL CONCRETE WALKS, ADA PARKING SPACES AND SIGNAGE AS SHOWN ON THE DOCUMENTS. BASE BID IS TO JUST INSTALL #57 STONE IN THE EXTENTS OF CONCRETE SHOWN.

1. PROVIDE ALLOWANCE OF 500 LF OF SIDING TO REPLACE ANY FOUND TO BE DAMAGED NOT ALREADY SHOWN TO BE REPLACED ON DOCUMENTS.

A map of the Hilton Head Island area, South Carolina. The map shows the coastline, major roads (US-1, SC-1, US-21, SC-21), and various landmarks. A red dot marks the project site location, which is near the intersection of US-1 and SC-1, just north of the Hilton Head Island Clubhouse. A line points from the red dot to the text "PROJECT SITE". Other labeled locations include Okatie, Island West, Rose Hill, Westbury Park, Oscar Fraser Park, Bluffton, Brighton Beach, Windhill Harbour, Hilton Head Island, Folly Field Beach, and the Hilton Head Plantation Property. The map also shows the Hilton Head Island Clubhouse, St. Andrew Chapel, St. Gregory Parish, One Hampton Lake Apartments, and the Montague Palmetto Bluff. The project site is located on a peninsula between the Hilton Head Island Clubhouse and the Hilton Head Plantation Property.

1000

SC DNR TURNURE HOUSE RENOVATIONS

211 SAWMILL CREEK ROAD
BLUFFTON, SC 29910



1643 MEANS STREET
CHARLESTON, SC 29412
843.577.6073

TITLE SHEET

SHEET NAME
 SUBJECT NUMBER

25035

CCA

CHECKED BY

CCA
T

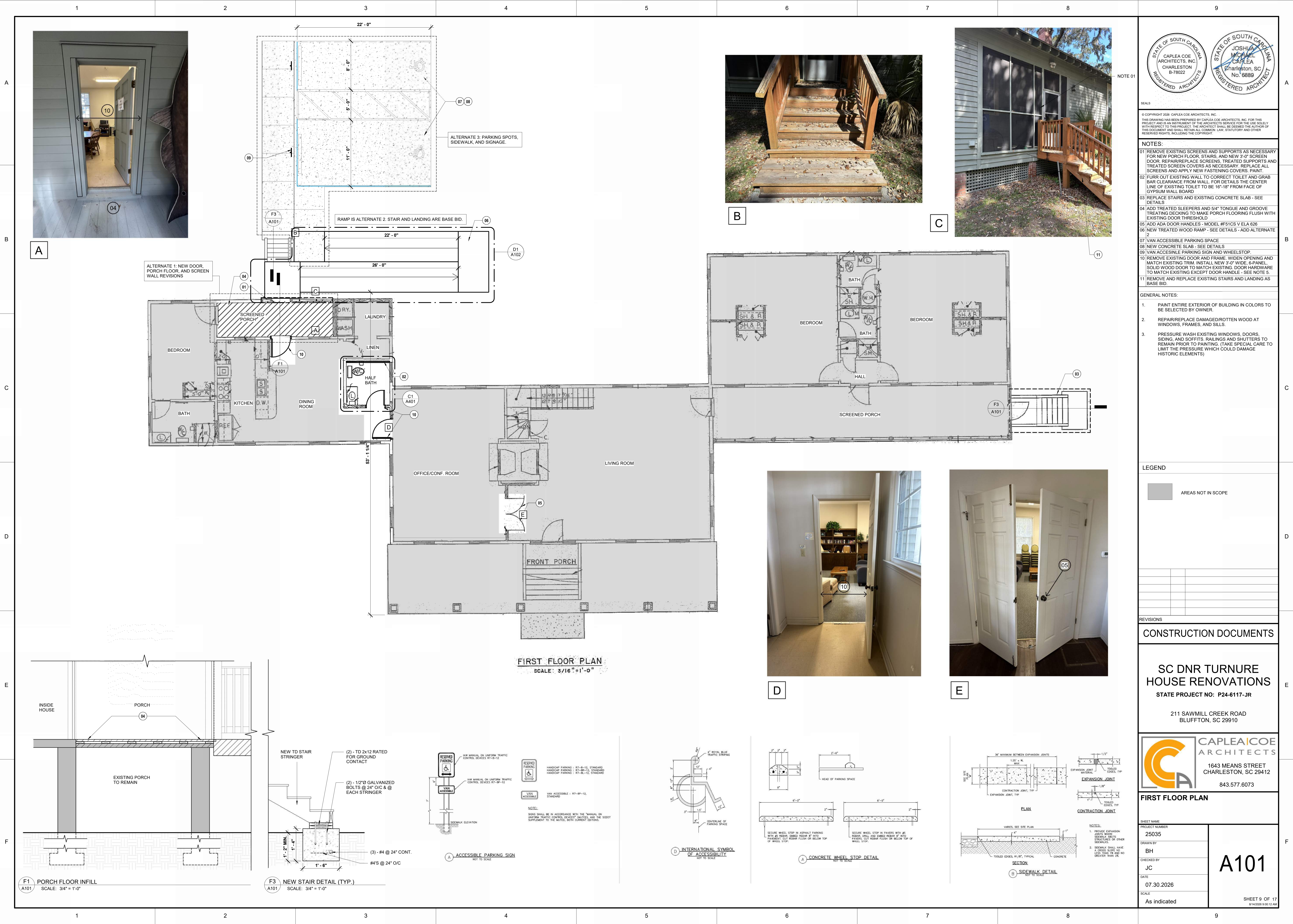
07.30.202

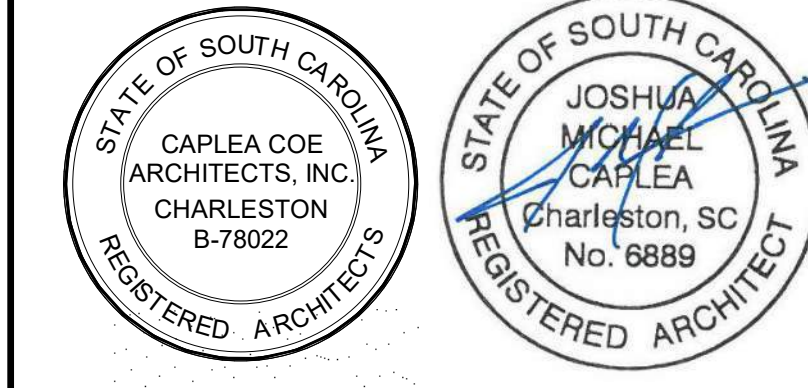
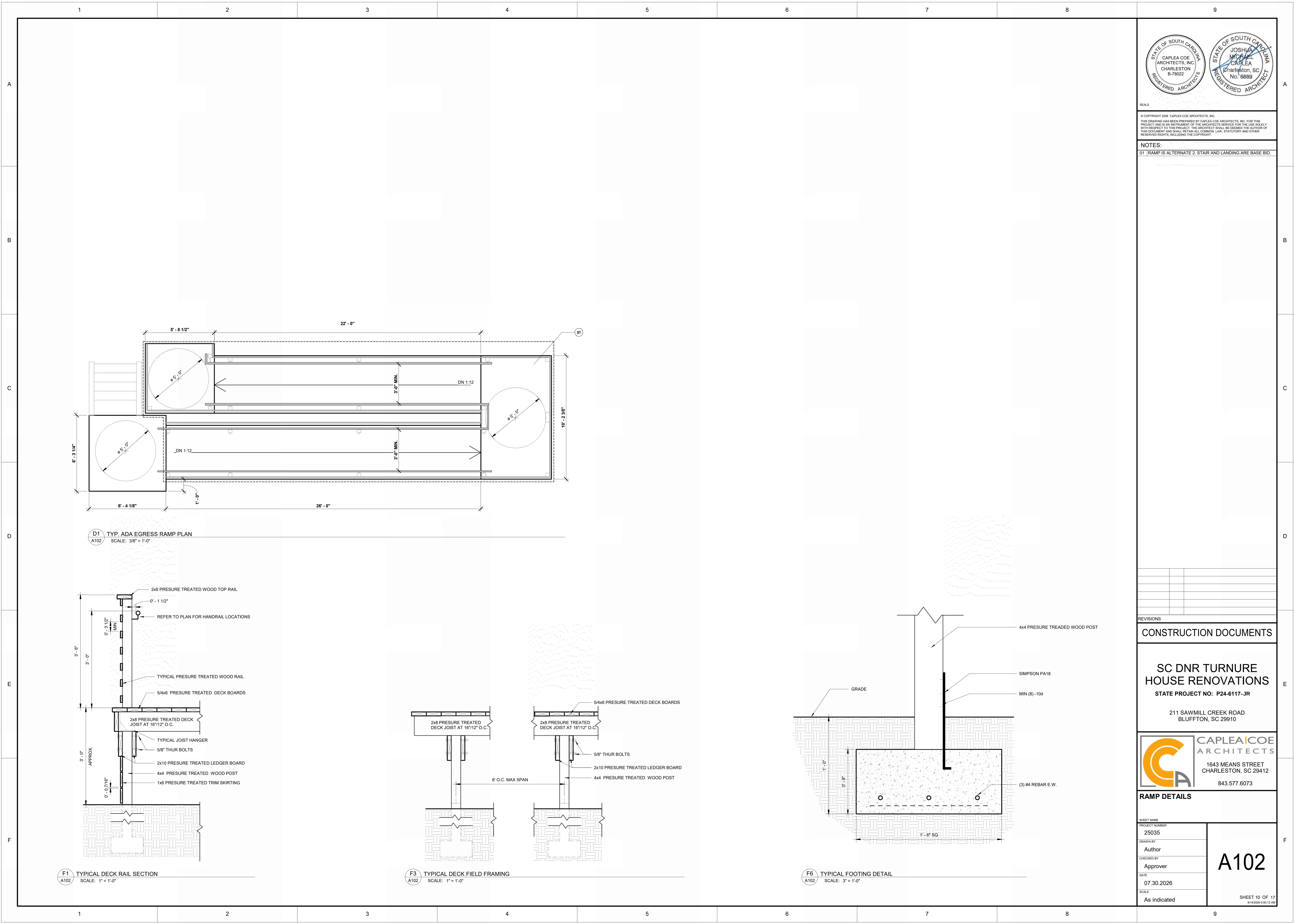
$$6'' = 1'-0''$$

T100

HEET 1 OF

	1	2	3	4	5	6	7	8	9			
	ABBREVIATIONS		SYMBOLS: (SEE C, S, P, M & E SHEETS FOR ADDITIONAL SYMBOLS)		WORKING DRAWINGS ORGANIZATION SYSTEM(ConDoc)		MASTER KEYNOTE LIST					
A	AB A/C AGE AD ADJ AHJ ALUM AP AS AFF	ANCHOR BOLT AIR CONDITIONED ACOUSTICAL PANEL CEILING AIR CONDITIONING UNIT ACCESS DOOR ADJUSTABLE AIR HANDLER UNIT ALUMINUM ACCESS PANEL ALUMINUM STOREFRONT ABOVE FINISH FLOOR	NIC NOT IN CONTRACT OBS OBSOLETE OC ON CENTER OH OVERHEAD OPNG OPENING OPP OPPOSITE OFD OVERFLOW DRAIN	DETAIL IDENTIFICATION SHEET COORDINATE LOCATION SHEET NUMBER	NAME XXX	THE ConDoc SYSTEM: 1. A BASIC PRINCIPLE OF ConDoc IS TO SIMPLIFY THE PROCESS OF PRODUCING WORKING DRAWINGS WITHOUT ANY COMPROMISE OF QUALITY OR CONTENT OF THE DOCUMENTS. THE USE OF KEYNOTE SYMBOLS ON THE DRAWINGS, WHICH CROSS-REFERENCE TO NOTES IN LEGENDS (ON THE DRAWINGS) IS AN ESSENTIAL ELEMENT OF THE METHODOLOGY. THESE KEYNOTE SYMBOLS ALLOW FOR TEXT REDUCTION & SERVE THE FURTHER PURPOSE OF LINKING INFORMATION ON THE DRAWINGS WITH THAT CONTAINED IN THE SPECIFICATIONS THROUGH THE USE OF A NUMBERING SYSTEM WHICH IS COMMON TO BOTH THE DRAWINGS & THE SPECIFICATIONS. 2. THE ORGANIZATION OF THE KEYNOTING SYSTEM ON THE DRAWINGS, WITH THE KEYNOTE REFERENCE NUMBER RELATED TO THE SPECIFICATIONS SECTIONS NUMBERING SYSTEM, SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG THE SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE. 3. USING THE ConDoc SYSTEM, "MATERIALS KEYING LEGEND" NOTES ARE NOT REPEATED ON CONSECUTIVE DETAILS ON THE SAME SHEET. DIFFERENCES & NEW MATERIALS ARE NOTED AS NECESSARY. 4. FOR THIS PROJECT, ONLY THE 'A' SHEETS CONFORM TO THE ConDoc SYSTEM MATERIAL KEYING LEGEND.	1. ALPHA-NUMERIC SYSTEM CODE DRAWING NUMBER A100 GROUP DESIGNATION (ITEM 3) DISCIPLINE PREFIX (ITEM 2)	KEY VALUE 033000.B 033000.E 042000.A 042000.C 042000.D 042000.E 042000.F 042000.G 042000.K 042000.L 042000.O 042000.Q 042000.S 042000.V 042000.W 051200.F 051200.I 051200.J 054000.C 054000.D 061000.C 061000.E 061001.B 061600.B 061600.E 064013.G 064023.A 071113.A 072100.A 072100.B 072100.C 072100.D 072100.E 072100.L 072500.A 072726.A 074243.C 074600.C 076200.D 078100.A 079200.A 079200.B 079200.C 079200.D 079200.O 081113.A 081113.B 081113.C 081113.E 084113.A 084113.D 084413.D 088000.D 092216.A 092216.B 092216.C 092216.D 092216.E 092216.G 092216.K 092216.M 092216.O 092900.A 092900.B 092900.C 092900.D 092900.E 092900.H 092900.I 093000.A 093000.G 095113.A 095113.B 102800.B 102800.C 102800.D 102800.F 123661.A 123661.B 220500.A	KEYNOTE TEXT CONCRETE SLAB- SEE 'S' SHEETS JOINT FILLER 8 IN. CMU 12IN. CMU 4 IN. CMU HORIZONTAL REINFORCING - SEE 'S' SHEETS GROUT MASONRY CONTROL JOINT DAMP-PROOFING MORTAR MESH MATERIAL MASONRY WEEP THROUGH WALL FLASHING 8 IN. CMU-BOND BEAM BRICK VENEER BRICK SILL BRICK SOLDIER COURSE 5/8 IN. BOLT - SEE 'S' SHEETS GALVANIZED STEEL ANGLE GALVANIZED STEEL PLATE 6 IN. COLD FORMED METAL FRAMING 8 IN. COLD FORMED METAL FRAMING 2X4 FRAMING - SEE 'S' SHEETS 2X6 PT FRAMING PRESSURE TREATED PLYWOOD GYPSUM SHEATHING SELF-ADHERING SHEET FLASHING TREATED FRAMING BASE CABINET PLASTIC LAMINATE BITUMINOUS DAMPPROOFING THERMAL INSULATION FOIL FACED R-19 BATT INSULATION UNFACED R-19 BATT INSULATION SAFING INSULATION 2 IN. RIGID INSULATION SOUND ATTENUATION INSULATION WEATHER BARRIERS FLUID-APPLIED MEMBRANE AIR BARRIERS SHIM CEMENTITIOUS TRIM PREFINISHED METAL FLASHING APPLIED FIREPROOFING JOINT SEALANTS ELASTOMERIC JOINT SEALANT W PRIMER & BACKER ROD LATEX JOINT SEALANT JOINT SEALANT BACKER ROD HOLLOW METAL DOORS AND FRAMES STEEL DOOR STEEL FRAME CMU JAMB ANCHOR ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS ALUMINUM FRAMED STOREFRONT WINDOW PREFIN ALUM WINDOW PAN IMPACT RESISTANT INSULATED GLASS NON-STRUCTURAL METAL FRAMING STEEL FRAMING 3-5/8 IN. METAL STUD 7/8 IN. FURRING CHANNEL 2 IN. METAL STUD 6 IN. METAL STUD DEFLECTION TRACK FIRE RATED DEFLECTION TRACK METAL CHANNEL GYPSUM BOARD 5/8 IN. GWB 5/8 IN. TYPE 'X' GWB 5/8 IN. CEMENTITIOUS BACKER UNIT 5/8" MOISTURE & MOLD RESIST GWB 1/2" GYPSUM CEILING BOARD 1/4" FLEXIBLE GWB TLING 4 MIL. POLY WATERPROOF MEMBRANE ACOUSTICAL PANEL CEILINGS CEILING GRID TOILET PAPER DISPENSER PAPER TOWEL DISPENSER GRAB BAR MIRROR UNIT SIMULATED STONE COUNTERTOPS SOLID SURFACE WINDOW SILL PLUMBING FIXTURES - SEE 'P' SHEETS	SEALS © COPYRIGHT 2025 CAPLEA COE ARCHITECTS, INC. THIS DRAWING HAS BEEN PREPARED BY CAPLEA COE ARCHITECTS, INC. FOR THIS PROJECT AND IS AN INSTRUMENT OF THE ARCHITECTS SERVICE FOR THE USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THIS DOCUMENT AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.	NOTES:	
B	CA CAB CB CCT CG CJ CL CLG CMU COL COMP CONC CONT CONST CPT CT CTR CO CW CWP CBB	COMPRESSED AIR CABINET CHALK BOARD CUBICLE CURTAIN TRACK CAST IRON CORNER GUARD CONTROL JOINT CENTER LINE CEILING CONCRETE MASONRY UNIT COLUMN COMPRESSOR CONCRETE CONTINUOUS CONSTRUCTION CARPET CERAMIC TILE COUNTER CLEAN OUT COLD WATER CONCRETE WALL PANEL COMPUTER BACKBOARD	PSB PENCIL SHARPENER BLOCK PH PHASE PT PRESERVATIVE TREATED POLYCARB POLYCARBONATE PREFINISHED QT QUARRY TILE R RISER RCP REFLECTED CEILING PLAN RD ROOF DRAIN RECEP RECEPACLE REF REFRIGERATOR REINF REINFORCING, REINFORCED REQ'D REQUIRED RM ROOM RO ROUGH OPENING	SPACE IDENTIFICATION ROOM NAME ROOM NUMBER	X	1. BASIC DISCIPLINE IDENTIFICATION DISCIPLINE PREFIX G GENERAL, PROJECT INFORMATION C CIVIL D DEMOLITION A ARCHITECTURAL S STRUCTURAL P PLUMBING	DISCIPLINE M MECHANICAL E ELECTRICAL FP FIRE PROTECTION K KITCHEN R ROOF LS LIFE SAFETY T TECHNOLOGY	2. BASIC DISCIPLINE IDENTIFICATION DISCIPLINE PREFIX G GENERAL, PROJECT INFORMATION C CIVIL D DEMOLITION A ARCHITECTURAL S STRUCTURAL P PLUMBING	DISCIPLINE M MECHANICAL E ELECTRICAL FP FIRE PROTECTION K KITCHEN R ROOF LS LIFE SAFETY T TECHNOLOGY	3. DRAWING GROUPS IDENTIFICATION ('A' DRAWINGS) A000, A001, ETC. GENERAL A100, A101, ETC. PLANS A200, A201, ETC. EXTERIOR ELEVATIONS A300, A301, ETC. BUILDING & WALL SECTIONS A400, A401, ETC. INTERIOR ELEVATIONS A500, A501, ETC. DETAILS A600, A601, ETC. SCHEDULE & DIAGRAMS	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)
C	DF DIA DIAG DISP DS DWGS	DRINKING FOUNTAIN DIAMETER DIAGONAL DISPENSER DOWNSPOUT DRAWINGS	SH SHELVING, SHELF SIM SIMILAR SPEC SPECIFICATION SS SANITARY SEWER STC SOUND TRANSMISSION COEFFICIENT STOR STORAGE STRUCT STRUCTURAL S/S, SS STAINLESS STEEL ST STORM SEWER SAT SUSPENDED ACOUSTIC CEILING	DOOR & WINDOW DETAIL IDENTIFICATION	0'-0"	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
D	EL ELEC ELEV EJ EP EQUIP ETV EBB EXT'G EXT EWC EXP	ELEVATION ELECTRICAL ELEVATOR EXPANSION JOINT ELECTRIC PANEL EQUIPMENT EDUCATIONAL TELEVISION ETV BACKBOARD EXISTING EXTERIOR ELECTRIC WATER COOLER EXPOSED, EXPANSION	T TREAD TB TACK BOARD TCA TILE COUNCIL OF AMERICA TBB TELEPHONE BACKBOARD TYP TYPICAL TEL TELEPHONE TERR TERRAZZO TOIL, T TOILET TACKSTRIP	BUILDING ELEVATION	XXX	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
E	FCO FD FDC FE FEC FINISH FN FL FT FTG FS	FLOOR CLEAN OUT FLOOR DRAIN FIRE DEPARTMENT CONNECTION FIRE EXTINGUISHER FIRE EXTINGUISHER & CABINET FINISH FLOOR ELEVATION FINISH FLOOR FOOT, FEET FOOTING FIRE SEALANT	UL UNDERWRITERS LABORATORIES UNO UNLESS NOTED OTHERWISE V VINYL VOLTS VCT VINYL COMPOSITION TILE VEST VESTIBULE VTR VENT THRU ROOF	RIGID INSULATION	0'-0"	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
F	G GA GB GL GR GWB GYP	GAS GAUGE GRAB BAR GLASS GRADE GYPSUM WALL BOARD GYPSUM	WC WATER CLOSET WCO WALL CLEAN-OUT WD WOOD WH WATERHEATER WP WATERPROOF(ING) WP WORKING POINT WS WEATHERSTRIP	STEEL STUD & GWB WALL- SEE WALL TYPES	XXX	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
	HB HC, H/C HDW HM HP HR HTG HW HP HZ	HOSE BIBB HANDICAPPED HARDWARE HOLLOW METAL HIGH POINT HOUR HEATING HOT WATER HORSEPOWER HERTZ (CYCLES)	T TREAD TB TACK BOARD TCA TILE COUNCIL OF AMERICA TBB TELEPHONE BACKBOARD TYP TYPICAL TEL TELEPHONE TERR TERRAZZO TOIL, T TOILET TACKSTRIP	BUILDING ELEVATION	XXX	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
	IN INSUL INT	NCH, INCHES INSULATION INTERIOR	UL UNDERWRITERS LABORATORIES UNO UNLESS NOTED OTHERWISE V VINYL VOLTS VCT VINYL COMPOSITION TILE VEST VESTIBULE VTR VENT THRU ROOF	RIGID INSULATION	0'-0"	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
	JT	JOINT	WC WATER CLOSET WCO WALL CLEAN-OUT WD WOOD WH WATERHEATER WP WATERPROOF(ING) WP WORKING POINT WS WEATHERSTRIP	STEEL STUD & GWB WALL- SEE WALL TYPES	XXX	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
	KIT KP	KITCHEN KICK PLATE	UL UNDERWRITERS LABORATORIES UNO UNLESS NOTED OTHERWISE V VINYL VOLTS VCT VINYL COMPOSITION TILE VEST VESTIBULE VTR VENT THRU ROOF	RIGID INSULATION	0'-0"	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
	LAV LKR LP LPD	LAVATORY LOCKER LOW POINT LIGHT PROOF DOOR	WC WATER CLOSET WCO WALL CLEAN-OUT WD WOOD WH WATERHEATER WP WATERPROOF(ING) WP WORKING POINT WS WEATHERSTRIP	STEEL STUD & GWB WALL- SEE WALL TYPES	XXX	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
	MAX MB MECH MES MIN MISC MLDG MO MOD MSL MT MTD MWP	MAXIMUM MARKER BOARD MECHANICAL METAL EDGE STRIP MINIMUM MISCELLANEOUS MOULDING MASONRY OPENING MODIFIED MEAN SEA LEVEL METAL THRESHOLD MOUNTED METAL WALL PANEL	UL UNDERWRITERS LABORATORIES UNO UNLESS NOTED OTHERWISE V VINYL VOLTS VCT VINYL COMPOSITION TILE VEST VESTIBULE VTR VENT THRU ROOF	RIGID INSULATION	0'-0"	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
			WC WATER CLOSET WCO WALL CLEAN-OUT WD WOOD WH WATERHEATER WP WATERPROOF(ING) WP WORKING POINT WS WEATHERSTRIP	STEEL STUD & GWB WALL- SEE WALL TYPES	XXX	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
			UL UNDERWRITERS LABORATORIES UNO UNLESS NOTED OTHERWISE V VINYL VOLTS VCT VINYL COMPOSITION TILE VEST VESTIBULE VTR VENT THRU ROOF	RIGID INSULATION	0'-0"	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
			WC WATER CLOSET WCO WALL CLEAN-OUT WD WOOD WH WATERHEATER WP WATERPROOF(ING) WP WORKING POINT WS WEATHERSTRIP	STEEL STUD & GWB WALL- SEE WALL TYPES	XXX	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
			UL UNDERWRITERS LABORATORIES UNO UNLESS NOTED OTHERWISE V VINYL VOLTS VCT VINYL COMPOSITION TILE VEST VESTIBULE VTR VENT THRU ROOF	RIGID INSULATION	0'-0"	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
			WC WATER CLOSET WCO WALL CLEAN-OUT WD WOOD WH WATERHEATER WP WATERPROOF(ING) WP WORKING POINT WS WEATHERSTRIP	STEEL STUD & GWB WALL- SEE WALL TYPES	XXX	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
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			UL UNDERWRITERS LABORATORIES UNO UNLESS NOTED OTHERWISE V VINYL VOLTS VCT VINYL COMPOSITION TILE VEST VESTIBULE VTR VENT THRU ROOF	RIGID INSULATION	0'-0"	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
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			UL UNDERWRITERS LABORATORIES UNO UNLESS NOTED OTHERWISE V VINYL VOLTS VCT VINYL COMPOSITION TILE VEST VESTIBULE VTR VENT THRU ROOF	RIGID INSULATION	0'-0"	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
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			UL UNDERWRITERS LABORATORIES UNO UNLESS NOTED OTHERWISE V VINYL VOLTS VCT VINYL COMPOSITION TILE VEST VESTIBULE VTR VENT THRU ROOF	RIGID INSULATION	0'-0"	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
			WC WATER CLOSET WCO WALL CLEAN-OUT WD WOOD WH WATERHEATER WP WATERPROOF(ING) WP WORKING POINT WS WEATHERSTRIP	STEEL STUD & GWB WALL- SEE WALL TYPES	XXX	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
			UL UNDERWRITERS LABORATORIES UNO UNLESS NOTED OTHERWISE V VINYL VOLTS VCT VINYL COMPOSITION TILE VEST VESTIBULE VTR VENT THRU ROOF	RIGID INSULATION	0'-0"	4. MATERIALS KEYING PREFIX NUMBER, CORRESPONDS TO SPECIFICATION SECTION FOR MATERIALS 009250.A SUFFIX LETTER, IDENTIFIES THE SPECIFIC ITEM LISTED IN LEGEND	MATERIALS (SEE DRAWINGS & SPECIFICATIONS FOR SPECIAL MATERIALS)					
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			WC WATER CLOSET WCO WALL CLEAN-OUT WD WOOD WH WATER									





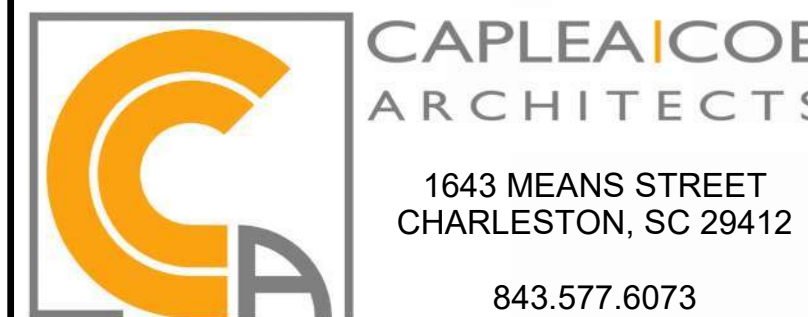
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NOTES:
D1 RAMP IS ALTERNATE 2. STAIR AND LANDING ARE BASE BID.

CONSTRUCTION DOCUMENTS

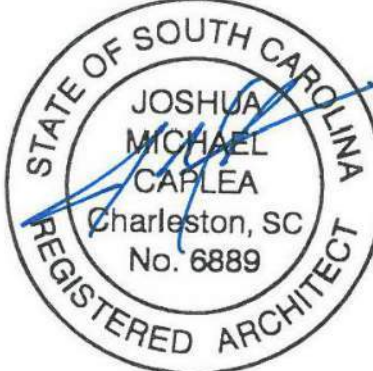
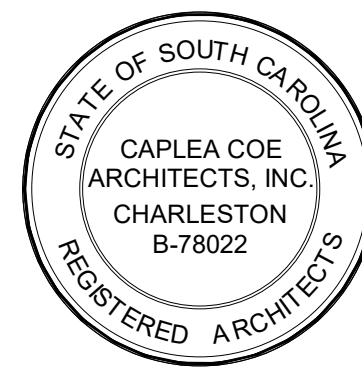
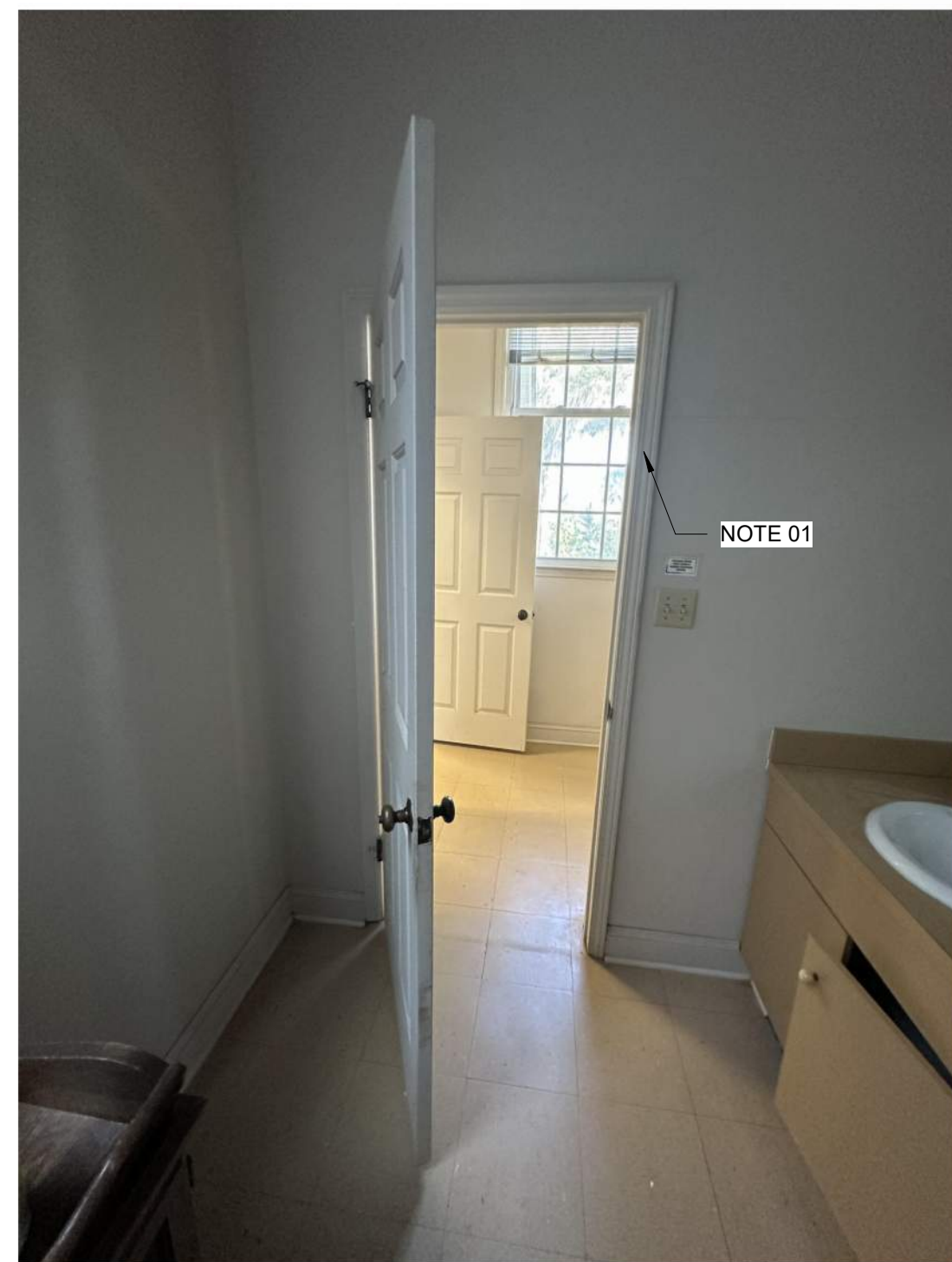
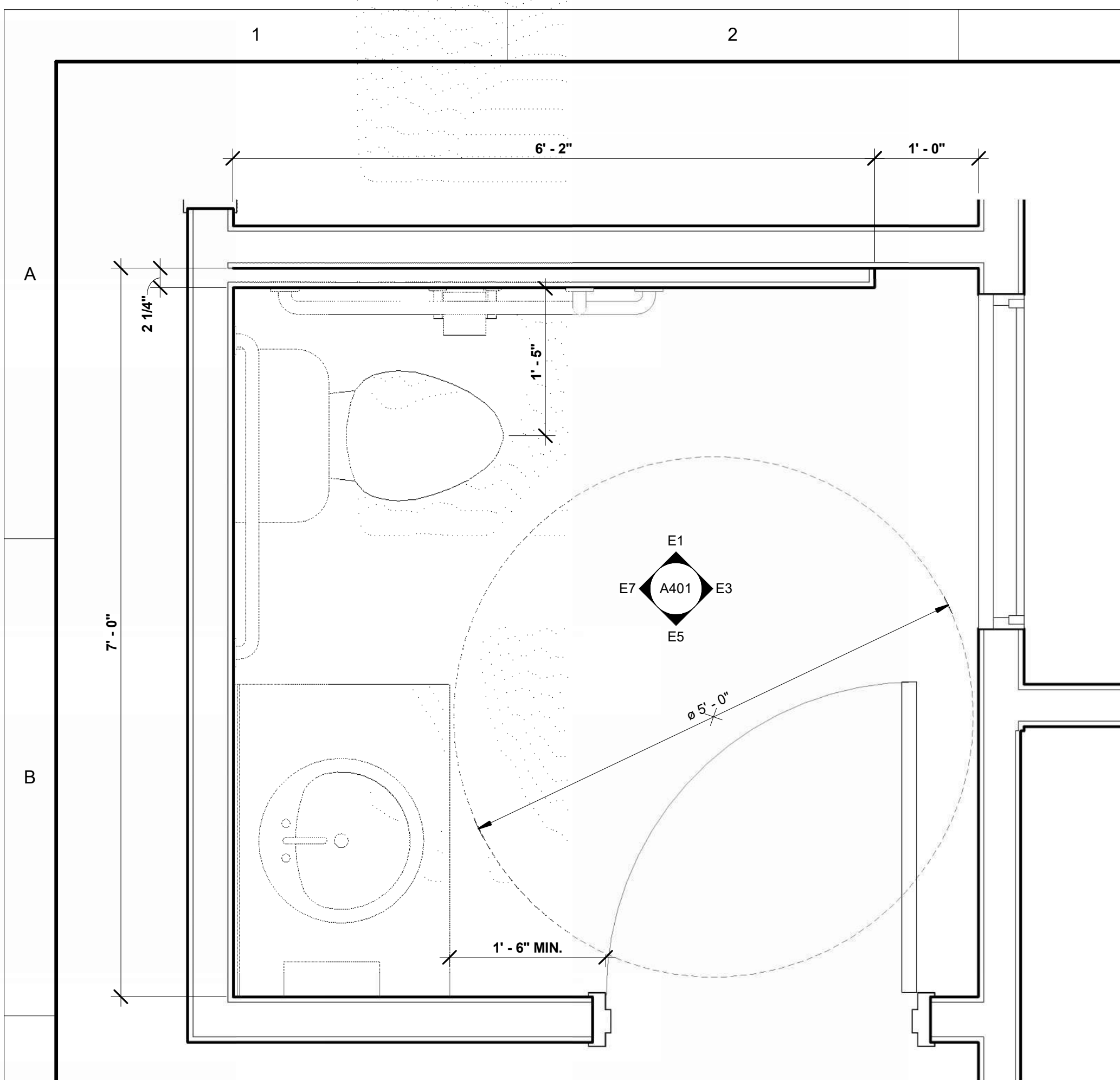
SC DNR TURNURE HOUSE RENOVATIONS

STATE PROJECT NO: P24-6117-JR
211 SAWMILL CREEK ROAD
BLUFFTON, SC 29910



RAMP DETAILS

SHEET NAME	A102
PROJECT NUMBER	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
As indicated	



SEALS

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NOTES:

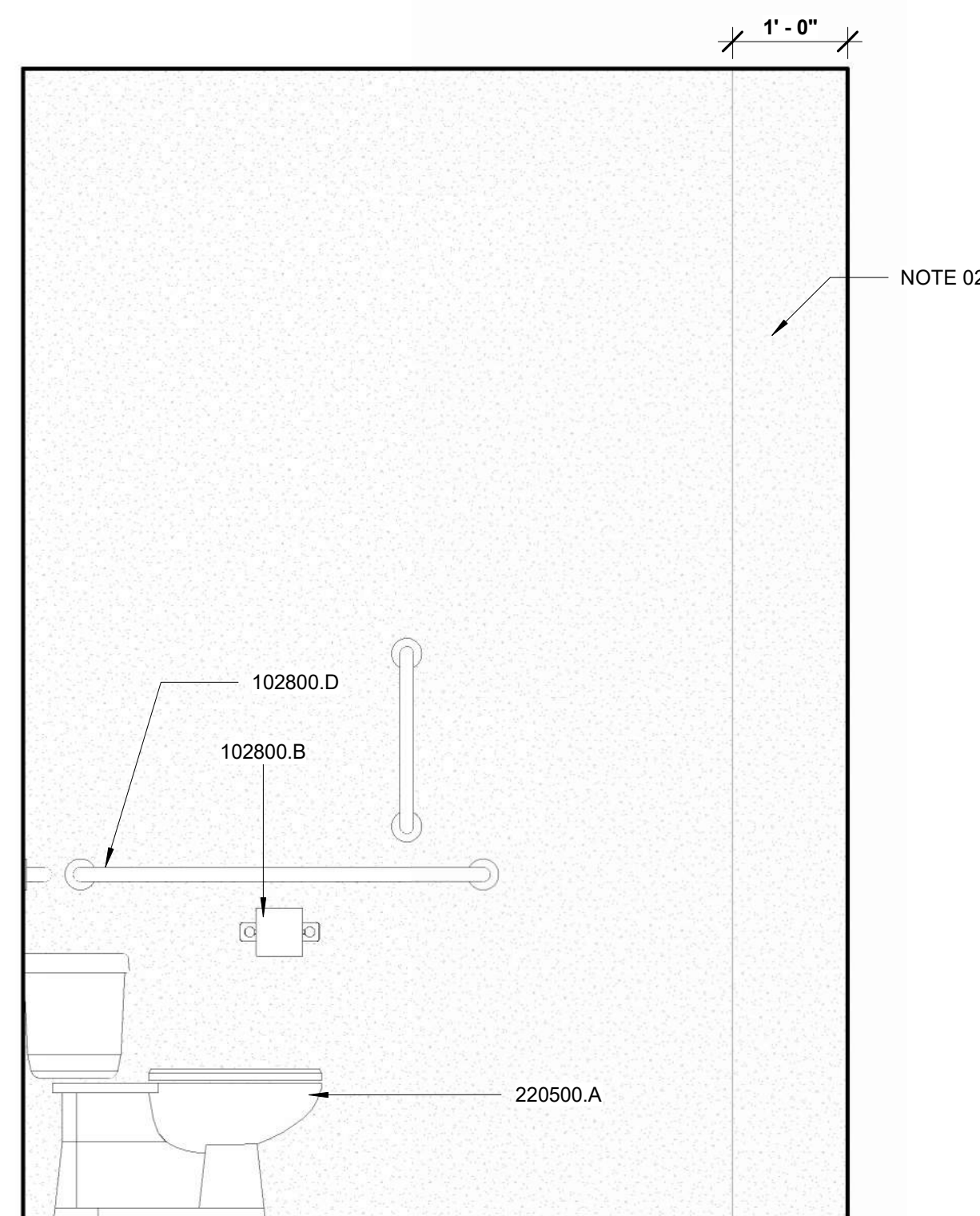
NOTE 01 WIDEN DOOR TO 3'-0" TO MEET ADA

NOTE 02 RETURN NEW FURRED OUT WALL BACK
TO EXISTING FACE OF WALL

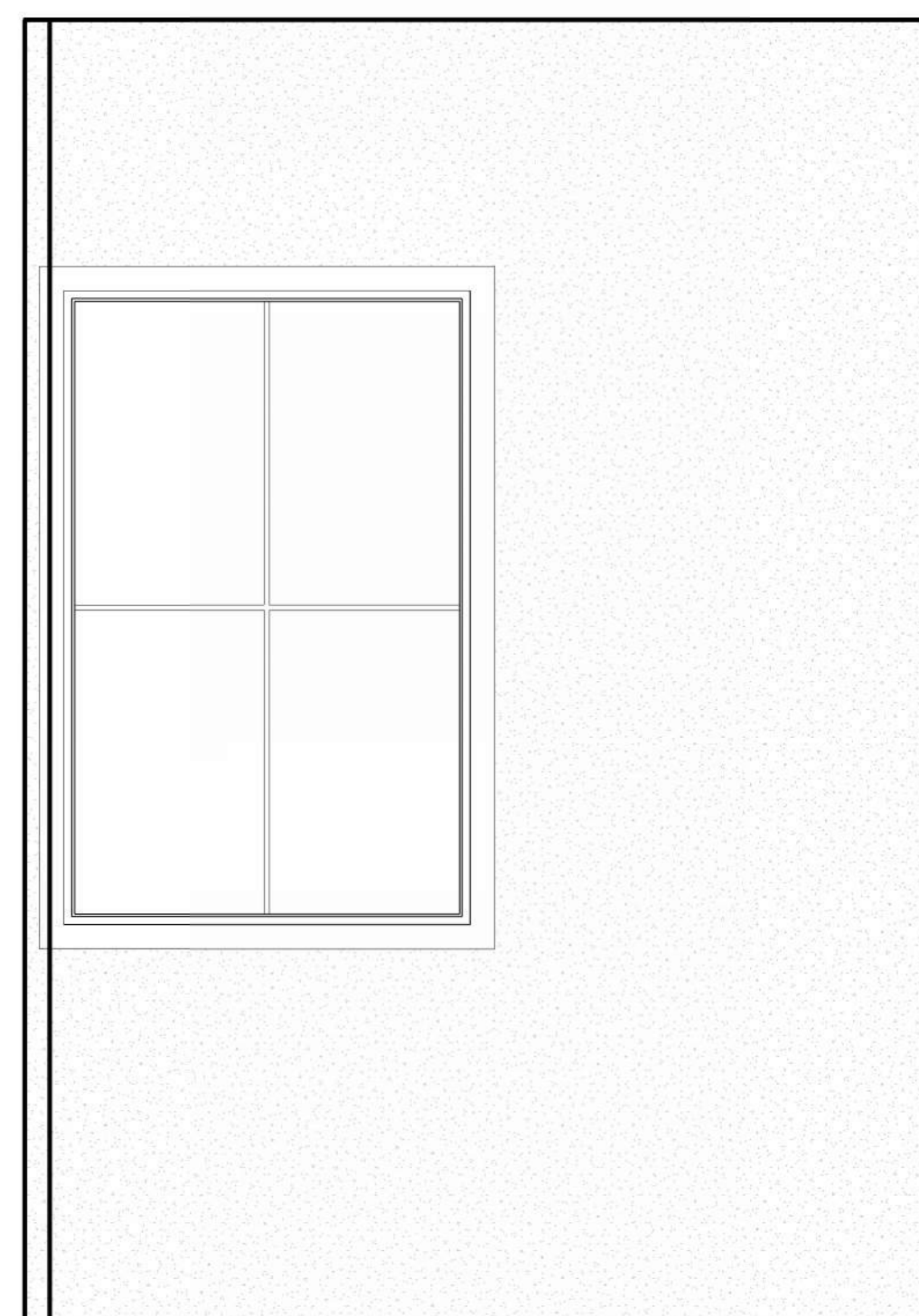
GENERAL NOTES

1. PAINT ANY WALLS, DOORS, TRIM, ETC DISTURBED BY REVISIONS.

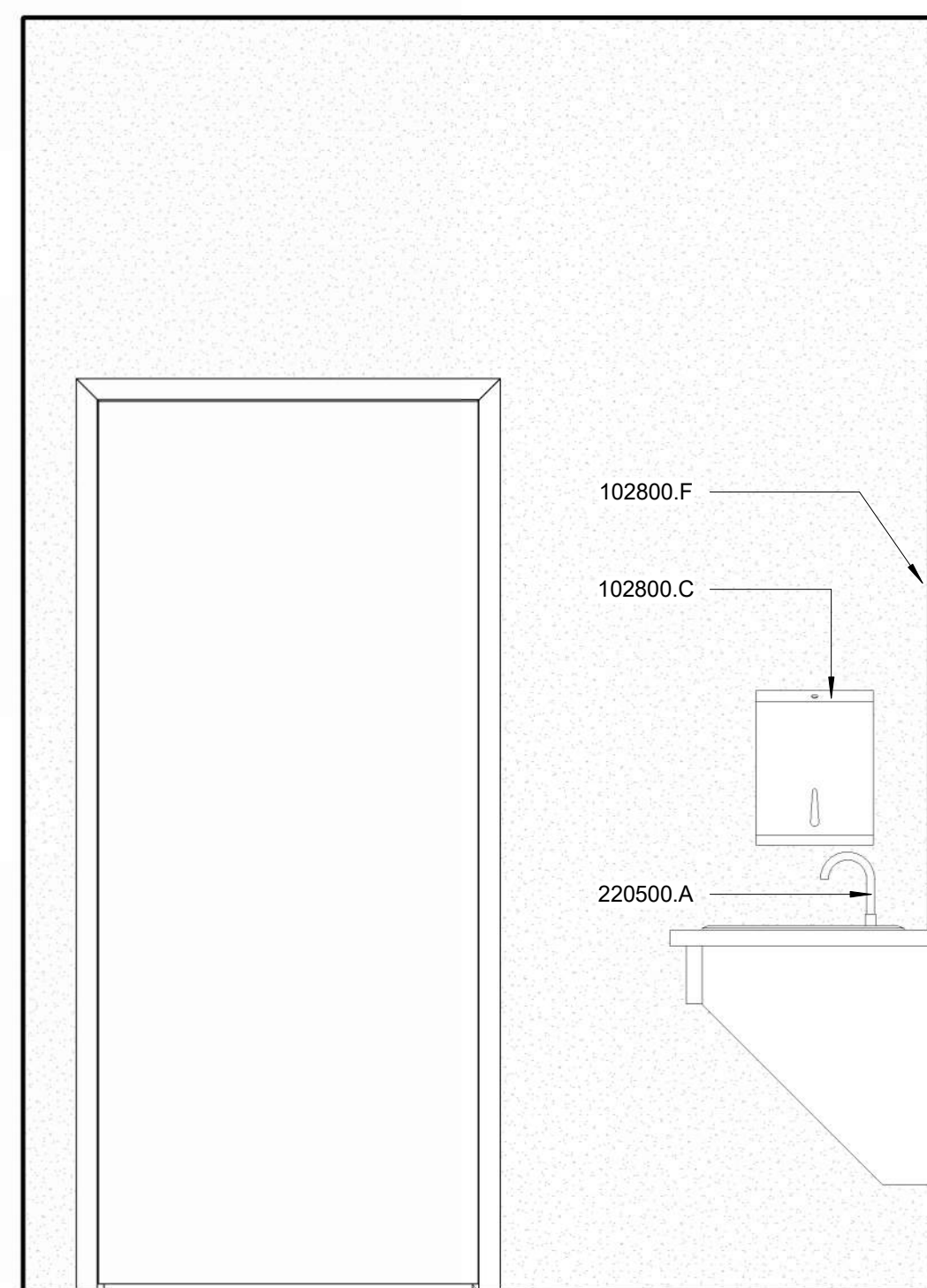
C1 FIRST FLOOR PLAN - Callout 1
A401 SCALE: 1" = 1'-0"



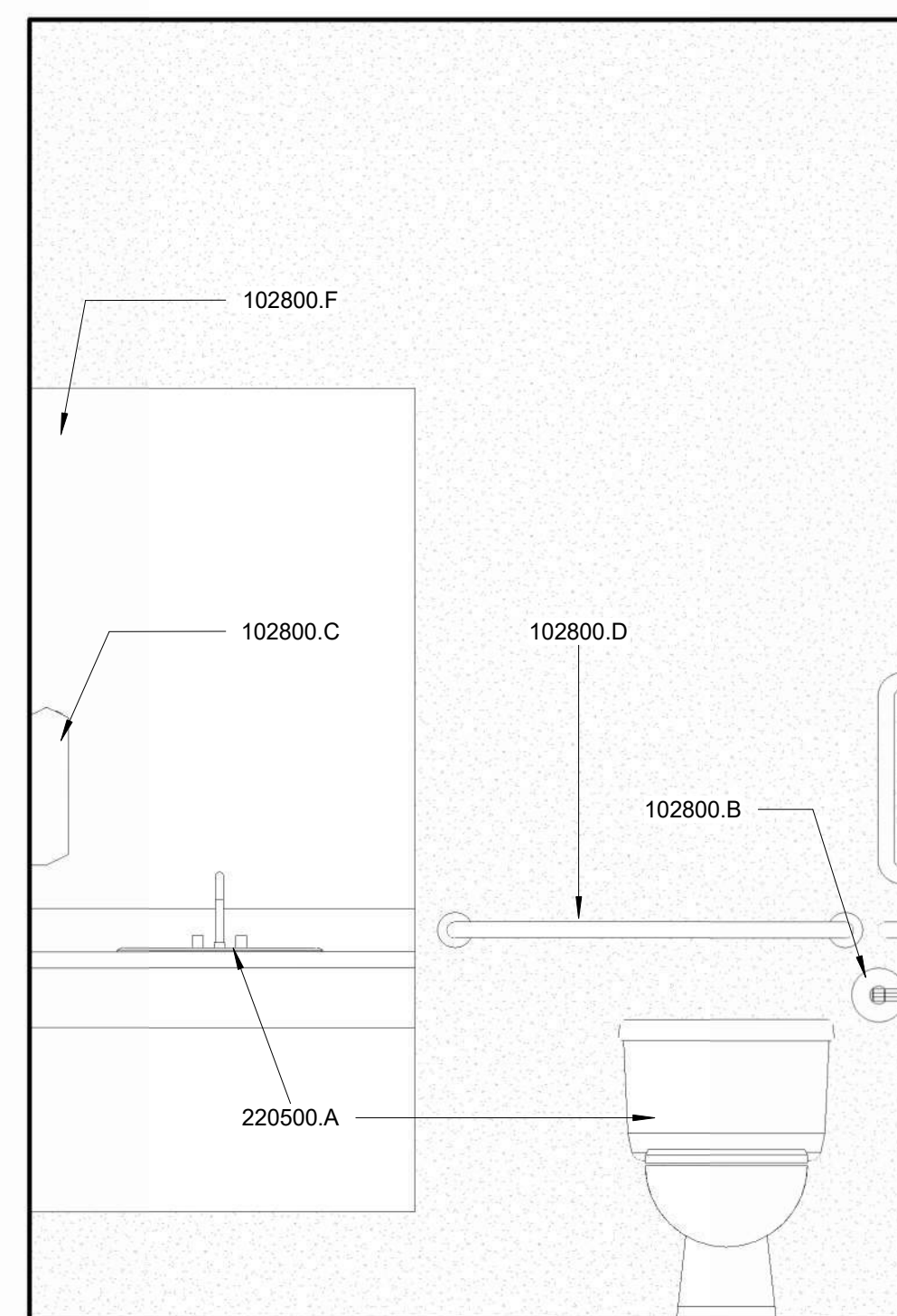
E1 HALF BATH - NORTH ELEVATION
A401 SCALE: 3/4" = 1'-0"



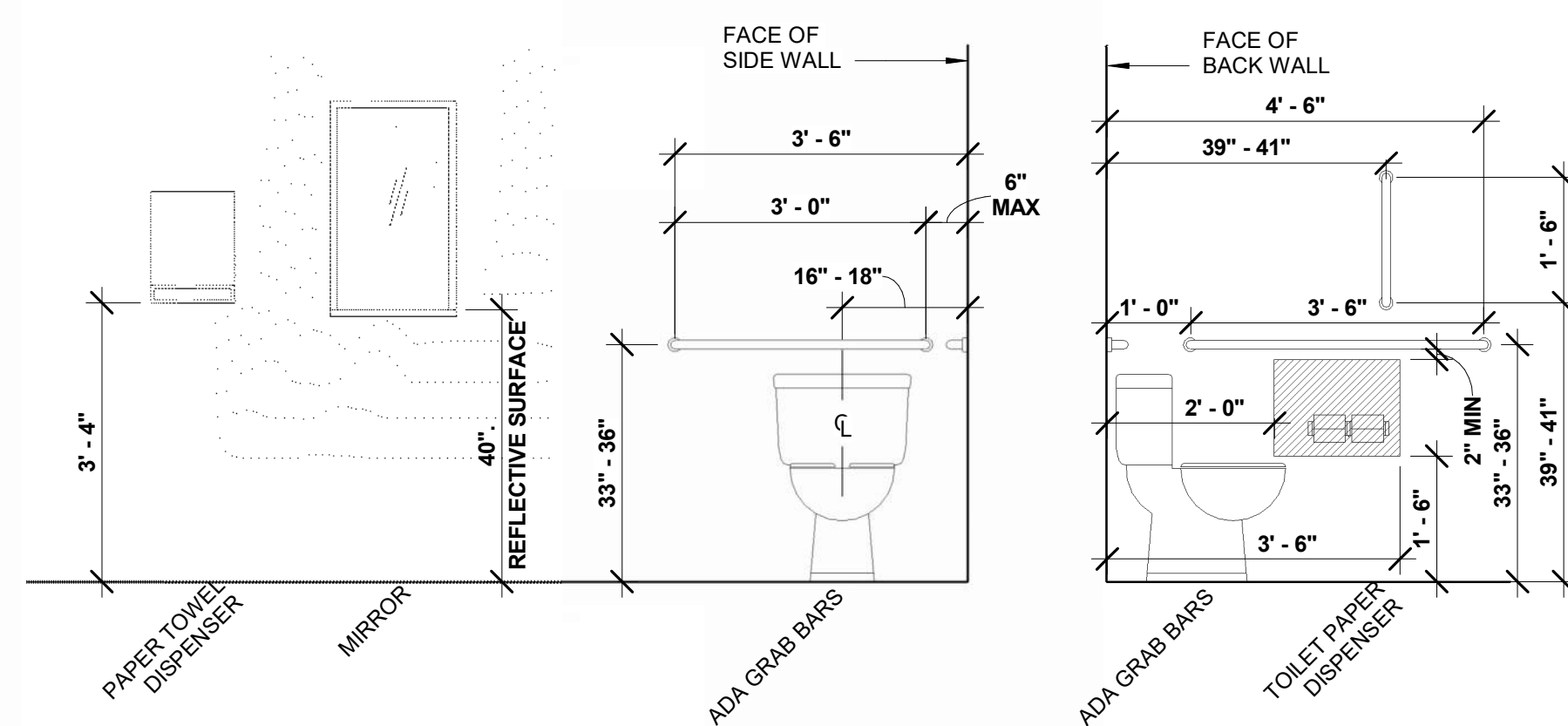
E3 HALF BATH - EAST ELEVATION
A401 SCALE: 3/4" = 1'-0"



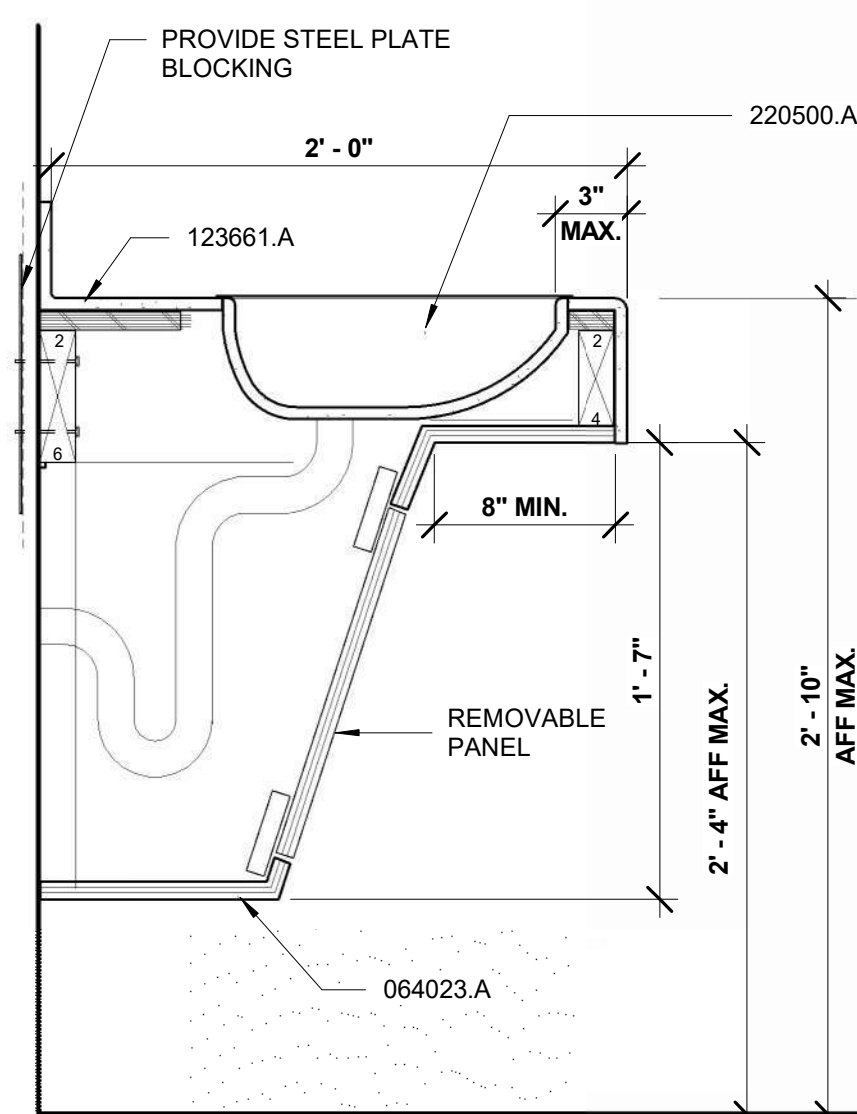
E5 HALF BATH - SOUTH ELEVATION
A401 SCALE: 3/4" = 1'-0"



E7 HALF BATH - WEST ELEVATION
A401 SCALE: 3/4" = 1'-0"



F1 TOILET ACCESSORY MOUNTING HEIGHT
A401 SCALE: 1/2" = 1'-0"



F4 ADA SINK DETAIL
A401 SCALE: 1 1/2" = 1'-0"

KEY VALUE	KEYNOTE TEXT
064023.A	BASE CABINET PLASTIC LAMINATE
102800.B	TOILET PAPER DISPENSER
102800.C	PAPER TOWEL DISPENSER
102800.D	GRAB BAR
102800.F	MIRROR UNIT
123661.A	SIMULATED STONE COUNTERTOPS
220500.A	PLUMBING FIXTURES - SEE 'P' SHEETS

SHEET NAME

PROJECT NUMBER

25033

RW

CHECKED BY _____

JC

DATE _____

07.30

SCALE

As indicated

A401

SHEET 18 OF 17

1

2

3

4

5

6

7

8

9

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MFR	MODEL	CW	HW	WASTE	VENT	NOTES
P1	ADA WATER CLOSET TANK TYPE	KOHLER	HIGHLINE K-3699	1/2"	-	3"	2"	COMFORT HEIGHT COMBINATION ELONGATED TOILET, VITREOUS CHINA, 1.28 GPF WITH K-4670 LUSTRA SEAT
P2	ADA LAVATORY COUNTERTOP	KOHLER	PENNINGTON K-2196-4-0	1/2"	1/2"	1 1/2"	1 1/2"	INCLUDE KOHLER CORALAIS K-16583-4RA FAUCET AND DRAIN

SEISMIC DESIGN CATEGORY D

GENERAL NOTES

A. PER THE 2021 SOUTH CAROLINA BUILDING CODE, MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND COMPONENTS, INCLUDING THEIR SUPPORTS AND ATTACHMENTS, SHALL BE DESIGNED FOR SEISMIC FORCES IN ACCORDANCE WITH CHAPTER 13 OF ASCE 7-16.

B. EXTERIOR EQUIPMENT (INCLUDING ROOF CURBS, RAILS, SUPPORTS) EXPOSED TO WIND SHALL BE DESIGNED AND INSTALLED TO RESIST THE WIND PRESSURES DETERMINED IN ACCORDANCE WITH CHAPTERS 26 TO 29 OF ASCE 7-16.

C. WHERE DESIGN FOR SEISMIC AND WIND LOADS IS REQUIRED, THE MORE DEMANDING FORCE MUST BE USED.

D. REFERENCE THE STRUCTURAL DRAWINGS FOR SITE SPECIFIC INFORMATION ON SEISMIC DESIGN CATEGORY, WIND SPEEDS, ETC.

E. SEE DESIGN LOAD CRITERIA TABLE, THIS SHEET, FOR SPECIFIC COMPONENT IMPORTANCE FACTOR DESIGNATIONS.

F. USE TABLE BELOW TO DETERMINE SEISMIC RESTRAINT REQUIREMENTS FOR EACH COMPONENT.

G. FOR ALL COMPONENTS REQUIRING SEISMIC RESTRAINT, THE COMPONENT SUPPORTS AND ATTACHMENTS SHALL BE DESIGNED BY A REGISTERED DESIGN PROFESSIONAL.

H. SEISMIC RESTRAINTS FOR DUCTWORK AND PIPING MUST BE SHOWN ON LAYOUT DRAWINGS SHOWING SPECIFIC RESTRAINT LOCATIONS ALONG WITH ACCOMPANYING DETAILS AND CALCULATIONS.

COMPONENT IDENTIFICATION	COMPONENT IMPORTANCE FACTOR (I _p)				
	1.0	1.5	2.0	2.5	
ROOF MOUNTED	RESTRAIN ALL (SEE NOTE 1)	13.1.4.6	RESTRAIN ALL	13.1.4.6	
FLOOR MOUNTED	RESTRAIN ALL (SEE NOTES 1,2)	13.1.4.6	RESTRAIN ALL	13.1.4.6	
WALL MOUNTED	RESTRAIN ALL (SEE NOTE 1,2)	13.1.4.6	RESTRAIN ALL	13.1.4.6	
COMPONENT SUPPORTS	RESTRAIN ALL (SEE NOTE 1)	13.6.5	RESTRAIN ALL	13.6.5	
SUSPENDED EQUIPMENT	IN-LINE W/ DUCT/PIPE	RESTRAIN IF >75 LBS PROVIDE FLEX. CONN. (SEE NOTE 3)	13.6.7	RESTRAIN IF >75 LBS PROVIDE FLEX. CONN. (SEE NOTE 3)	13.6.7
	NOT IN-LINE W/ DUCT/PIPE	RESTRAIN ALL (SEE NOTE 1)	13.1.4.6	RESTRAIN ALL	13.1.4.6
SUSPENDED DUCTILE PIPING (STEEL, ALUMINUM, COPPER, ETC.)	RESTRAIN IF > 3" (SEE NOTE 4)	13.6.8.3.3.c	RESTRAIN IF > 3" (SEE NOTE 4)	13.6.8.3.3.b	13.6.8.3.3.b
SUSPENDED NON DUCTILE PIPING (CAST IRON, PLASTIC, CERAMIC)	RESTRAIN ALL (SEE NOTE 4)	13.6.8.3.3	RESTRAIN ALL	13.6.8.3.3	13.6.8.3.3
SUSPENDED PIPE ON TRAPEZIE	RESTRAIN IF ANY PIPE ON TRAPEZIE > 10 LBS/FT (SEE NOTE 4)	13.6.8.3.1	RESTRAIN IF ANY PIPE ON TRAPEZIE > 10 LBS/FT (SEE NOTE 4)	13.6.8.3.1	13.6.8.3.1
DUCTWORK	RESTRAIN IF > 6 SQ.FT. AND > 17 LBS/FT (SEE NOTE 4.5)	13.6.7	RESTRAIN IF > 6 SQ.FT. AND > 17 LBS/FT (SEE NOTE 4.5)	13.6.7	13.6.7
MULTIPLE DUCTS ON TRAPEZIE	RESTRAIN IF TOTAL WEIGHT OF DUCTS ON TRAPEZIE > 10 LBS/FT (SEE NOTE 4.5)	13.6.7	RESTRAIN IF TOTAL WEIGHT OF DUCTS ON TRAPEZIE > 10 LBS/FT (SEE NOTE 4.5)	13.6.7	13.6.7

TABLE NOTES

1. EQUIPMENT 20 LBS. OR LESS IS EXEMPT IF THE COMPONENT IS POSITIVELY ATTACHED TO THE STRUCTURE, AND FLEXIBLE CONNECTIONS ARE PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT.

2. RESTRAINTS ARE NOT REQUIRED IF THE COMPONENT WEIGHS 400 LBS. OR LESS, IS MOUNTED WITH THE CENTER OF MASS AT 4 FT. OR LESS ABOVE A FLOOR, IS POSITIVELY ATTACHED TO THE STRUCTURE, AND HAS FLEXIBLE CONNECTIONS BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT.

3. FLEXIBLE CONNECTIONS REQUIRED FOR PIPE CONNECTIONS ONLY.

4. RESTRAINT IS NOT REQUIRED IF THE PIPING/DUCTWORK/CONDUIT IS SUPPORTED BY HANGERS AND EACH HANGER IN THE PIPING RUN IS 12 IN. OR LESS IN LENGTH FROM THE TOP OF THE PIPE TO THE SUPPORTING STRUCTURE. WHERE PIPES ARE SUPPORTED ON A TRAPEZIE, THE TRAPEZIE SHALL BE SUPPORTED BY HANGERS HAVING A LENGTH OF 12 IN. OR LESS. WHERE ROD HANGERS ARE USED, THEY SHALL BE EQUIPPED WITH SWIVELS, EYE NUTS OR OTHER DEVICES TO PREVENT BENDING IN THE ROD.

5. ALL DUCTWORK, REGARDLESS OF SIZE, DESIGNED TO CARRY TOXIC, HIGHLY TOXIC, OR EXPLOSIVE GASES OR USED FOR SMOKE CONTROL MUST BE RESTRAINED.

PLUMBING LEGEND

PX	PLUMBING FIXTURE NUMBER
----	-------------------------

PLUMBING GENERAL NOTES

1. PROVIDE LABOR, EQUIPMENT AND MATERIALS TO COMPLETE THE PLUMBING WORK INDICATED ON THESE DRAWINGS AS REQUIRED BY LOCAL CODE AND ORDINANCES.

2. INCLUDE WASTE, VENT, DOMESTIC COLD & HOT WATER PIPING, AS INDICATED ON THESE DRAWINGS, AS WELL AS HOOKUP OF FIXTURES AND INSULATION OF PIPING.

3. INCLUDE ITEMS, SUCH AS FITTINGS, ETC. NOT MENTIONED BUT UNDERSTOOD TO BE NECESSARY TO COMPLETE THE PLUMBING SYSTEM.

4. SOIL, WASTE, VENT AND WATER PIPING MATERIALS MUST MEET OR EXCEED LOCAL CODES.

5. PROVIDE CLEANOUTS FOR SOIL AND WASTE LINES THAT MEET OR EXCEED LOCAL CODES.

6. CAP STUBS FOR THE DRAINAGE SYSTEM UNTIL FINISHED WORK IS INSTALLED.

7. PROVIDE WATER HAMMER ARRESTERS IN ACCORDANCE WITH THE 2021 SOUTH CAROLINA PLUMBING CODE AND LOCAL ORDINANCES.

8. LOCATE TRAP PRIMER VALVES ABOVE THE CEILING. ROUTE PRIMER LINES TO FLOOR DRAINS DOWN INSIDE WALL AND BELOW SLAB.

9. LOCATE PLUMBING FIXTURES PER ARCHITECTURAL DRAWINGS. PIPING IS SHOWN IN GENERAL LOCATION. EXACT LOCATION WILL BE DETERMINED BY JOB CONDITIONS.

10. COMPLETE WORK IN ACCORDANCE WITH 2021 SOUTH CAROLINA BUILDING CODE, 2021 SOUTH CAROLINA PLUMBING CODE AND LOCAL ORDINANCES. SEE SPECIFICATIONS FOR PRODUCT AND INSTALLATION REQUIREMENTS.

11. GUARANTEE WORK UNDER THIS CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP, MATERIALS AND EQUIPMENT FOR ONE YEAR AFTER ACCEPTANCE OF THE BUILDING BY THE OWNER. SHOULD SUCH DEFECTS OCCUR DURING THE ONE YEAR PERIOD, REPAIR AND/OR REPLACE DEFECTIVE ITEMS AND DAMAGE RESULTING FROM THE FAILURE OF THESE ITEMS AT NO EXPENSE WHATSOEVER TO THE OWNER.

PLUMBING SPECIFICATIONS

PLUMBING FIXTURES

1. SECTION REQUIREMENTS

A. Submit Product Data for each type of plumbing fixture.

B. Comply with requirements of Public Law 102-486, "Energy Policy Act," regarding water flow rate and water consumption of plumbing fixtures.

C. See schedule, this sheet.

2. INSTALLATIONS

A. Install fitting insulation kits on handicap-accessible fixtures.

B. Install fixtures with flanges and gasket seals.

C. Install tanks for accessible, tank-type water closets with lever handle mounted on wide side of compartment.

D. Fasten wall-hanging plumbing fixtures securely to supports attached to building substrate when supports are specified, and to building wall construction where no support is indicated.

E. Fasten floor-mounted fixtures to substrate. Fasten fixtures having holes for securing fixture to wall construction, to reinforcement built into walls.

F. Fasten wall-mounted fittings to reinforcement built into walls.

G. Fasten counter-mounting plumbing fixtures to casework.

H. Secure supplies to supports or substrate within pipe space behind fixture.

I. Install individual supply inlets, supply stops, supply risers, and tubular brass traps with cleanouts at fixture.

J. Install water-supply stop valves in accessible locations.

K. Install traps on fixture outlets. Omit traps on fixtures having integral traps. Omit traps on indirect wastes, unless otherwise indicated.

L. Install escutcheons at wall, floor, and ceiling penetrations in exposed, finished locations and within cabinets and millwork. Use deep-patter escutcheons where required to conceal protruding pipe fittings.

M. Seal joints between fixtures and walls, floors, and counters using sanitary-type, one-part, mildew-resistant, silicone sealant. Match sealant color to fixture color.

N. Install piping connections between plumbing fixtures and piping systems and plumbing equipment. Install insulation on supplies and drains of handicap-accessible fixtures.

O. Ground equipment. Tighten electrical connectors and terminals according to UL 486A and UL 486B.

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1350 Ashley River Road, #400, Charleston, SC 29407

Phone: 843.628.7878, Fax: 843.628.7881

SEALS

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NOTES:

CONSTANTINE ENGINEERING ASSOCIATES, LLC

1350 Ashley River Road, #400, Charleston, SC 29407

Phone: 843.628.7878, Fax: 843.628.7881

DESIGN LOAD CRITERIA

WIND RESTRAINT LOADING		SEISMIC RESTRAINT LOADING						
BASIC WIND SPEED	BUILDING CLASSIFICATION CATEGORY	SITE CLASS	BUILDING CATEGORY	IMPORTANCE FACTOR	RESPONSE MODIFICATION FACTOR	AMPLIFICATION FACTOR	SPECTRAL RESPONSE ACCELERATION (SHORT PERIODS) S _{0s}	SPECTRAL RESPONSE ACCELERATION (1-SEC PERIODS) S ₀₁
SEE STRUCTURAL		D	D	1.0		SEE STRUCTURAL	0.433G	0.231G

SC DNR TURNURE HOUSE RENOVATIONS

211 SAWMILL CREEK ROAD
BLUFFTON, SC 29910

REVISIONS

CONSTRUCTION DOCUMENTS

SC DNR TURNURE HOUSE RENOVATIONS

211 SAWMILL CREEK ROAD
BLUFFTON, SC 29910

CAPLEA COE ARCHITECTS

1643 MEANS STREET
CHARLESTON, SC 29412

843.577.6073

PLUMBING LEGEND, GENERAL NOTES, SPECS

SHEET NAME

PROJECT NUMBER

25-119

DRAWN BY

RWM

CHECKED BY

DDF

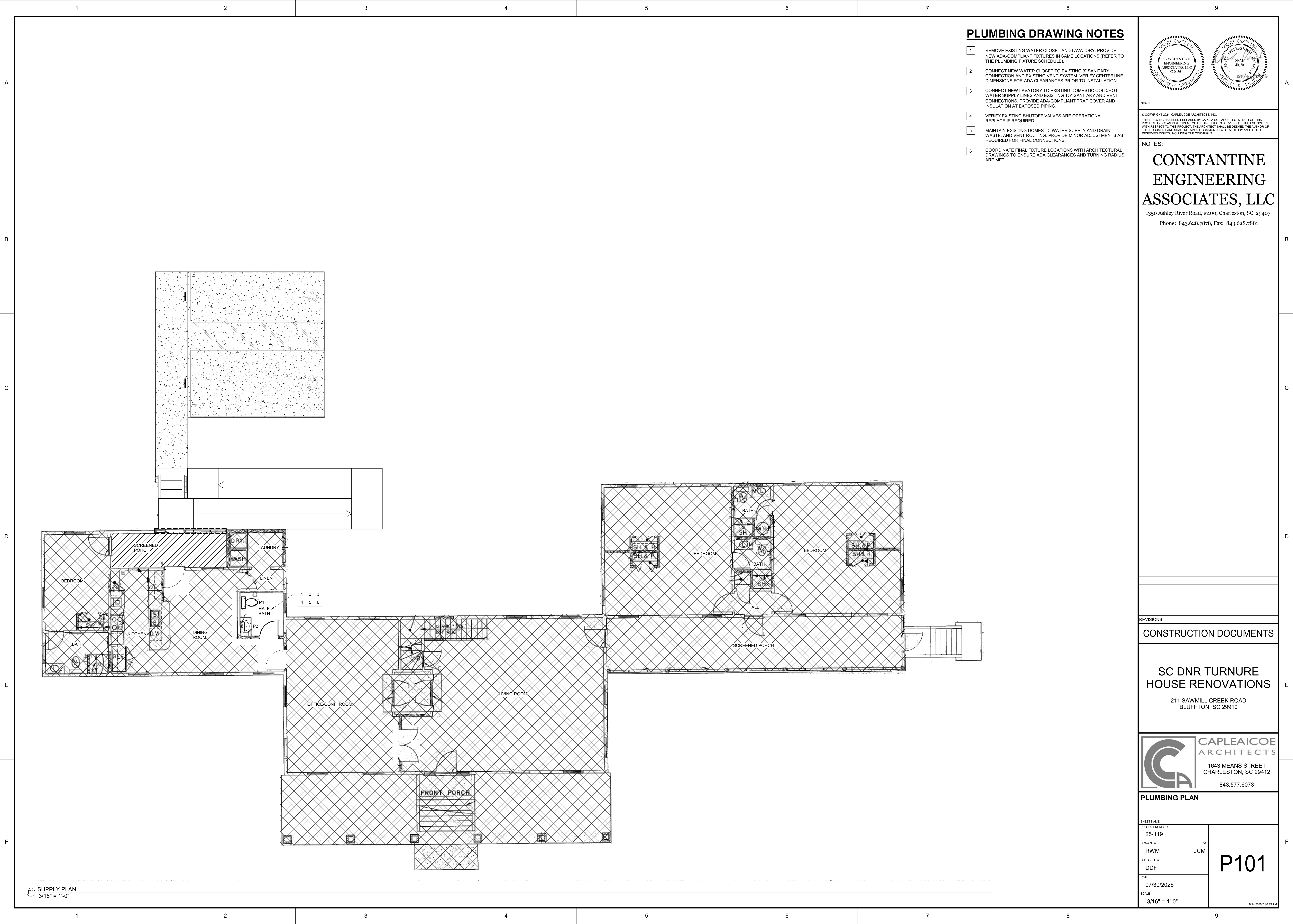
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07/30/2026

SCALE

As indicated

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PLUMBING DRAWING NOTES

- 1 REMOVE EXISTING WATER CLOSET AND LAVATORY. PROVIDE NEW ADA-COMPLIANT FIXTURES IN SAME LOCATIONS (REFER TO THE PLUMBING FIXTURE SCHEDULE).
- 2 CONNECT NEW WATER CLOSET TO EXISTING 3" SANITARY CONNECTION AND EXISTING VENT SYSTEM. VERIFY CENTERLINE DIMENSIONS FOR ADA CLEARANCES PRIOR TO INSTALLATION.
- 3 CONNECT NEW LAVATORY TO EXISTING DOMESTIC COLD/HOT WATER SUPPLY LINES AND EXISTING 1 1/2" SANITARY AND VENT CONNECTIONS. PROVIDE ADA-COMPLIANT TRAP COVER AND INSULATION AT EXPOSED PIPING.
- 4 VERIFY EXISTING SHUTOFF VALVES ARE OPERATIONAL. REPLACE IF REQUIRED.
- 5 MAINTAIN EXISTING DOMESTIC WATER SUPPLY AND DRAIN, WASTE, AND VENT ROUTING. PROVIDE MINOR ADJUSTMENTS AS REQUIRED FOR FINAL CONNECTIONS.
- 6 COORDINATE FINAL FIXTURE LOCATIONS WITH ARCHITECTURAL DRAWINGS TO ENSURE ADA CLEARANCES AND TURNING RADIUS ARE MET.



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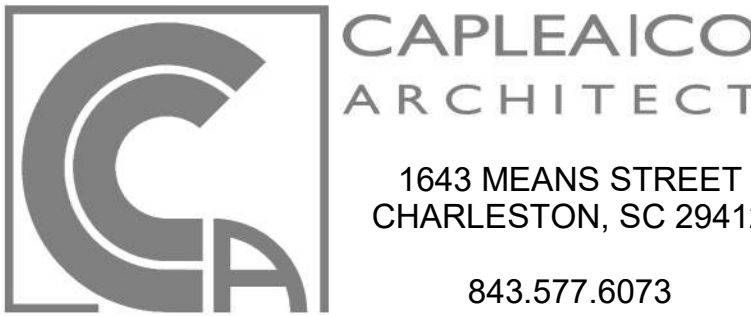
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HOUSE RENOVATIONS

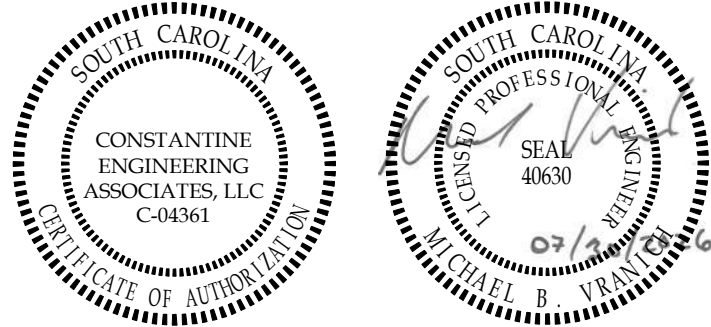
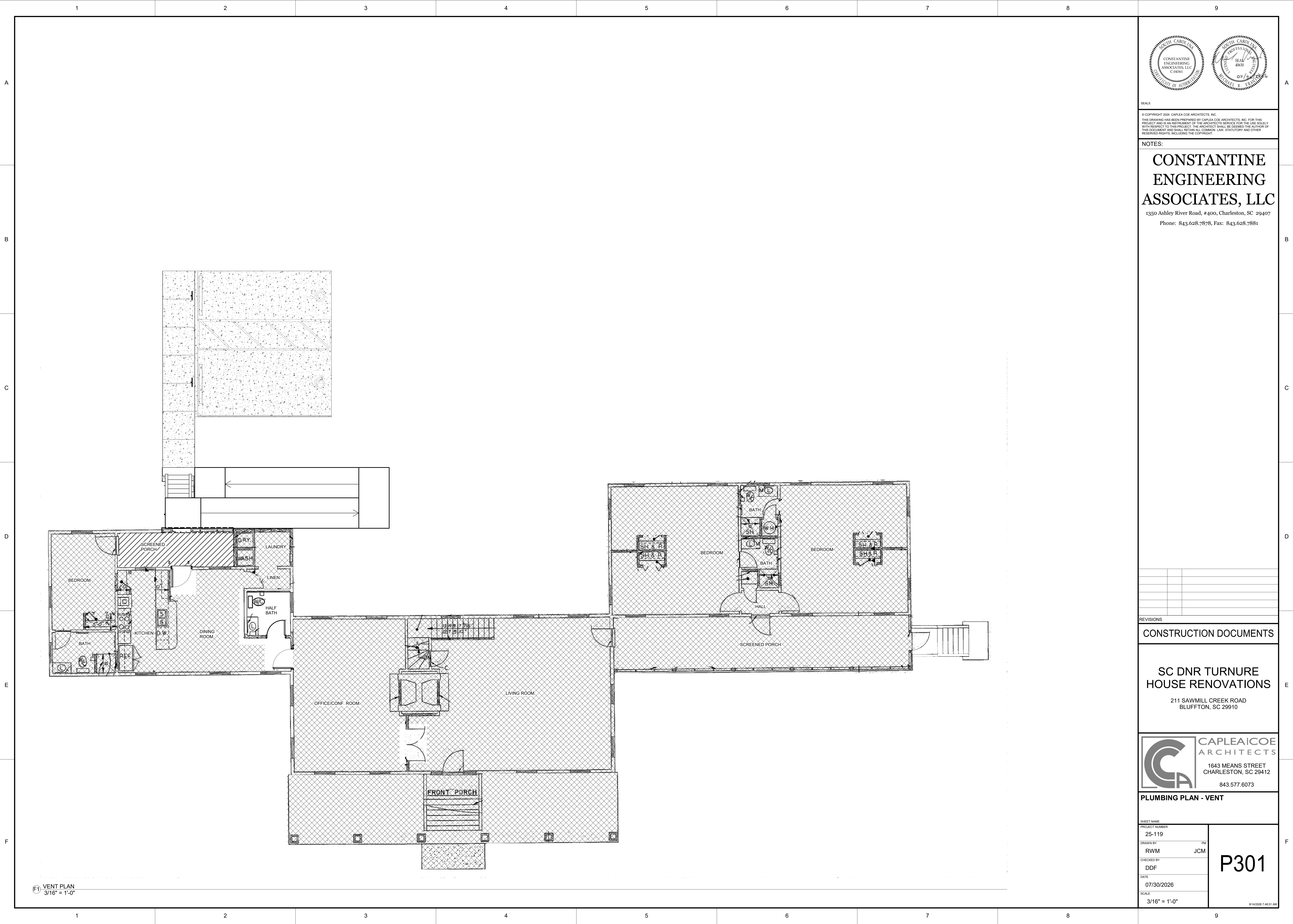
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BLUFFTON, SC 29910



PLUMBING PLAN

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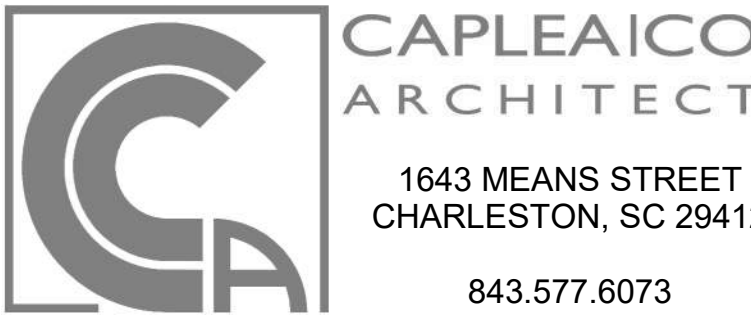


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HOUSE RENOVATIONS**
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PLUMBING PLAN - VENT

SHEET NAME		P301
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25-119		
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RWM	JCM	
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DDF		
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07/30/2026		
SCALE		
3/16" = 1'-0"		

MECHANICAL INSULATION

1. SECTION REQUIREMENTS

- A. Summary: Mechanical insulation includes duct insulation for indoor applications.
- B. Submit product data for each type of mechanical insulation.
- C. Quality Assurance: UL labeled with maximum flame-spread rating of 25 and maximum smoke developed rating of 50 according to ASTM E 84.

2. DUCT AND EQUIPMENT INSULATION

- A. New Indoor Duct Insulation: ASTM C 553, Type I, Class F1, jacketed blankets with a k-value of 0.31 at 75 deg F mean temperature.
- B. Outdoor Exposed Duct: Glass-fiber insulation ASTM C 812, Class B18, 9mmrigid, jacketed board with a K-value of 0.26 at 75°F (23°C) mean temperature and an average maximum density of 12 lb/cu ft. (192 kg/cu.)

3. INSTALLATION

- A. Seal vapor barrier penetrations for hangers, supports, anchors, and other projections.
- B. Interior Walls and Partitions Penetrations: Apply insulation continually through walls and partitions.
- C. Insult duct insulation as follows:
 - a. Install insulation continuously on ducts. Maintain insulation vapor retarder on supply duct.
 - b. Install removable or segmented insulation on access panels and doors.
 - c. Install vapor barriers on insulated ducts and plenums with surface operating temperatures below 60 deg F.
 - d. Seal joints and seams to maintain vapor barrier on insulation requiring a vapor barrier.
 - e. Bond penetrations for hangers, supports, anchors, and other projections in insulation requiring a vapor barrier.
 - f. Blanket Insulation Installation: Bond ducts having long sides or diameters smaller than 24 inches with bonding adhesive applied to the long sides of the ducts. Bond ducts with long sides or diameters 24 inches and larger with anchor pins spaced 12 inches apart each way. Apply bonding adhesive to prevent sagging of insulation. Overlap joints 3 inches. Seal joints, breaks, and punctures with vapor-barrier compound.
- D. Do not apply insulation to the following systems, materials, and equipment:
 - a. Factory-insulated flexible ducts.
 - b. Factory-insulated plenums, casings, terminal boxes, and filter boxes and sections.
 - c. Flexible connectors.
 - d. Vibration control devices.
 - e. Testing laboratory labels and stamps.
- E. Nameplates and data plates.

4. Duct Insulation Thickness and Installation Schedule: Insulate ducts with the following material and thickness:

- a. Concealed Applications: Fiberglass Blanket, 3 inches thick.

1. SECTION REQUIREMENTS
 - A. Submit Product Data
 - B. Submit Shop Drawings, including mounting and installation details for curbs and coordination with pad.
2. PACKAGES/UNITSA.
 - A. Factory assembled and tested, consisting of compressors, condensers, evaporator coils, condenser and evaporator fans, refrigeration and temperature controls, filters, and dampers. See schedule for manufacturer and model number.
 - B. Manufacturer's warranty for two-year, no-leak, installed, warranted, insulated curb with solid bottom. See schedule.
 - C. Operating Controls. See schedule, this sheet.
3. INSTALLATION
 - A. Install units level and plumb, firmly anchored.
 - B. Install curb to pad, level and according to NRCA-installation recommendations. Install and secure unit on curb.
 - C. Install duct.
 - D. Connect unit to wiring systems and to ground.
 - E. Tighten controls and tighten controls and tightening torques specified in UL 486A and UL 486B.

1.	PIPES AND TUBES
	A. Hard Copper Tube: ASTM B 280, type ACR, drawn temper.
	B. Soft Copper Tube: ASTM B 280, type ACR, annealed temper.
2.	FITTINGS
	A. Copper Fittings: ASME B16.22, wrought-copper streamlined pattern.
3.	JOINING MATERIALS
	A. Brazing Filler Metals: AWS A5.8, Classification Bag-1 (Silver).
4.	INSTALLATION
	A. Install refrigerant piping according to ASHRAE 15.
	B. Below ground, install copper tubing in conduit. Vent conduit outdoors.
	C. Insulate suction lines and liquid lines, but insulate them together if adjacent.
	D. Install unions to allow removal of soldered valves, pressure-regulating valves, expansion valves, and all connections to compressors and evaporators.
	E. Charge and purge systems after testing, and displace of refrigerant by following ASHRAE 15 procedures.
	F. Provide locking refrigerant caps at high and deep pressure per IMC 1101.10.

1. SECTION REQUIREMENTS
 - A. Submit Product Data
2. MECHANICAL-DRAFT, AIR-COOLED REFRIGERANT HEAT PUMP CONDENSING UNITS
 - A. See Schedule, this sheet.
3. ACCESSORIES
 - A. Precharged and insulated refrigerant suction and liquid tubing.
 - B. Head-pressure control to modulate condenser-fan motor speed for low ambient conditions.
 - C. Low-voltage control transformer.
4. INSTALLATION
 - A. Install units level and plumb, and maintain recommended clearances.
 - B. Install ground-mounted units on 4-inch-thick reinforced-concrete base as indicated. Anchor unit to pad using inserts or anchor bolts.
 - C. Install electrical devices.

1. SECTION REQUIREMENTS
 - A. Submittal Product Data
 2. FACTORY-ASSEMBLED UNITS
 - A. See schedule, this sheet.
 - B. Assembled and tested with steel electric-resistance heating coil, refrigerant-grade coil, disposable filters, direct-drive centrifugal fan, galvanized steel condensate drain pan and furniture-coating steel cabinet.
 - C. Arrangement: suspended above ceiling from roof structure - see detail.
 - D. Cabinet Finish: Bordenized, phosphatized, baked-enameel finish in manufacturer's standard color selected by Architect.
3. INSTALLATION
 - A. Install units level and plumb and firmly anchored.
 - B. Connect units to wiring systems and to ground.

1. **SECTION REQUIREMENTS**
Summary: Metal and nonmetal ducts and accessories in pressure classes 2 inch wg (500 Pa) or less.
B. Comply with 90A.
2. **DUCTS**
A. Galvanized Steel Sheet: Load-forming quality, ASTM A 653, 90G (ASTM A 653M, Z275).
B. Joint and Seam Tape: Comply with UL 181A.
C. Joint and Seam Sealant: Comply with UL 181A.
D. Rectangular Metal Duct Fabrication: Comply with SMACNA's "HVAC Duct Construction Standard for metal thickness, reinforcing ties and intervals, tie-rod applications, and joint types and intervals.
3. **ACCESSORIES**
A. Volume-Control Dampers: Factory-fabricated volume-control dampers, complete with required hardware and accessories. Single-blade and multiple opposed-blade, standard leakage rating, and suitable for horizontal or vertical applications.
B. Flexible Connectors: Flame-retarded or noncombustible fabrics, coatings, and adhesives complying with UL 181, class 1.
4. **INSTALLATION**
A. Duct System Pressure Class: Construct and install each duct system for low pressure duct classification.
B. Conceal ducts in view in finished and occupied spaces, unless noted otherwise on the drawings.
C. Avoid passing through electrical equipment spaces and enclosures.
D. Support and connect metal ducts according to SMACNA's "HVAC Duct Construction Standard".
E. Install duct accessories according to applicable portions of details of construction as shown in SMACNA standards.

1. PIPES AND TUBES
 - A. PVC Plastic, Schedule 40, plain ends.
2. FITTINGS
 - A. PVC Plastic, solvent cement joints.
3. INSTALLATION
 - A. Support pipe as indicated and per manufacturer's recommendations.
 - B. Apply manufacturer's recommended coating for protection from sun where exposed.

1. PROVIDE LABOR, MATERIALS AND EQUIPMENT TO COMPLETE THE HVAC WORK INDICATED ON THE DRAWINGS AND AS REQUIRED BY LOCAL CODES AND ORDINANCES.
2. AS FURNISH ALL HEATING AND COOLING EQUIPMENT INDICATED ON THE DRAWINGS.
3. FABRICATE AND INSTALL DUCTWORK IN ACCORDANCE WITH SMACNA STANDARDS.
4. INSTALL CONTROL SYSTEM COMPLETE WITH WIRING, COMPONENTS, ETC., TO PERFORMANCE CONTROL SEQUENCE AS PER THE SUPPLIER'S RECOMMENDATION.
5. INSTALL AND CONNECT THE HVAC SYSTEM IN STRICT ACCORDANCE WITH LOCAL CODES, ORDINANCES, 2021 SOUTH CAROLINA BUILDING CODE, AND THE SUPPLIER'S RECOMMENDATION.
6. ADJUST CONTROLS AND EQUIPMENT FOR PROPER OPERATION. LUBRICATE AND CLEAN EQUIPMENT PRIOR TO ACCEPTANCE OF BUILDING BY OWNER.
7. COORDINATE WORK WITH THE ELECTRICAL INSTALLER.
8. FURNISH THE OWNER WITH OPERATING MANUALS AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT INSTALLED.
9. GUARANTEE WORK INSTALLED UNDER THE CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS. USUAL WEAR EXPECTED. SHOULD SUCH DEFECTS DEVELOP WITHIN A PERIOD OF ONE YEAR AFTER ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS, REPLACEMENTS, AND DAMAGE, RESULTING FROM FAILURE OF THESE ITEMS, AT NO EXPENSE WHATSOEVER TO THE OWNER. PROVIDE FIVE (5) YEAR COMPRESSOR WARRANTY.
10. ALL HEATING, VENTILATING AND GRILLERS TO BE INSTALLED IN EXISTING FLOOR OPENING.
11. NON-MACHINERY (STATIC) EQUIPMENT MATERIALS OF IRON, STEEL, OR STAINLESS STEEL SHALL BE PROVIDED IN ACCORDANCE WITH SOUTH CAROLINA BUY AMERICAN IRON AND STEEL ACT H4799 AND SOUTH CAROLINA CODE SECT 40-1-10.

AHU	AIR HANDLER UNIT
CFM	CUBIC FEET PER MINUTE
C	CONDENSATE
HP	HEAT PUMP
PHP	PACKAGED HEAT PUMP
RA	RETURN AIR
R	REFRIGERANT
SA	SUPPLY AIR
AFF	ABOVE FINISHED FLOOR



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08/27/26	2	REVIEW COMMENT
08/12/26	1	DUCTWORK REPLACEMENT

CONSTRUCTION DOCUMENTS

211 SAWMILL CREEK ROAD
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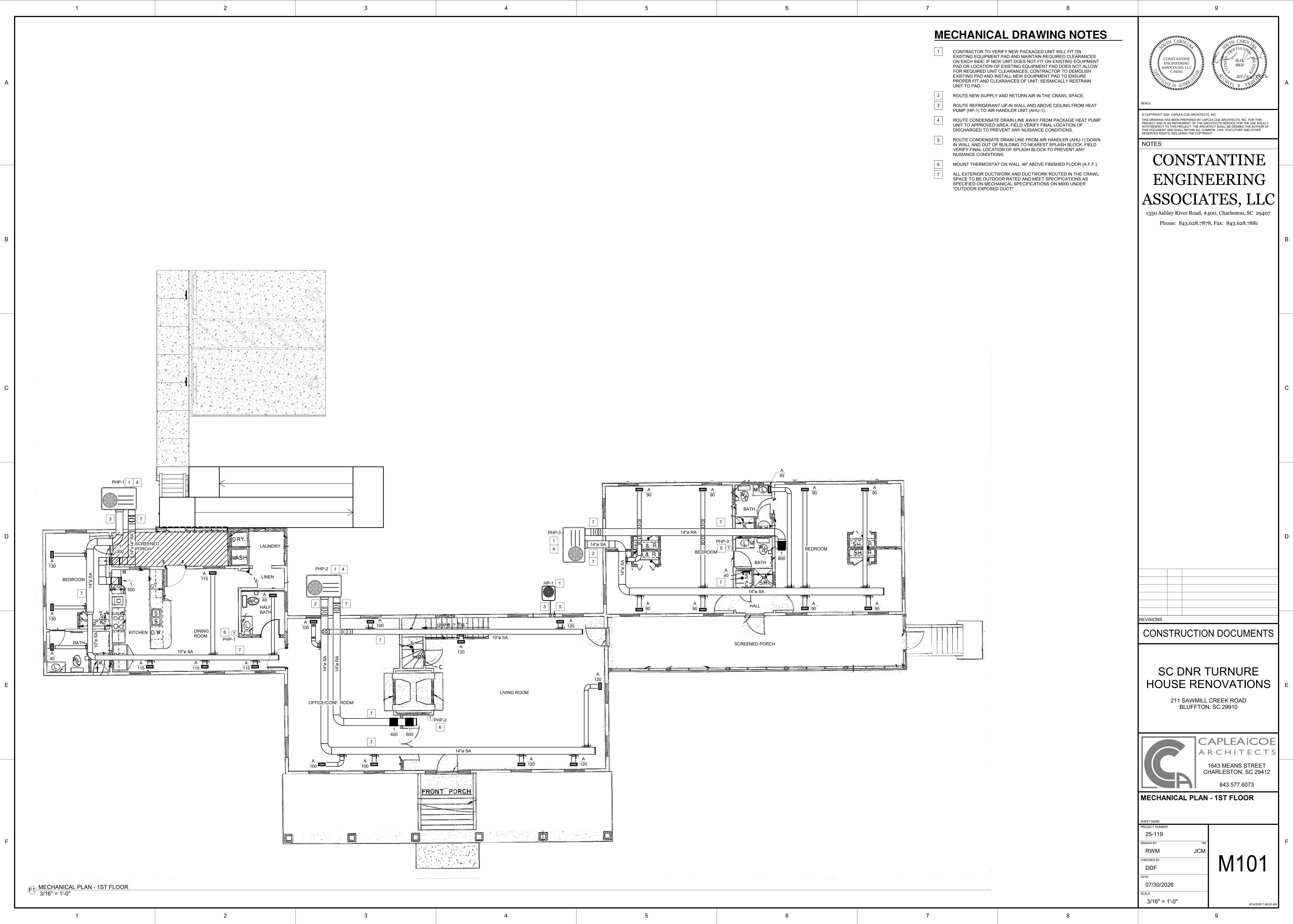
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MECHANICAL LEGEND, GENERAL
NOTES AND SPECS

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25-119	
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07/30/2026	
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MECHANICAL DRAWING NOTES

- 1 CONTRACTOR TO VERIFY NEW PACKAGED UNIT WILL FIT ON EXISTING EQUIPMENT PAD AND MAINTAIN REQUIRED CLEARANCES ON EACH SIDE; IF NEW UNIT DOES NOT FIT ON EXISTING EQUIPMENT PAD OR LOCATION OF EXISTING EQUIPMENT PAD DOES NOT ALLOW FOR REQUIRED UNIT CLEARANCES, CONTRACTOR TO DEMOLISH EXISTING PAD AND INSTALL NEW EQUIPMENT PAD TO ENSURE PROPER FIT AND CLEARANCES OF UNIT; SEISMICALLY RESTRAIN UNIT TO PAD.
- 2 ROUTE NEW SUPPLY AND RETURN AIR IN THE CRAWL SPACE.
- 3 ROUTE REFRIGERANT UP IN WALL AND ABOVE CEILING FROM HEAT PUMP (HP-1) TO AIR HANDLER UNIT (AHU-1).
- 4 ROUTE CONDENSATE DRAIN LINE AWAY FROM PACKAGE HEAT PUMP UNIT TO APPROVED AREA. FIELD VERIFY FINAL LOCATION OF DISCHARGED TO PREVENT ANY NUISANCE CONDITIONS.
- 5 ROUTE CONDENSATE DRAIN LINE FROM AIR HANDLER (AHU-1) DOWN IN WALL AND OUT OF BUILDING TO NEAREST SPLASH BLOCK. FIELD VERIFY FINAL LOCATION OF SPLASH BLOCK TO PREVENT ANY NUISANCE CONDITIONS.
- 6 MOUNT THERMOSTAT ON WALL 48" ABOVE FINISHED FLOOR (A.F.F.).
- 7 ALL EXTERIOR DUCTWORK AND DUCTWORK ROUTED IN THE CRAWL SPACE TO BE OUTDOOR RATED AND MEET SPECIFICATIONS AS SPECIFIED ON MECHANICAL SPECIFICATIONS ON M000 UNDER "OUTDOOR EXPOSED DUCT"



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MECHANICAL PLAN - 1ST FLOOR

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3/16" = 1'-0"		

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MECHANICAL PLAN - 1ST FLOOR
3/16" = 1'-0"



- 1 FIELD VERIFY EQUIPMENT LOCATIONS TO ENSURE REQUIRED MANUFACTURER'S RECOMMEND CLEARANCES ARE MAINTAINED.
- 2 ROUTE REFRIGERANT UP IN WALL AND ABOVE CEILING FROM HEAT PUMP (HP-1) TO AIR HANDLER UNIT (AHU-1).
- 3 ROUTE CONDENSATE DRAIN LINE FROM AIR HANDLER (AHU-1) DOWN IN WALL AND OUT OF BUILDING TO NEAREST SPLASH BLOCK. FIELD VERIFY FINAL LOCATION OF SPLASH BLOCK TO PREVENT ANY NUISANCE CONDITIONS.
- 4 MOUNT THERMOSTAT ON WALL 48" ABOVE FINISHED FLOOR (A.F.F.).

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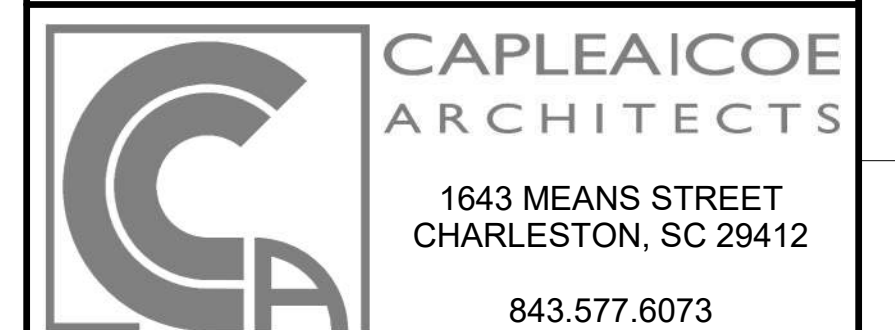
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MECHANICAL PLAN - 2ND FLOOR

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Section 1: Project Information

Energy Code: 2009 IECC
Project Title: 25-119 - SCDNR Turnure House Renovations
Project Type: Alteration
Construction Site:
211 Sawmill Creek Road
Bluffton, South Carolina 29910

Owner/Agent:
SCDNR - Turnure House Renovations
211 Sawmill Creek Road
Bluffton, South Carolina 29910

Designer/Contractor:
Constantine Engineering Associates
1350 Ashley River Road, Suite 400
Charleston, South Carolina 29407
(843) 626-7878
morrison@theeateam.com

Section 2: General Information

Building Location (for weather data): Bluffton, South Carolina
Climate Zone: 3a

Section 3: Mechanical Systems Lists

Quantity System Type & Description

- 2 HVAC System (Single Zone) : Packaged Terminal Heat Pump
Heating Mode: Capacity = 12 MBtu/h,
Proposed Efficiency = 3.00 COP, Required Efficiency = 2.81 COP
Cooling Mode: Capacity = 22 MBtu/h,
Proposed Efficiency = 11.50 EER, Required Efficiency = 9.11 EER
Proposed Part Load Efficiency = 0.00, Required Part Load Efficiency = 0.00
Fan System: FAN SYSTEM 1 | House -- Compliance (Motor nameplate HP and fan efficiency method) : Passes
- Fan:
FAN 1 Supply, Constant Volume, 800 CFM, 1.0 motor nameplate hp
- 1 HVAC System (Single Zone) : Packaged Terminal Heat Pump
Heating Mode: Capacity = 10 MBtu/h,
Proposed Efficiency = 3.00 COP, Required Efficiency = 2.81 COP
Cooling Mode: Capacity = 22 MBtu/h,
Proposed Efficiency = 11.50 EER, Required Efficiency = 9.11 EER
Proposed Part Load Efficiency = 0.00, Required Part Load Efficiency = 0.00
Fan System: FAN SYSTEM 2 | House -- Compliance (Motor nameplate HP and fan efficiency method) : Passes
- Fan:
FAN 2 Supply, Constant Volume, 1000 CFM, 1.0 motor nameplate hp
- 1 HVAC System (Single Zone) : Split System Heat Pump
Heating Mode: Capacity = 15 MBtu/h,
Proposed Efficiency = 5.00 HSPF, Required Efficiency = 7.70 HSPF
Cooling Mode: Capacity = 19 MBtu/h,
Proposed Efficiency = 18.00 SEER, Required Efficiency = 13.00 SEER
Proposed Part Load Efficiency = 0.00, Required Part Load Efficiency = 0.00
Fan System: FAN SYSTEM 3 | 2nd Flr Home -- Compliance (Motor nameplate HP and fan efficiency method) : Passes
- Fan:
FAN 3 Supply, Constant Volume, 600 CFM, 0.5 motor nameplate hp

Section 4: Requirements Checklist

Requirements Specific To: HVAC System :

Project Title: 25-119 - SCDNR Turnure House Renovations
Data filename: Report date: 08/10/26
Page 1 of 3

1. Equipment minimum efficiency: Heat Pump: 2.81 COP 9.11 EER
Requirements Specific To: HVAC System :
1. Equipment minimum efficiency: Heat Pump: 2.81 COP 9.11 EER
Requirements Specific To: HVAC System :
1. Equipment minimum efficiency: Heat Pump: 7.70 HSPF 13.00 SEER

Generic Requirements: Must be met by all systems to which the requirement is applicable:

1. Plant equipment and system capacity no greater than needed to meet loads
Exception(s):
☐ Standby equipment automatically off when primary system is operating
☐ Multiple units controlled to sequence operation as a function of load
☐ Minimum one temperature control device per system
2. Minimum one humidity control device per installed humidification/dehumidification system
3. Load calculations per ASHRAE/ACCA Standard 183
4. Automatic Controls: Setback to 55°F (heat) and 55°F (cool); 7-day doot, 2-hour occupant override, 10-hour backup
Exception(s):
☐ Continuously operating zones
5. Outside-air source for ventilation; system capable of reducing OSA to required minimum
6. R-5 supply and return air duct insulation in unconditioned spaces
R-8 supply and return air duct insulation outside the building
R-8 insulation between ducts and the building exterior when ducts are part of a building assembly
Exception(s):
☐ Ducts located within equipment
☐ Ducts with interior and exterior temperature difference not exceeding 15°F.
7. Mechanical fasteners and sealants used to connect ducts and air distribution equipment
8. Ducts sealed - longitudinal seams on all ducts; UL 181A or 181B tapes and mastics
9. Hot water pipe insulation: 1.5 in. for pipes <= 1.5 in. and 2 in. for pipes > 1.5 in.
Cold water/retrofit/retrofit pipe insulation: 1.5 in. for pipes <= 1.5 in. and 1.5 in. for pipes > 1.5 in.
Steam pipe insulation: 1.5 in. for pipes <= 1.5 in. and 3 in. for pipes > 1.5 in.
Exception(s):
☐ Piping within HVAC equipment.
☐ Fluid temperatures between 55 and 105°F.
☐ Fluid not heated or cooled with renewable energy.
Piping within room fan-coil (with AHRI440 rating) and unit ventilators (with AHRI440 rating).
☐ Runouts < 4 ft in length.
11. Operation and maintenance manual provided to building owner. PROVIDED BY MECHANICAL CONTRACTOR
12. Thermostatic controls have 5°F deadband
Exception(s):
☐ Thermostats requiring manual changeover between heating and cooling
☐ Special occupancy or special applications where wide temperature ranges are not acceptable and are approved by the authority having jurisdiction.
13. Balancing devices provided in accordance with IMC 603.17
14. Demand control ventilation (DCV) present for high design occupancy areas (>40 person/1000 ft2 in spaces >500 ft2) and served by systems with any one of 1) an air-side economizer, 2) automatic modulating control of the outdoor air damper, or 3) a design outdoor airflow greater than 3000 cfm.
Exception(s):
☐ Systems with heat recovery.
☐ Multiple-zone systems without DCC of individual zones communicating with a central control panel.
☐ Systems with a design outdoor airflow less than 1200 cfm.
☐ Spaces where the supply airflow rate minus any makeup or outgoing transfer air requirement is less than 1200 cfm.
15. Motorized, automatic shutoff dampers required on exhaust and outdoor air supply openings
Exception(s):
☐ Gravity dampers acceptable in buildings > 4 stories
16. Automatic controls for freeze protection systems present
17. Exhaust air heat recovery included for systems 5,000 cfm or greater with more than 70% outside air fraction or specifically exempted
Exception(s):
☐ Hazardous exhaust systems, commercial kitchen and clothes dryer exhaust systems that the International Mechanical Code prohibits the use of energy recovery systems.

- Systems serving spaces that are heated and not cooled to less than 60°F.
Where more than 60 percent of the outdoor heating energy is provided from site-recovered or site solar energy.
Heating systems in climates with less than 3600 HDD.
Cooling systems in climates with a 1 percent cooling design wet-bulb temperature less than 64°F.
Systems requiring dehumidification that employ energy recovery in series with the cooling coil.
Laboratory fume hood exhaust systems that have either a variable air volume system capable of reducing exhaust and makeup air volume to 50 percent or less of design values or, a separate makeup air supply meeting the following makeup air requirements:
a) at least 75 percent of exhaust flow rate, b) heated to no more than 2°F below room setpoint temperature, c) cooled to no lower than 3°F above room setpoint temperature, d) no humidification added, e) no simultaneous heating and cooling.

Section 5: Compliance Statement

Compliance Statement: The proposed mechanical alteration project represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed mechanical alteration project has been designed to meet the 2009 IECC, Chapter 8, requirements in COMcheck-Web and to comply with the mandatory requirements in the Requirements Checklist.

Robert W. Morrison
Name - Title Signature Date 08/10/26

Section 6: Post Construction Compliance Statement

- ☐ HVAC record drawings of the actual installation, system capacities, calibration information, and performance data for each equipment provided to the owner.
☐ HVAC O&M documents for all mechanical equipment and system provided to the owner by the mechanical contractor.
☐ Written HVAC balancing and operations report provided to the owner.

The above post construction requirements have been completed.

Principal Mechanical Designer-Name Signature Date

SEISMIC DESIGN CATEGORY D

GENERAL NOTES

- A. PER THE 2021 SOUTH CAROLINA BUILDING CODE, MECHANICAL PLUMBING AND ELECTRICAL EQUIPMENT AND COMPONENTS, INCLUDING THEIR SUPPORT AND ATTACHMENTS, SHALL BE DESIGNED FOR SEISMIC FORCES IN ACCORDANCE WITH CHAPTER 13 OF ASCE 7-16.
B. EXTERIOR EQUIPMENT (INCLUDING ROOF CURBS, RAILS, SUPPORTS) EXPOSED TO WIND SHALL BE DESIGNED AND INSTALLED TO RESIST THE WIND PRESSURES DETERMINED IN ACCORDANCE WITH CHAPTERS 26 TO 29 OF ASCE 7-16.
C. WHERE DESIGN FOR SEISMIC AND WIND LOADS IS REQUIRED, THE MORE DEMANDING FORCE MUST BE USED.
D. REFERENCE THE STRUCTURAL DRAWINGS FOR SITE SPECIFIC INFORMATION ON SEISMIC DESIGN CATEGORY, WIND SPEEDS, ETC.
E. SEE DESIGN LOAD CRITERIA TABLE, THIS SHEET, FOR SPECIFIC COMPONENT IMPORTANCE FACTOR DESIGNATIONS.
F. USE TABLE BELOW TO DETERMINE SEISMIC RESTRAINT REQUIREMENTS FOR EACH COMPONENT. FOR ALL COMPONENTS REQUIRING SEISMIC RESTRAINT, THE COMPONENT SUPPORTS AND ATTACHMENTS SHALL BE DESIGNED BY A REGISTERED DESIGN PROFESSIONAL.
G. SEISMIC RESTRAINTS FOR DUCTWORK AND PIPING MUST BE SHOWN ON LAYOUT DRAWINGS SHOWING SPECIFIC RESTRAINT LOCATIONS ALONG WITH ACCOMPANYING DETAILS AND CALCULATIONS.

COMPONENT IDENTIFICATION	COMPONENT IMPORTANCE FACTOR (I _b)	
	SEISMIC RESTRAINT REQUIREMENT	ASCE 7-16 REFERENCE
ROOF MOUNTED	RESTRAIN ALL (SEE NOTE 1)	13.1.4.6
FLOOR MOUNTED	RESTRAIN ALL (SEE NOTES 1,2)	13.1.4.6
WALL MOUNTED	RESTRAIN ALL (SEE NOTE 1,2)	13.1.4.6
COMPONENT SUPPORTS	RESTRAIN ALL (SEE NOTE 1)	13.6.5
SUSPENDED EQUIPMENT	RESTRAIN F > 75 LBS PROVIDE FLEX. CONN. (SEE NOTE 3)	13.6.7
	NOT IN LINE W/ DUCT/PIPE	RESTRAIN ALL (SEE NOTE 1)
SUSPENDED DUCTILE PIPING (STEEL, ALUMINUM, COPPER, ETC.)	RESTRAIN F > 2" (SEE NOTE 4)	13.6.8.3.3.c
	RESTRAIN ALL (SEE NOTE 4)	13.6.8.3.3
SUSPENDED PIPE ON TRAPEZE	RESTRAIN IF ANY PIPE ON TRAPEZE > 3" RESTRAIN IF TOTAL WEIGHT OF PIPES ON TRAPEZE > 10 LBS/FT (SEE NOTE 4)	13.6.8.3.1
	RESTRAIN IF > 8 SQ. FT. AND > 10 LBS/FT (SEE NOTE 4.5)	13.6.7
DUCTWORK	RESTRAIN IF > 8 SQ. FT. AND > 10 LBS/FT (SEE NOTE 4.5)	13.6.7
MULTIPLE DUCTS ON TRAPEZE	RESTRAIN IF TOTAL WEIGHT OF DUCTS ON TRAPEZE > 10 LBS/FT (SEE NOTE 4.5)	13.6.7

TABLE NOTES

1. EQUIPMENT 20 LBS. OR LESS IS EXEMPT IF THE COMPONENT IS POSITIVELY ATTACHED TO THE STRUCTURE, AND FLEXIBLE CONNECTIONS ARE PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT.
2. RESTRAINTS ARE NOT REQUIRED IF THE COMPONENT WEIGHS 400 LBS. OR LESS, IS MOUNTED WITH THE CENTER OF MASS AT 4 FT. OR LESS ABOVE A FLOOR, IS POSITIVELY ATTACHED TO THE STRUCTURE, AND HAS FLEXIBLE CONNECTIONS BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT.
3. FLEXIBLE CONNECTIONS REQUIRED FOR PIPE CONNECTIONS ONLY.
4. RESTRAINT IS NOT REQUIRED IF THE PIPING/DUCTWORK/CONDUIT IS SUPPORTED BY HANGERS AND EACH HANGER IN THE PIPING RUN IS 12 IN. OR LESS IN LENGTH FROM THE TOP OF THE PIPE TO THE SUPPORTING STRUCTURE. WHERE PIPES ARE SUPPORTED ON A TRAPEZE, THE TRAPEZE SHALL BE SUPPORTED BY HANGERS HAVING A LENGTH OF 12 IN. OR LESS. WHERE ROD HANGERS ARE USED, THEY SHALL BE EQUIPPED WITH SWIVELS, EYE NUTS OR OTHER DEVICES TO PREVENT BENDING IN THE ROD.
5. ALL DUCTWORK, REGARDLESS OF SIZE, DESIGNED TO CARRY TOXIC, HIGHLY TOXIC, OR EXPLOSIVE GASES OR USED FOR SMOKE CONTROL MUST BE RESTRAINED.

DESIGN LOAD CRITERIA

WIND RESTRAINT LOADING			SEISMIC RESTRAINT LOADING					
BASIC WIND SPEED	BUILDING CLASSIFICATION CATEGORY	SITE CLASS	BUILDING CATEGORY	IMPORTANCE FACTOR	RESPONSE MODIFICATION FACTOR	AMPLIFICATION FACTOR	SPECTRAL RESPONSE ACCELERATION (SHORT PERIODS) S _{0.8}	SPECTRAL RESPONSE ACCELERATION (1-SEC PERIODS) S _{0.1}
SEE STRUCTURAL	D	D	D	1.0	SEE STRUCTURAL	0.433G	0.231G	

PACKAGED HEAT PUMP SCHEDULE (ELECTRIC)

MARK	AIR HANDLING SECTION				COOLING CAPACITY @95°F (MBTUH)			HEATING SECTION		ELECTRICAL				FILTER	APPROVED MANUFACTURERS
	TOTAL CFM	O.A. CFM	AIR ENTR.	E.S.P. I.W.G.	TOTAL	SENS.	SEER2	HEAT PUMP MBH (AHR)	AUX. ELEC HEAT (KW)	SYS. VOLTS	PHASE	MCA	MOCP		
PHP-1	800	80	78°F DB / 66°F WB	0.50	22.95	16.73	16.00	10.54	7.5	240 V	1	70 A	70	MERV-11	TRANE, CARRIER, JCI, DAIKIN, LENNOX, GREENHECK
PHP-2	1000	100	78°F DB / 66°F WB	0.50	28.63	18.98	16.00	12.06	7.5	240 V	1	75 A	80	MERV-11	TRANE, CARRIER, JCI, DAIKIN, LENNOX, GREENHECK
PHP-3	800	80	78°F DB / 66°F WB	0.50	22.95	16.73	16.00	10.54	7.5	240 V	1	70 A	70	MERV-11	TRANE, CARRIER, JCI, DAIKIN, LENNOX, GREENHECK

NOTES:

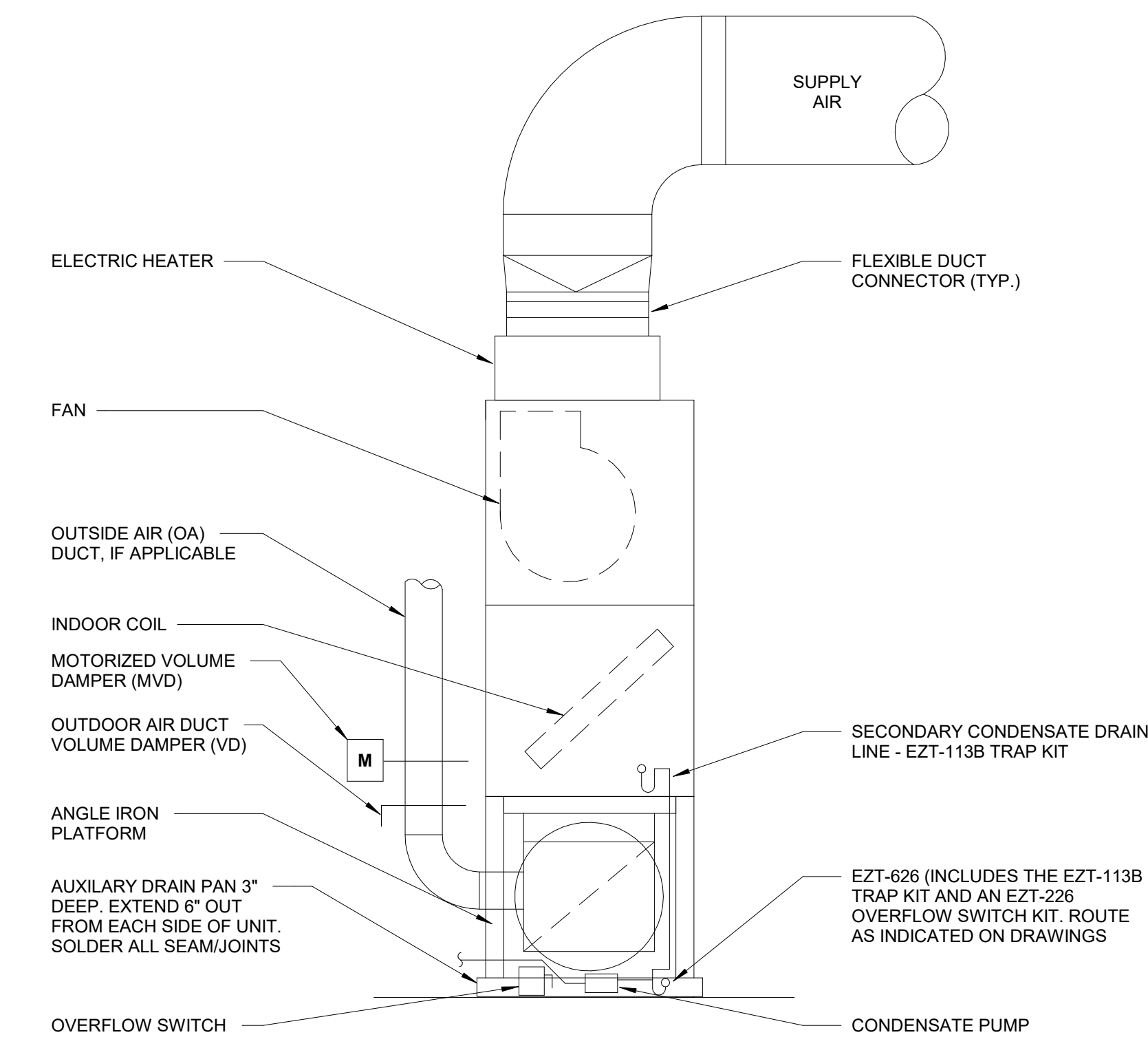
1. PROVIDE WITH SINGLE POINT POWER CONNECTION.
2. UNITS TO BE HORIZONTAL FLOW TYPE AND MOUNTED ON CURBS TO MATCH UNIT. CURB DESIGN SHALL BE PROVIDED BY MECHANICAL INSTALLER'S AS PART OF THE SUBMITTAL PROCESS.
3. PROVIDE WITH TIME INITIATED, TEMPERATURE DEFROST SYSTEM.
4. PROVIDE WIRED, 7-DAY PROGRAMMABLE, WALL MOUNTED THERMOSTATS FOR RTUs.
5. PROVIDE WITH MANUALLY SET, MOTORIZED OUTSIDE AIR DAMPERS.

SPLIT SYSTEM HEAT PUMP SCHEDULE

MARK	INDOOR SECTION				COOLING CAPACITY			HEATING SECTION		ELECTRICAL				FILTER	APPROVED MANUFACTURERS
	TOTAL CFM	O.A. CFM	AIR ENTR.	E.S.P. I.W.G.	TOTAL	SENS.	(S)EER2	TYPE	CAP. KW	STAGES	SYS. VOLTS	PHASE	MCA	MOCP	
AHU-1	600	60	78°F DB / 66°F WB	0.50	-	-	-	-	3.84	-	240 V	1	22 A	25	MERV-11
HP-1	-	-	95°F DB / 80°F WB	-	19.3	12.6	(16.00)	R454B	16.3	MBH	240 V	1	15 A	25	-

NOTES:

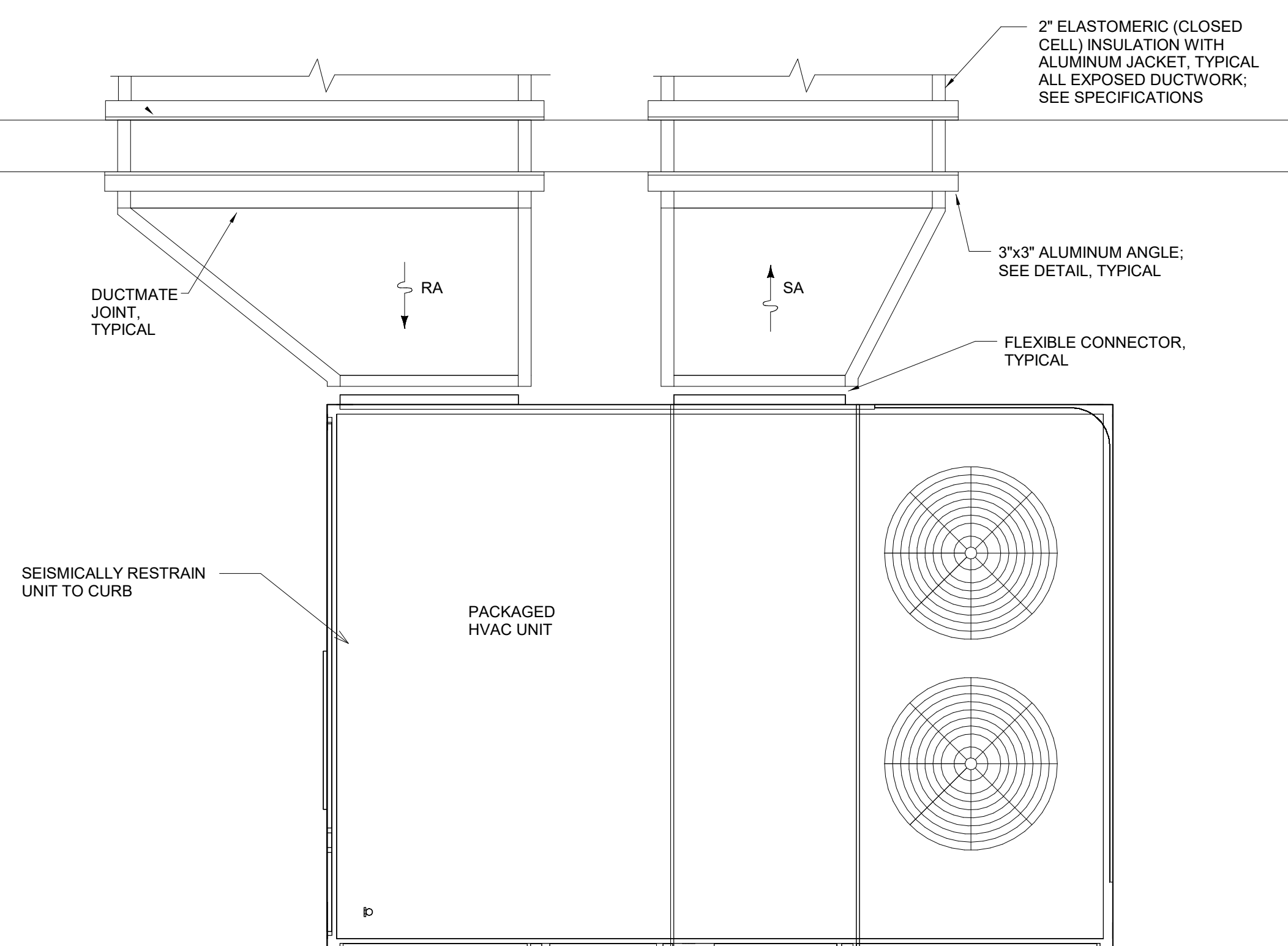
1. PROVIDE WITH SINGLE POINT POWER CONNECTION.
2. PROVIDE WITH TIME INITIATED, TEMPERATURE DEFROST SYSTEM.
3. PROVIDE WIRED, 7-DAY PROGRAMMABLE, WALL MOUNTED THERMOSTAT AT 48" ABOVE FINISHED FLOOR.



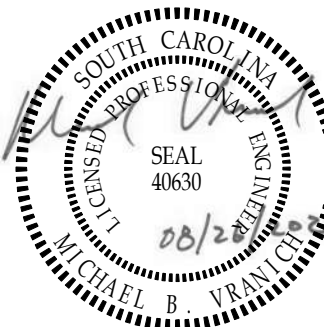
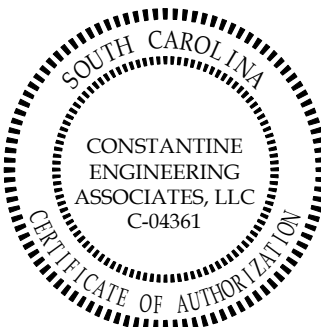
F3 TYPICAL VERTICAL AHU DETAIL
3/4" = 1'-0"

DIFFUSER, REGISTER, AND GRILLE SCHEDULE

MARK	MFR	MODEL	TYPE	USE	MTG	PANEL SIZE	NECK SIZE	DAMPER	FINISH	PATTERN	NOTES
1	NAILOR	515SH	SIDEWALL/FLOOR	SPLY	X	14X14	14X14	VD IN DUCT	WHITE	45° DEFLECTION	
A	NAILOR	51DV	FLOOR	RET		SURFACE	SEE CHART	VD IN DUCT	WHITE	2-WAY DEFLECTION	MATCH EXISTING SIZE
B	NAILOR	51DV	CEILING	EXH		SURFACE	SEE CHART	VD IN DUCT	WHITE	2-WAY DEFLECTION	MATCH EXISTING SIZE



F6 DUCT THROUGH WALL PENETRATION DETAIL
NO SCALE



SEALS

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NOTES:

CONSTANTINE ENGINEERING ASSOCIATES, LLC

1350 Ashley River Road, #400, Charleston, SC 29407

Phone: 843.628.7878, Fax: 843.628.7881

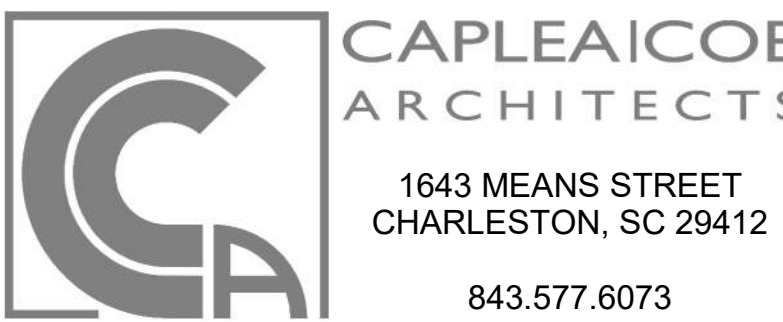
08/27/26 2 REVIEW COMMENT

REVISIONS

CONSTRUCTION DOCUMENTS

SC DNR TURNURE HOUSE RENOVATIONS

211 SAWMILL CREEK ROAD
BLUFFTON, SC 29910



SCHEDULES, DETAILS, AND COMCHECK

SHEET NAME		PM JCM M200
PROJECT NUMBER		
25-119		
DRAWN BY		
RWM		
CHECKED BY		
DDF		
DATE		
07/30/2026		
SCALE		
As indicated		

8/27/2026 9:51:41 AM

[illegible]

LIGHT FIXTURE SCHEDULE									
FINAL LIGHT SELECTIONS BY OWNER/ARCHITECT; COORDINATE PRIOR TO PURCHASE. FIXTURES SHOWN ARE USED FOR DESIGN PURPOSES AND PERFORMANCE ONLY. ALTERNATE MANUFACTURERS ARE ACCEPTABLE UPON WRITTEN APPROVAL BY ENGINEER. PRODUCTS SHALL BE EQUIVALENT TO OR BETTER THAN DESIGN BASIS INDICATED IN THIS SCHEDULE.									
LABEL	DESCRIPTION	CAT. #	VOLTAGE	LUMENS	CCT	WATTS	CONTROLS	NOTES	
A	BLACK MEDIUM FLOOD WALL PACK LIGHT	ISOLITE WXP-EM-BK-25W	UNV	3200	4000 K	25 W	PHOTOCELL		

ELECTRICAL NEW WORK NOTES

- 1

REPLACE EXISTING SWITCH WITH OCCUPANCY STYLE SWITCH AND RECONNECT TO EXISTING CIRCUIT INCLUDING LIGHTS AND EXHAUST FAN. ENSURE MOUNTING HEIGHT IS BELOW 48".
- 2

PROVIDE ROOF MOUNTED PHOTOCELL CAPABLE OF HANDLING 50W FOR EXTERIOR LIGHT CONTROLS. SUCH AS AN INTERMATIC EK4236S PHOTOCELL OR EQUIVALENT.



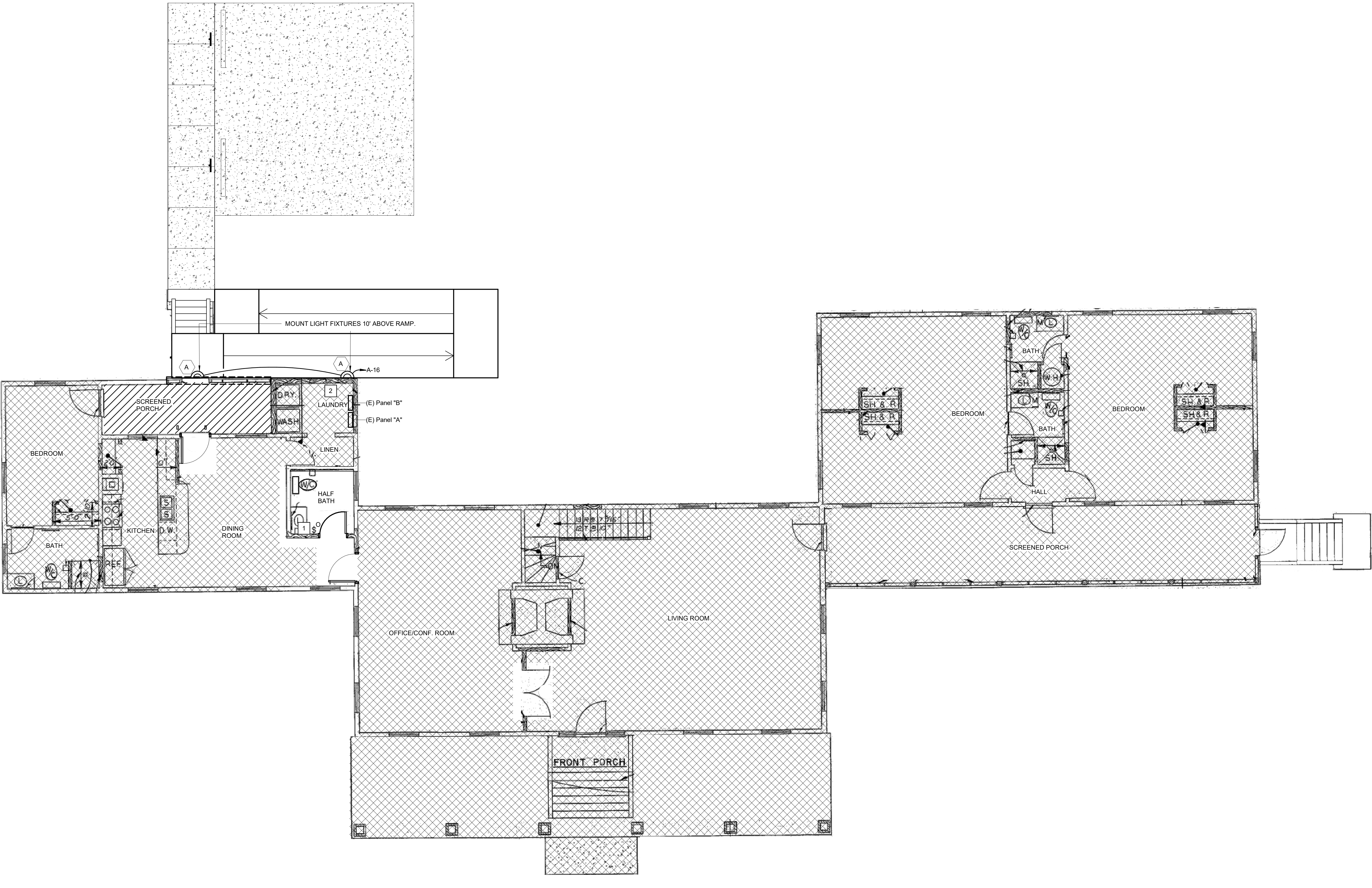
SEALS

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NOTES:

**CONSTANTINE
ENGINEERING
ASSOCIATES, LLC**

1350 Ashley River Road, #400, Charleston, SC 29407
Phone: 843.628.7878, Fax: 843.628.7881



F1 LIGHTING PLAN
3/16" = 1'-0"

REVISIONS

NO.	DESCRIPTION

CONSTRUCTION DOCUMENTS

**SC DNR TURNURE
HOUSE RENOVATIONS**

211 SAWMILL CREEK ROAD
BLUFFTON, SC 29910



ELECTRICAL PLAN - LIGHTING

SHEET NAME	
PROJECT NUMBER	25-119
DRAWN BY	JGR PM
CHECKED BY	JCM
DATE	DDF
SCALE	07/30/2026
3/16" = 1'-0"	

E201



Energy Code: 2009 IECC
Project Title:
Project Type: New Construction
Exterior Lighting Zone: 2 (Residentially zoned area (LZ2))
Construction Site: _____ Owner/Agent: _____

Construction Site:	Owner/Agent:	Designer/Contractor:
		Constantine Engineering Associates, LLC 1350 Ashley River Road, Suite 400 Charleston, SC 29407 (843)628-7878

A Exterior Area/Surface	B Quantity	C Allowed Watts /unit	D Trade Wattage	E Allowed Watts (B x C)	F Propose Watts
BACK DOOR (Other door not main entry)	3 ft of door width	20	Yes	60	25
Walkway >= 10 feet wide	373 ft2	0.14	Yes	52	25
			Total Tradeable Watts* =	112	50
			Total Allowed Watts =	112	
			Total Allowed Supplemental Watts** =	600	

** A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

A	B	C	D	E
Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	Lamps/ Fixture	# of Fixtures	Fixture Watt.	(C X D)
BACK DOOR : (Other door (not main entry) 3 ft. of door width): Tradable Wattage				
A: A: Other:	1	1	25	25
Walkway >= 10 feet wide (373 ft2): Tradable Wattage				
A: A: Other:	1	1	25	25
	Total Tradable Proposed Watts =			50

Lighting Wattage:

- ☐ 1. Within each non-tradable area/surface, total proposed watts must be less than or equal to total allowed watts. Across all tradable areas/surfaces, total proposed watts must be less than or equal to total allowed watts.
- Compliance: Passes.

☐ 2. All exemption claims are associated with fixtures that have a control device independent of the control of the nonexempt lighting

☐ 3. Lighting not designated for dusk-to-dawn operation is controlled by either a photosensor (with time switch), or an astronomical switch.

☐ 4. Lighting designated for dusk-to-dawn operation is controlled by an astronomical time switch or photosensor.

Project Title: _____ Report date: _____
 Data filename: Z:\PROJECTS\2_DESIGN\25-119 - SCDNR TURNURE HOUSE\Design\Comcheck\PROJECT
 NAME_COMcheck.cck Page 1 of 2

- ☐ 5. All time switches are capable of retaining programming and the time setting during loss of power for a period of at least 10 hours.

Exterior Lighting Efficacy:

- ☐ 6. All exterior building grounds luminaires that operate at greater than 100W have minimum efficacy of 60 lumen/watt.

Exceptions:

- ☐ Lighting that has been claimed as exempt and is Identified as such in Section 3 table above.
- ☐ Lighting that is specifically designated as required by a health or life safety statute, ordinance, or regulation.
- ☐ Emergency lighting that is automatically off during normal building operation.
- ☐ Lighting that is controlled by motion sensor.

Exterior Lighting PASSES: Design 93% better than code

Section 5: Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 4.1.5.5 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title	Signature	Date
--------------	-----------	------

Project Title: _____ Report date: _____
Data filename: Z:\PROJECTS\2_DESIGN\25-119 - SCDNR TURNURE HOUSE\Design\Comcheck\PROJECT
NAME COMcheck.cck _____ Page 2 of _____

A. GENERAL NOTES

B. REFER TO THE **2021 SOUTH CAROLINA** BUILDING CODE, MECHANICAL, PLUMBING AND ELECTRICAL CODES AND COMPONENTS INCLUDING THEIR SUPPORTS AND ATTACHMENTS, SHALL BE DESIGNED FOR SEISMIC FORCES IN ACCORDANCE WITH CHAPTER 13 OF ASCE 7-16.

C. EXTERIOR EQUIPMENT INCLUDING ROOF CURBS, RAILS, SUPPORTS AND ATTACHMENTS, SHALL BE DESIGNED AND CONSTRUCTED TO RESIST THE WIND PRESSURES DETERMINED IN ACCORDANCE WITH CHAPTERS 26 TO 30 OF ASCE 7-16.

D. DESIGN FOR SEISMIC AND WIND LOADS IS REQUIRED, THE MORE DEMANDING FORCE MUST BE USED.

E. REFERENCE THE STRUCTURAL DRAWINGS FOR SITE SPECIFIC INFORMATION ON SEISMIC DESIGN CATEGORY, WIND SPEED, ETC.

F. SEE DESIGN LOAD CRITERIA TABLE, THIS SHEET, FOR SPECIFIC COMPONENT IMPORTANCE CATEGORY AND DESIGN CATEGORY.

G. USE TABLE BELOW TO DETERMINE SEISMIC RESTRAINT REQUIREMENTS FOR EACH COMPONENT, FOR ALL COMPONENTS REQUIRING SEISMIC RESTRAINT, THE COMPONENT SUPPORTS AND ATTACHMENTS SHALL BE DESIGNED TO RESIST THE SEISMIC FORCES.

H. SEISMIC RESTRAINTS FOR DUCTWORK AND PIPING MUST BE SHOWN ON LAYOUT DRAWINGS SHOWING SPECIFIC RESTRAINT LOCATIONS ALONG WITH ACCOMPANYING DETAILS AND NOTATIONS.

COMPONENT IDENTIFICATION	COMPONENT IMPORTANCE FACTOR (PI)			
	1.0		1.5	
	SEISMIC RESTRAINT REQUIREMENT	ASCE 7-16 REFERENCE	SEISMIC RESTRAINT REQUIREMENT	ASCE 7-16 REFERENCE
ROOF MOUNTED	RESTRAIN ALL (SEE NOTE 1)	13.1-4.6	RESTRAIN ALL	13.1-4.6
FLOOR MOUNTED	RESTRAIN ALL (SEE NOTES 1,2)	13.1-4.6	RESTRAIN ALL	13.1-4.6
WALL MOUNTED	RESTRAIN ALL (SEE NOTE 1,2)	13.1-4.6	RESTRAIN ALL	13.1-4.6
COMPONENT SUPPORTS	RESTRAIN ALL (SEE NOTE 1)	13.6-5	RESTRAIN ALL	13.6-5
DUCTTYPE EQUIPMENT	N/A N/A W/ DUCTTYPE RESTRAIN > 75 LBS PROVIDE 1 LBS./IN. (SEE NOTE 3) NOT N/A N/A W/ DUCTTYPE RESTRAIN ALL (SEE NOTE 1)	13.6-7	RESTRAIN > 75 LBS PROVIDE 1 LBS./IN. (SEE NOTE 3) RESTRAIN ALL	13.6-7
SUSPENDED DUCTILE PIPING (STEEL, ALUMINUM, COPPER, ETC.)	RESTRAIN F = 3" (SEE NOTE 4)	13.6-8.3.2	RESTRAIN F = 1" (SEE NOTE 4)	13.6-8.3.3
SUSPENDED NON DUCTILE PIPING (CAST IRON, PLASTIC, CERAMIC)	RESTRAIN F = 4" (SEE NOTE 4)	13.6-8.3.3	RESTRAIN F = 0.5" (SEE NOTE 4)	13.6-8.3.3
SUSPENDED PIPE ON TRAPEZE	RESTRAIN IF ANY PIPE ON TRAPEZE = 5" RESTRAIN IF TOTAL WEIGHT OF PIPES ON TRAPEZE = 10 LB/FT (SEE NOTE 4)	13.6-8.3.1	RESTRAIN IF ANY PIPE ON TRAPEZE = 1" RESTRAIN IF TOTAL WEIGHT OF PIPES ON TRAPEZE = 10 LB/FT (SEE NOTE 4)	13.6-8.3.1
DUCTWORK	RESTRAIN F = 6.50 FT AND 17 LB/FT (SEE NOTE 4.5)	13.6-7	RESTRAIN F = 6.50 FT AND 17 LB/FT (SEE NOTE 4.5)	13.6-7
MULTIPLE DUCTS ON TRAPEZE	RESTRAIN IF TOTAL WEIGHT OF DUCTS ON TRAPEZE = 10 LB/FT (SEE NOTE 4.5)	13.6-7	RESTRAIN IF TOTAL WEIGHT OF DUCTS ON TRAPEZE = 10 LB/FT (SEE NOTE 4.5)	13.6-7

TABLE NOTES

- EQUIPMENT 200 LBS. OR LESS IS EXEMPT IF THE COMPONENT IS POSITIVELY ATTACHED TO THE STRUCTURE, AND FLEXIBLE CONNECTIONS ARE PROVIDED BETWEEN THE COMPONENT AND THE STRUCTURE. ALL OTHER EQUIPMENT 200 LBS. OR LESS IS REQUIRED TO BE MOUNTED TO THE STRUCTURE. RESTRAINTS ARE NOT REQUIRED IF THE COMPONENT WEIGHS 400 LBS. OR LESS, IS MOUNTED TO THE CENTER OF GRAVITY OF THE STRUCTURE, AND HAS FLEXIBLE CONNECTIONS BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT. FLEXIBLE CONNECTIONS REQUIRED FOR PIPE CONNECTIONS. RESTRAINT IS NOT REQUIRED IF THE PIPING/DUCTWORK/CONDUIT IS SUPPORTED BY HANGERS AND ALL HANGERS ARE ATTACHED TO THE STRUCTURE. RESTRAINT IS REQUIRED IF THE PIPING/DUCTWORK/CONDUIT IS SUPPORTING THE STRUCTURE, WHERE PIPES ARE SUPPORTED ON A FLAT SURFACE, THE FLAT SURFACE SHALL BE SUPPORTED BY HANGERS HAVING A LENGTH OF 12 IN. OR LESS, WHERE OTHER DEVICES ARE USED OR THE PIPE SHALL BE DESIGNED TO RESIST 5.5% N/A. OR OTHER DEVICES TO PREVENT BENDING IN THE ROD.
- ALL DUCTWORK, REGARDLESS OF SIZE, IS REQUIRED TO RESIST 5.5% N/A. IF THE DUCTWORK IS EXPOSED TO CORROSIVE OR OTHER HAZARDOUS GASES, IT MUST BE PROTECTED AGAINST SUCH CORROSION.

Location:
Supply From:
Mounting: Recessed
Enclosure: Type 1

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating: 10K
Mains Type: MCB
Mains Rating: 400 A
MCB Rating: 400 A

Notes:

EXISTING LOADS ARE FOR REFERENCE, COMPLIES WITH 220.83(B)

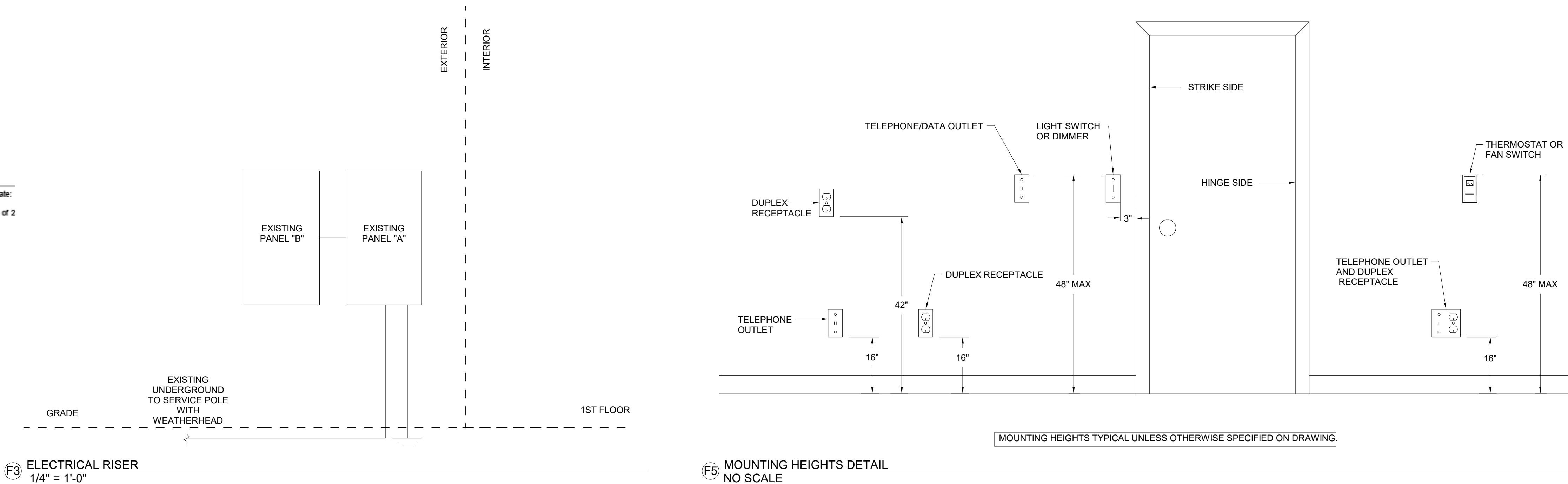
CKT	Circuit Description	Trip	Poles	A	B	Poles	Trip	Circuit Description	CKT	
1	(E) REC. - BEDROOM (1ST FLR)	20 A	1	1200	1500	1	20 A	(E) 2) WALL MTRS - UPSTAIRS BATH	2	
3	(E) REC. - KITCHEN	20 A	1		1000	1600	1	(E) LIGHTS - KITCHEN WING	4	
5	(E) REC. -	20 A	1	200	1300		20 A	(E) LIGHTS - OFFICE AREA	6	
7	(E) REC. -	20 A	1		200	1100	1	20 A (E) LIGHTS - LIVING AREA	8	
9	(E) REC. - OFFICE AREA	20 A	1	1600	1300		1	20 A (E) LIGHTS - BEDROOMS (DOWN)	10	
11	(E) REC. -	20 A	1		1200	1700	1	20 A (E) LIGHTS - UPSTAIRS	12	
13	(E) REC. -	20 A	1	1600	100		1	20 A (E) FIRE ALARM CONTROL PANEL	14	
15	(E) REC. -	20 A	1		1600	50	1	20 A (N) EXTERIOR LIGHTS FOR RAMP	16	
17	(E) REC. -	20 A	1	800	540		1	20 A (N) MAINTENANCE REC.	18	
19	(E) REC. -	20 A	1		1500	6720	2	70 A (N) PKGD-3	20	
21	(E) REC. -	--	1	1400	6720				22	
23	(E) SPACE	--	1		--	1400	2	20 A (E) AC-3 OUTDOOR UNIT	24	
25	(E) SPACE	--	1	--	1400				26	
27	(E) SPACE	--	1		--	2800	2	30 A (E) AC-3 INDOOR UNIT	28	
29	(E) SPACE	--	1	--	2800				30	
31	(E) SPACE	--	1		--	6720	2	70 A (N) PKGD-1	32	
33	(E) SPACE	--	1	--	6720				34	
35	(E) SPACE	--	1		--	7200	2	80 A (N) PKGD-2	36	
37	(E) SPACE	--	1	--	7200				38	
39	(E) SPACE	--	1		--		1	-- (E) SPACE	40	
41	(E) Panel "B"	100 A	2	15000	--	14100	--	1	-- (E) SPACE	42
Total Load:				51380 VA	48990 VA					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Appliance - Dwelling Unit	17100 VA	75.00%	12825 VA	
HVAC	47280 VA	100.00%	47280 VA	Total Conn. Load: 100370 VA
Lighting - Dwelling Unit	8550 VA	57.81%	4943 VA	Total Est. Demand: 94568 VA
Motor	14400 VA	125.00%	18000 VA	Total Conn. Current: 418 A
Receptacle	13040 VA	88.34%	11520 VA	

WIND RESTRAINT LOADING		SEISMIC RESTRAINT LOADING						
BASIC WIND SPEED	BUILDING CLASSIFICATION CATEGORY	SITE CLASS	BUILDING CATEGORY	IMPORTANCE FACTOR	RESPONSE MODIFICATION FACTOR	AMPLIFICATION FACTOR	SPECTRAL RESPONSE ACCELERATION (SHORT PERIODS) S_{DS}	SPECTRAL RESPONSE ACCELERATION (1-SEC PERIODS) S_{D1}
SEE STRUCTURAL		D	D	1.0	SEE STRUCTURAL		0.433G	0.231G

LABEL	NEMA RATING	POLES	SIZE	FUSE	FEEDER
A	3R	2	100	70 A	3#4,1#8G,1-1/4" C
B	3R	2	100	80 A	3#4,1#8G,1-1/4" C



SEALS

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