

RESTROOM RENOVATIONS FOR
323 MAIN STREET
LANDER UNIVERSITY
GREENWOOD, SOUTH CAROLINA

PROJECT MANAGER

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FACILITIES & ENGINEERING SERVICES
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MECHANICAL ENGINEER

-- UNDER SEPARATE COVER --
PERTIUS ENGINEERS & ASSOCIATES, INC
10 EAST DORCHESTER BOULEVARD
GREENVILLE, SOUTH CAROLINA 29605

864-227-8290

ELECTRICAL ENGINEER

-- UNDER SEPARATE COVER -- BURDETTE
ENGINEERING, INC.
102 PILGRIM ROAD
GREENVILLE, SOUTH CAROLINA 29607

864-297-8717

LIST OF DRAWINGS

ARCHITECTURAL
A100 COVER SHEET
A101 EXISTING DEMOLITION RENOVATION & CEILING PLANS
A201 ELEVATIONS AND SCHEDULES

MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS
UNDER SEPARATE COVER

CONSTRUCTION TYPE SUMMARY			
INTERNATIONAL BUILDING CODE 2018 TABLE 504.3 & 506.2 OCCUPANCY: GROUP B BUSINESS OFFICE BUILDING	PROJECT	MAXIMUM	ACTUAL
CONSTRUCTION TYPE	TYPE II-B	---	---
SPRINKLERS	NO	---	---
BUILDING AREA (SQ.FT. / STORY)		23,000	---
THIRD FLOOR			4,569
SECOND FLOOR			4,488
FIRST FLOOR			6,668
BASEMENT			2,356
AREA MODIFICATIONS USED	NO		
BUILDING HEIGHT		55'	43'-4"
HEIGHT MODIFICATION USED	NO	---	---
STORIES		5	3
MEZZANINE	NO	---	---

CLASS MATERIAL RATING		
INTERIOR FINISH SECTION 803.13	NON - SPRINKLERED REQUIRED GROUP B	ACTUAL
VERTICAL EXITS & EXIT PASSAGeways	A	N / A
EXIT ACCESS CORRIDORS & OTHER EXITWAYS	B	N / A
ROOMS & ENCLOSED SPACES	C	C MIN

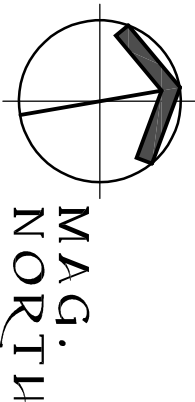
NOTES:

- PROJECT SUMMARY: SECOND AND THIRD FLOOR RESTROOM RENOVATIONS FOR GROUP B - BUSINESS USE. EXISTING MEN'S AND WOMEN'S RESTROOMS ON SEPARATE FLOORS REDESIGNED FOR MEN AND WOMEN AND ACCESSIBILITY ON EACH FLOOR.
- FIRE RATED CORRIDORS: TABLE 702.1
1. CORRIDORS FOR STORIES ABOVE REQUIRED CORRIDORS ON THE SECOND AND THIRD FLOORS ARE NOT FIRE RATED. CALCULATED BUSINESS OCCUPANCY IS 'BORDERLINE' CLOSE TO 30 OCCUPANTS. DEPENDING ON WHETHER OFFICE SPACES IS CONCENTRATED OR NON-CONCENTRATED, OFFICE SUITES ARE ARRANGED SUCH THAT CORRIDORS ARE NOT USED FOR EGRESS OF MORE THAN 30 OCCUPANTS.
- AREA SEPARATION: NOT REQUIRED - TABLE 506.4
- SEE BUILDING CODE ASSIGNMENT BY RMS ARCHITECTURE, DATED DECEMBER 11, 2020. SUBSEQUENT CODE ASSIGNMENTS BY OTHERS FOR WORK IN OTHER AREAS.

GENERAL NOTES:

- CLASS C INTERIOR FINISH MATERIALS SHALL BE PERMITTED FOR WAINSCOTTING OR PANELING OF NOT MORE THAN 1,000 SQUARE FEET OF APPLIED BASE AND FREELOCKED AS REQUIRED BY SECTION 803.13.1
- IN VERTICAL EXITS OF BUILDINGS LESS THAN THREE STORES IN HEIGHT OF OTHER THAN GROUP 1,3, CLASS B INTERIOR FINISH FOR UNSPRINKLERED BUILDINGS SHALL BE PERMITTED.
- REQUIREMENTS FOR ROOMS AND ENCLOSED SPACES SHALL BE BASED UPON SPACES ENCLOSED BY PARTITIONS. IN DETERMINING THE APPLICABLE REQUIREMENTS FOR ROOMS AND ENCLOSED SPACES, THE SPECIFIC OCCUPANCY CHERED SHALL BE THE GOVERNING FACTOR REGARDLESS OF THE GROUP CLASSIFICATION OF THE BUILDING OR STRUCTURE.

D6
A100
2ND FLOOR KEY PLAN
SCALE: 1/16" = 1'-0"



2ND FLOOR
PLUMBING FIXTURE COUNT

INTERNATIONAL BUILDING CODE 2018 TABLE 2902.1 OCCUPANCY: GROUP B - CALC. PER SUITE (GROUP B - 35 OCC (11 M + 11 W))		PROVIDED		
	REQ'D	MEN	WOMEN	UNISEX
MEN: 1 WATER CLOSET PER 25 OF FIRST 50	1	1	--	YES
WOMEN: 1 WATER CLOSET PER 25 OF FIRST 50	1	--	1	--
MEN: 1 LAVATORY PER 40 OF FIRST 80	1	1	--	YES
WOMEN: 1 LAVATORY PER 40 OF FIRST 80	1	--	1	--
BATH / SHOWER	0	0	0	0
1 DRINKING FOUNTAIN PER 100	1	--	--	1
SERVICE SINK	1	--	--	1

NOTES:

- SOUTHEAST CORNER, COMMON USE, SINGLE-USER RESTROOMS. MEN'S AND WOMEN'S RESTROOMS MAY BE CONSIDERED UNISEX, DEPENDING ON SIGNAGE.

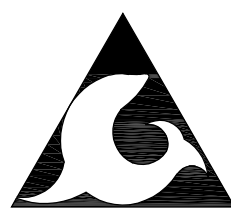
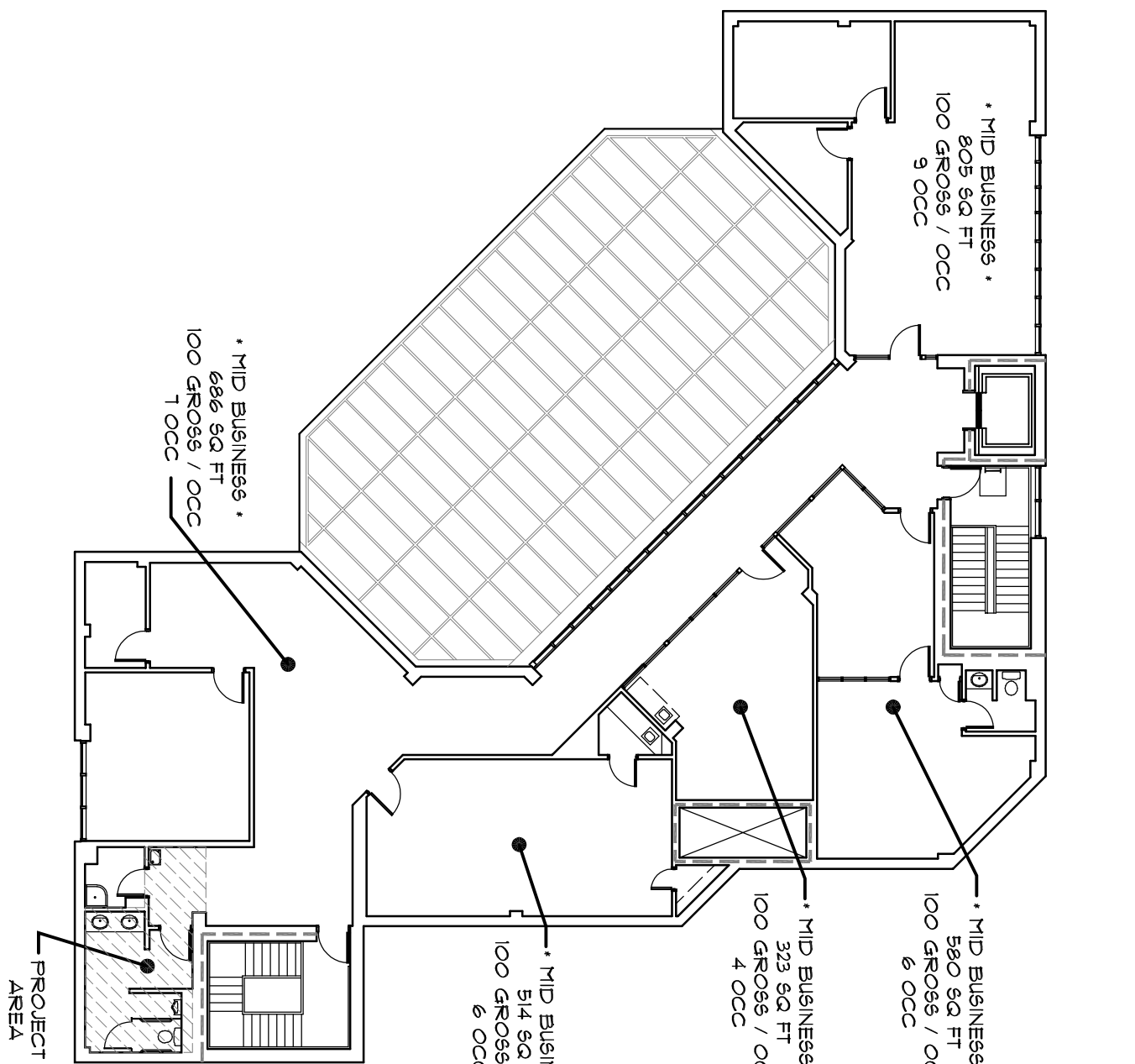
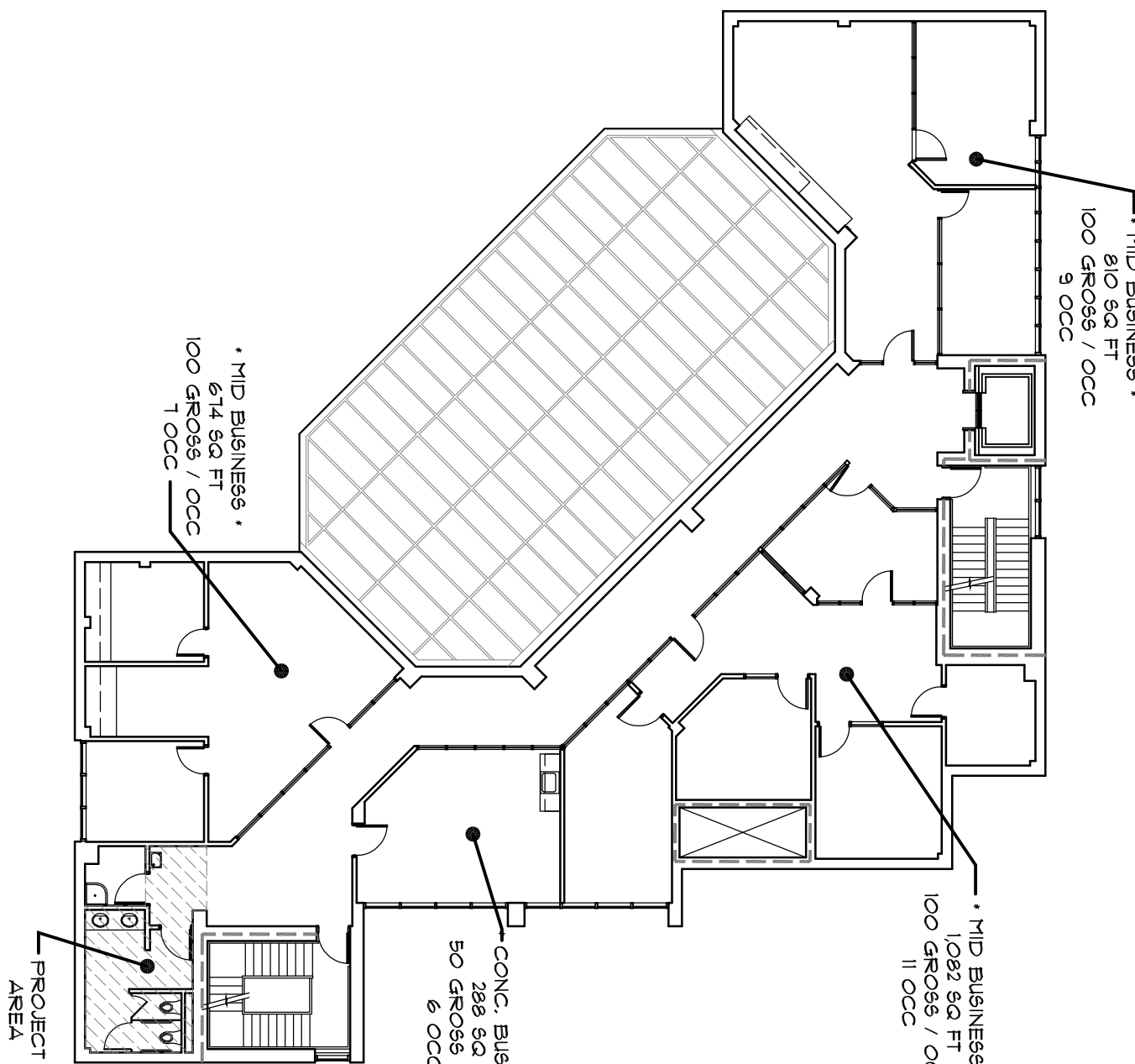
D8
A100
3RD FLOOR KEY PLAN
SCALE: 1/16" = 1'-0"

3RD FLOOR
PLUMBING FIXTURE COUNT

INTERNATIONAL BUILDING CODE 2018 TABLE 2902.1 OCCUPANCY: GROUP B - CALC. PER SUITE (GROUP B - 35 OCC (16 M + 16 W))		PROVIDED		
	REQ'D	MEN	WOMEN	UNISEX
MEN: 1 WATER CLOSET PER 25 OF FIRST 50	1	1	--	1
WOMEN: 1 WATER CLOSET PER 25 OF FIRST 50	1	--	1	--
MEN: 1 LAVATORY PER 40 OF FIRST 80	1	1	--	1
WOMEN: 1 LAVATORY PER 40 OF FIRST 80	1	--	1	--
BATH / SHOWER	0	0	0	1
1 DRINKING FOUNTAIN PER 100	1	--	--	1
SERVICE SINK	1	--	--	1

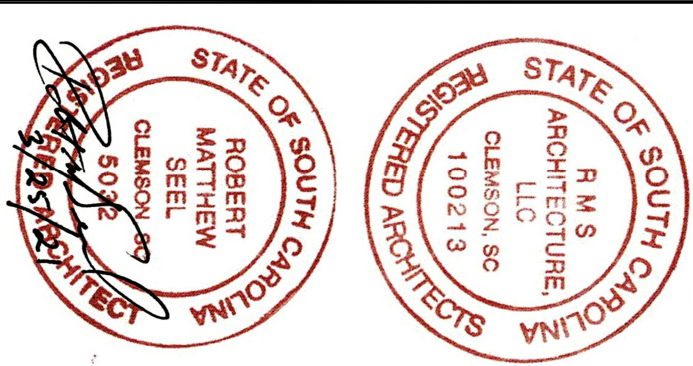
NOTES:

- SOUTHEAST CORNER, COMMON USE, SINGLE-USER RESTROOMS. MEN'S AND WOMEN'S RESTROOMS MAY BE CONSIDERED UNISEX, DEPENDING ON SIGNAGE.
- PRIVATE RESTROOM IN NORTHEAST CORNER OFFICE SUITE



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GREENWOOD, SOUTH CAROLINA

REV: DATE DESOR

DRAWN BY: RMH
CHECKED BY: RMH
DATE: 3/25/21
PROJECT NO: 24-03
DRAWING NO:

A100
CODE SUMMARY