

NO.	DATE	REVISION

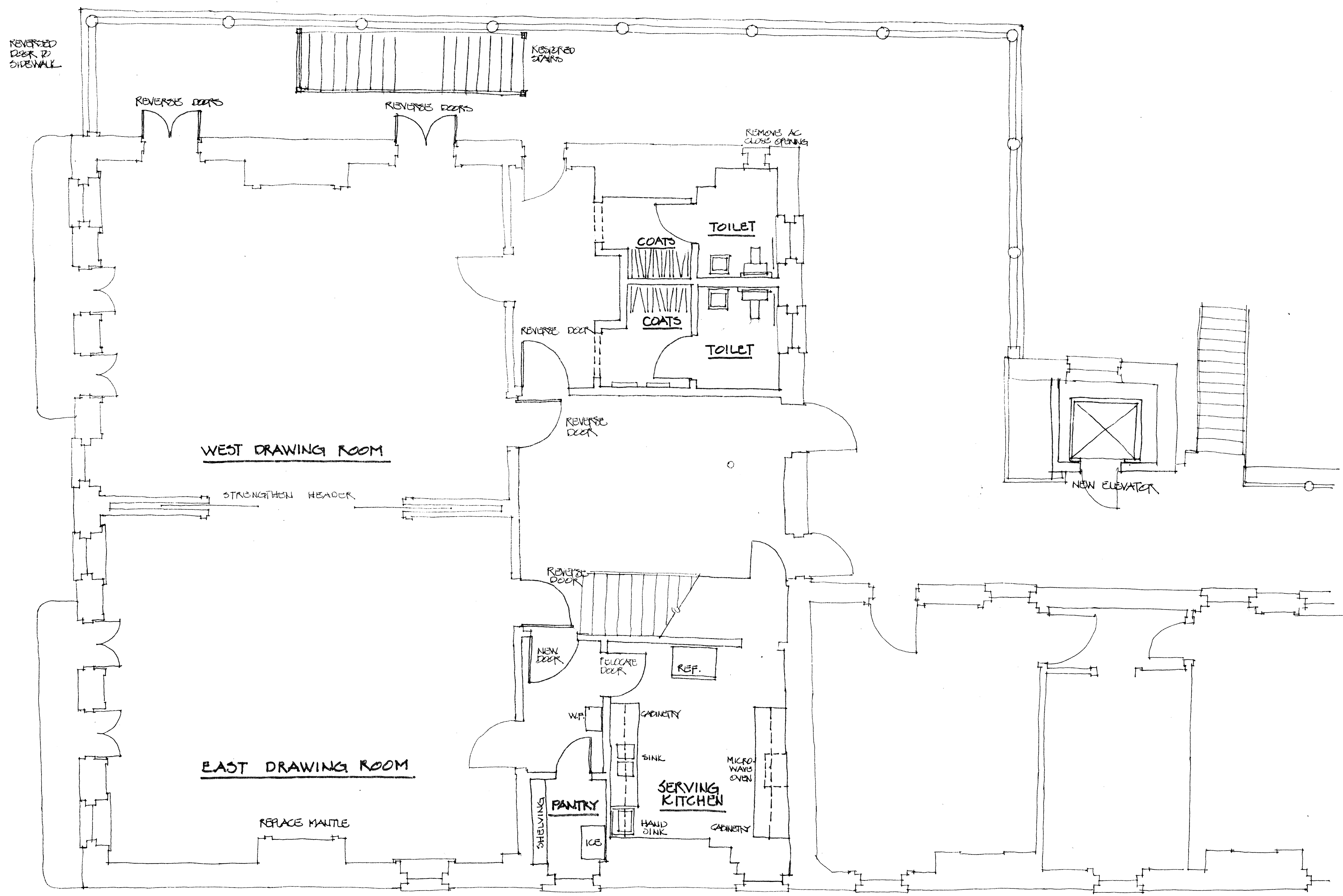
**CUMMINGS &  
McCRADY, INC.**  
ARCHITECTS AND ENGINEERS  
170 MEETING STREET  
(803) 577-5063  
CHARLESTON, SC 29401

**CONFEDERATE HOME**  
**DRAWING ROOM MODIFICATIONS**

62 BROAD STREET      CHARLESTON, SC

**EXISTING SECOND FLOOR PLAN**

PROJECT MANAGER	SHEET NO.
DRAWN BY	
ENGINEER	
DATE	
PROJECT NO.	OF      OF TOTAL



**CONFEDERATE HOME  
DRAWING ROOM MODIFICATIONS**

CUMMINGS & McCRADY, INC. SCALE 1/4"=1'-0" 5-18-99

NO.	DATE	REVISION

**CUMMINGS &  
McCRADY, INC.**  
ARCHITECTS AND ENGINEERS  
170 MEETING STREET CHARLESTON, SC  
(803) 577-5063 29401

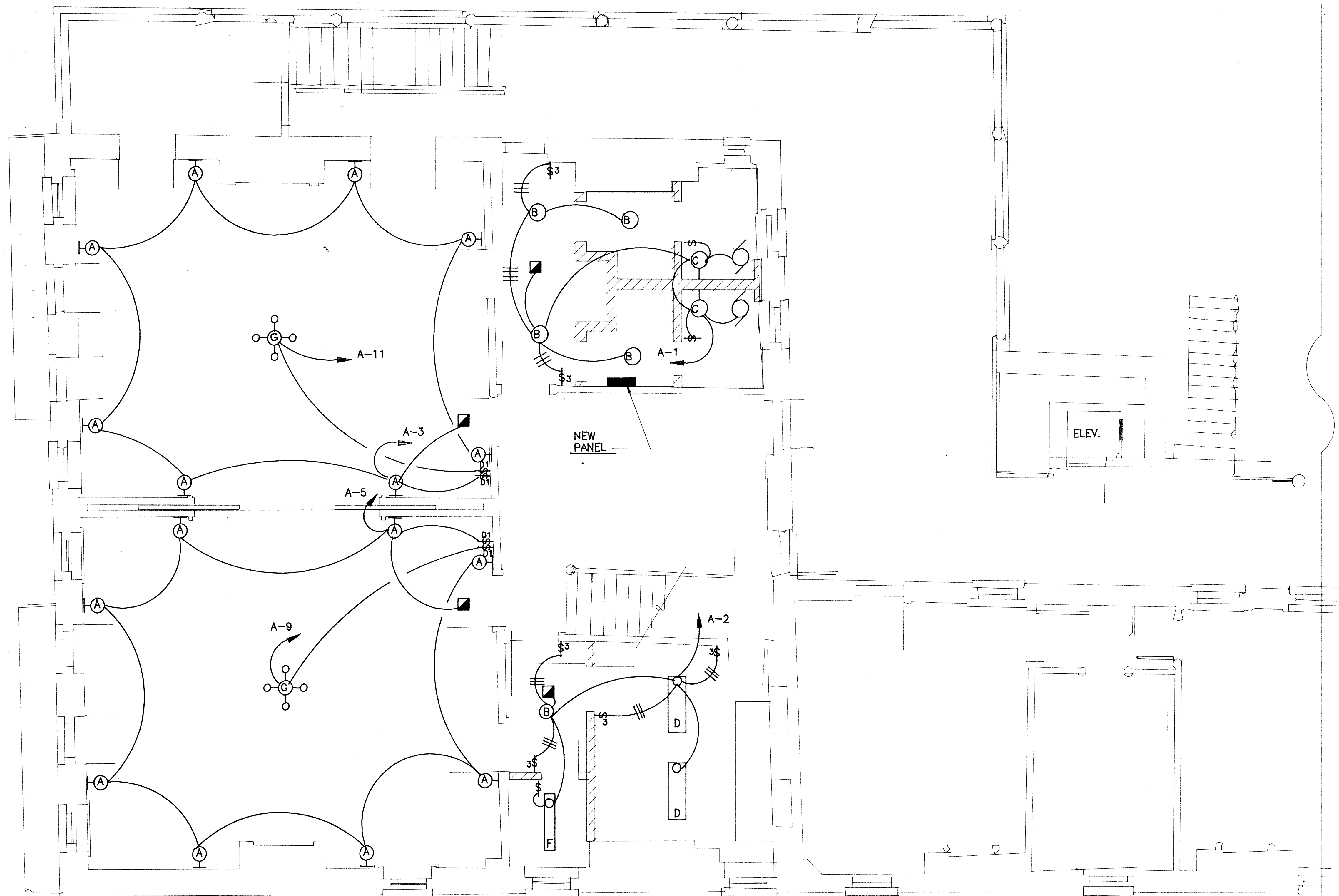
**CONFEDERATE HOME  
DRAWING ROOM MODIFICATIONS**  
62 BROAD STREET CHARLESTON, SC

PROJECT MANAGER	SHEET NO.
DRAWN BY	
ENGINEER	
DATE	
PROJECT NO.	OF TOTAL



M-1





**LIGHTING FLOOR PLAN**  
1/4" = 1'-0"

**LIGHT FIXTURE SCHEDULE (FOR INFO. ONLY)**

FIXTURE "A" - 100 WATT WALL SCONCE - HALO #H2588P  
 FIXTURE "B" - 2/60 WATT SURFACE UNIT - LIGHTOLIER #5031.  
 FIXTURE "C" - 3/60 WATT WALL UNIT - LIGHTOLIER #4307.  
 FIXTURE "D" - 4/40 WATT FLUOR. SURFACE UNIT - LITHONIA #LB-440A.  
 FIXTURE "E" - 2/40 WATT FLUOR. SURFACE UNIT - LITHONIA #LB-240A.  
 FIXTURE "G" - SELECTION BY OWNER, PROVIDE \$2,000.00 ALLOWANCE EACH. CIRCUIT BASED ON 18 LAMP, 60 WATT EACH, CHANDELIER.

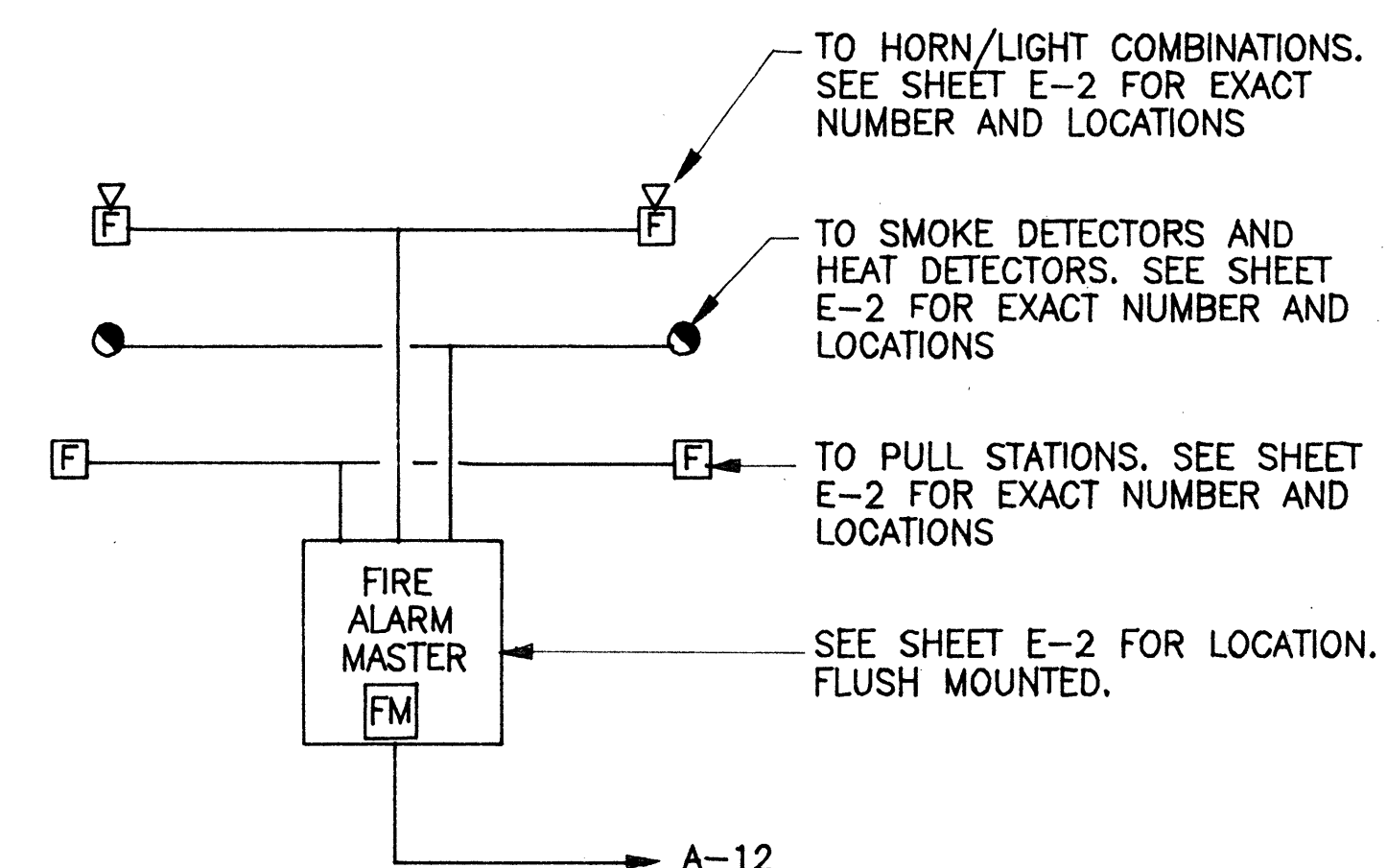
**ELECTRICAL GENERAL NOTES**

1. DUE TO THE NATURE OF WORK COVERED UNDER THESE PLANS AND SPECIFICATIONS, THIS CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID.
2. THIS CONTRACTOR SHALL REMOVE ALL EXISTING ELECTRICAL MATERIAL IN ROOMS WHERE NEW WORK IS INDICATED. DELIVER EXISTING CHANDELIERS TO OWNER.
3. COORDINATE THE EXACT LOCATION OF THE NEW FIRE ALARM PANEL AND ELECTRICAL PANELBOARD.
4. ALL NEW WORK SHALL BE CONCEALED.

**ELECTRICAL SYMBOL SCHEDULE**

- INDICATES BRANCH CIRCUIT CONDUIT CONCEALED. TWO WIRES AND GROUND WIRE UNLESS OTHERWISE INDICATED.
- BRANCH CIRCUIT HOMERUN. NUMBER OF ARROWS INDICATE NUMBER OF CIRCUITS. NUMBER OF CROSSHATCHES INDICATE NUMBER OF WIRES WHEN GREATER THAN TWO (GROUND WIRE IS NOT INDICATED.)
- § SINGLE POLE SWITCH WITH PLATE. MOUNT AT 48" ABOVE FINISHED FLOOR.
- §<sub>3</sub> THREE WAY SWITCH WITH PLATE. MOUNT 48" ABOVE FINISHED FLOOR.
- §<sub>D</sub> 600 WATT DIMMER WITH PLATE. MOUNT 48" ABOVE FINISHED FLOOR.
- §<sub>D1</sub> 1200 WATT DIMMER WITH PLATE. MOUNT 48" ABOVE FINISHED FLOOR. DO NOT BREAK OFF COOLING FINS.
- ⌚ DUPLEX CONVENIENCE OUTLET WITH PLATE. MOUNT 18" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED. 15 AMP, 120 VOLT.
- ⌚<sub>20</sub> DUPLEX CONVENIENCE OUTLET AS DESCRIBED ABOVE EXCEPT 20 AMP, 120 VOLT.
- ⊙ INDICATES EXHAUST FAN LOCATION. FAN BY OTHERS. THIS CONTRACTOR SHALL CONNECT ELECTRICALLY COMPLETE.
- ELECTRICAL PANELBOARD. SEE SCHEDULE ON SHEET "E-2".
- EMERGENCY LIGHT FIXTURE. DUAL-LITE #EDS-2-FRM.
- F FIRE ALARM PULL STATION LOCATION. SEE SPECIFICATIONS AND "FIRE ALARM RISER DIAGRAM".
- F FIRE ALARM HORN/LIGHT COMBINATION. SEE SPECIFICATIONS AND "FIRE ALARM RISER DIAGRAM".
- FIRE ALARM SMOKE DETECTOR. SEE SPECIFICATIONS AND "FIRE ALARM RISER DIAGRAM".
- FM FIRE ALARM CONTROL PANEL. SEE SPECIFICATIONS AND "FIRE ALARM RISER DIAGRAM".
- FUSED SAFETY SWITCH, BY THIS CONTRACTOR.
- ⊙ SPECIAL OUTLET WITH PLATE. 30AMP, 120/250 VOLT, OVEN OUTLET. COORDINATE WITH APPLIANCE SUPPLIED.

NOTE: ALL CONDUIT AND WIRE SHALL BE SIZED FOR LENGTH OF RUN AND NUMBER OF DEVICES CONNECTED. ROUTE ALL CIRCUITS CONCEALED. ENTIRE SYSTEM SHALL MEET A.D.A. REQUIREMENTS.

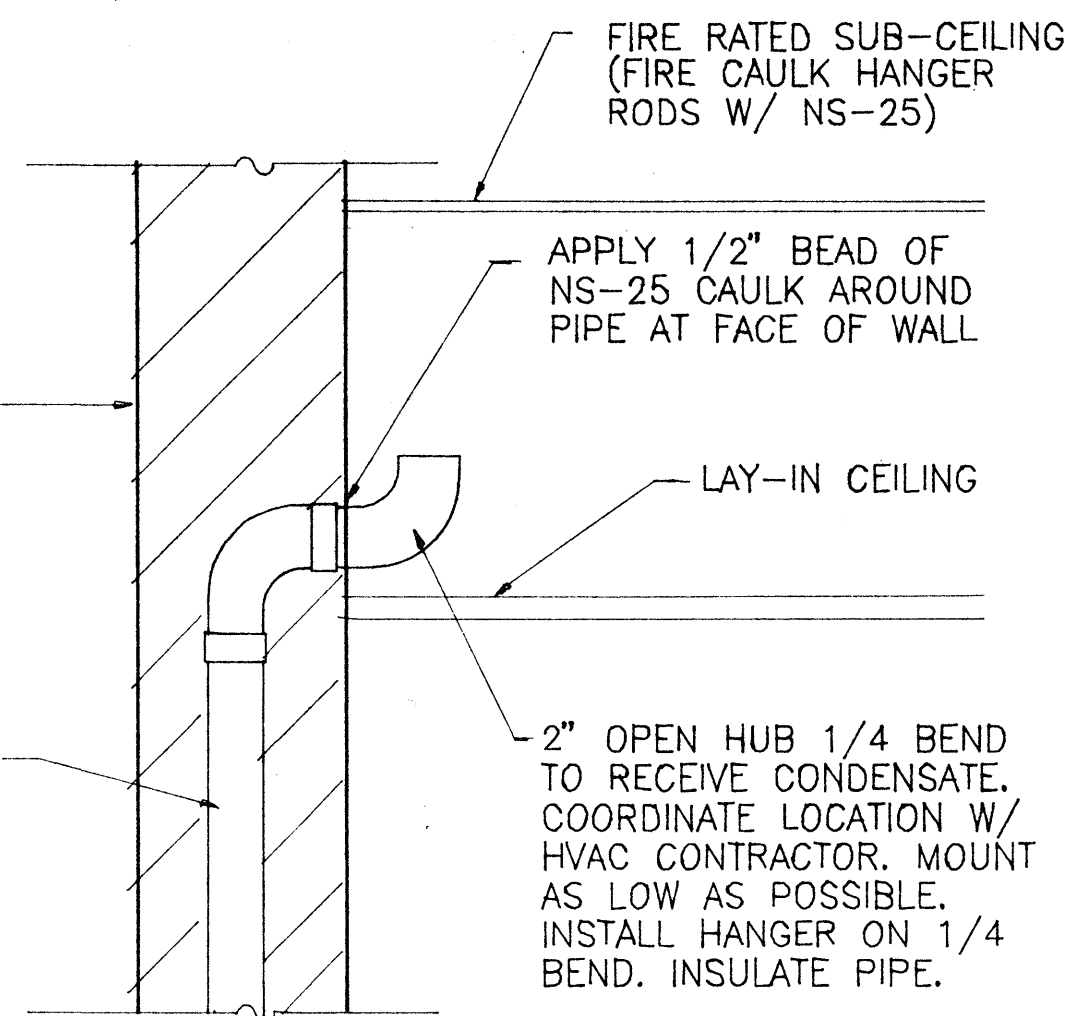
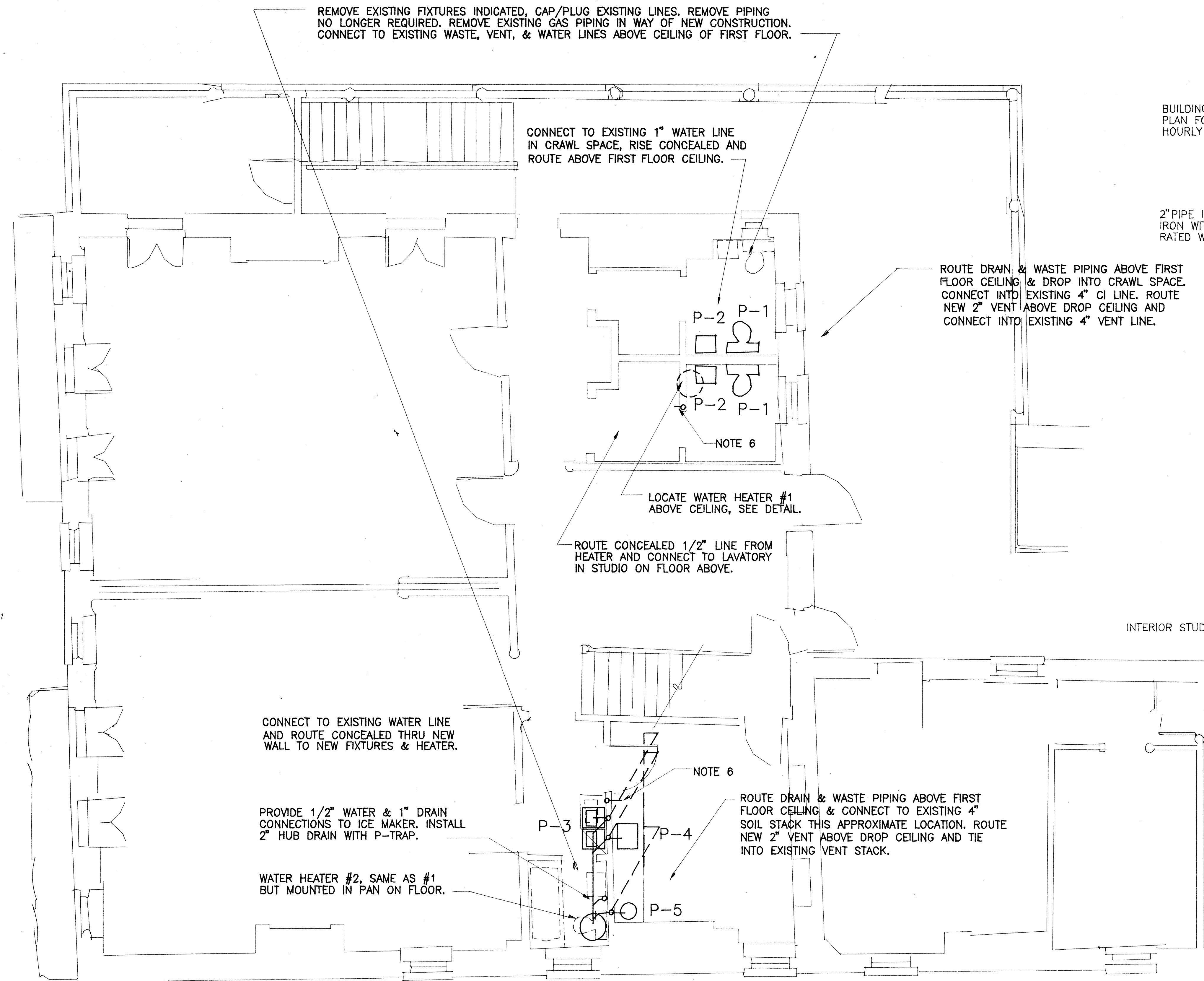


**FIRE ALARM RISER DIAGRAM**  
NO SCALE

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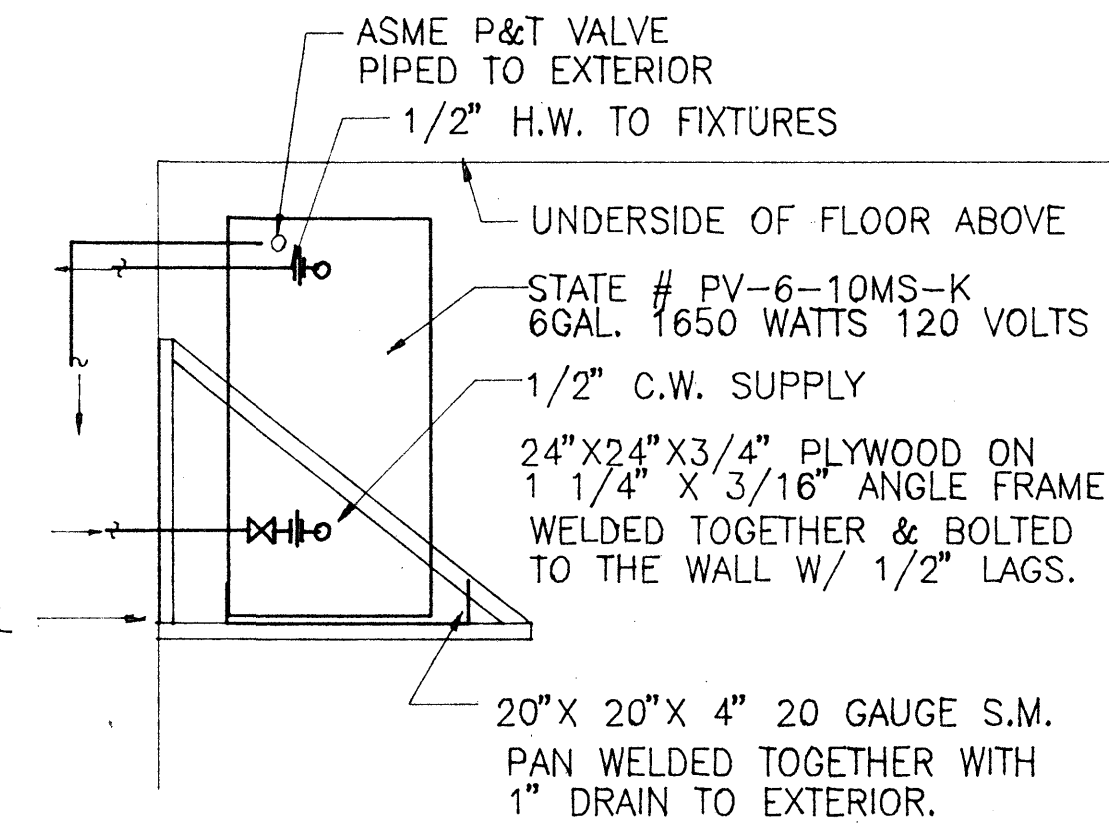
E-2





CONDENSATE HUB DRAIN

NO SCALE



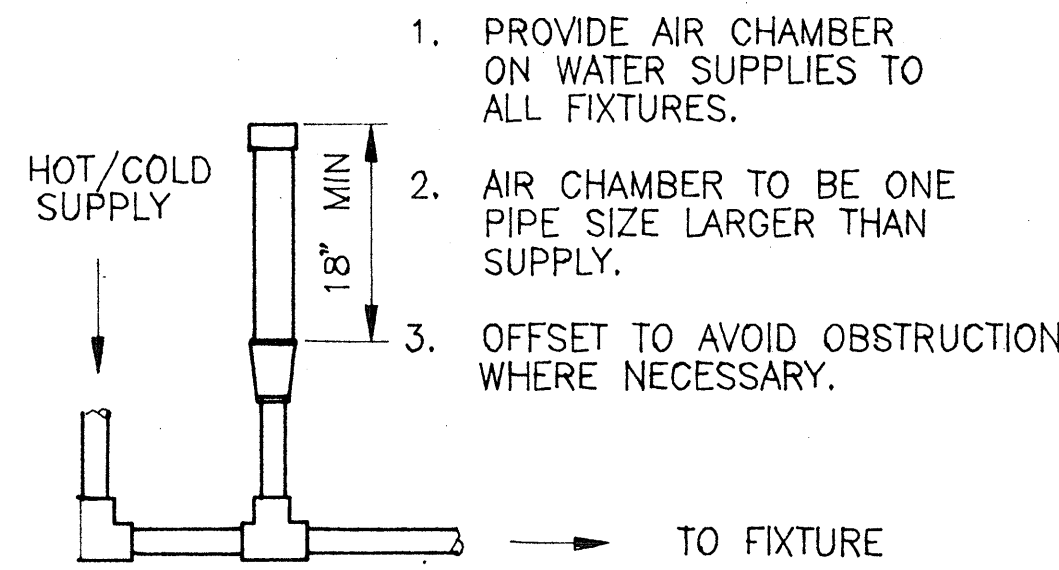
DOMESTIC WATER HEATER #1

NO SCALE

PLUMBING SYMBOLS

//////	EXISTING PIPE
----	SOIL OR WASTE
----	VENT
----	COLD WATER
----	HOT WATER ( 140 )
----	H.W. RETURN
----	GAS (NATURAL OR L.P.)
----	GAS PIPE IN CONDUIT
----	CONDENSATE DRAIN
----	STORM DRAIN
----	PIPE UNION
----	PIPE REDUCER
----	GATE VALVE
----	GLOBE VALVE
----	CHECK VALVE
----	PLUG VALVE
----	FLOOR CLEANOUT
----	WALL CLEANOUT
----	GRADE CLEANOUT
----	FLOOR DRAIN
----	CONDENSATE HUB DRAIN
----	WASTE DOWN
----	WASTE FROM ABOVE
----	COLD WATER UP
----	COLD WATER FROM BELOW

NOTE : THESE ARE STANDARD SYMBOLS AND MAY NOT ALL APPEAR ON THE DRAWINGS, HOWEVER WHERE THE SYMBOL IS USED THE ITEM SHALL BE PROVIDED.



AIR CHAMBER

NO SCALE

PLUMBING NOTES

- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL ROUGH FROM ARCHIECTURAL AND EQUIPMENT MANUFACTURERS' DRAWINGS. SEE LARGE SCALE TOILET AND EQUIPMENT ROUGH-IN PLANS. LOCATE ALL COUNTER-TOP FIXTURES FROM ACTUAL DIMENSIONS ON MILLWORK SHOP DRAWINGS.
- DUE TO THE NATURE OF THE WORK COVERED IN THIS PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING VISITED AND INSPECTED THE SITE TO FAMILIARIZE HIMSELF WITH ACTUAL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID.
- THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE OWNER ON SITE, THRU THE GENERAL CONTRACTOR, BEFORE ANY INTERRUPTION OF UTILITIES. WORK SHALL BE SCHEDULED SO AS NOT TO HAVE WATER OR GAS SERVICE OFF OR TO HAVE SEWER CONNECTION WORK "BACK UP " THE BUILDING SEWER DURING NORMAL OPERATING HOURS. CONTRACTOR SHALL SCHEDULE EXTRA OR OVERTIME HOURS FOR THESE FUNCTIONS.
- LOCATE GATE VALVES IN COLD WATER LINES ABOVE LAY IN CEILING TILE. SEE SPECIFICATIONS SECTION 15040 FOR "NAMEPLATE" TO BE LOCATED ON WALL 4" BELOW CEILING. NAMEPLATE SHALL READ "VALVE".
- PROVIDE ZURN MODEL #ZARB-199 NOZZLE FITTING ON EACH DRAIN LINE SPILLING TO GRADE. TURN PIPE OUT OF WALL 12" ABOVE FINISH FLOOR TO AVOID CUTTING THE THRU-WALL FLASHING. FURNISH PRECAST SPLASH PAD.
- PROVIDE OPEN HUB ON 2" DRAIN ABOVE SECOND FLOOR CEILING FOR HVAC CONDENSATE CONNECTION. COORDINATE LOCATION & HEIGHT. ROUTE CONCEALED TO GRADE. INSULATE WITH 3/4" ARMORFLEX. SEE DETAIL.

PLUMBING FIXTURE MATERIAL SCHEDULE

P-NO.	FIXTURE	MANUFACTURER	MODEL NUMBER	TYPE/SIZE	MOUNTING	REMARKS
P-1	WATER CLOSET	AMERICAN STANDARD KOHLER	2108.408 K-3527-EB	ELONGATED	FLOOR	2108.700 LOCK & TANK LINER
P-2	LAVATORY	AMERICAN STANDARD KOHLER	9140.013 K-12634	20" X 27"	WALL HUNG	VITREOUS CHINA CHICAGO #786-WC SMITH #700-M31
P-3	ELECTRIC WATER COOLER	HALSEY-TAYLOR OASIS ELKAY	N/A PLF8WMQSL EBFSA-8/EEFSD	BARRIER FREE SPLIT-LEVEL	WALL HUNG	1 1/4" 17 GA. P-TRAP WALL PLATES VINYL CABINETS
P-4	SINK KITCHEN	JUST ELKAY	SLXD-2225-A-GR DLR-2522-12	25" X 22" X12"	COUNTER TOP	18 GA. S.S. 4 HOLE CHICAGO #200-HA8 SELF RIMMING
P-5	LAVATORY	AMERICAN STANDARD KOHLER	0491.019 K-2201	19" ROUND	COUNTER TOP	VITREOUS CHINA CHICAGO #802A-317 SELF RIMMING

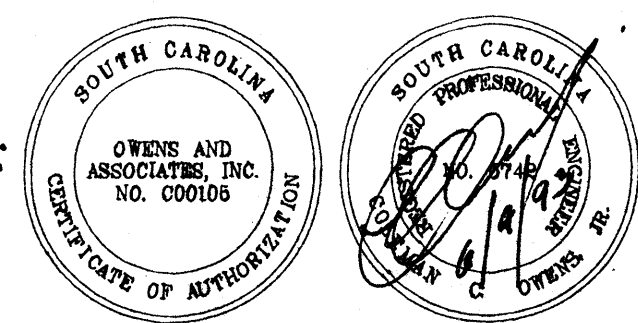
PLUMBING FIXTURE CONNECTION SCHEDULE

ITEM	FIXTURE	MIN. INDIVIDUAL CONNECTION					REMARKS
		DRAIN	VENT	C. W.	H. W.	GAS	
P-1	WATER CLOSET	4"	2"	1/2"	-	-	HANDICAPPED / FLOOR MOUNT RIM 18"
P-2	LAVATORY	2"	2"	1/2"	1/2"	-	HANDICAPPED /WALL CARRIER RIM 33"
P-3	ELECTRIC WATER COOLER	2"	2"	1/2"	-	-	HANDICAPPED /WALL HUNG
P-4	SINK, KITCHEN	2"	2"	1/2"	1/2"	-	COUNTER-TOP RIM @ 36"
P-5	LAVATORY	2"	2"	1/2"	1/2"	-	COUNTER-TOP RIM @ 36"

SEE SPECIFICATION SECTION 15450 FOR SEATS, FLUSH VALVES, STOPS, TRAPS, ETC.

OWENS AND ASSOCIATES, INC.  
CONSULTING ENGINEERS

24 VENDOR RANKING - SUITE 100  
CHARLESTON, S.C.  
29401



P-1