

CEILING RENOVATIONS

1001 BEECH HILL ROAD
SUMMERVILLE, SC



Sheet List		
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M104	MECH - AREA D	05/16/25

SCOPE OF WORK

- INTERIOR CEILING IMPROVEMENTS OF EXISTING BUILDING.
- MAINTAIN CEILING MOUNTED LIGHTS
 - MAINTAIN WALL MOUNTED EMERGENCY LIGHTS
 - MAINTAIN WALL AND CEILING MOUNTED EXIT SIGNS
 - DEMOLISH CEILING GRID AND CEILING TILES
 - DEMOLISH CEILING MOUNTED SUPPLY AND RETURN GRILLES
 - NEW ACOUSTICAL CEILING GRID AND TILES
 - NEW SUPPLY AND RETURN GRILLES
 - REINSTALL EXISTING SMOKE DETECTORS TO REMAIN
 - REINSTALL EXISTING SPEAKERS TO REMAIN
 - REINSTALL CEILING MOUNTED WIRELESS ACCESS POINTS

PROJECT TEAM

OWNER
DORCHESTER DISTRICT TWO

ARCHITECT
M. NIXON DESIGN, LLC
802 WEIR STREET
CHARLESTON SC 29412

MECHANICAL ENGINEER
OWENS AND ASSOCIATES, INC
1007 LAKE HUNTER CIRCLE
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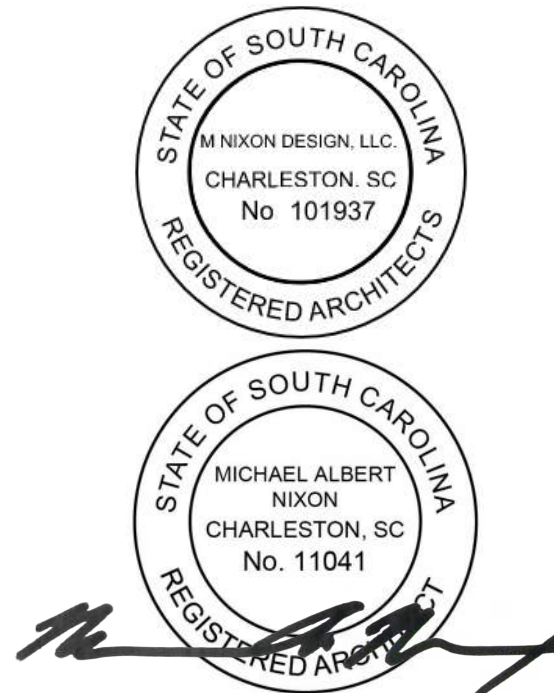


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05/16/25

BEECH HILL ES - CEILING RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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CONSTRUCTION DOCUMENTS

PROJECT NUMBER:
25.008

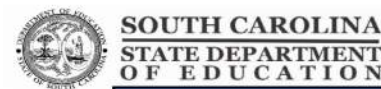
DESIGNED & DRAWN BY: MN

ISSUE DATE:
05/16/25

COVER SHEET

G000

SCALE: 12" = 1'-0"



SOUTH CAROLINA
STATE DEPARTMENT
OF EDUCATION

Form F3 – Building Code Analysis

Date: 05/16/25

SUBMITTAL: ☐ Schematic ☒ Design Development ☒ Construction Document

SC CODE EDITION: 2021 ICC CODE EDITION: 2021 ICC A117.1 EDITION: 2017 OSF GUIDE EDITION: 2025
OTHER CODES/STANDARDS & EDITIONS: 2009 IEC

PROJECT DESCRIPTION: /Brief/ INTERIOR SCOPE ONLY. Demolition of existing ceiling grid and mechanical supply and return grilles. ALL existing lighting to remain. Install new ceiling grid, tiles, mechanical supply and return grilles.

BASIC BUILDING CODE INFORMATION						
DESIGNATED AREAS OF BUILDING	Building Code	Area 1	Area 2	Area 3	Area 4	Area 5
-	-	☐ SCBC ☒ SCEBC	☐ SCBC ☒ SCEBC	☐ SCBC ☒ SCEBC	☐ SCBC ☒ SCEBC	☐ SCBC ☒ SCEBC
CONSTRUCTION CLASSIFICATION TYPE	Section 602	IIB	IIB	IIB	IIB	IIB
OCCUPANCY GROUP (indicate all)	Section 302	E, S-1	E, S-1	E, S-1	E, S-1, A-3	E, S-1
MOST RESTRICTIVE OCCUPANCY GROUP	Tables 504.3, 504.4 & 506.2	E	E	E	E	E
Does building require Incidental Use Area Separation?	Table 509	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO
Does building have Accessory Occupancy (ies)?	Section 508.2	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
What is the aggregate square footage of the accessory occupancy (ies)?	Section 508.2	SF	SF	SF	SF	SF
What percent of the story is the aggregate of the accessory occupancy (ies)?	Section 508.2	%	%	%	%	%
Mixed Occupancy	Section 508	☐ YES ☒ NO ☒ Nonseparated ☐ Separated	☐ YES ☒ NO ☒ Nonseparated ☐ Separated	☐ YES ☒ NO ☒ Nonseparated ☐ Separated	☐ YES ☒ NO ☒ Nonseparated ☐ Separated	☐ YES ☒ NO ☒ Nonseparated ☐ Separated



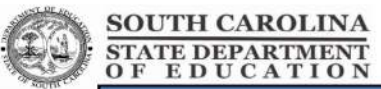
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Form F3 – Building Code Analysis

EXISTING BUILDING CODE INFORMATION [SCEBC]			
DESIGNATED AREAS OF BUILDING	Area 1	Area 2	Area 3
Method of Compliance: (Check only one Option and all items that apply under that Option.)	☐ Option 1: Prescriptive Compliance Method (Ch. 3, 5) ☐ Alteration ☐ Addition ☐ Change of Occupancy ☐ Historic Building ☒ Option 2: Work Area Compliance Method (Ch. 3, 6-12) ☒ Alteration Level 1 ☐ Alteration Level 2 ☐ Alteration Level 3 ☐ Change of Occupancy ☐ Additions ☐ Historic Building Aggregate area of building: 24,915 Work area: 22,545 SF ☐ Option 3: Performance Compliance Method (Ch. 3, 13)	☐ Option 1: Prescriptive Compliance Method (Ch. 3, 5) ☐ Alteration ☐ Addition ☐ Change of Occupancy ☐ Historic Building ☒ Option 2: Work Area Compliance Method (Ch. 3, 6-12) ☒ Alteration Level 1 ☐ Alteration Level 2 ☐ Alteration Level 3 ☐ Change of Occupancy ☐ Additions ☐ Historic Building Aggregate area of building: 27,115 SF Work area: 26,000 SF ☐ Option 3: Performance Compliance Method (Ch. 3, 13)	☐ Option 1: Prescriptive Compliance Method (Ch. 3, 5) ☐ Alteration ☐ Addition ☐ Change of Occupancy ☐ Historic Building ☒ Option 2: Work Area Compliance Method (Ch. 3, 6-12) ☒ Alteration Level 1 ☐ Alteration Level 2 ☐ Alteration Level 3 ☐ Change of Occupancy ☐ Additions ☐ Historic Building Aggregate area of building: 17,035 SF Work area: 16,585 SF ☐ Option 3: Performance Compliance Method (Ch. 3, 13)
Original Building Code and Edition Applicable at the time of Construction:	BUILT IN 1992	BUILT IN 1992	BUILT IN 1992
Existing Sprinkler System?	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO
Existing Fire Alarm System?	☐ Manual ☐ Auto	☐ Manual ☐ Auto	☐ Manual ☐ Auto
Seismic Evaluation Required?	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO

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Form F3 – Building Code Analysis

Change of Occupancy:	☐ YES ☒ NO Existing Occupancy Class(s): New Occupancy Classification(s):	☐ YES ☒ NO Existing Occupancy Class(s): New Occupancy Classification(s):	☐ YES ☒ NO Existing Occupancy Class(s): New Occupancy Classification(s):
Historic Building:	☒ YES ☐ NO ☐ Preservation ☐ Rehabilitation ☐ Restoration ☐ Reconstruction	☒ YES ☐ NO ☐ Preservation ☐ Rehabilitation ☐ Restoration ☐ Reconstruction	☒ YES ☐ NO ☐ Preservation ☐ Rehabilitation ☐ Restoration ☐ Reconstruction

EXISTING BUILDING CODE INFORMATION [SCEBC]		
DESIGNATED AREAS OF BUILDING	Area 4	Area 5
Method of Compliance: (Check only one Option and all items that apply under that Option.)	☐ Option 1: Prescriptive Compliance Method (Ch. 3, 5) ☐ Alteration ☐ Addition ☐ Change of Occupancy ☐ Historic Building ☒ Option 2: Work Area Compliance Method (Ch. 3, 6-12) ☒ Alteration Level 1 ☐ Alteration Level 2 ☐ Alteration Level 3 ☐ Change of Occupancy ☐ Additions ☐ Historic Building Aggregate area of building: 10,537 SF Work area: 10,400 SF	☐ Option 1: Prescriptive Compliance Method (Ch. 3, 5) ☐ Alteration ☐ Addition ☐ Change of Occupancy ☐ Historic Building ☒ Option 2: Work Area Compliance Method (Ch. 3, 6-12) ☒ Alteration Level 1 ☐ Alteration Level 2 ☐ Alteration Level 3 ☐ Change of Occupancy ☐ Additions ☐ Historic Building Aggregate area of building: 10,344 SF Work area: 7,944 SF

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Form F3 – Building Code Analysis

	☐ Option 3: Performance Compliance Method (Ch. 3, 13)	☐ Option 3: Performance Compliance Method (Ch. 3, 13)
Original Building Code and Edition Applicable at the time of Construction:	BUILT IN 1992	BUILT IN 1992
Existing Sprinkler System?	☐ YES ☒ NO	☐ YES ☒ NO
Existing Fire Alarm System?	☒ Manual ☐ Auto	☐ Manual ☐ Auto
Seismic Evaluation Required?	☐ YES ☒ NO	☐ YES ☒ NO
Change of Occupancy:	☐ YES ☒ NO Existing Occupancy Classification(s): New Occupancy Classification(s):	☐ YES ☒ NO Existing Occupancy Classification(s): New Occupancy Classification(s):
Historic Building:	☒ YES ☐ NO ☐ Preservation ☐ Rehabilitation ☐ Restoration ☐ Reconstruction	☒ YES ☐ NO ☐ Preservation ☐ Rehabilitation ☐ Restoration ☐ Reconstruction

SUMMARY - BUILDING DESIGN OCCUPANT LOAD

DESIGNATED AREAS OF BUILDING	Area 1	Area 2	Area 3	Area 4
1 st FLOOR				
2 nd FLOOR				
3 rd FLOOR				
4 th FLOOR				
TOTAL:		0	0	

Note: Per SC Building Code Chapter 10, list individual spaces occupant load on life safety plan. Double Click to Edit Table.



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Form F3 – Building Code Analysis

A_t Tabular allowable area factor (NS, S1, S13R or SM as applicable) in accordance with IBC Table 506.2	A_t = SF	A_t = SF	A_t = SF	A_t = SF	A_t = SF
Allowable Area Increase (Equations 5-1 through 5-5, as applicable)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO
IBC Section 506.3.2 Equation 5-4 where: $W = (L_1 \times w_1 + L_2 \times w_2 + L_3 \times w_3 + \dots) / F$ W = Width of public way or open space L_n Length of a portion of the exterior perimeter wall. w_n Width (≥ 20 feet) of public way or open space associated with that portion of the exterior perimeter wall. F Building perimeter that fronts on a public way or open space having a width of 20 feet or more	L_n = w_n = W = F =	L_n = w_n = W = F =	L_n = w_n = W = F =	L_n = w_n = W = F =	L_n = w_n = W = F =
IBC Section 506.3.3 Equation 5-5 where: $I_r = [F/P \times 0.25] W/30$ I_r = Area factor increase factor due to frontage F Building perimeter that fronts on a public way or open space having a width of 20 feet or more. P Perimeter of entire building (feet). W Width of public way or open space in accordance with Equation 5-4	I_r = F = P = W =	I_r = F = P = W =	I_r = F = P = W =	I_r = F = P = W =	I_r = F = P = W =



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Allowable building area per story in square feet as calculated by Equations 5-1 through 5-3. (Indicated equation used.)	N_s =	N_s =	N_s =	N_s =	N_s =
☒ IBC Section 506.2.1 Equation 5-1 $A_s = A_t + (N_s \times I_r)$					
☐ IBC Section 506.2.3 Equation 5-2 $A_s = [A_t + (N_s \times I_r)] \times S_s$	S_s =	S_s =	S_s =	S_s =	S_s =
☐ IBC Section 506.2.4 Equation 5-3 $A_s = [A_t + (N_s \times I_r)]$ N_t Tabular allowable area factor in accordance with Table 506.2 for a non-sprinklered building (regardless of whether the building is sprinklered) S_s Actual number of building stories above grade plane, not to exceed three (3). For buildings equipped throughout with automatic sprinkler system installed in accordance with SCBC Section 903.3.1.2, use the actual number of building stories above grade plane, not to exceed four (4).	A_s = SF	A_s = SF	A_s = SF	A_s = SF	A_s = SF
MAXIMUM AREA PER STORY	SF	SF	SF	SF	SF
AREA AS DESIGNED PER STORY (Repeat for each story)	SF	SF	SF	SF	SF

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05/16/25

BEECH HILL ES - CEILING RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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CONSTRUCTION DOCUMENTS

PROJECT NUMBER:
25.008

DESIGNED & DRAWN BY: MN

ISSUE DATE:
05/16/25

OSF FORM F3

G001

SCALE:

9/11/2025 2:36:34 PM

Form F3 – Building Code Analysis

BUILDING HEIGHT						
DESIGNATED AREAS OF BUILDING	Building Code	Area 1		Area 2		Area 3
HEIGHT	-	DESIGNED	ALLOWED	DESIGNED	ALLOWED	DESIGNED
In Feet	Table 504.3					
In Stories	Table 504.4					

Note: Allowable Building Height & Number of Stories Above Grade Plane

BUILDING HEIGHT					
DESIGNATED AREAS OF BUILDING	Building Code	Area 4		Area 5	
HEIGHT	-	DESIGNED	ALLOWED	DESIGNED	ALLOWED
In Feet	Table 504.3				
In Stories	Table 504.4				

Note: Allowable Building Height & Number of Stories Above Grade Plane

Form F3 – Building Code Analysis

GENERAL FIRE PROTECTION REQUIREMENTS						
DESIGNATED AREAS OF BUILDING	Building Code	Area 1	Area 2	Area 3	Area 4	Area 5
SEPARATIONS						
Fire Wall Required	Section 706	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Fire Barrier Required	Section 707	☒ YES ☐ NO	☒ YES ☐ NO	☒ NO ☐ YES	☒ YES ☐ NO	☒ YES ☐ NO
Fire Partition Required	Section 708	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Smoke Barriers Required	Section 709	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Smoke Partitions Required	Section 710	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Fireblocking	Section 718.2	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Draftstopping	Sections 718.3 & 718.4	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Incidental Use Area One hour fire barrier Sprinkler system plus smoke resistance	Section 509.4	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
ALARM & DETECTION						
Fire Alarm and Detection System		☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Fire Alarm	SCFC Section 907	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Mass Notification		☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Emergency voice/alarm comm.		☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Emergency Alarm System Required	SCFC Section 908	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
SUPPRESSION						
Automatic Sprinkler System		☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Provided	SCFC Section 903	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Required		☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO

Form F3 – Building Code Analysis

Alternative Automatic Fire Extinguishing	SCFC Section 904	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Kitchen Hoods		☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Other		☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Standpipes Required	SCFC Section 905	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Portable extinguishers required		☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
General Building	SCFC Section 906	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Kitchen		☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Labs		☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO

OTHER FIRE AND LIFE SAFETY FEATURES						
DESIGNATED AREAS OF BUILDING	Building Code	Area 1	Area 2	Area 3	Area 4	Area 5
Smoke Control System	Section 909	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Smoke & Heat Removal Required	SCFC 910	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Fire Department Connections	Section 912	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Carbon Monoxide Detection	Section 915	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Gas Detection Systems	Section 916	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Emergency Responder Radio Coverage	Section 918	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Fire Apparatus Access and Water Line	SCFC 503 & 507	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
2-way Communication Required	Section 1009.8	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Area of Refuge (e.g. Separation, Two-Way Communication, and Instruction)	Sections 1009.6, 1009.9, 1009.10 & 1009.11	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Exterior Area for Assisted Rescue (e.g. Separation, Openness, and Instruction)	Sections 1009.7, 1009.9, 1009.10 & 1009.11	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
Safe Dispersal Area	Section 1028.5	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
(Add others as needed)		☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO
(Add others as needed)		☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO

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Version April 2021

Form F3 – Building Code Analysis

FIRE RESISTANCE RATING OF BUILDING ELEMENTS						
DESIGNATED AREAS OF BUILDING	Building Code	Area 1	Area 2	Area 3	Area 4	Area 5
Primary Structural Frame	As Required, Hrs	Table 601				
	As Designed, Hrs					
	Testing Agency & Design No.(UL, FM, etc)					
	Wall/Partition Key Code					
Bearing Walls, Exterior	As Required, Hrs	Table 601				
	As Designed, Hrs					
	Testing Agency & Design No.(UL, FM, etc)					
	Wall/Partition Key Code					
Bearing Walls, Interior	As Required, Hrs	Table 601				
	As Designed, Hrs					
	Testing Agency & Design No.(UL, FM, etc)					
	Wall/Partition Key Code					
Nonbearing Walls and Partitions, Interior	As Required, Hrs	Table 601				
	As Designed, Hrs					
	Testing Agency & Design No.(UL, FM, etc)					
	Wall/Partition Key Code					

NOT APPLICABLE

Form F3 – Building Code Analysis

FIRE RESISTANCE RATING OF BUILDING ELEMENTS						
DESIGNATED AREAS OF BUILDING	Building Code	Area 1	Area 2	Area 3	Area 4	Area 5
Nonbearing Walls and Partitions, Exterior	As Required, Hrs	Table 602				
	As Designed, Hrs					
	Testing Agency & Design No.(UL, FM, etc)					
	Wall/Partition Key Code					
Floor Construction and associated secondary members	As Required, Hrs	Table 601				
	As Designed, Hrs					
	Testing Agency & Design No.(UL, FM, etc)					
	Wall/Partition Key Code					
Roof Construction and associated secondary members	As Required, Hrs	Table 601				
	As Designed, Hrs					
	Testing Agency & Design No.(UL, FM, etc)					
	Wall/Partition Key Code					
Fire Walls	As Required, Hrs	Section 706				
	As Designed, Hrs					
	Testing Agency & Design No.(UL, FM, etc)					
	Wall/Partition Key Code					

NOT APPLICABLE

Form F3 – Building Code Analysis

FIRE RESISTANCE RATING OF BUILDING ELEMENTS						
DESIGNATED AREAS OF BUILDING	Building Code	Area 1	Area 2	Area 3	Area 4	Area 5
Fire Barriers	As Required, Hrs	Section 707				
	As Designed, Hrs					
	Testing Agency & Design No.(UL, FM, etc)					
	Wall/Partition Key Code					
Fire Partitions	As Required, Hrs	Section 708				
	As Designed, Hrs					
	Testing Agency & Design No.(UL, FM, etc)					
	Wall/Partition Key Code					
Smoke Barriers	As Required, Hrs	Section 709				
	As Designed, Hrs					
	Testing Agency & Design No.(UL, FM, etc)					
	Wall/Partition Key Code					
Smoke Partitions	As Required, Hrs	Section 710				
	As Designed, Hrs					
	Testing Agency & Design No.(UL, FM, etc)					
	Wall/Partition Key Code					

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Version April 2021

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05/16/25

BEECH HILL ES -
CEILING
RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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CONSTRUCTION
DOCUMENTS

PROJECT NUMBER:
25.008

DESIGNED & DRAWN BY: MN

ISSUE DATE:
05/16/25

OSF FORM F3

G002

SCALE:

Form F3 – Building Code Analysis							
FIRE RESISTANCE RATING OF BUILDING ELEMENTS							
DESIGNATED AREAS OF BUILDING		Building Code	Area 1	Area 2	Area 3	Area 4	Area 5
Horizontal Assemblies	As Required, Hrs	Section 711					
	As Designed, Hrs						
	Testing Agency & Design No.(UL, FM, etc)						
	Wall/Partition Key Code						
Shaft Enclosures	As Required, Hrs	Sections 712 & 713					
	As Designed, Hrs						
	Testing Agency & Design No.(UL, FM, etc)						
	Wall/Partition Key Code						
Opening & Protective Listing by Category (fire shutters, doors, etc.)	As Required, Hrs	Section 716					
	As Designed, Hrs						
	Testing Agency & Design No.(UL, FM, etc)						
	Wall/Partition Key Code						
Others (as required by Designer)	As Required, Hrs						
	As Designed, Hrs						
	Testing Agency & Design No.(UL, FM, etc)						
	Wall/Partition Key Code						

Form F3 – Building Code Analysis		
FLOOD HAZARD INFORMATION and FLOOD LOADS		
FLOOD HAZARD AREA		
Base Flood Elevation (NGVD or FIRM)		MSL
Design Flood Elevation SCBC 1612.3 and ASCE 24		MSL
NON HIGH-VELOCITY WAVE ACTION		
Elevation of Lowest Proposed Floor (Meets ASCE 24 Section 2.6.2.1)		MSL
Dry flood proofing (ASCE 24)	☐ no ☐ yes	
HIGH-VELOCITY WAVE ACTION		
Elevation of Bottom of Lowest Horizontal Structural Member of lowest floor		MSL
Flotation resistant (ASCE 24)	☐ no ☐ yes	
Breakaway wall/per (ASCE 24)	☐ no ☐ yes	
FIRE SERVICE INFORMATION		
Service Line Size _____ inches		
Fire Department Connection	Location	
Backflow	Location Type	
Fire Hydrant Flow Test	Date	
	Flow	GPM
	Residual	PSI
	Static	PSI

ENERGY INFORMATION		
INSULATION		
Roof	Cavity	R
	Continuous	R
Walls	Cavity	R
	Continuous	R
Underslab		R
GLAZING (each type)		
Window to wall ratio	North	%
	East	%
	South	%
	West	%
Glass Type	U Factor	
	SHG	

Summary of data from approved ASHRAE 90.1 compliance sheets.

Form F3 – Building Code Analysis							
STRUCTURAL DESIGN INFORMATION, AREA							
		Building Code Table 1604.5	Area 1	Area 2	Area 3	Area 4	Area 5
OCCUPANCY CATEGORY			-	-	-	-	-
LIVE LOAD FOR EACH CCUPANCY TYPE	Floor Live Load, F _{ll}	Figure 1608.2 or ASCE 7	PSF	PSF	PSF	PSF	PSF
	Roof Live Load, R _{ll}		PSF	PSF	PSF	PSF	PSF
	Ground Snow Load, p _g		PSF	PSF	PSF	PSF	PSF
MISCELLANEOUS LOADS BY SPECIAL USE AREA (ARCHITECTURAL, MECHANICAL, DATA CENTER, ETC.)		ASCE 7	PSF	PSF	PSF	PSF	PSF

Form F3 – Building Code Analysis			
SOILS & SITE		STRUCTURAL DESIGN INFORMATION, BUILDING	
SOILS INVESTIGATION REQUIRED? (IBC 1803.2)		Analysis Procedure (ASCE 7 or SCBC 1609.6) Basic design Wind Speed, MPH (3 sec gust) (ASCE 7 Table 1.5-2) Wind Importance Factor (ASCE 7 Table 1.5-2) Internal Pressure Coefficient (ASCE 7) External Pressure Coefficient (ASCE 7)	
SOILS CLASSIFICATION			
Seismic Site Class (SCBC Section 1613.3.2)			
Classes Soil of Materials (UCS System) (SCBC 1803.5.1)			
Allowable Footing Bearing Pressure		= V	
MINIMUM DESIGN SOIL BEARING LOAD (SCBC Table 1806.2)		= I _w	
COMPACTION		= GC _{pi}	
Subgrade (ASTM D698, ASTM D1557 or (AASHTO only for paving & roads) Base (ASTM D698, ASTM D1557) or (AASHTO only for paving & roads) Other (ASTM D698, ASTM D1557) or (AASHTO only for paving & roads)		= GC _p	
MINIMUM DESIGN SOIL LATERAL LOAD (SCBC Table 1810.1)		1.25 = I	
FOOTINGS		Seismic Importance Factor (ASCE 7) Site Class (SCBC Section 1613.3.2) Mapped Spectral Response Accelerations Design Spectral Response Acceleration Parameters Seismic Use Group (ASCE 7 and Seismic Occupancy Category IBC) Seismic Design Category SCBC Tables 1613.3.5(1) & 1613.3.5(2) Basic Seismic Force Resisting System Design Base Shear Seismic Response Coefficient(s) ASCE 7 Response Modification Factor(s) ASCE 7 Analysis Procedure	
Undisturbed footings			= S _s
Compacted Fill Material (SCBC Section 1804.6)			= S ₁
ELEVATIONS			= S _{DS}
Elevation of Water Table		= S _{D1}	
Elevation of lowest footing		III	
Elevation of lowest floor or basement			
		SDC=D	
		KIPS	
		= C _s	
		= R	

Form F3 – Building Code Analysis				
The Designer(s) of Record shall determine the material and/or work on the project requiring Special Inspections. The Special Inspection requirements shall be based on Section 1704 & Section 1705 of the 2018 South Carolina Building Code. Any deviations from the requirements of Section 1704 and/or Section 1705 must be approved by OSF. Per SCBC Chapter 16 and ASCE 7 – This information may be shown on initial Structural Sheet of the drawings or on Sheet with other code information. List floor design loads on structural plans.				
STATEMENT OF SPECIAL INSPECTIONS				
MATERIAL	TYPE OF INSPECTION	FREQUENCY	SPECIFICATION REFERENCE	INSPECTION BY
Fire-resistant penetrations	Fire-rated assembly	PERIODIC	110.3.8	TESTING AGENT
ACT GRID	VISUAL	PERIODIC	1705.13.5	ARCHITECT/SPECIAL

Form F3 – Building Code Analysis		
Provide a table for each structure.		
PLUMBING INFORMATION		
WATER SYSTEM		
Service Line Size	Inches	
Distribution Design Criteria (SCPC Table 604.3)	Fixture Units	
Maximum Flow Rate (SCPC Table 604.4)	GPM	
Backflow	Location	Type
Test Pressure	psi	
SANITARY SEWER SYSTEM		
Service Line Size	Inches	
Drainage Design Criteria (SCPC Tables 709.1 and 709.2)	Fixture Units	
Maximum Flow Rate	GPD	
Slope (SCPC Table 704.1)	Inches/Ft	

SUMMARY OF FIXTURES (SCPC Section 403 & Table 403.1)		
Water Closets	Male-Required	
	Male WC -Provided	
	Male Urinal -Provided	
	Female-Required	
Lavatories	Female-Provided	
	Male-Required	
	Male-Provided	
	Female-Required	
Showers	Female-Provided	
	Male-Required	
	Male-Provided	
	Female-Provided	
Drinking Fountains	Required	
	Provided	
Family or Assisted-Use Toilet	Required	
	Provided	
Service Sink	Required	
	Provided	
Others (list)	Required	
	Provided	

BEECH HILL ES -
CEILING
RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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CONSTRUCTION
DOCUMENTS

PROJECT NUMBER:
25.008

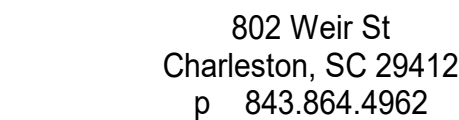
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OSF FORM F3

G003

SCALE:



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BEECH HILL ES - CEILING RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE		
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CONSTRUCTION
DOCUMENTS

PROJECT NUMBER:
25.008

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ISSUE DATE:
05/16/25

OSF FORM F3

G004

SCALE:



Form F3 – Building Code Analysis

Summary of data from approved ASHRAE 90.1 compliance sheets.

MECHANICAL INFORMATION		
GENERAL INFORMATION		
Building Location		
Climate Zone		
Outdoor Design Temperature	Summer	deg F DB
		deg F WB
	Winter	deg F DB
		deg F WB
Indoor Design Temperature	Summer	deg F DB
		% RH
	Winter	deg F DB
		% RH
OUTSIDE AIR		
Occupied Minimum Outside Air	cfm per person	
CO2 Demand Management	☐ no ☐ yes	
Supervised Control System	☐ no ☐ yes	
MECHANICAL SYSTEMS, SERVICE SYSTEMS & EQUIPMENT		
Briefly describe mechanical system:		

20 of 22

Version April 2021



Form F3 – Building Code Analysis

Occupancy Load and Fixture Count Worksheet

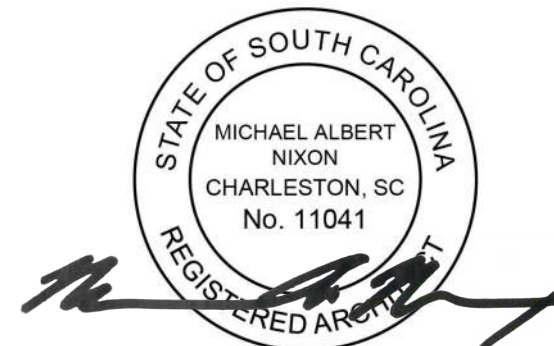
(Provide this table for new construction and addition/renovations with multiple occup

[illegible]

21 of 22

Version April 2021

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BEECH HILL ES - CEILING RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE

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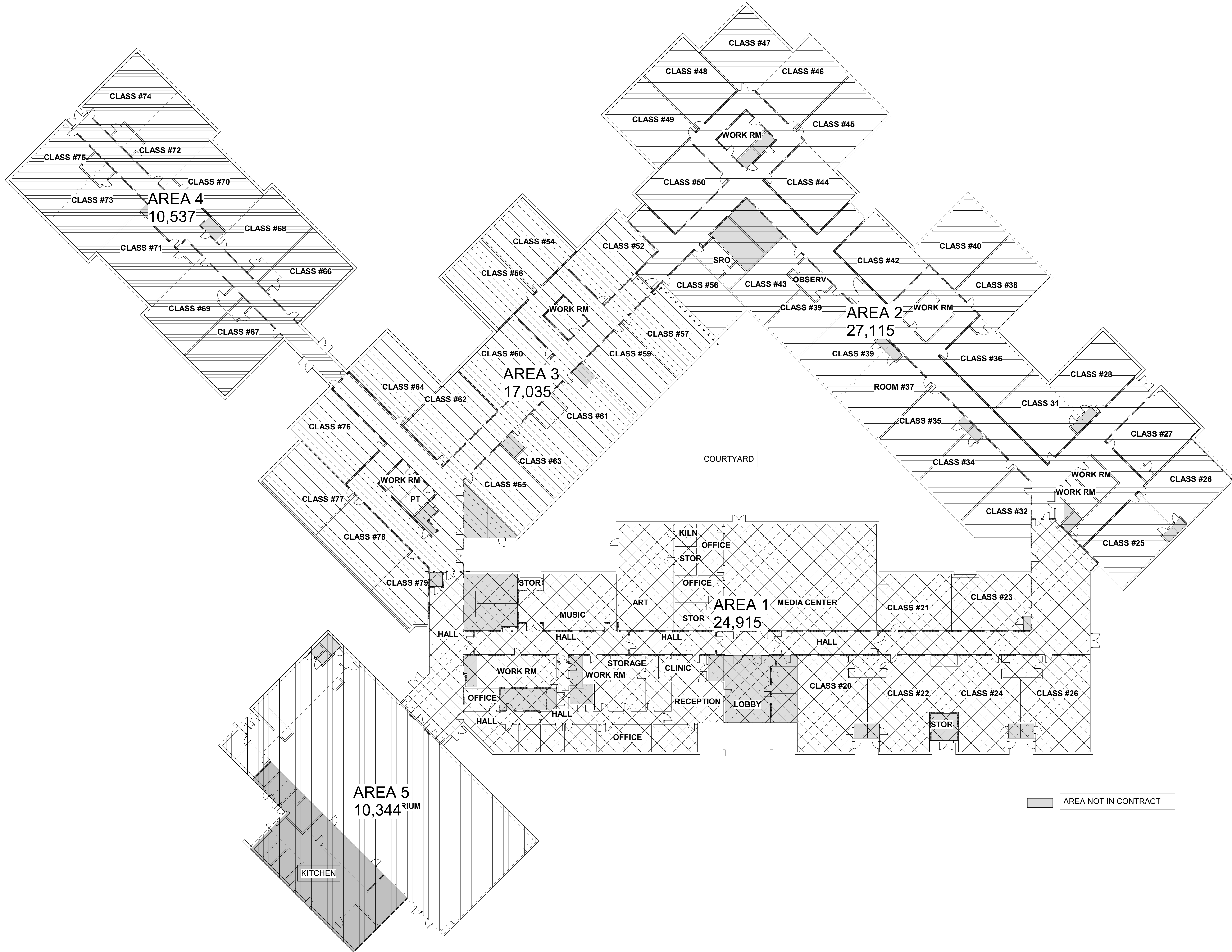
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OVERALL FLOOR PLAN

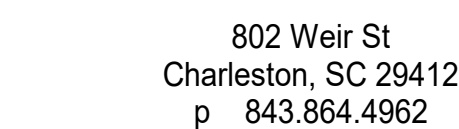
G100

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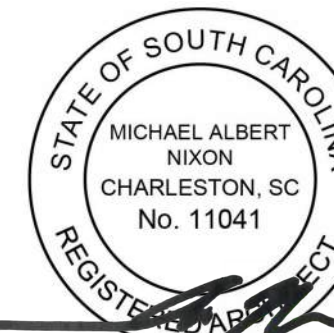
① GROUND FLOOR EXISTING
1" = 20'-0"

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BEECH HILL ES - CEILING RENOVATIONS

1001 BEECH HILL ROAD

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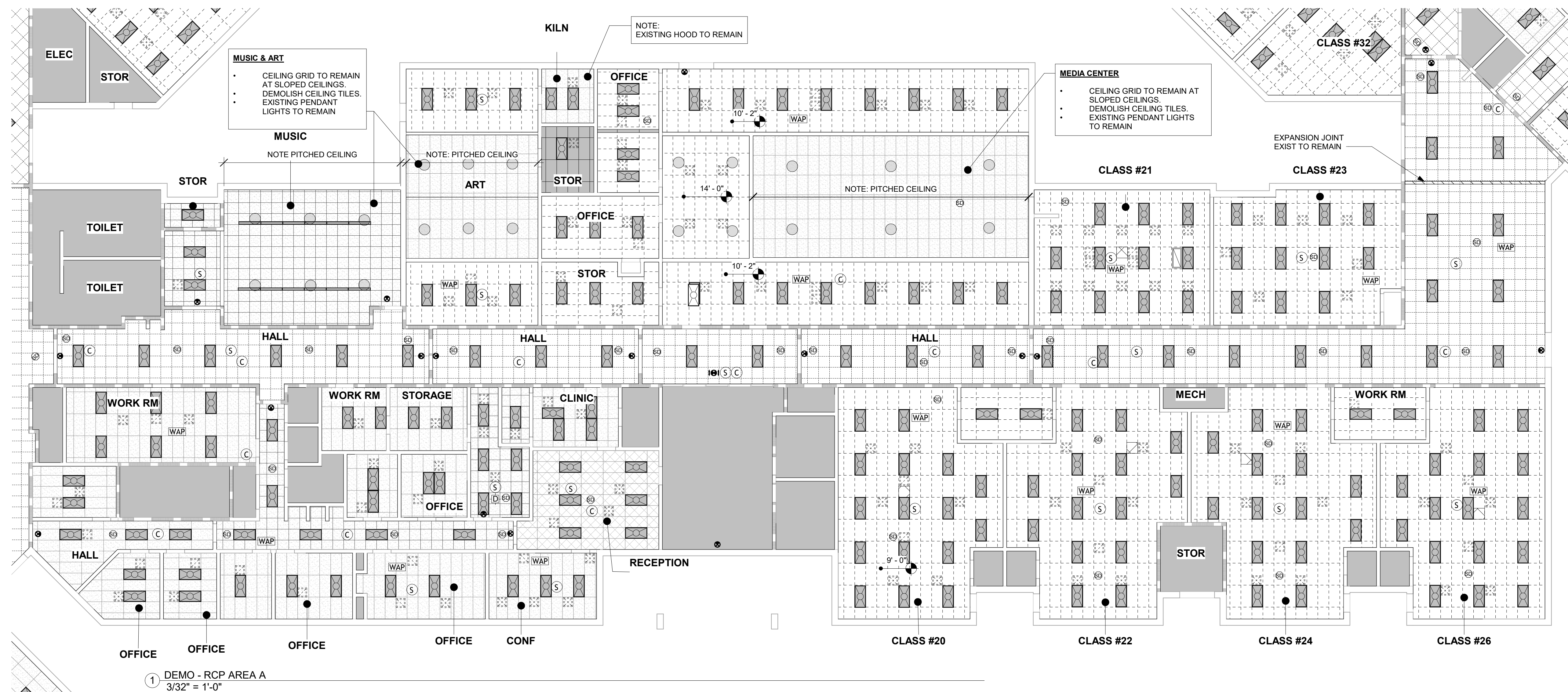
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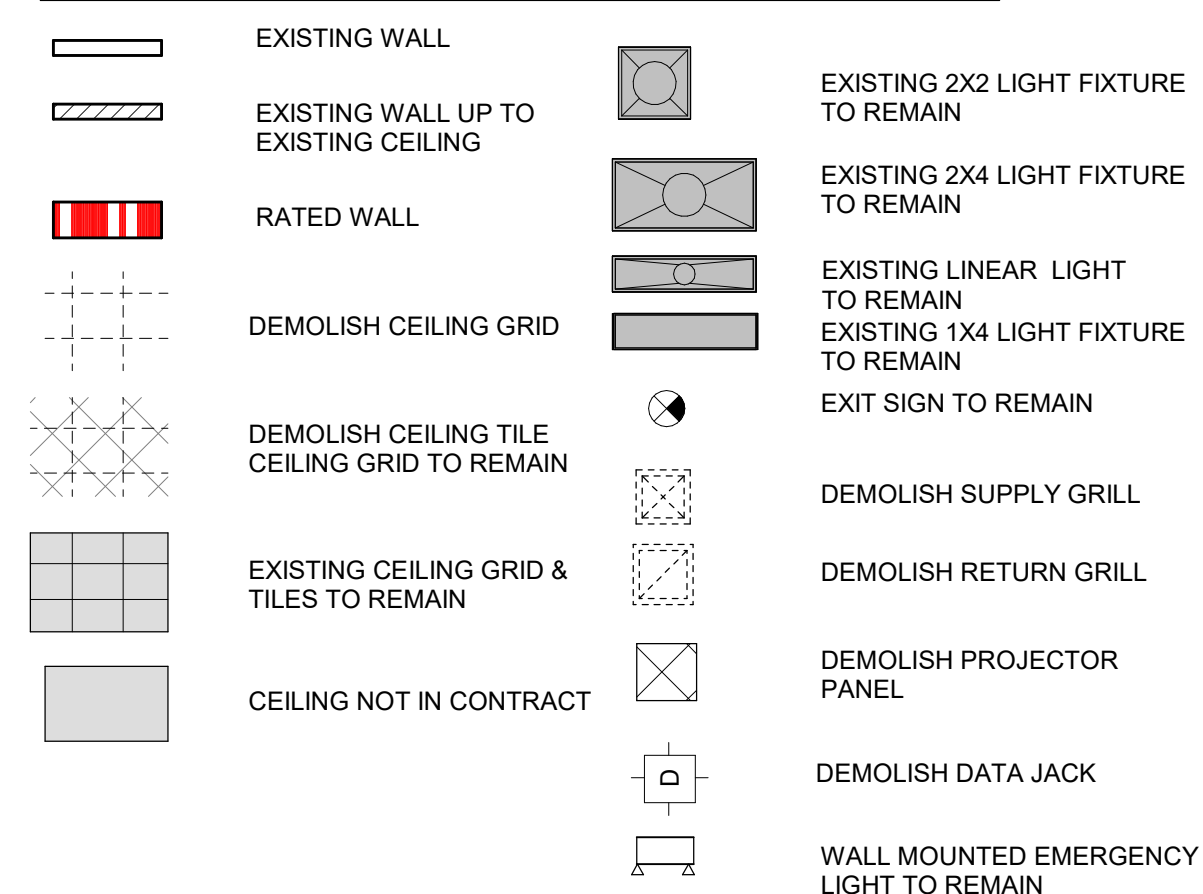
DEMO RCP AREA A

D101

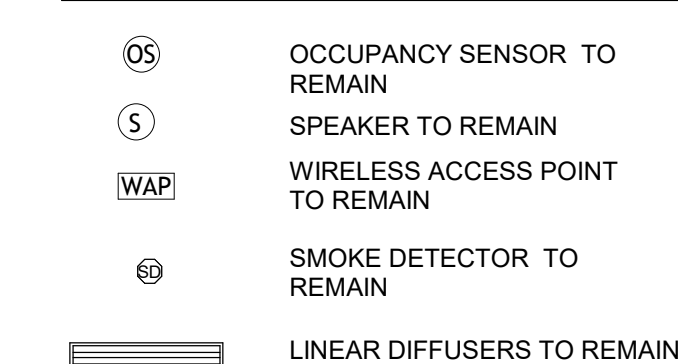
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DEMO LEGEND



DEVICES TO REMAIN LEGEND

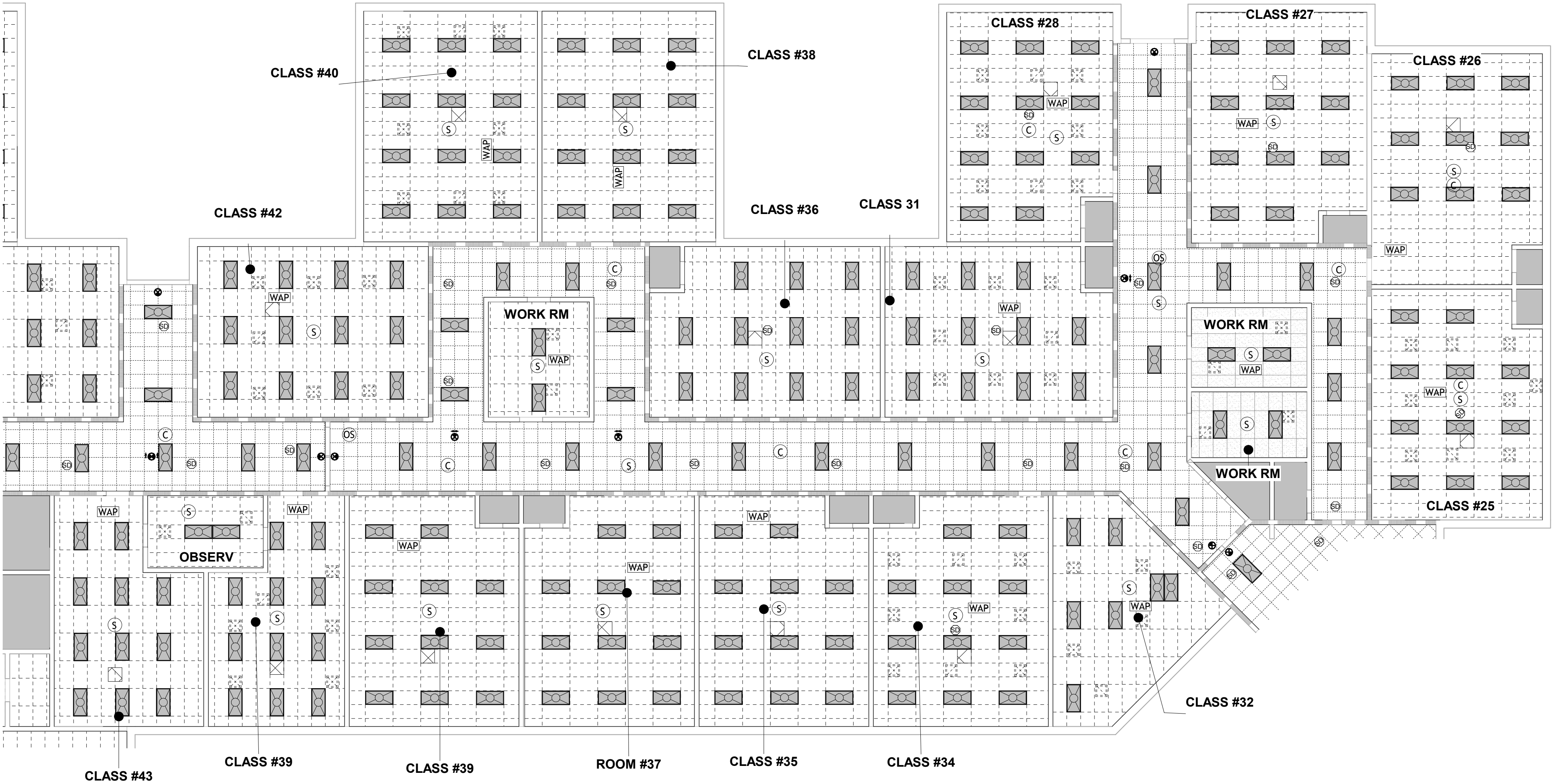


UNIT COSTS

PROVIDE UNIT COST TO DEMOLISH 2X2 LIGHT FIXTURE AND
INSTALL OWNER PROVIDED 2X2 LIGHT FIXTURE

PROVIDE UNIT COST TO DEMOLISH 2X4 LIGHT FIXTURE AND
INSTALL OWNER PROVIDED 2X4 LIGHT FIXTURE

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1 DEMO - RCP AREA B
3/32" = 1'-0"

DEMO LEGEND

	EXISTING WALL		EXISTING 2X2 LIGHT FIXTURE TO REMAIN
	EXISTING WALL UP TO EXISTING CEILING		EXISTING 2X4 LIGHT FIXTURE TO REMAIN
	RATED WALL		EXISTING LINEAR LIGHT TO REMAIN
	DEMOLISH CEILING GRID		EXISTING 1X4 LIGHT FIXTURE TO REMAIN
	DEMOLISH CEILING TILE		EXIT SIGN TO REMAIN
	DEMOLISH CEILING GRID TO REMAIN		DEMOLISH SUPPLY GRILL
	EXISTING CEILING GRID & TILES TO REMAIN		DEMOLISH RETURN GRILL
	CEILING NOT IN CONTRACT		DEMOLISH PROJECTOR PANEL
			DEMOLISH DATA JACK
			WALL MOUNTED EMERGENCY LIGHT TO REMAIN

DEVICES TO REMAIN LEGEND

	OCCUPANCY SENSOR TO REMAIN
	SPEAKER TO REMAIN
	WIRELESS ACCESS POINT TO REMAIN
	SMOKE DETECTOR TO REMAIN
	LINEAR DIFFUSERS TO REMAIN

UNIT COSTS

PROVIDE UNIT COST TO DEMOLISH 2X2 LIGHT FIXTURE AND INSTALL OWNER PROVIDED 2X2 LIGHT FIXTURE
PROVIDE UNIT COST TO DEMOLISH 2X4 LIGHT FIXTURE AND INSTALL OWNER PROVIDED 2X4 LIGHT FIXTURE



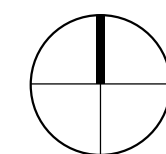
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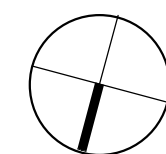
1001 BEECH HILL ROAD

SUMMERVILLE, SC

PROJECT NORTH



TRUE NORTH



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DEMO RCP AREA B

D102

SCALE: As indicated



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BEECH HILL ES - CEILING RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

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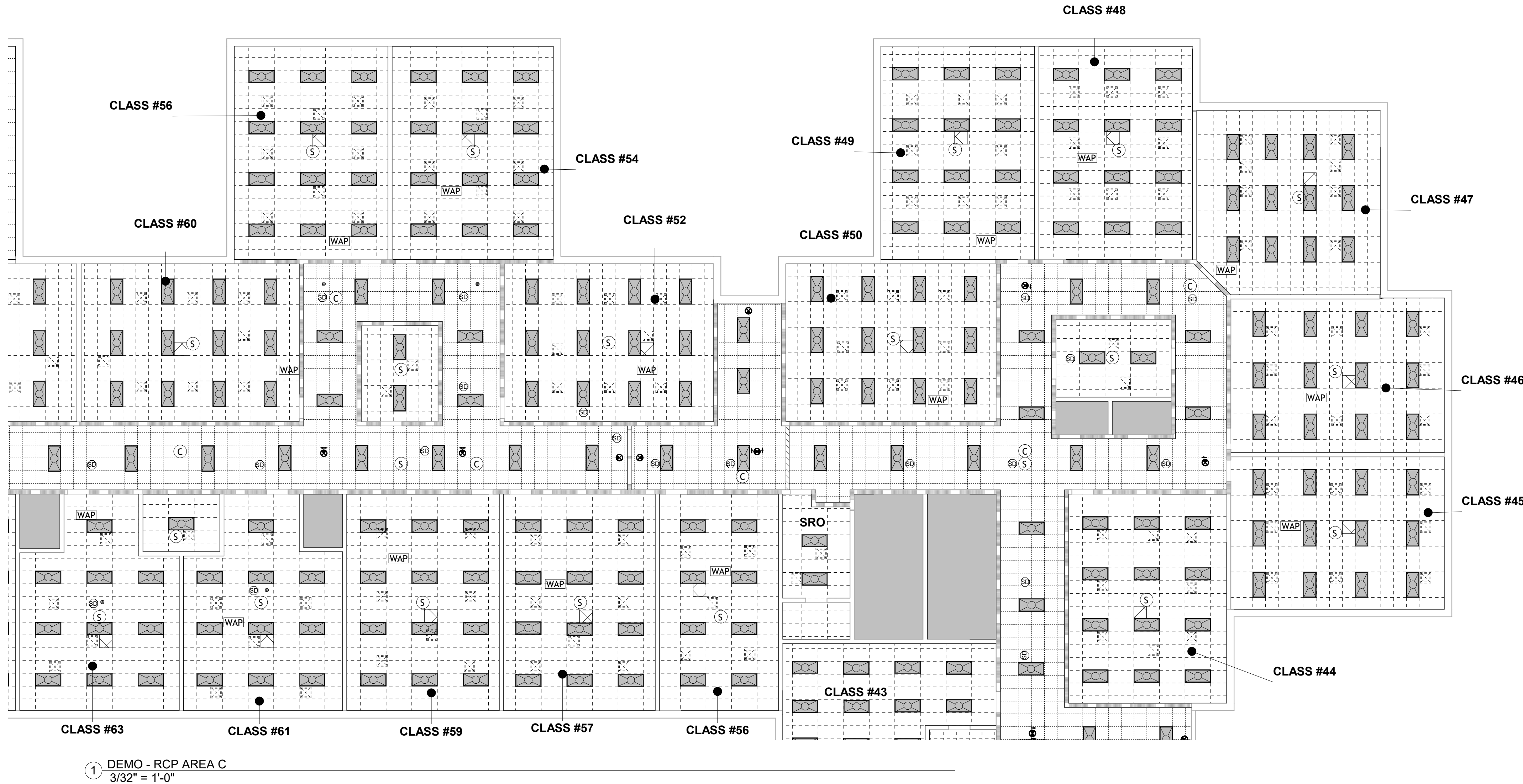
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05/16/25

DEMO - RCP AREA C

D103

SCALE: As indicated



DEMO LEGEND

	EXISTING WALL		EXISTING 2X2 LIGHT FIXTURE TO REMAIN
	EXISTING WALL UP TO EXISTING CEILING		EXISTING 2X4 LIGHT FIXTURE TO REMAIN
	RATED WALL		EXISTING LINEAR LIGHT TO REMAIN
	DEMOLISH CEILING GRID		EXISTING 1X4 LIGHT FIXTURE TO REMAIN
	DEMOLISH CEILING TILE CEILING GRID TO REMAIN		EXIT SIGN TO REMAIN
	EXISTING CEILING GRID & TILES TO REMAIN		DEMOLISH SUPPLY GRILL
	CEILING NOT IN CONTRACT		DEMOLISH RETURN GRILL
			DEMOLISH PROJECTOR PANEL
			DEMOLISH DATA JACK
			WALL MOUNTED EMERGENCY LIGHT TO REMAIN

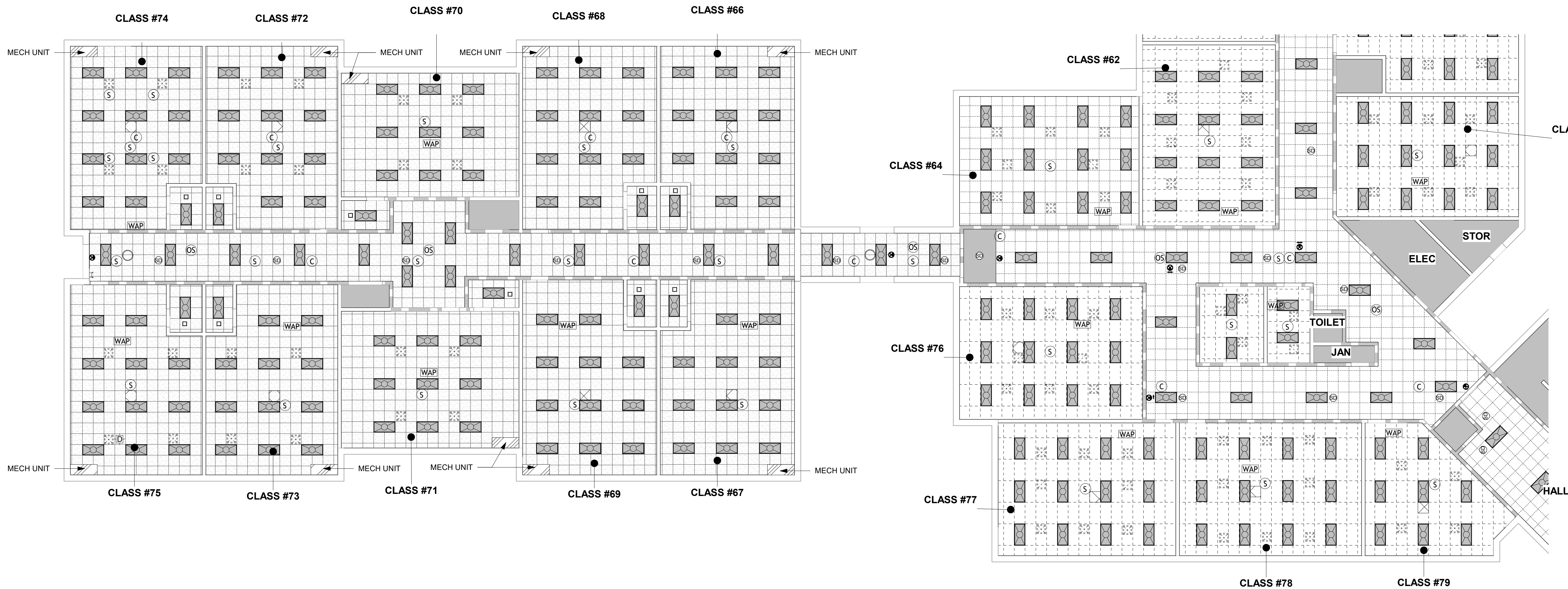
DEVICES TO REMAIN LEGEND

	OCCUPANCY SENSOR TO REMAIN
	SPEAKER TO REMAIN
	WIRELESS ACCESS POINT TO REMAIN
	SMOKE DETECTOR TO REMAIN
	LINEAR DIFFUSERS TO REMAIN

UNIT COSTS

PROVIDE UNIT COST TO DEMOLISH 2X2 LIGHT FIXTURE AND
INSTALL OWNER PROVIDED 2X2 LIGHT FIXTURE

PROVIDE UNIT COST TO DEMOLISH 2X4 LIGHT FIXTURE AND
INSTALL OWNER PROVIDED 2X4 LIGHT FIXTURE



1 DEMO - RCP AREA D
3/32" = 1'-0"

DEMO LEGEND

- | | | | |
|--|---|--|--|
| | EXISTING WALL | | EXISTING 2X2 LIGHT FIXTURE TO REMAIN |
| | EXISTING WALL UP TO EXISTING CEILING | | EXISTING 2X4 LIGHT FIXTURE TO REMAIN |
| | RATED WALL | | EXISTING LINEAR LIGHT TO REMAIN |
| | DEMOLISH CEILING GRID | | EXISTING 1X4 LIGHT FIXTURE TO REMAIN |
| | DEMOLISH CEILING TILE | | EXIT SIGN TO REMAIN |
| | EXISTING CEILING GRID & TILES TO REMAIN | | DEMOLISH SUPPLY GRILL |
| | CEILING NOT IN CONTRACT | | DEMOLISH RETURN GRILL |
| | | | DEMOLISH PROJECTOR PANEL |
| | | | DEMOLISH DATA JACK |
| | | | WALL MOUNTED EMERGENCY LIGHT TO REMAIN |

DEVICES TO REMAIN LEGEND

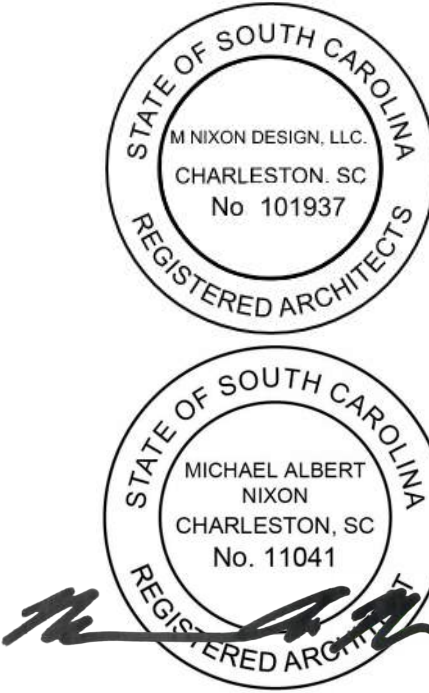
- | | |
|--|---------------------------------|
| | OCCUPANCY SENSOR TO REMAIN |
| | SPEAKER TO REMAIN |
| | WIRELESS ACCESS POINT TO REMAIN |
| | SMOKE DETECTOR TO REMAIN |
| | LINEAR DIFFUSERS TO REMAIN |

UNIT COSTS

PROVIDE UNIT COST TO DEMOLISH 2X2 LIGHT FIXTURE AND INSTALL OWNER PROVIDED 2X2 LIGHT FIXTURE
PROVIDE UNIT COST TO DEMOLISH 2X4 LIGHT FIXTURE AND INSTALL OWNER PROVIDED 2X4 LIGHT FIXTURE

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**BEECH HILL ES -
CEILING
RENOVATIONS**

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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**CONSTRUCTION
DOCUMENTS**

PROJECT NUMBER:
25.008

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ISSUE DATE:
05/16/25

DEMO - RECP AREA D

D104

SCALE: As indicated



05/16/25

BEECH HILL ES - CEILING RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE

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PROJECT NUMBER:
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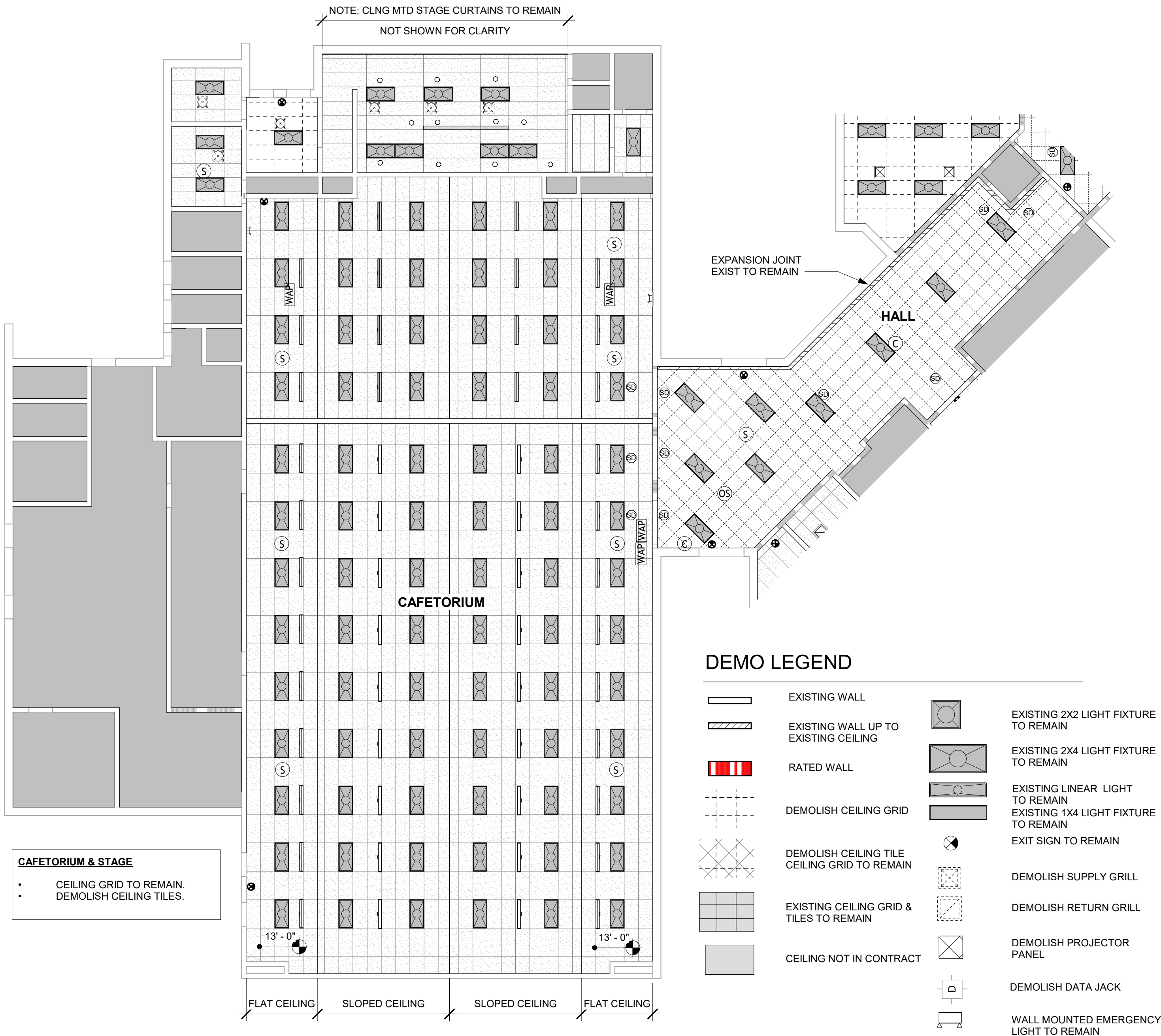
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DEMO - RCP AREA E

D105

SCALE: As indicated





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BEECH HILL ES - CEILING RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE

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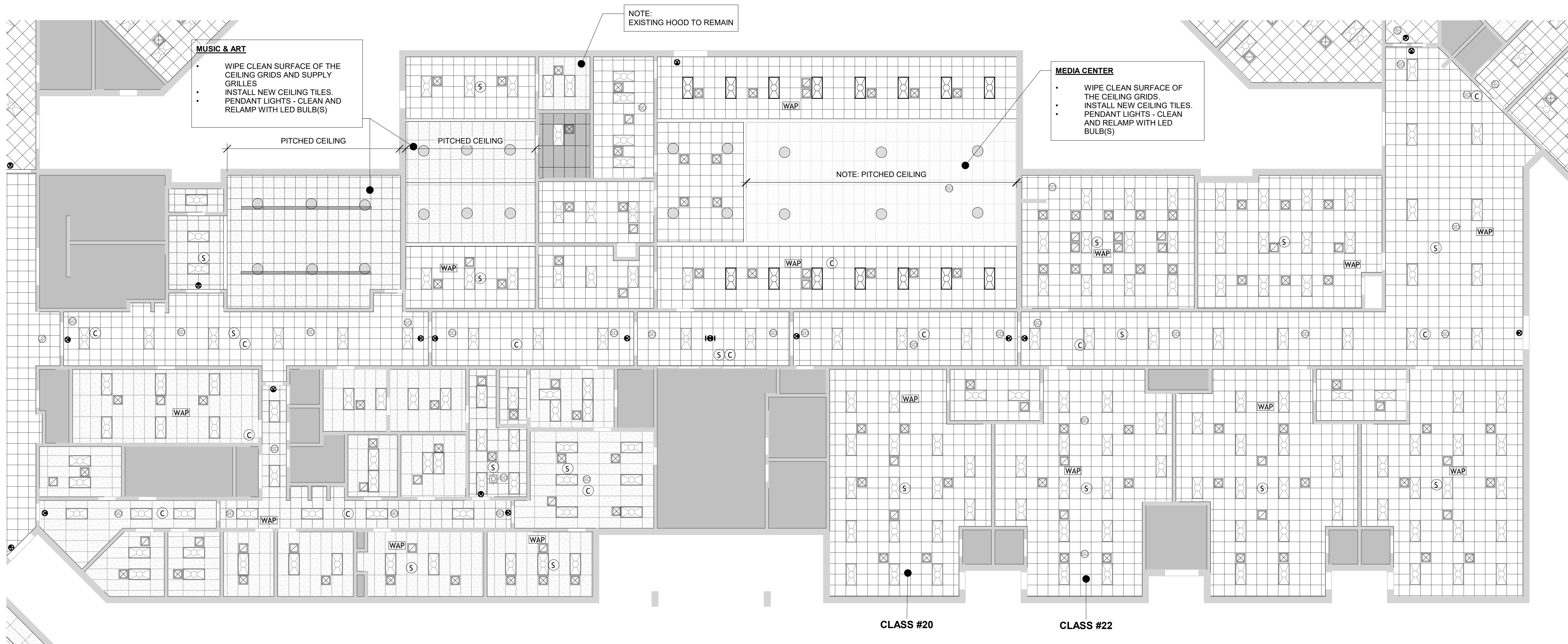
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NEW RCP AREA A

A101

SCALE: As indicated



① NEW - RCP AREA A
3/32" = 1'-0"

RCP LEGEND

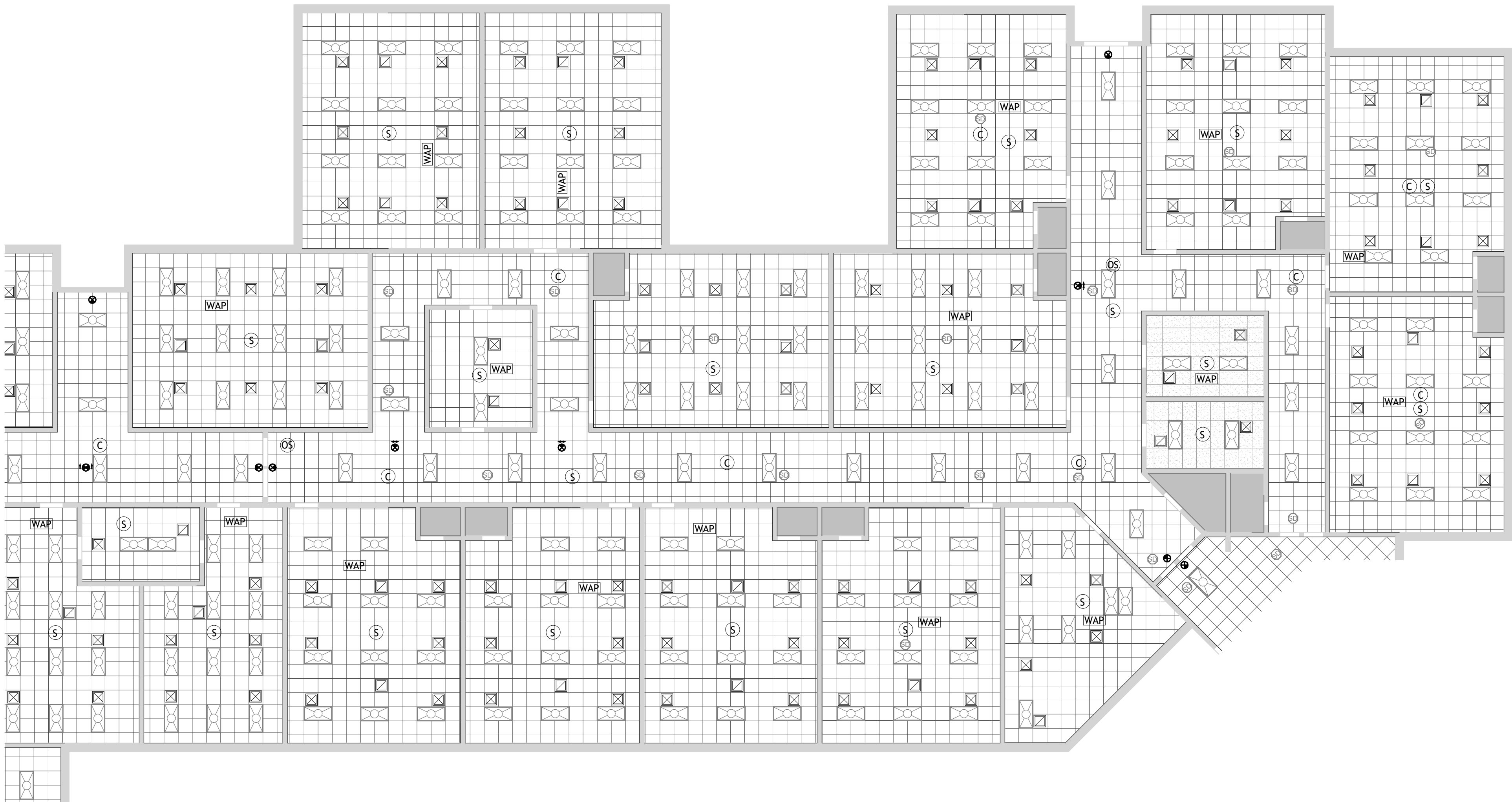
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- EXISTING CEILING GRID WITH NEW ACOUSTICAL CEILING TILES - CLEAN DIRT AND DUST FROM THE SURFACE OF THE CEILING GRIDS
- CEILING NOT IN CONTRACT
- EXISTING 2X2 LIGHT FIXTURE
- EXISTING 2X4 LIGHT FIXTURE
- CEILING MTD EXIT SIGN - ARROW(S) INDICATE DIRECTION
- NEW SUPPLY GRILL
- NEW RETURN GRILL
- NEW CEILING MTD EMERGENCY FIRE LIGHT
- EXISTING WALL
- EXISTING WALL UP TO EXISTING CEILING
- RATED WALL

UNIT COSTS

PROVIDE UNIT COST TO DEMOLISH 2X2 LIGHT FIXTURE AND
INSTALL OWNER PROVIDED 2X2 LIGHT FIXTURE
PROVIDE UNIT COST TO DEMOLISH 2X4 LIGHT FIXTURE AND
INSTALL OWNER PROVIDED 2X4 LIGHT FIXTURE

REINSTALL EXISTING DEVICES

- OCCUPANCY SENSOR TO REMAIN
- SPEAKER TO REMAIN
- WIRELESS ACCESS POINT TO REMAIN
- SMOKE DETECTOR TO REMAIN
- CEILING MTD EMERGENCY FIRE LIGHT TO REMAIN



1 NEW - RCP AREA B
3/32" = 1'-0"

RCP LEGEND

- NEW CEILING GRID AND ACOUSTICAL CEILING TILES
- EXISTING CEILING GRID WITH NEW ACOUSTICAL CEILING TILES
- CLEAN DIRT AND DUST FROM THE SURFACE OF THE CEILING GRIDS
- CEILING NOT IN CONTRACT
- EXISTING 2X2 LIGHT FIXTURE
- EXISTING 2X4 LIGHT FIXTURE
- CEILING MTD EXIT SIGN - ARROW(S) INDICATE DIRECTION
- NEW SUPPLY GRILL
- NEW RETURN GRILL
- NEW CEILING MTD EMERGENCY FIRE LIGHT
- EXISTING WALL
- EXISTING WALL UP TO EXISTING CEILING
- RATED WALL

UNIT COSTS

PROVIDE UNIT COST TO DEMOLISH 2X2 LIGHT FIXTURE AND INSTALL OWNER PROVIDED 2X2 LIGHT FIXTURE
PROVIDE UNIT COST TO DEMOLISH 2X4 LIGHT FIXTURE AND INSTALL OWNER PROVIDED 2X4 LIGHT FIXTURE

REINSTALL EXISTING DEVICES

- OCCUPANCY SENSOR TO REMAIN
- SPEAKER TO REMAIN
- WIRELESS ACCESS POINT TO REMAIN
- SMOKE DETECTOR TO REMAIN
- CEILING MTD EMERGENCY FIRE LIGHT TO REMAIN

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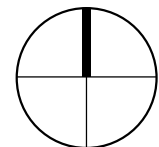
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BEECH HILL ES - CEILING RENOVATIONS

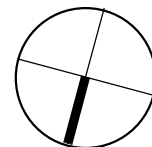
1001 BEECH HILL ROAD

SUMMERVILLE, SC

PROJECT NORTH



TRUE NORTH



REVISION SCHEDULE

#	DESCRIPTION	DATE
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CONSTRUCTION DOCUMENTS

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25.008

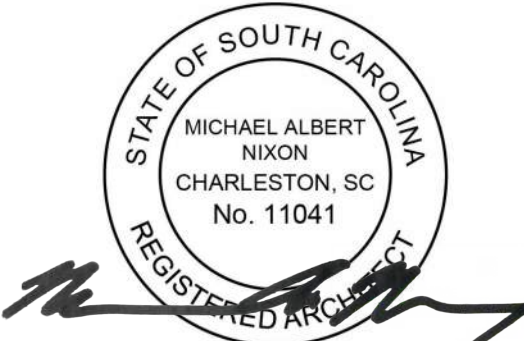
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NEW - RCP AREA B

A102

SCALE: As indicated



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BEECH HILL ES - CEILING RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE

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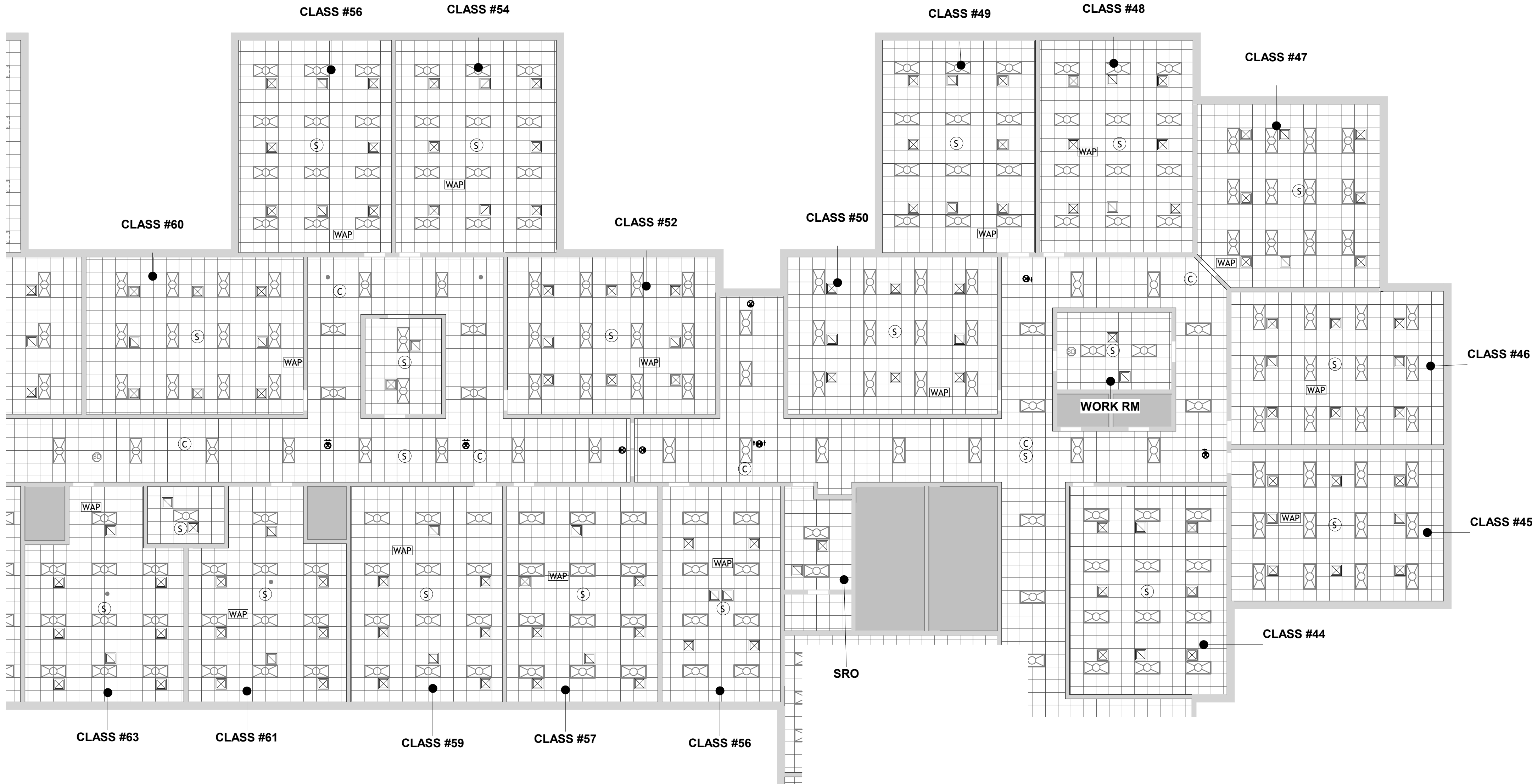
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ISSUE DATE:
05/16/25

NEW - RCP AREA C

A103

SCALE: As indicated



① NEW - RCP AREA C
3/32" = 1'-0"

RCP LEGEND

- NEW CEILING GRID AND ACOUSTICAL CEILING TILES
- EXISTING CEILING GRID WITH NEW ACOUSTICAL CEILING TILES - CLEAN DIRT AND DUST FROM THE SURFACE OF THE CEILING GRIDS
- CEILING NOT IN CONTRACT
- EXISTING 2X2 LIGHT FIXTURE
- EXISTING 2X4 LIGHT FIXTURE
- CEILING MTD EXIT SIGN - ARROW(S) INDICATE DIRECTION
- NEW SUPPLY GRILL
- NEW RETURN GRILL
- NEW CEILING MTD EMERGENCY FIRE LIGHT
- EXISTING WALL
- EXISTING WALL UP TO EXISTING CEILING
- RATED WALL

UNIT COSTS

PROVIDE UNIT COST TO DEMOLISH 2X2 LIGHT FIXTURE AND
INSTALL OWNER PROVIDED 2X2 LIGHT FIXTURE
PROVIDE UNIT COST TO DEMOLISH 2X4 LIGHT FIXTURE AND
INSTALL OWNER PROVIDED 2X4 LIGHT FIXTURE

REINSTALL EXISTING DEVICES

- OS OCCUPANCY SENSOR TO REMAIN
- S SPEAKER TO REMAIN
- WAP WIRELESS ACCESS POINT TO REMAIN
- ES SMOKE DETECTOR TO REMAIN
- © CEILING MTD EMERGENCY FIRE LIGHT TO REMAIN



05/16/25

BEECH HILL ES - CEILING RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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CONSTRUCTION DOCUMENTS

PROJECT NUMBER:
25.008

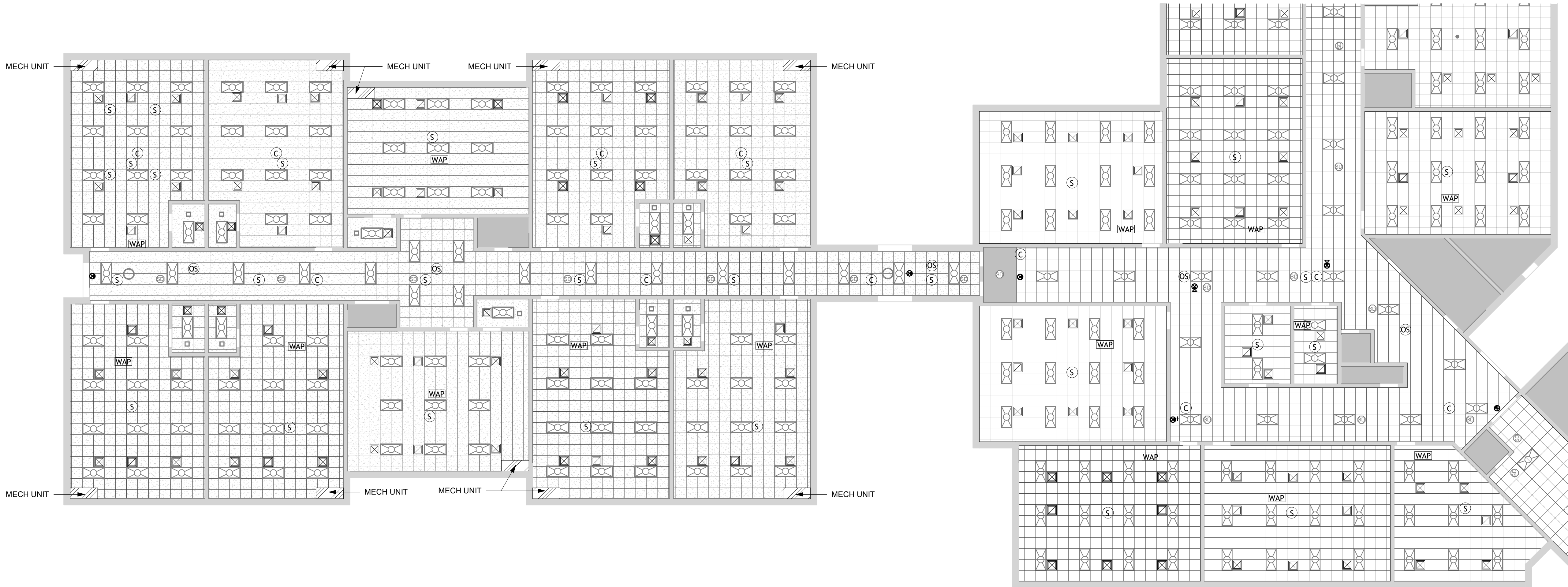
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05/16/25

NEW - RCP AREA D

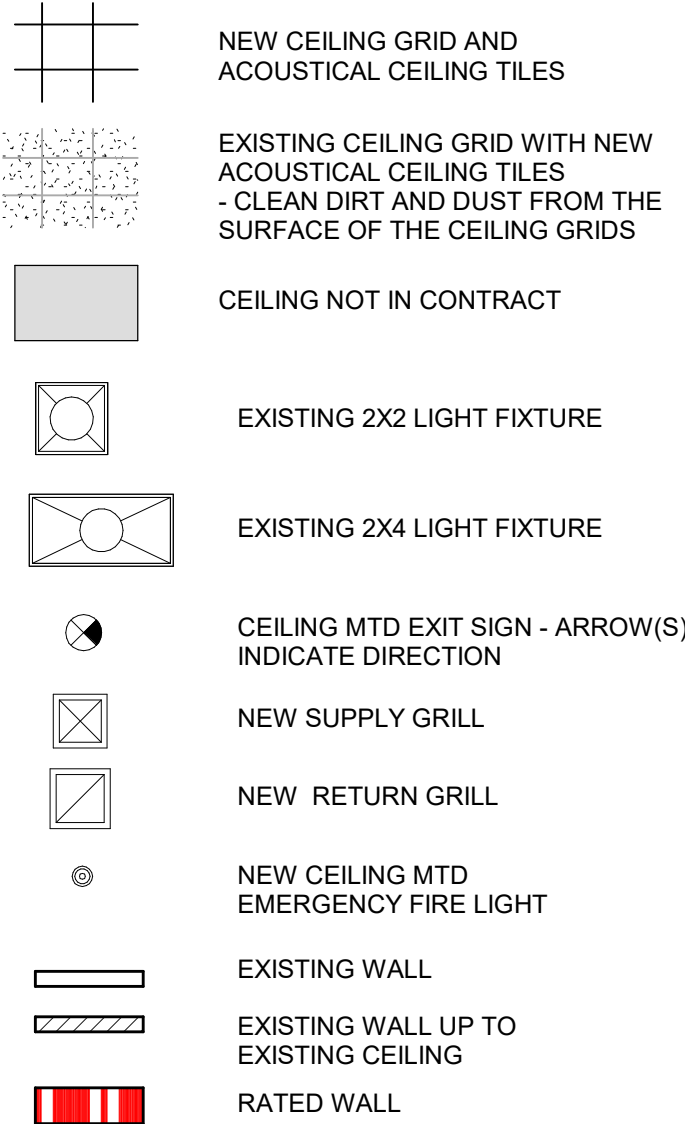
A104

SCALE: As indicated



1 NEW - RCP AREA D
3/32" = 1'-0"

RCP LEGEND



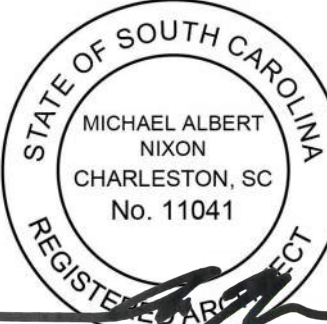
UNIT COSTS

PROVIDE UNIT COST TO DEMOLISH 2X2 LIGHT FIXTURE AND
INSTALL OWNER PROVIDED 2X2 LIGHT FIXTURE

PROVIDE UNIT COST TO DEMOLISH 2X4 LIGHT FIXTURE AND
INSTALL OWNER PROVIDED 2X4 LIGHT FIXTURE

REINSTALL EXISTING DEVICES

- OS OCCUPANCY SENSOR TO
REMAIN
- S SPEAKER TO REMAIN
- WAP WIRELESS ACCESS POINT
TO REMAIN
- SD SMOKE DETECTOR TO
REMAIN
- CEILING MTD EMERGENCY
FIRE LIGHT TO REMAIN



05/16/25

BEECH HILL ES - CEILING RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE

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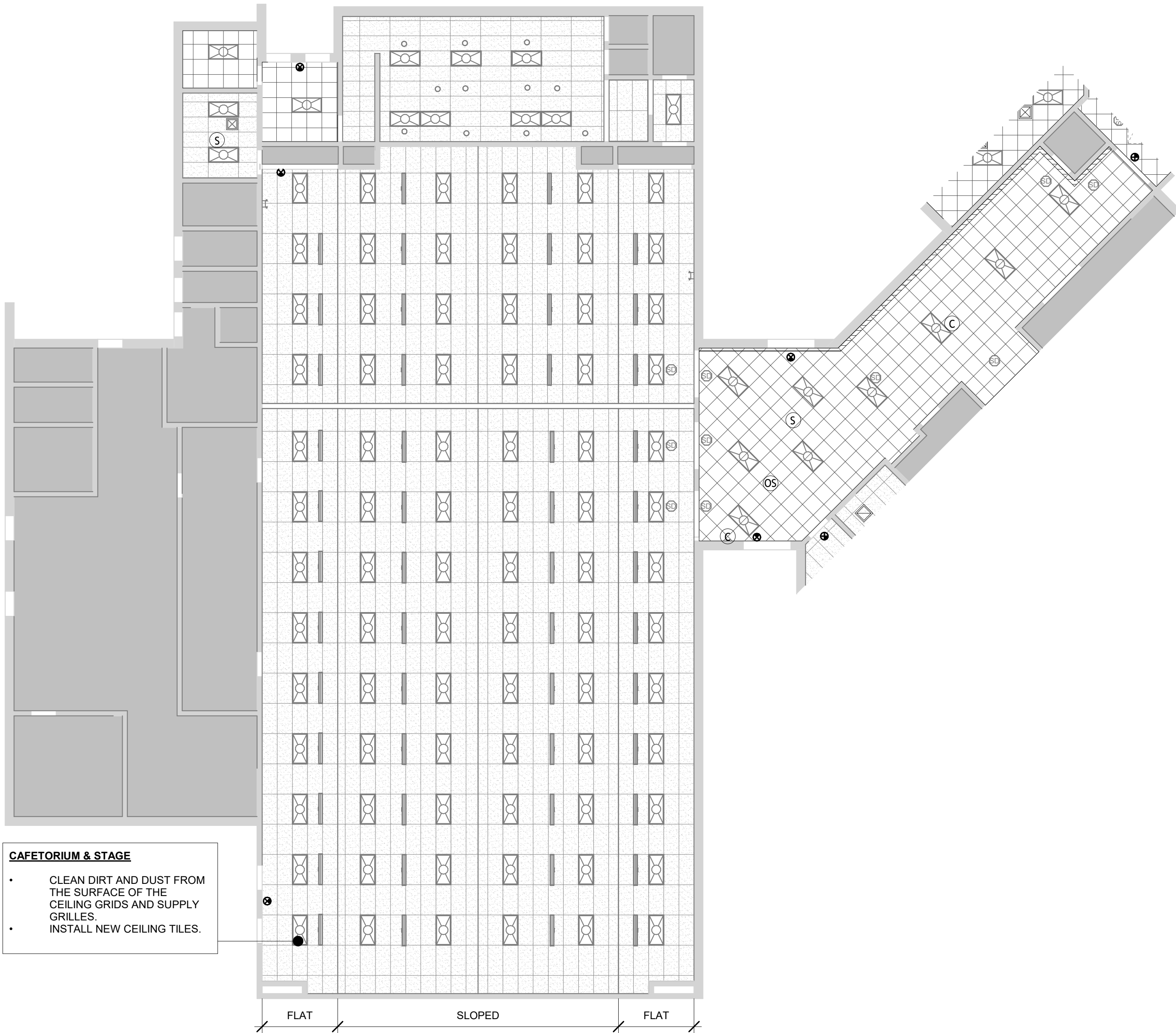
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NEW - RCP AREA E

A105

SCALE: As indicated



1 NEW - RCP AREA E
3/32" = 1'-0"

RCP LEGEND

	NEW CEILING GRID AND ACOUSTICAL CEILING TILES
	EXISTING CEILING GRID WITH NEW ACOUSTICAL CEILING TILES - CLEAN DIRT AND DUST FROM THE SURFACE OF THE CEILING GRIDS
	CEILING NOT IN CONTRACT
	EXISTING 2X2 LIGHT FIXTURE
	EXISTING 2X4 LIGHT FIXTURE
	CEILING MTD EXIT SIGN - ARROW(S) INDICATE DIRECTION
	NEW SUPPLY GRILL
	NEW RETURN GRILL
	NEW CEILING MTD EMERGENCY FIRE LIGHT
	EXISTING WALL
	EXISTING WALL UP TO EXISTING CEILING
	RATED WALL

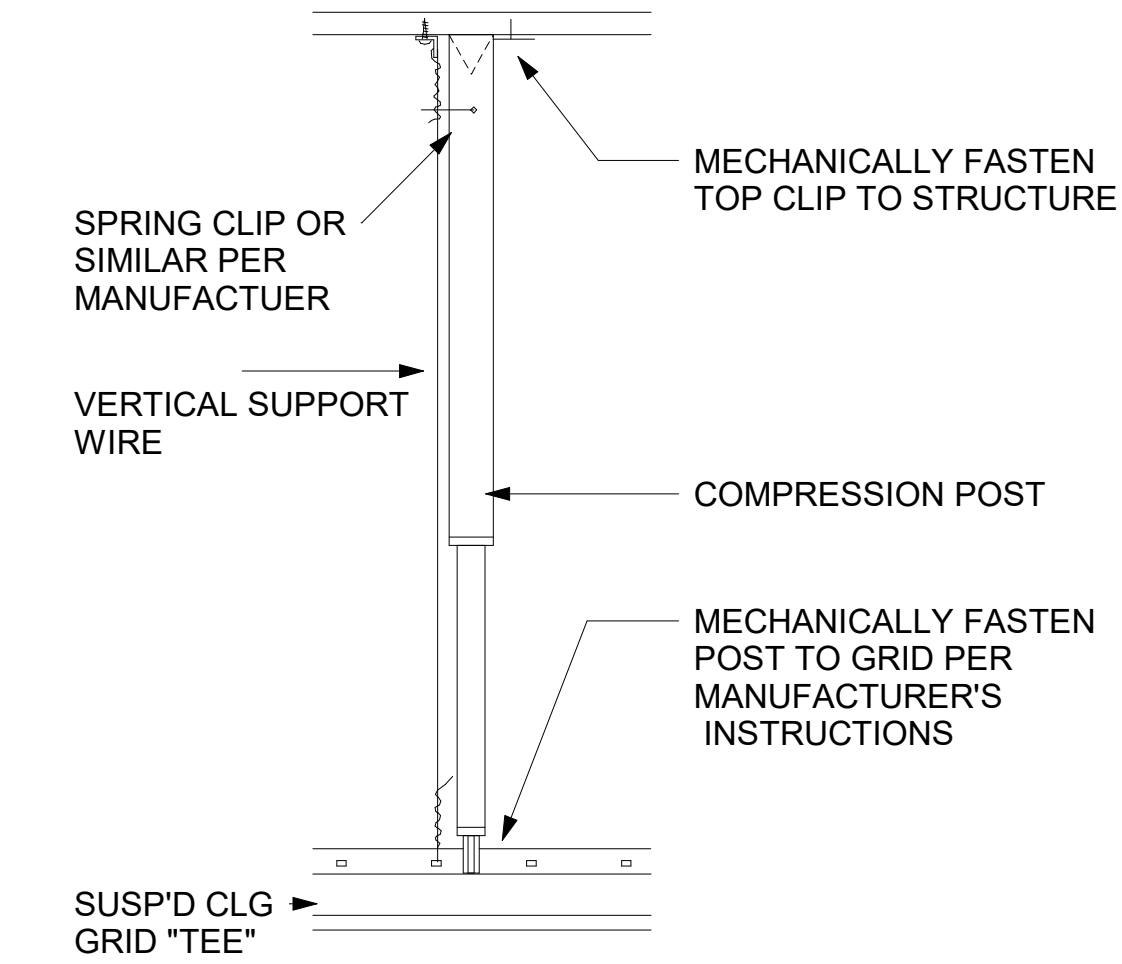
REINSTALL EXISTING DEVICES

	OCCUPANCY SENSOR TO REMAIN
	SPEAKER TO REMAIN
	WIRELESS ACCESS POINT TO REMAIN
	SMOKE DETECTOR TO REMAIN
	CEILING MTD EMERGENCY FIRE LIGHT TO REMAIN

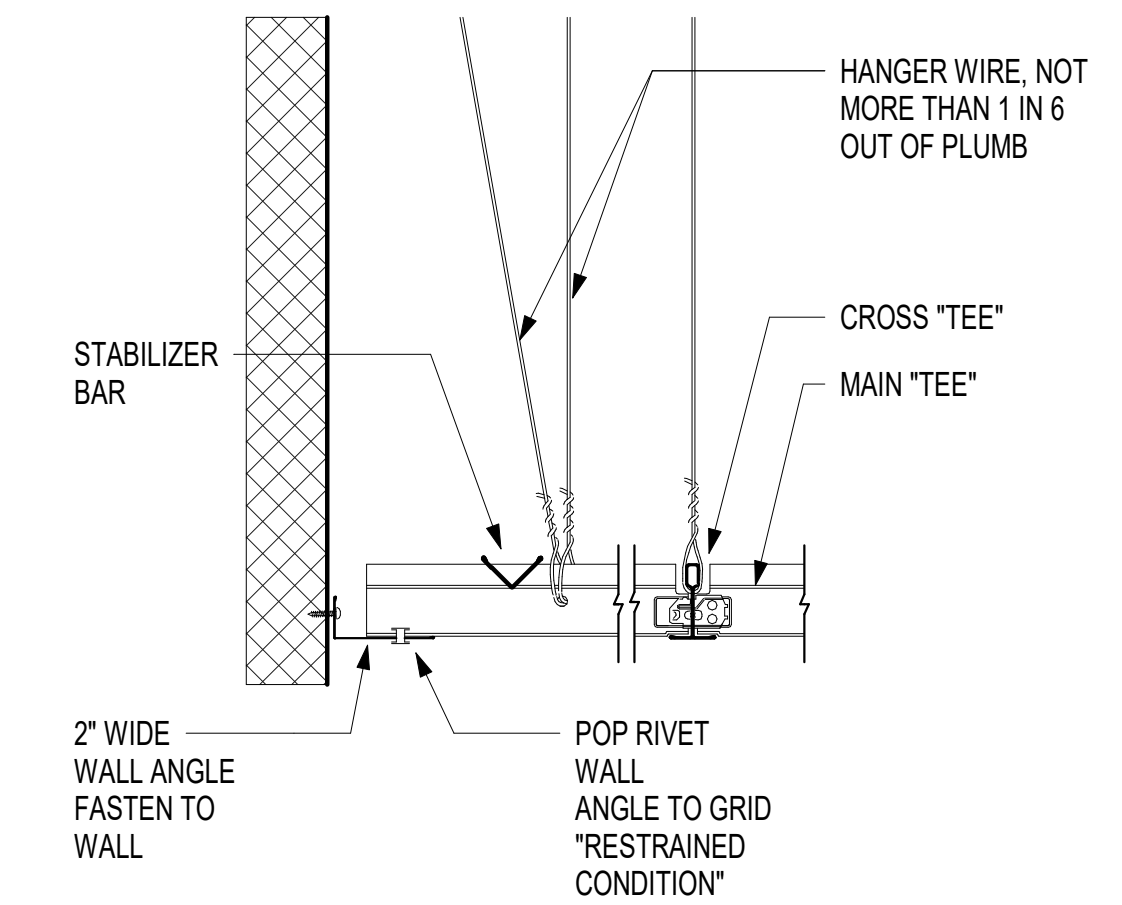
UNIT COSTS

PROVIDE UNIT COST TO DEMOLISH 2X2 LIGHT FIXTURE AND
INSTALL OWNER PROVIDED 2X2 LIGHT FIXTURE

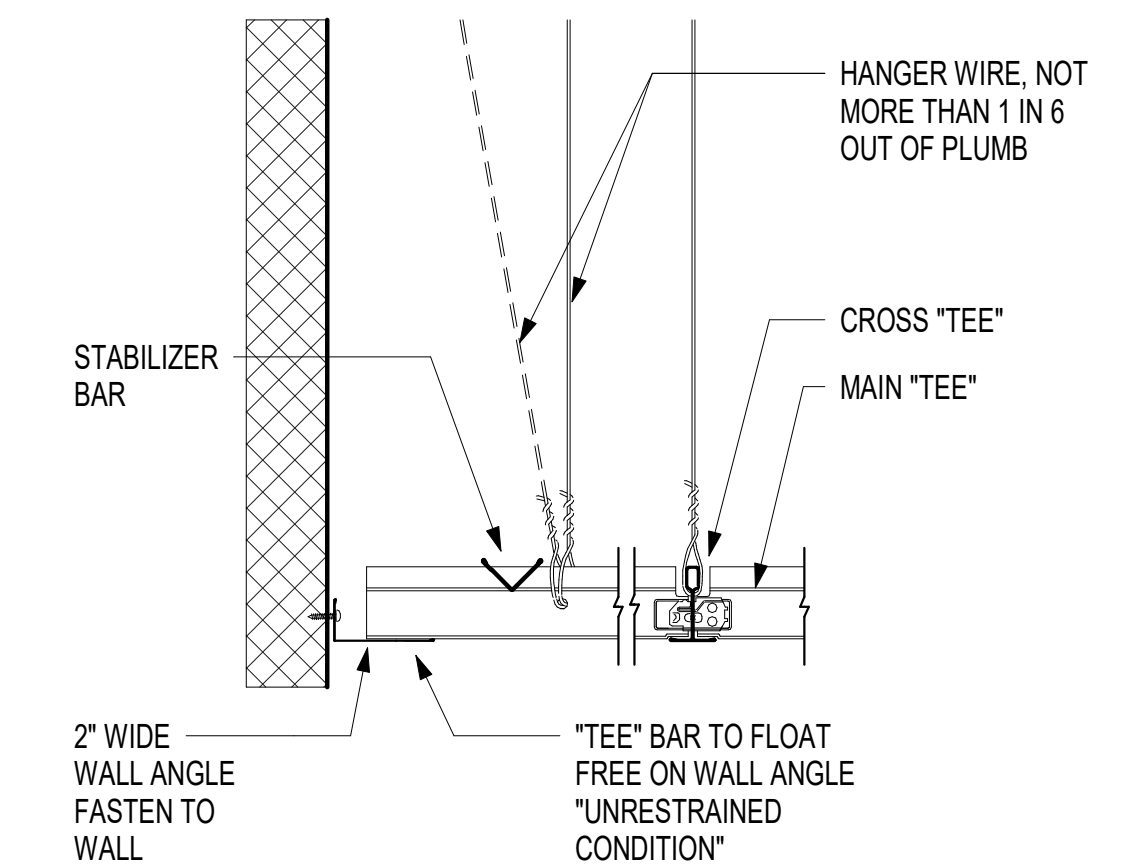
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2 COMPRESSION POST
1/64" = 1'-0"

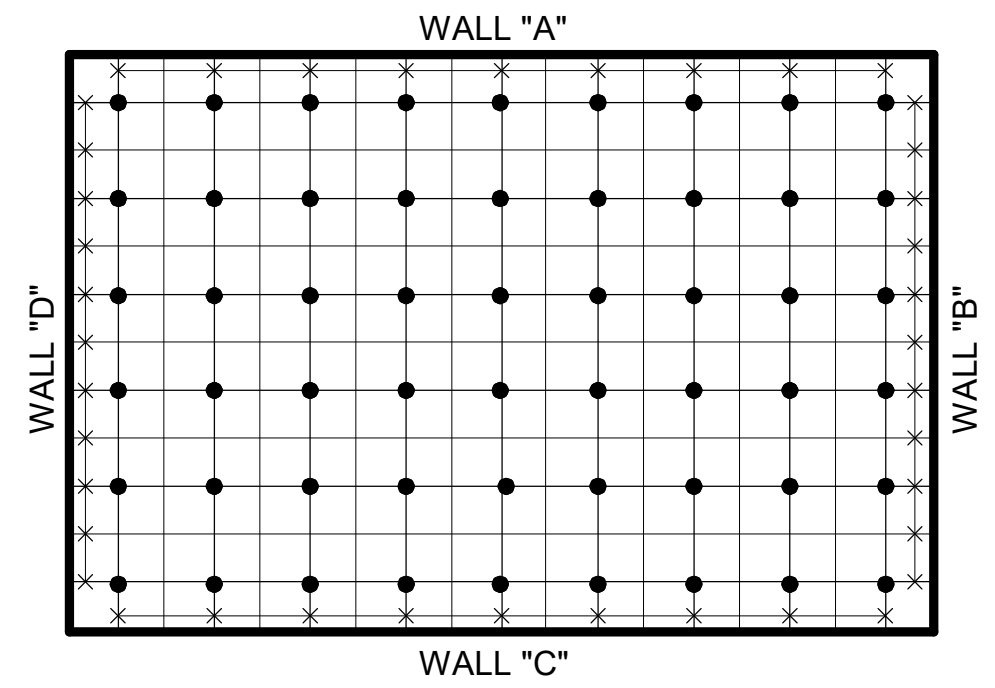


3 ACT SEISMIC GRID AT WALL A
3" = 1'-0"

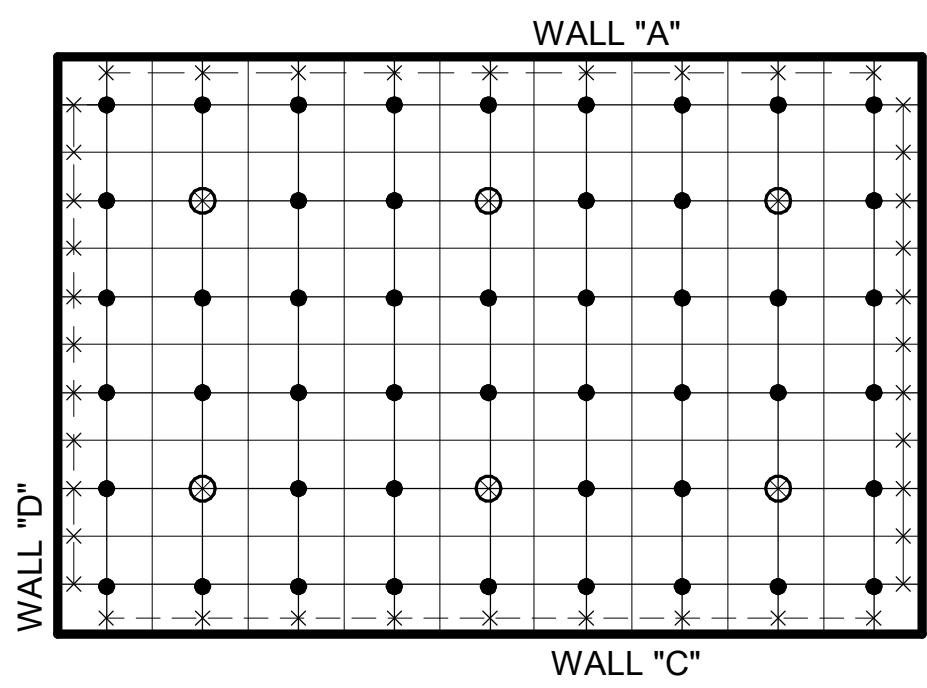


4 UNRESTRAINED GRID / WALL
3" = 1'-0"

SEISMIC RESTRAINTS FOR SUSPENDED ACOUSTIC CEILINGS		
CEILING COMPONENT	IBC CATEGORY "D", "E" OR "F" - ASTM E580 ZONES 3 & 4	
	UP TO 1,000 SF	GREATER THAN 1,000 SF
INTERSECTION STRENGTH AT MAIN / CROSS TEES	180 LBS.	180 LBS.
HANGER WIRE (MIN. OF 3 TWISTS)	12 GAUGE @ 4' o.c. EACH WAY	12 GAUGE @ 4' o.c. EACH WAY
CONNECTION @ WIRE / STRUCTURE ABOVE	100 LBS. MINIMUM	100 LBS. MINIMUM
MAIN TEE CLASSIFICATION	HEAVY DUTY	HEAVY DUTY
MAXIMUM OUT OF PLUMB	1 IN 6 MAXIMUM	1 IN 6 MAXIMUM
PERIMETER WIRE DISTANCE FROM WALLS	8" MAXIMUM	8" MAXIMUM
GRID CONNECTION TO PERIMETER WALLS	ATTACHED TO TWO ADJACENT WALLS	ATTACHED TO TWO ADJACENT WALLS
PERIMETER TEE ENDS TIED TOGETHER	YES, WITH STABILIZER BAR	YES, WITH STABILIZER BAR
PERIMETER MOLDING WIDTH	2 INCH MINIMUM	2 INCH MINIMUM
GRID / WALL CLEARANCE	3/4 INCH MINIMUM	3/4 INCH MINIMUM
SPLAY BRACING 90° APART @ 45° ANGLES	NOT REQUIRED	REQ'D WITHIN 2" OF TEE INTERSECTION @ 12'-0" o. c. E.W.
SPLAY BRACING CONNECTION STRENGTH	N/A	GREATER OF 200 LBS. OR DESIGN LOAD
COMPRESSION POSTS	NOT REQUIRED	REQ'D @ 12' O.C. EACH WAY, STARTING 6' FROM WALLS
PARTITION ATTACHMENT	BRACE INDEPENDENT OF CEILING GRID	BRACE INDEPENDENT OF CEILING GRID
SEISMIC SEPARATION JOINT	NOT REQUIRED	REQUIRED WHERE AREA IS > 2,500 SF
RIGID BRACING AT CEILING PLANE CHANGES	YES	YES
ALL LIGHT FIXTURES ATTACHED TO GRID, TYPICAL	AT 2 POINTS UNLESS INDEPENDENTLY SUPPORTED	AT 2 POINTS UNLESS INDEPENDENTLY SUPPORTED
SURFACE MOUNTED LIGHT FIXTURE	ATTACH TO GRID	ATTACH TO GRID
PENDANT HUNG LIGHT FIXTURE	SUPPORT DIRECTLY FROM STRUCTURE W/ 9 GA. WIRE	SUPPORT DIRECTLY FROM STRUCTURE W/ 9 GA. WIRE
RECESSED LIGHT FIXTURE < 10 LBS.	SUPPORT WITH ONE WIRE TO STRUCTURE	SUPPORT WITH ONE WIRE TO STRUCTURE
LAY-IN OR RECESSED LIGHT FIXTURE, 10 TO 56 LBS.	TWO WIRES TO STRUCTURE ON DIAGONAL	TWO WIRES TO STRUCTURE ON DIAGONAL
LAY-IN OR RECESSED LIGHT FIXTURE > 56 LBS.	SUPPORT INDEPENDENTLY FROM STRUCTURE	SUPPORT INDEPENDENTLY FROM STRUCTURE
AIR TERMINALS < 20 LBS.	POSITIVELY ATTACHED TO GRID	POSITIVELY ATTACHED TO GRID
AIR TERMINALS, 20 TO 56 LBS.	POSITIVELY ATTACH TO GRID + 2 WIRES TO STRUCTURE	POSITIVELY ATTACH TO GRID + 2 WIRES TO STRUCTURE
AIR TERMINALS > 56 LBS.	SUPPORT DIRECTLY FROM STRUCTURE	SUPPORT DIRECTLY FROM STRUCTURE
SPRINKLER HEAD CLEARANCE	2 INCH MINIMUM OPENING OR SWING JOINT	2 INCH MINIMUM OPENING OR SWING JOINT
MISC. PENETRATION CLEARANCE	2 INCH MINIMUM OPENING OR FLEX JOINT	2 INCH MINIMUM OPENING OR FLEX JOINT
CABLE TRAYS	SUPPORT DIRECTLY FROM STRUCTURE	SUPPORT DIRECTLY FROM STRUCTURE
CONDUIT AND PIPING	SUPPORT DIRECTLY FROM STRUCTURE	SUPPORT DIRECTLY FROM STRUCTURE
-	-	-



5 GRID WHEN ROOM < 1,000 SF
1/8" = 1'-0"



6 GRID WHEN ROOM > 1,000 SF
1/8" = 1'-0"

BEECH HILL ES - CEILING RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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CONSTRUCTION DOCUMENTS

PROJECT NUMBER:
25.008

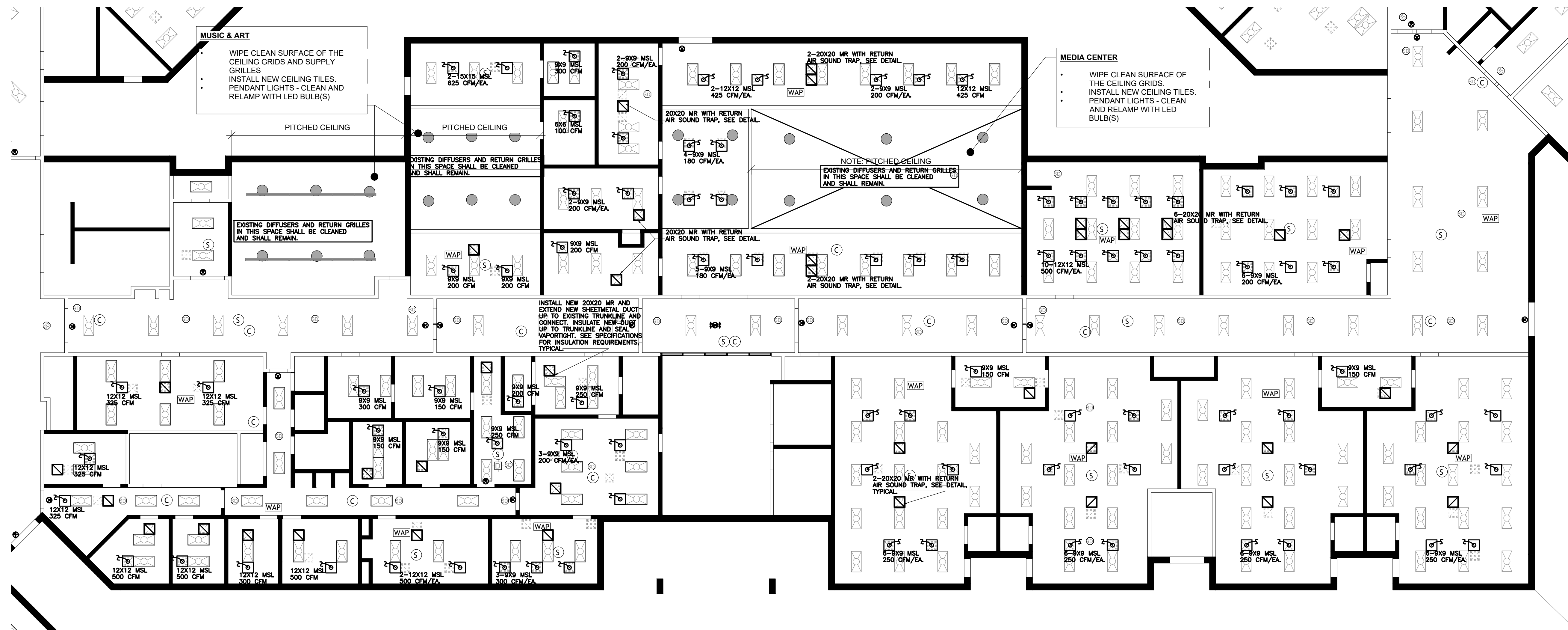
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05/16/25

TYPICAL CEILING DETAILS

A110

SCALE: As indicated



① NEW - MECHANICAL PLAN AREA A
3/32" = 1'-0"

BEECH HILL ES - CEILING RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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CONSTRUCTION DOCUMENTS

PROJECT NUMBER:
25.008

DESIGNED & DRAWN BY: CCOIII

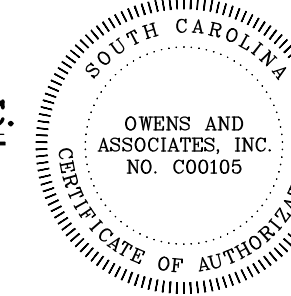
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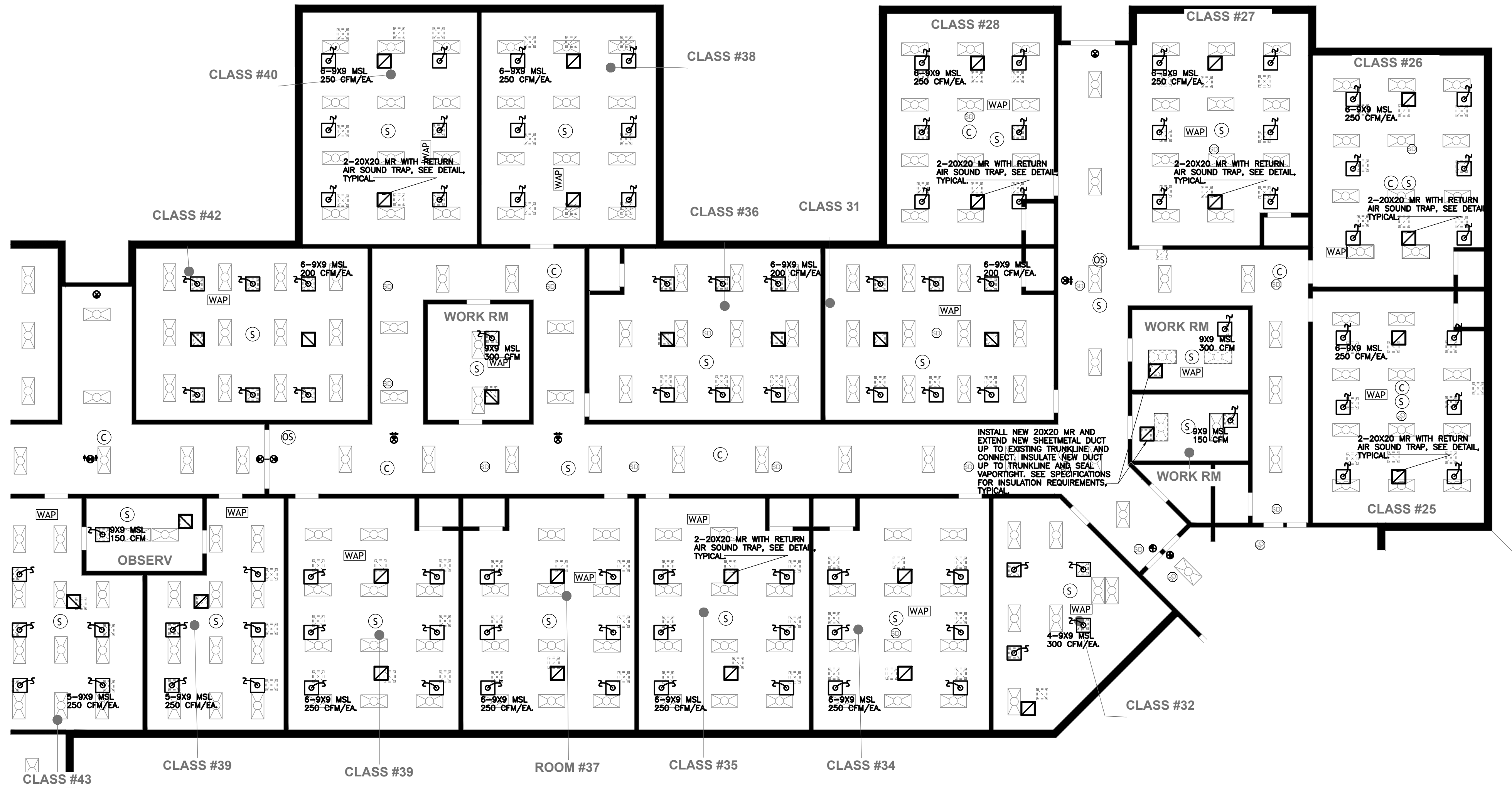
MECH.- AREA A

M101

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29464





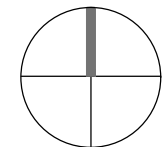
1 NEW - MECHANICAL PLAN AREA B
3/32" = 1'-0"

BEECH HILL ES - CEILING RENOVATIONS

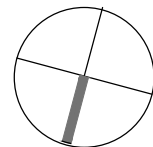
1001 BEECH HILL ROAD

SUMMERVILLE, SC

PROJECT NORTH



TRUE NORTH



REVISION SCHEDULE

#	DESCRIPTION	DATE
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CONSTRUCTION DOCUMENTS

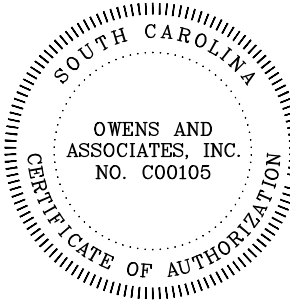
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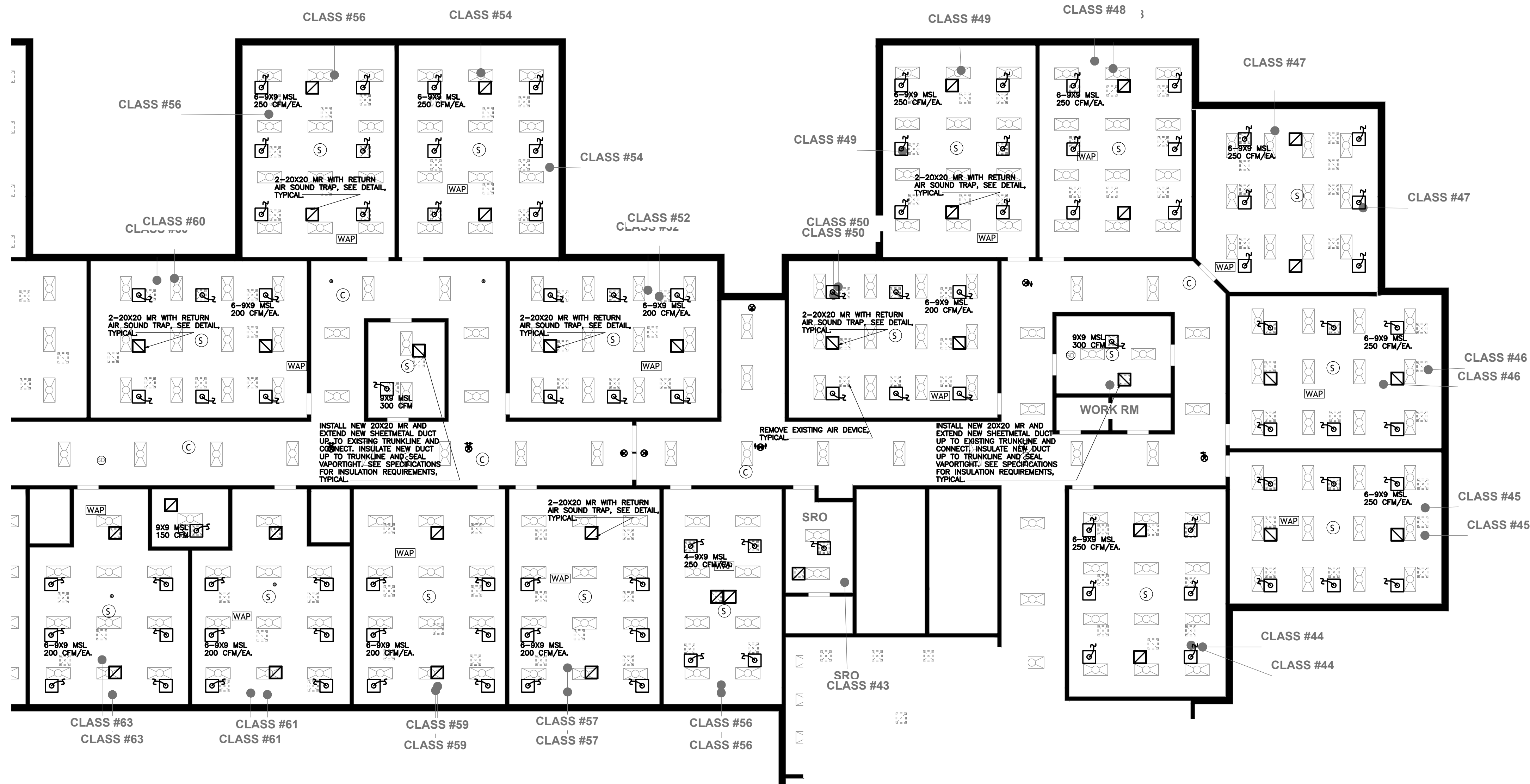
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NEW - MECH. AREA B

M102



① NEW - RCP AREA C
3/32" = 1'-0"

BEECH HILL ES - CEILING RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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CONSTRUCTION DOCUMENTS

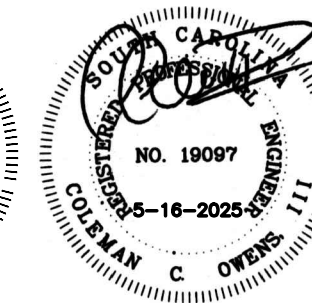
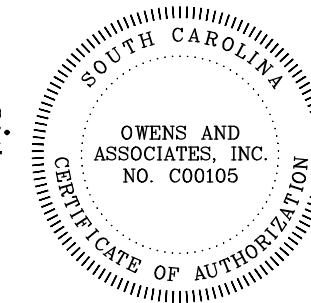
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NEW - MECH AREA C

M103

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① NEW - MECHANICAL AREA D
3/32" = 1'-0"

BEECH HILL ES - CEILING RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE

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CONSTRUCTION DOCUMENTS

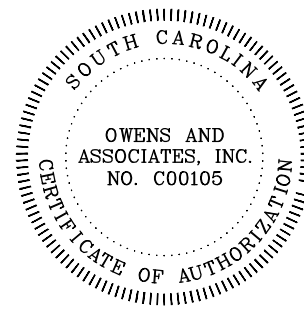
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NEW - MECH AREA D

M104

BEECH HILL ES -
CEILING
RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE

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CONSTRUCTION
DOCUMENTS

PROJECT NUMBER:
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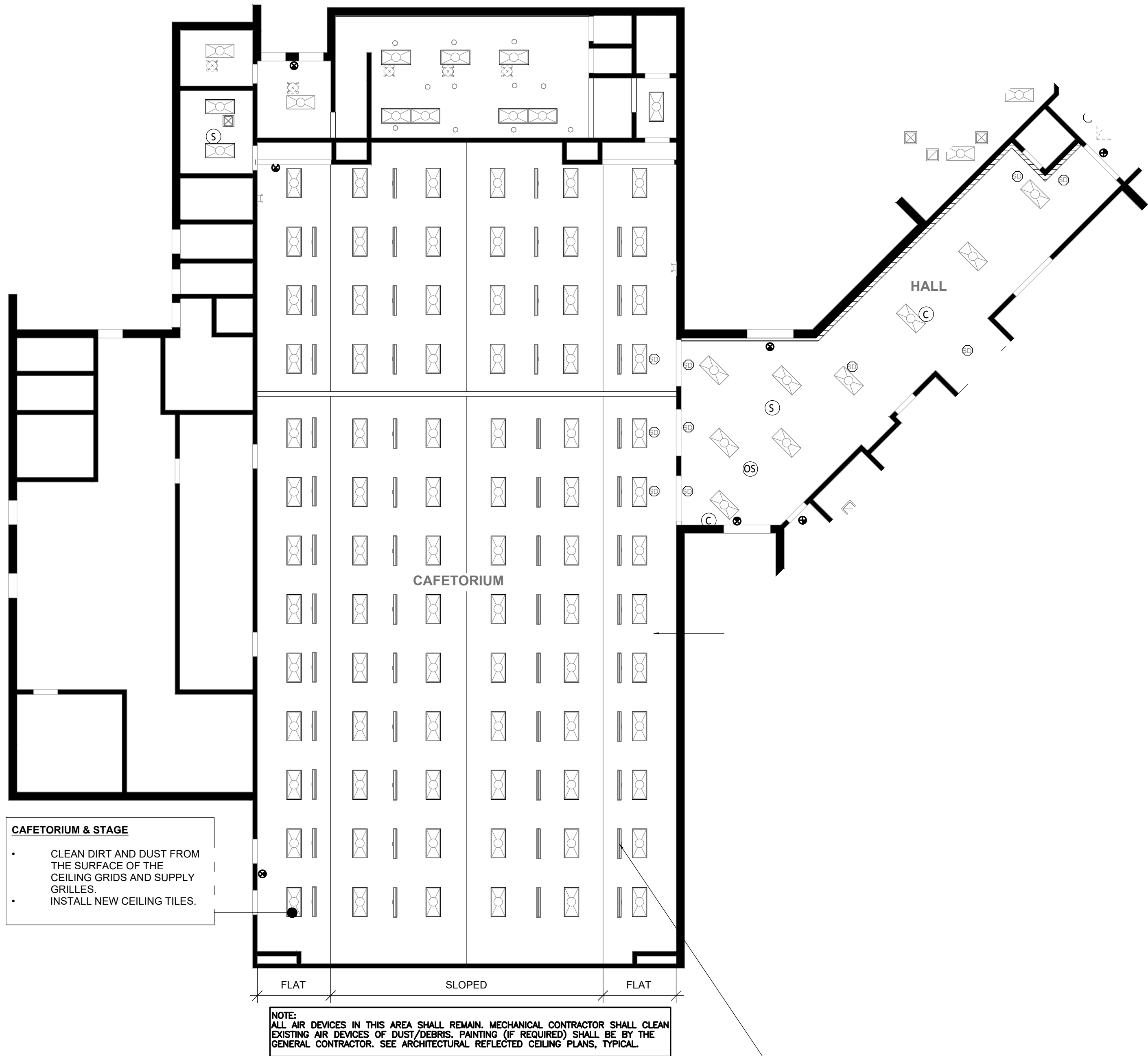
DESIGNED & DRAWN BY: JOMII

ISSUE DATE:
05/16/25

NEW - MECH AREA E

M105

SCALE: 1/8" = 1'-0"



CAFETORIUM & STAGE

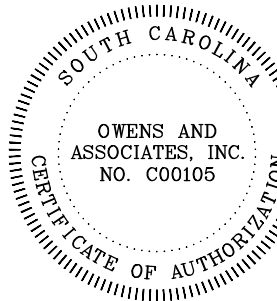
- CLEAN DIRT AND DUST FROM THE SURFACE OF THE CEILING GRIDS AND SUPPLY GRILLES.
- INSTALL NEW CEILING TILES.

NOTE:
ALL AIR DEVICES IN THIS AREA SHALL REMAIN. MECHANICAL CONTRACTOR SHALL CLEAN EXISTING AIR DEVICES OF DUST/DEBRIS. PAINTING (IF REQUIRED) SHALL BE BY THE GENERAL CONTRACTOR. SEE ARCHITECTURAL REFLECTED CEILING PLANS, TYPICAL.

① NEW - MECHANICAL AREA E
3/32" = 1'-0"

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GENERAL MECHANICAL NOTES

- UNLESS OTHERWISE INDICATED, ALL ROOF PENETRATIONS AND FLASHINGS SHALL ADHERE TO NRCA ROOFING AND WATER PROOFING MANUAL, 5TH EDITION, CONSTRUCTION DETAILS. SEE ROOF NOTES.
- CONTRACTOR SHALL FURNISH TO OWNER AT COMPLETION OF PROJECT, A COMPLETE SET OF WRITTEN OPERATING INSTRUCTIONS FOR ALL SYSTEMS.
- PROVIDE SEISMIC SUPPORTS FOR ALL NEW AIR DEVICES. SEE SPECIFICATIONS AND NOTES ON AIR DEVICE SCHEDULE.
- PROVIDE 2-1/2"x2-1/2"x1/4" GALVANIZED STEEL ANGLES, 3/8" THREADED HANGER ROD, AND OTHER SUPPLEMENTAL STEEL AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT FROM THE STRUCTURE; DUCTWORK, UNIT HEATERS, EXHAUST FANS, ETC.
- ALL RETURN DUCT CONNECTIONS TO AIR DEVICES SHALL BE RECTANGULAR UNLESS OTHERWISE INDICATED ON PLANS. USE OF FLEXIBLE DUCT FOR RETURN IS NOT PERMISSIBLE.
- REFER TO FLOOR PLANS FOR LOCATIONS OF FIRE-RATED ASSEMBLIES. CONTRACTOR SHALL COMPLETELY FILL AROUND ALL OPENINGS REQUIRED FOR HIS WORK IN ACCORDANCE WITH DETAILS WITH APPROVED FIRE-PROOF MATERIALS.
- CEILING AIR DEVICE INSTALLATIONS SHALL CONFORM TO THE APPROPRIATE UL ASSEMBLY NUMBER PER THE CODE ANALYSIS DATA FOR THIS PROJECT.
- CONTRACTOR SHALL SEAL ALL DUCTWORK WITH DUCT SEALANT PER SPECIFICATIONS. DUCT TAPE SHALL NOT BE USED TO SEAL DUCTWORK.
- THE CONTRACTOR IS INSTRUCTED TO VISIT THE SITE PRIOR TO SUBMITTING A BID TO FAMILIARIZE HIMSELF WITH ALL WORK TO BE ENCOUNTERED. NO EXTRA CHARGE WILL BE APPROVED AFTER START OF CONSTRUCTION FOR FAILURE TO FOLLOW THESE INSTRUCTIONS.
- CONTRACTOR SHALL PROVIDE THREADED RODS, 1/4", OR OTHER APPROVED MEANS TO LATERALLY SUPPORT ALL SUSPENDED MECHANICAL EQUIPMENT, DUCTS, ETC. IN ACCORDANCE WITH THE SEISMIC DESIGN REQUIREMENTS IN CHAPTER 16 OF THE INTERNATIONAL BUILDING CODE, LATEST EDITION.
- CONTRACTOR SHALL REMOVE ALL EXISTING AIR DEVICES AND REPLACE WITH NEW AIR DEVICES AS SHOWN. SEE DETAILS FOR NEW CONNECTIONS TO EXISTING DUCTBOARD TRUNKLINES. PROVIDE NEW SUPPLY TAPS IN EXISTING DUCTWORK AND NEW ACOUSTIC FLEX RUNOUTS TO NEW SUPPLY DIFFUSERS. ALL NEW TAP TO EXISTING DUCTWORK SHALL BE INSULATED VAPOR TIGHT PER THE PROJECT SPECIFICATIONS. ALL DEMOLISHED DUCTWORK, GRILLES, DIFFUSERS, ETC SHALL BE PROPERLY DISPOSED OF OFF SITE BY THIS CONTRACTOR.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF DEVICES IN THE NEW CEILING GRID. CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF ALL NEW AIR DEVICES WITH ELECTRICAL CONTRACTOR AND CEILING INSTALLER. PROVIDE SEISMIC SUPPORTS FOR ALL NEW AIR DEVICES. TYPICAL. SEE NOTE 4 UNDER AIR DEVICE SCHEDULE FOR ADDITIONAL AIR DEVICES TO BE PROVIDED.

DESIGN CONDITIONS		
	COOLING	HEATING
OUTSIDE	95F DB, 78F WB	20F DB
INSIDE	74F DB,62F WB	70F DB

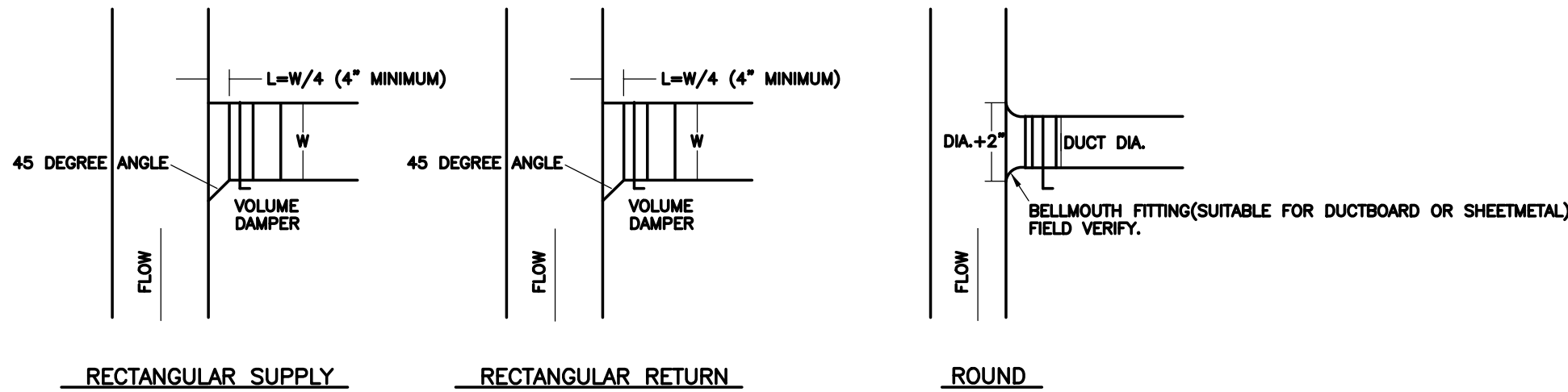
SYMBOL SCHEDULE	
SYMBOL	DESCRIPTION
Ⓐ	THERMOSTAT WITH LOCK COVER
Ⓜ	HUMIDISTAT WITH LOCK COVER
Ⓒ	CO2 SENSOR WITH LOCK COVER
Ⓕ	EXHAUST FAN
TR GR/EX GR	TRANSFER GRILLE / EXHAUST GRILLE
	AIR TURNING VANE
S	SPLITTER DAMPER
FD/-	FIRE DAMPER / HOUR RATING
SD	SMOKE DAMPER
FSD	COMBINATION FIRE/SMOKE DAMPER
	INDICATION OF ROOF MOUNTED EQUIPMENT
	MANUAL DAMPER (O.B.M.D.)

AIR DEVICE SCHEDULE					
SYMBOL	TYPE	MANUFACTURER & MODEL			REMARKS (COORDINATE W/ FINISH SCHED.)
		METAL-AIRE	RELIABLE	PRICE	
MSL	LOUV.MOD.SUP.	5000* (NOTE 2)	DCD-4	AMD	W/ OBD & FULL-SIZE ADAPTOR
MR	MOD.RETURN	RP-FB-TB	GPFF-TB	10A FF	W/ FILTER FRAME
CD	CEILING DIFF.	SERIES "L"	SERIES "C"	CVD	W/ OBD & DEFLECTION AS NOTED
RG/EG	RET. GRILLE	HD-RH	GXHDS	98	W/ OBD & MULLIONS @ 12" O.C.
NOTES: THESE ARE STANDARD SYMBOLS AND MAY NOT ALWAYS APPEAR ON THE DRAWINGS, HOWEVER, WHERE THE SYMBOL DOES APPEAR, THE ITEM SHALL BE PROVIDED. ALL DEVICES TO BE ALUMINUM UNLESS LOCATED IN A FIRE-RATED ASSEMBLY WHERE DEVICES SHALL BE STEEL. FLEX RUNOUTS SHALL BE FULL-SIZE OF DIFFUSER NECK UNLESS OTHERWISE NOTED. ALL LAY-IN GRILLES, DIFFUSERS, ETC. SHALL BE PROVIDED WITH FOUR - 12 GAUGE SUPPORT WIRES TIED INDEPENDENTLY TO THE STRUCTURE AND CEILING CLIPS PER ASTM E-580-91 REQUIREMENTS.					

NOTE 1-CUSTOM COLOR LOUVERS SHALL HAVE KYNAR 500 (70% KYNAR) FINISH. LOCATE AS DIRECTED BY ARCHITECT.
NOTE 2-METAL-AIRE SERIES 5000 DIFFUSER SHALL BE PROVIDED WITH WELDED BOTTOM CONE. RIVITED CONES ARE NOT ACCEPTABLE.
NOTE 3-ALL DIFFUSERS SHALL BE PROVIDED WITH A 4-WAY BLOW PATTERN UNLESS OTHERWISE INDICATED.
NOTE 4-CONTRACTOR SHALL INCLUDE AN ADDITIONAL QUANTITY 6-9X9 MSL DIFFUSERS, 6-12X12 MSL DIFFUSERS AND 6-20X20 MR RETURNS WITH SOUND TRAPS IN THIS BID WITH INSTALLATION LOCATION AS DIRECTED BY ENGINEER/ARCHITECT. THESE ADDITIONAL SUPPLY DIFFUSERS SHALL ALSO INCLUDE 6' OF FLEX DUCT FOR COMPLETE INSTALLATION OF EACH DEVICE.

FLEXIBLE SUPPLY RUNOUT SCHEDULE		
INSIDE DIAMETER	AIR DEVICE CFM RANGE	REMARKS
6" DIA.	UP TO 125 CFM	SEE SPECS FOR MAXIMUM ALLOWABLE LENGTH
9" DIA.	UP TO 275 CFM	SEE SPECS FOR MAXIMUM ALLOWABLE LENGTH
12" DIA.	UP TO 500 CFM	SEE SPECS FOR MAXIMUM ALLOWABLE LENGTH
15" DIA.	UP TO 700 CFM	SEE SPECS FOR MAXIMUM ALLOWABLE LENGTH
18" DIA.	UP TO 1200 CFM	SEE SPECS FOR MAXIMUM ALLOWABLE LENGTH

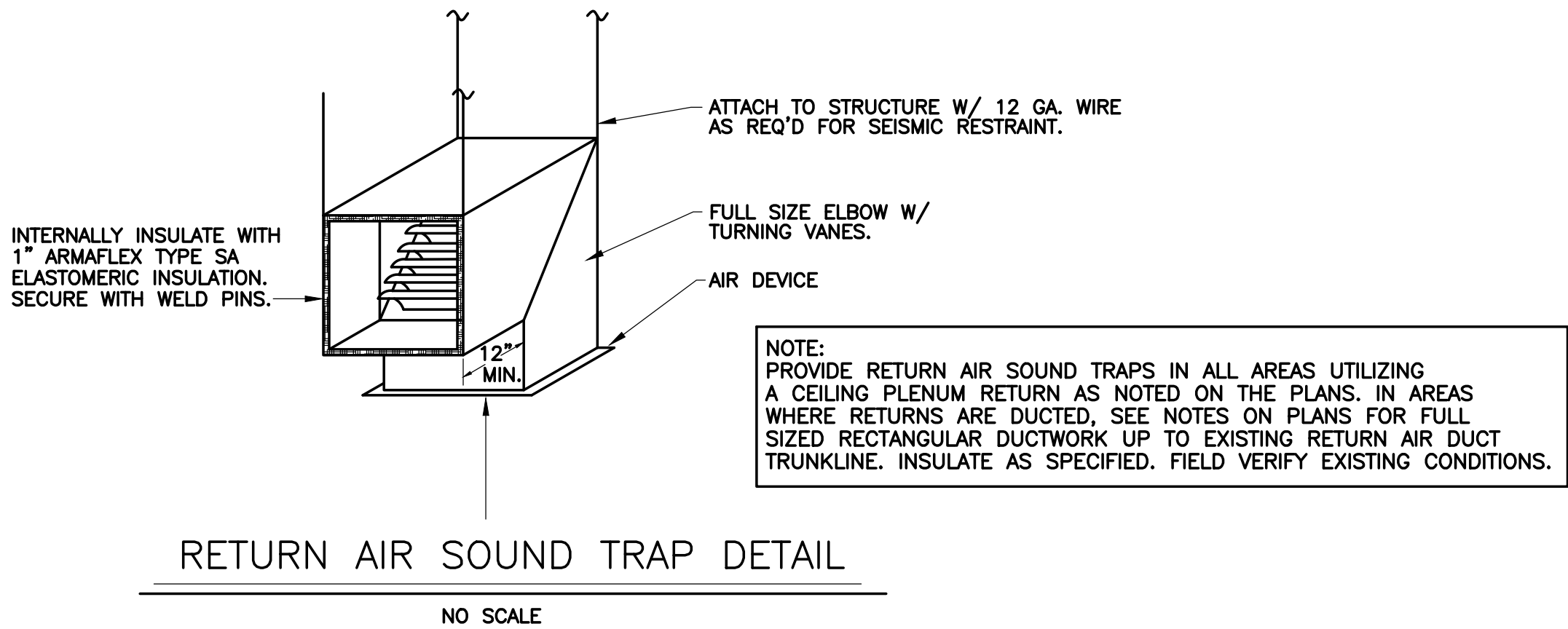
NOTE: FLEXIBLE DUCT SHALL BE ACOUSTIC TYPE AS MANUFACTURED BY FLEXMASTER TYPE 1M, CLEVAFLX, THERMOFLEX MKE-R6.0, OR PRIOR APPROVED EQUAL. SEE SPECIFICATIONS.



NOTE:
EXISTING DUCTWORK THROUGHOUT BUILDING IS DUCTBOARD. CONTRACTOR SHALL REMOVE EXISTING DIFFUSERS AND GRILLES AND PROVIDE NEW AIR DEVICES AS SHOWN. PROVIDE SPIN-IN FITTINGS WITH VOLUME DAMPERS AND 6' OF ACOUSTIC FLEX (SEE SPECIFICATIONS) WITH SIZES AS INDICATED ON PLANS. CONTRACTOR SHALL RE-INSULATE NEW SHEETMETAL CONNECTIONS TO EXISTING DUCTBOARD VAPORTIGHT. SEE SPECIFICATIONS. IF SHEETMETAL DUCTWORK IS PRESENT, CONTRACTOR SHALL PROVIDE SPIN-IN FITTINGS OR RECTANGULAR DUCT BRANCH CONNECTIONS AS DETAILED.

DUCT BRANCH FITTING DETAIL

NO SCALE

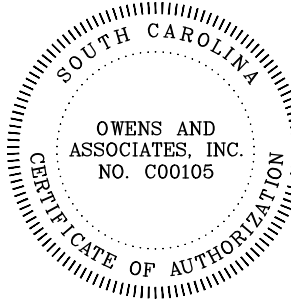


RETURN AIR SOUND TRAP DETAIL

NO SCALE

① MECHANICAL DETAILS AND SCHEDULES
NO SCALE

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PROGRESS DRAWINGS

Not for pricing, permitting or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

02/27/25

BEECH HILL ES -
CEILING
RENOVATIONS

1001 BEECH HILL ROAD

SUMMERVILLE, SC

REVISION SCHEDULE

#	DESCRIPTION	DATE
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CONSTRUCTION
DOCUMENTS

PROJECT NUMBER:
25.008

DESIGNED & DRAWN BY: :OIII

ISSUE DATE:
05/16/25

MECH. DETAILS

M201

SCALE: 1/8\"/>

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