

PROJECT DESIGNED IN ACCORDANCE WITH:

| | |
|--------------------------------------|----------------|
| 1. International Building Code | 2021 Edition |
| 2. International Fire Code | 2021 Edition |
| 3. International Mechanical Code | 2021 Edition |
| 4. International Plumbing Code | 2021 Edition |
| 5. National Electrical Code, NFPA 70 | 2020 Edition |
| 6. State Fire Marshal Regulations | Latest Edition |
| 7. ASHRAE/IESNA 90.1 | 2007 Edition |
| 8. ANSI 117.1 | 2017 Edition |
| 9. SC Existing Building Code | 2021 Edition |

OCCUPANCY CODE INFORMATION:

| | |
|---|-------------|
| 1. Primary Occupancy Classification | R-2 |
| 2. Type of Construction | Type V-B |
| i. Is the building construction protected or unprotected | Unprotected |
| ii. Is the building construction of combustible or non-combustible | Combustible |
| iii. Is the building provided with a fire protection sprinkler system | Sprinklered |

| | AS DESIGNED | | EXISTING BUILDING | |
|--|-------------|------------|-------------------|------------|
| | IN FEET | IN STORIES | IN FEET | IN STORIES |
| Without any Allowable Increase | | | | |
| Allowable Height Increase | | | | |
| Total Height including any Allowable Height Increase | | | | |

FIRE-RESISTIVE RATING REQUIREMENT FOR BUILDING ELEMENTS

| | |
|---|--------|
| 1. Structure Frame | 0 hour |
| 2. Exterior Bearing Wall | 0 hour |
| 3. Interior Bearing Walls | 0 hour |
| 4. Exterior Non-Bearing Walls and Partitions | 1 hour |
| i. Fire Separation Distance less than 5 feet | 1 hour |
| ii. Fire Separation Distance between 5 and 10 feet | 1 hour |
| iii. Fire Separation Distance between 10 and 20 feet | 1 hour |
| iv. Fire Separation Distance greater than 20 feet | 0 hour |
| 5. Interior Non-Bearing Walls and Partitions | 0 hour |
| 6. Floor Construction (including supporting beams and joists) | 0 hour |
| 7. Roof Construction (including supporting beams and joists) | 0 hour |

a. The structure frame shall be considered to be the columns and the girders, beams, trusses and joists having direct connections to the columns and bracing members designed to resist gravity loads. The members of wall panels which have connections to the columns and are considered secondary members and are not part of the structure frame.
b. Fire resistance ratings of structural frames and bearing walls are permitted to be reduced by 1 hour where supporting and only.
c. Except in Group F-1, F-2, F-3 and S-1 occupancies, the protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is at least 2 feet above the floor immediately below. Fire-resistant rated roof members shall be allowed to be used for such supported members.
d. In all occupancies, heavy timber shall be allowed where a 1-hour or less fire resistance rating is required.
e. An approved automatic sprinkler system in accordance with Section 903.3.1.1 shall be allowed to be substituted for 1-hour fire-resistance-rated construction, provided such systems are different from those required by other provisions of the code or used for an allowable area increase in accordance with Section 903.3.1.2 for an allowable height increase in accordance with Section 903.3.1.3. The fire-resistance rating shall be the fire-resistance rating of the wall or ceiling.
f. Not less than the fire-resistance rating required by other sections of this code.
g. Not less than the fire-resistance rating (based on the separation distance) (see Table 602).

OTHER FIRE PROTECTION:

| | |
|---|----------|
| 1. Exit Access Corridors | 1 hour |
| 2. Shaft Enclosures | N/A hour |
| 3. Elevator Enclosures | N/A hour |
| 4. Mechanical Room Separation | N/A hour |
| 5. Other Special Fire Protection | N/A |
| 6. Fireblocking Required (per IBC 717) | Yes |
| 7. Draftstopping Required (per IBC 717) | Yes |
| 8. Smoke Barrier Required (per IBC 710) | No |
| 9. Sprinklers Required (per IFC 905) | Yes |
| 10. Standpipes Required (per IFC 905) | No |
| 11. Fire Alarms Required | Yes |
| 12. Occupancy Separation | N/A hour |

STRUCTURAL INFORMATION: - SEE STRUCTURAL DRAWINGS

| | |
|--|-----------------------------|
| 1. Occupancy Category (ES) | |
| 2. Live Loads | |
| i. Floor Live Load | $F_L = 0$ PSF |
| ii. Roof Live Load | $R_L = 0$ PSF |
| iii. Ground Snow Load | $S_g = 0$ PSF |
| 3. Wind Loads | |
| i. Analysis Procedure | |
| ii. Basic Wind Speed | $V_w = 0$ MPH |
| iii. Exposure Category | |
| iv. Wind Importance Factor | $I_w = 0$ |
| v. Internal Pressure Coefficient | $GC_p = +/-0$ |
| vi. External Pressure Coefficient | $GC_{pe} = 0$ |
| 4. Seismic Loads | |
| i. Seismic Importance Factor | $I_s = 0$ |
| ii. Soil Class | |
| iii. Seismic Use Group | |
| iv. Mapped Spectral Response Accelerations | $S_s = 0g$ $S_1 = 0g$ |
| v. Design Spectral Response Accelerations | $S_{DS} = 0g$ $S_{D1} = 0g$ |
| vi. Seismic Design Category | |
| vii. Basic Seismic Force Resisting System | |
| viii. Design Base Shear | $C_b = 0$ |
| ix. Seismic Response Coefficient | $R = 0$ |
| x. Response Modification Factor | |
| xi. Analysis Procedure | |
| 5. Special Loads | |

CODE REVIEW NOTES:

EXISTING OFFICE BUILDING BEING CONVERTED TO 4 APARTMENTS
LEVEL III MODIFICATION/CHANGE OF USE PER 2021 SC EXISTING BUILDING CODE
NEW NFPA 13R SPRINKLER SYSTEM TO BE ADDED TO THE BUILDING

PLUMBING INFORMATION

MINIMUM PLUMBING FIXTURES REQUIRED/PROVIDED PER IBC SECTION TABLE 2902.1

| OCCUPANT LOAD | 18 OCC/ 4 DWELLING UNITS | |
|---------------|--------------------------|----------|
| | REQUIRED | PROVIDED |
| WATER CLOSETS | 4 | 8 |
| LAVATORIES | 4 | 8 |
| TUB/SHOWER | 4 | 8 |

OTHER FIXTURES

| REQUIRED | PROVIDED |
|----------------------|----------|
| DRINKING FOUNTAINS | |
| FAMILY ASSIST TOILET | |
| SERVICE SINK | |
| OTHERS (LIST) | |

* URINALS - SEE IPC 419.2
WHERE MIXED OCCUPANCIES OCCUR WITHIN BUILDINGS, EXPAND THIS TABLE TO INDICATE OCCUPANT LOADS FOR EACH. THE MINIMUM REQUIRED TOILET FIXTURES ARE CALCULATED FOR THE TOTAL DESIGN OCCUPANT LOAD INDICATED IN TABLE 5-6

FAMILY ASSIST TOILET REQUIRED IN MERCANTILE AND ASSEMBLY OCCUPANCIES REQUIRING 6 OR MORE PLUMBING FIXTURES AND MAY BE COUNTED TOWARD TOTAL PLUMBING COUNT - SEE IBC 1109.2.1

BASIC BUILDING CODE INFORMATION

| FLOOR OR AREA / OCCUPANCY GROUPS | ACTUAL SQ. FT. | NON-SPRINKLER ALLOWABLE SQ. FT. | SPRINKLER ALLOWABLE SQ. FT. | FRONTAGE INCREASE | MAX. ALLOWABLE AREA / FLOOR |
|----------------------------------|----------------|---------------------------------|-----------------------------|-------------------|-----------------------------|
| R-2 1ST FLOOR | 1809 | | 7000 | NA | 7000 |
| R-2 2ND FLOOR | | | | | 7000 |
| TOTALS | 3618 | | | | 14000 |

ACCESSORY OCCUPANCIES (IBC 508.2)

| | | | |
|--|--|------------------------------|---------------|
| DOES BUILDING REQUIRE ACCESSORY OCCUPANCY AREA SEPARATION? | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES | (IBC 508.2.5) |
| ARE AGGREGATE ACCESSORY OCCUPANCIES <10% OF BUILDING AREA? | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES | (IBC 508.2.1) |
| DOES BUILDING CONTAIN NON-SEPARATED OCCUPANCIES? | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES | (IBC 508.3) |
| DOES BUILDING CONTAIN SEPARATED OCCUPANCIES? | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> YES | (IBC 508.4) |

SPECIAL USES (IBC 402.427)

SPECIAL PROVISIONS (IBC 509.2.9)

NOTE: WHERE A FIRE WALL IS NECESSARY TO SEPARATE BUILDINGS, EACH BUILDING IS TO BE PROVIDED INDIVIDUAL CODE CRITERIA TABLES 5-1 THROUGH 5-14. SEE IBC 509.3.2

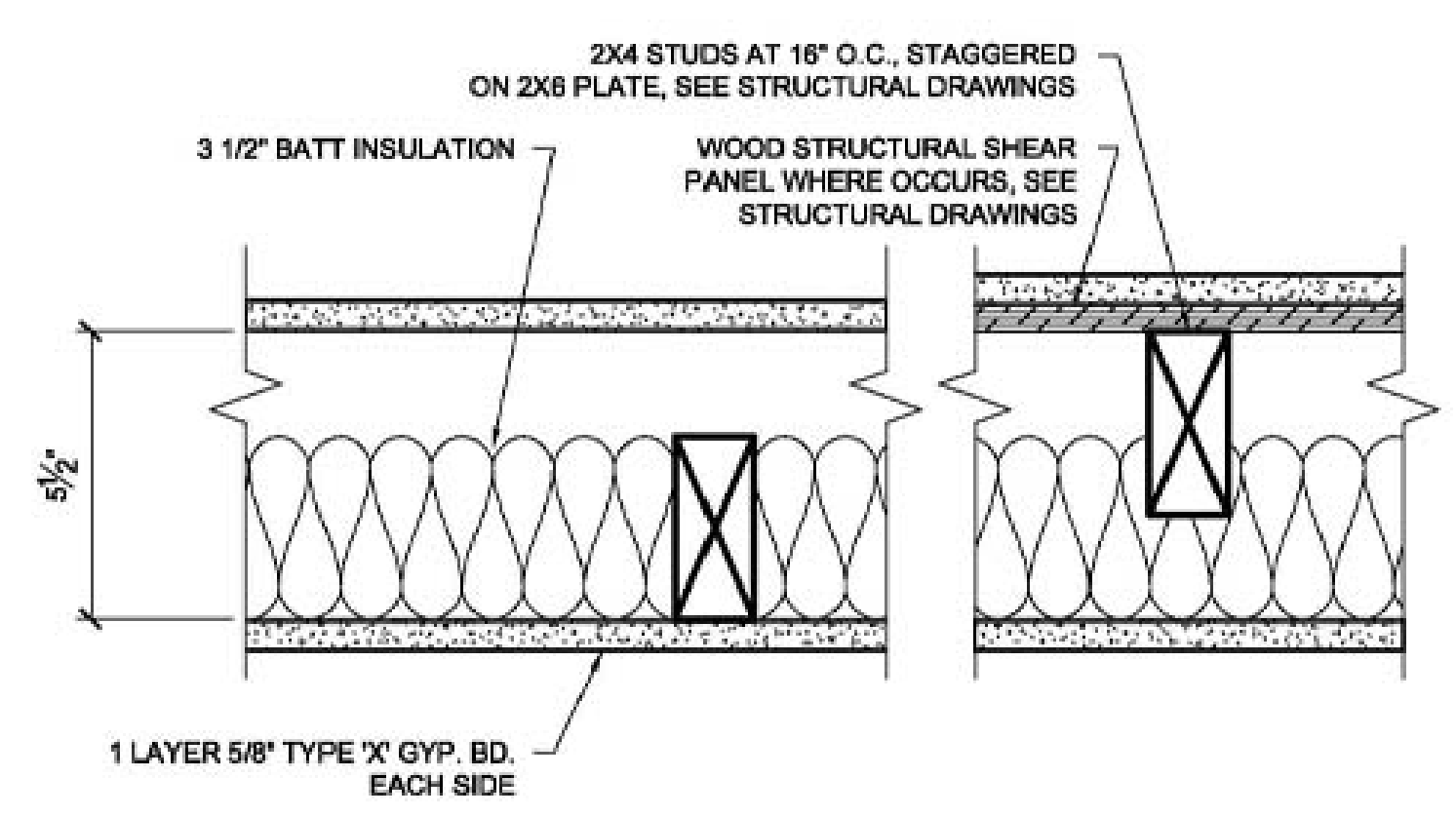
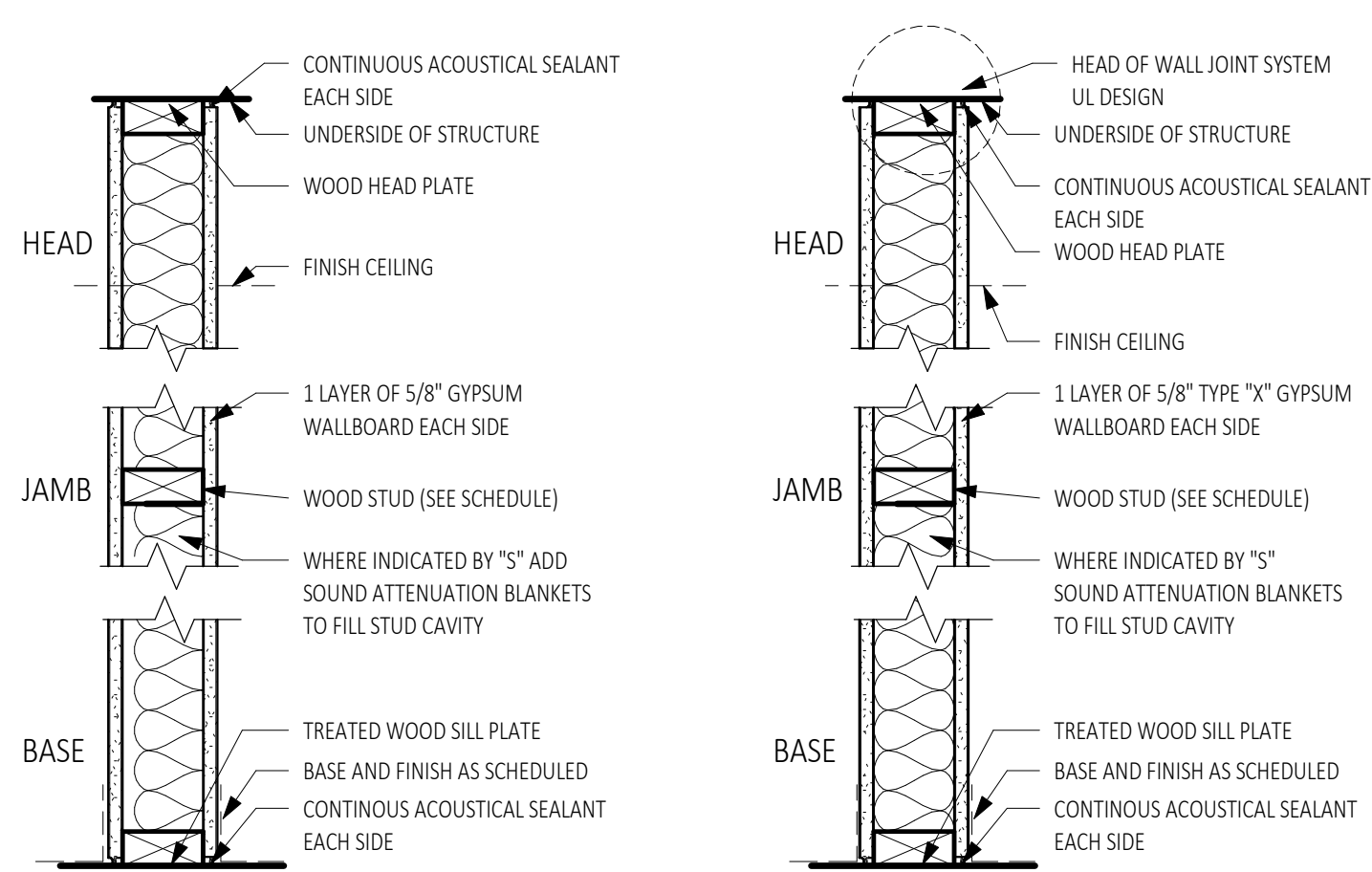
SEPARATED USE - (508.4) - SEE BELOW FOR AREA CALCULATIONS

For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

| | | | | | |
|------------------------------|-------|---|------------------------------|-------|--------|
| Occupancy: | Area: | + | Occupancy: | Area: | + |
| Allowable Area of Occupancy: | | | Allowable Area of Occupancy: | | |
| Occupancy: | Area: | + | Occupancy: | Area: | = |
| Allowable Area of Occupancy: | | | Allowable Area of Occupancy: | | ≤ 1.00 |

EGRESS OCCUPANT LOAD

| OCCUPANCY TYPE | SQUARE FEET/ PERSON | SQUARE FEET/ OCCUPANCY TYPE | TOTAL LOAD PER OCCUPANCY |
|---------------------------|---------------------|-----------------------------|--------------------------|
| FIRST FLOOR | | | |
| RESIDENTIAL | 200 GSF | 1809 SF | 9 |
| FIRST FLOOR TOTAL | | | |
| SECOND FLOOR | | | |
| RESIDENTIAL | 200 GSF | 1809 SF | 9 |
| SECOND FLOOR TOTAL | | | |
| BUILDING TOTAL | | | 18 |



1 HOUR RATED PER GA FILE No. 3380; SEE ALSO UL DESIGN No. U306
STC PER CALIFORNIA OFFICE OF NOISE CONTROL ASSEMBLY No. 1.2.3.5.4.3

1 HOUR STC53 STAGGERED STUD WALL
3" = 1'-0"

W WOOD FRAMED PARTITION

1 HOUR RATED PER GA FILE No. 3380

| FINISHED WIDTH | STUD SIZE | SPACING | GRADES/PICES | UL DESIGN NUMBER |
|----------------|-----------|----------|----------------|------------------|
| 4 1/2" | 1 1/2" | 16" O.C. | #2, #3, #4, #5 | U306 |

S STAGGERED STUD WALL PARTITION

1 HOUR RATED PER GA FILE No. 3380

| FINISHED WIDTH | STUD SIZE | SPACING | SPECIES/ GRADE | UL DESIGN NUMBER |
|----------------|-----------|----------|----------------|------------------|
| 4 1/2" | 1 1/2" | 16" O.C. | #2, #3, #4, #5 | U306 |

GA WP 3370

DESIGN NO. GA WP 3370

UL DESIGN NO. U306

UL DESIGN NUMBER U306

UL DESIGN FILE NO. 3380

UL DESIGN TITLE 1 HOUR RATED PER GA FILE No. 3380

ASSEMBLY REQUIREMENTS:

1. THIS WALL IS TO BE USED TO SEPARATE AREAS OF DIFFERENT FIRE RISK. IT IS NOT TO BE USED TO SEPARATE AREAS OF DIFFERENT FIRE RISK FROM AREAS OF DIFFERENT FIRE RISK.

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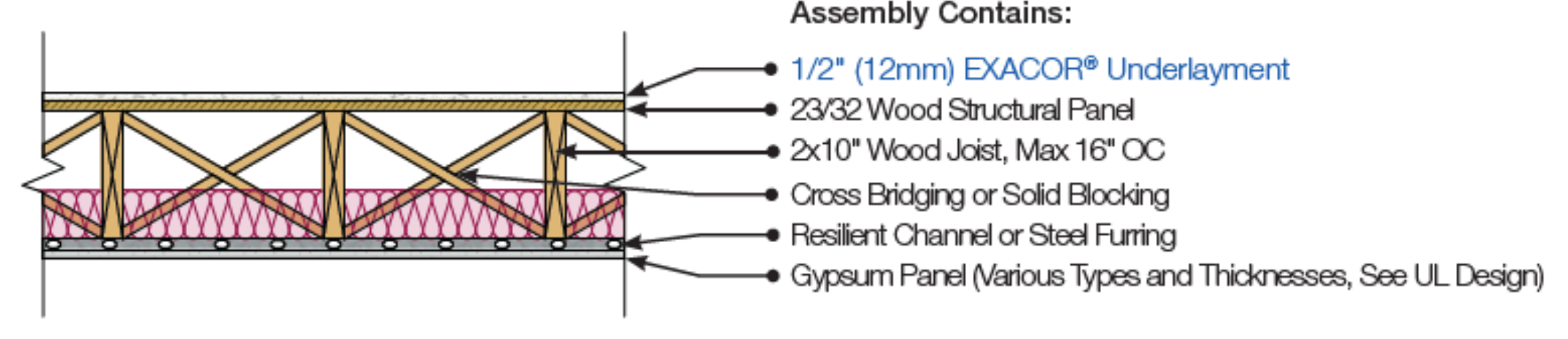
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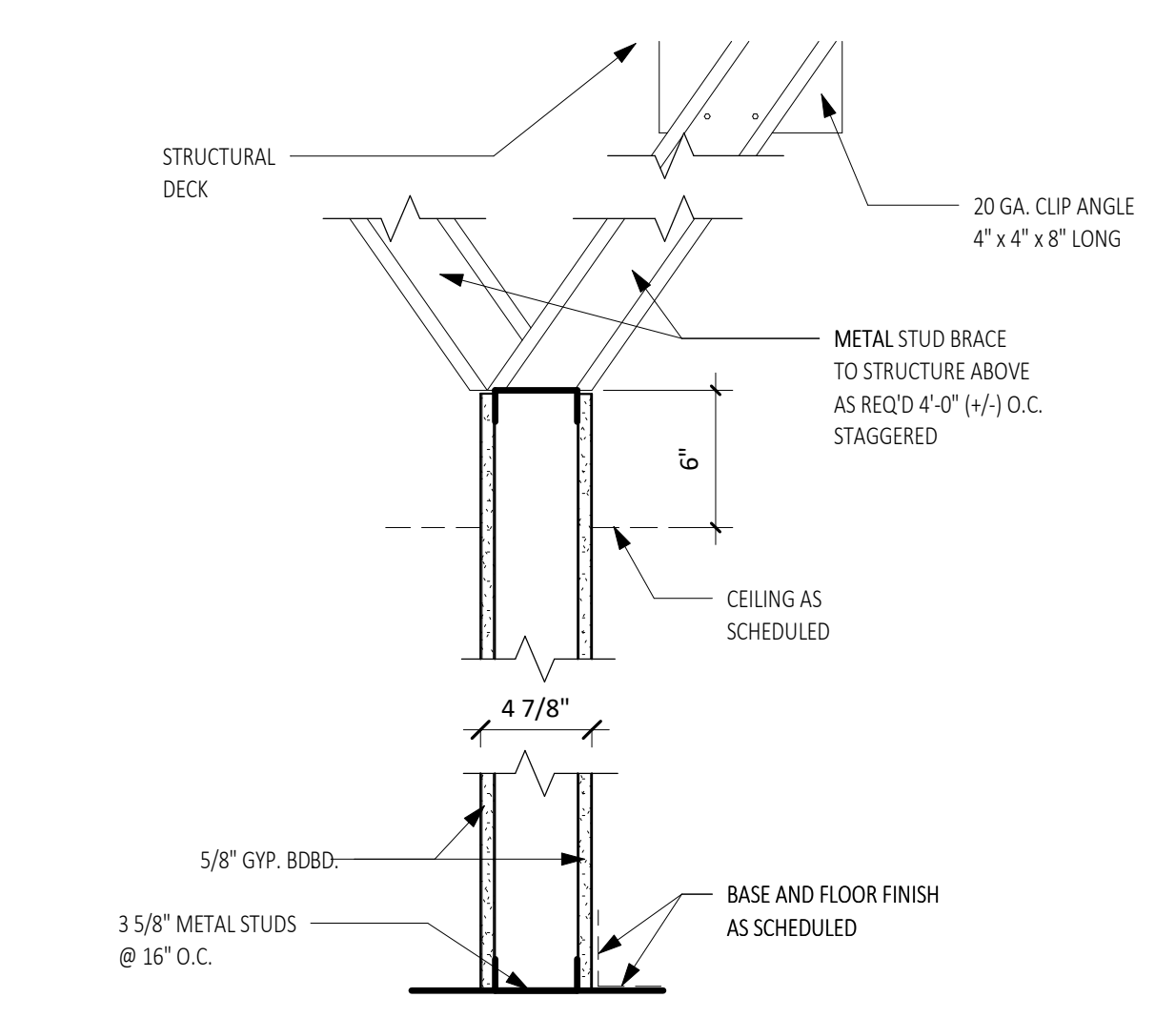
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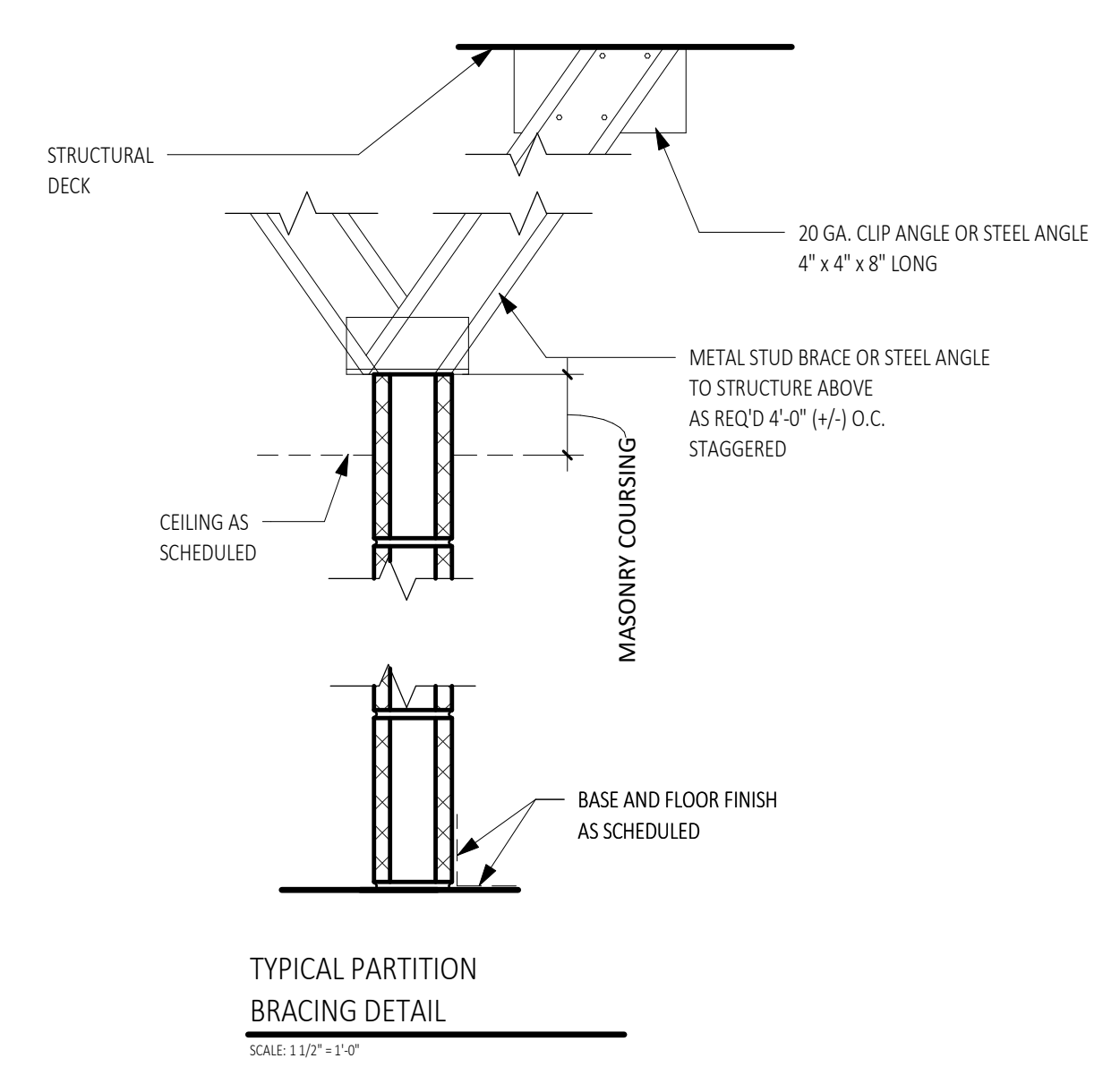
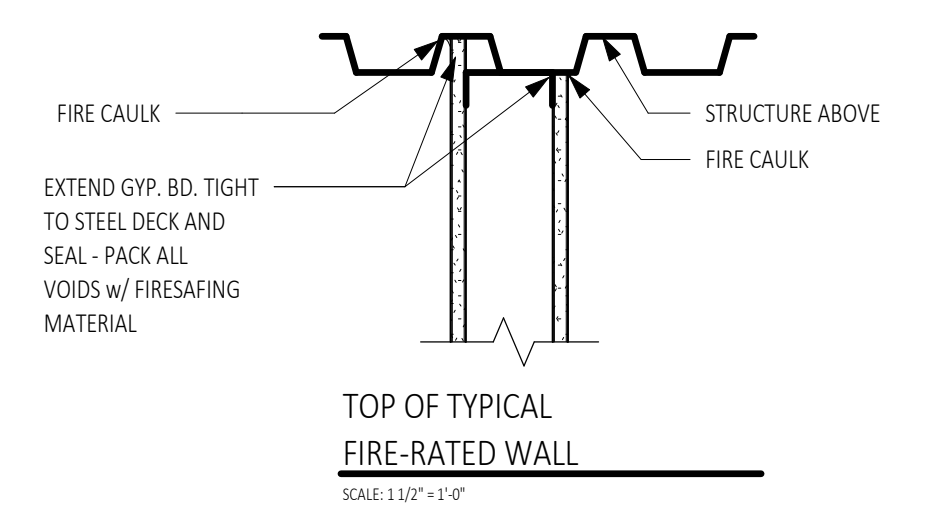
2x10 Joist
UL L502 - System No. 24
1hr Fire-Resistance



2 RATED CEILING
3" = 1'-0"



1 PARTITION TYPES
1 1/2" = 1'-0"



GENERAL NOTES

1. BASIS OF DESIGN: STEEL FRAMED PARTITIONS ARE BASED ON DESIGN INFORMATION INCLUDED IN PRODUCT TECHNICAL INFORMATION OF THE STEEL MANUFACTURER'S ASSOCIATION.

2. ACOUSTICAL AND FIRE RATED WALLS: ALL WALLS NOTED TO GO TO UNDERSIDE OF STRUCTURE SHALL BE FINISHED TO THE UNDERSIDE OF CONCRETE DECK, METAL DECK, CONCRETE BEAM OR STEEL BEAM TO MAINTAIN ACOUSTIC OR FIRE PROTECTION RATINGS.

GYPSUM BOARD ASSEMBLY NOTES

1. IN ALL LOCATIONS WHERE GYPSUM BOARD ASSEMBLIES TERMINATE INTO A MASONRY WALL, USE A 1/2" REVEAL BY FRY REGLET OR SIMILAR TO JOIN THE TWO ASSEMBLIES. NO MASONRY CONSTRUCTION SHALL COME INTO DIRECT CONTACT WITH A GYPSUM EDGE.

CMU ASSEMBLY NOTES

1. BULLNOSE BLOCKS TO BE USED AT ALL EXPOSED CORNERS IN PUBLIC AREAS. NO 90 DEGREE CMU CORNERS WILL BE ACCEPTED IN AREAS OF POTENTIAL PUBLIC CONTACT. ANY AREAS IN QUESTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

PARTITION TYPE

| SYSTEM | RATING |
|----------------|------------|
| A STEEL FRAMED | 0 NONRATED |
| S SHIRT WALL | 1 1 HOUR |
| F FURRED | 2 2 HOUR |
| M MASONRY | 3 3 HOUR |
| W WOOD | 4 4 HOUR |

SYMBOL LEGEND

SEE T1.2 FOR PARTITION TYPES

MODIFICATIONS

A 6" ABOVE CEILING FOR STUD WALL - BRACE TO STRUCTURE ABOVE
B STUD TO DECK - STOP GYPSUM AT 6" ABOVE CEILING
C STUD TO ROOF STRUCTURE - GYPSUM BOARD RUN FULL HEIGHT CORRIDORSIDE OF WALL, STOP 6" ABOVE CEILING OPPOSITE SIDE
D STUD TO ROOF STRUCTURE - GYPSUM BOARD RUN FULL HEIGHT
M MOISTURE RESISTANT GYP. BD TO 4'-0" A.F.F.
S SOUND ATTENUATION FULL HEIGHT OF WALL
XX PARTIAL HEIGHT WALL

DESIGN INITIATIVE GROUP
1070 DAVIDSON ROAD
LEXINGTON, SC 29072

1427 PICKENS STREET RENOVATION
1427 PICKENS STREET
COLUMBIA, SC

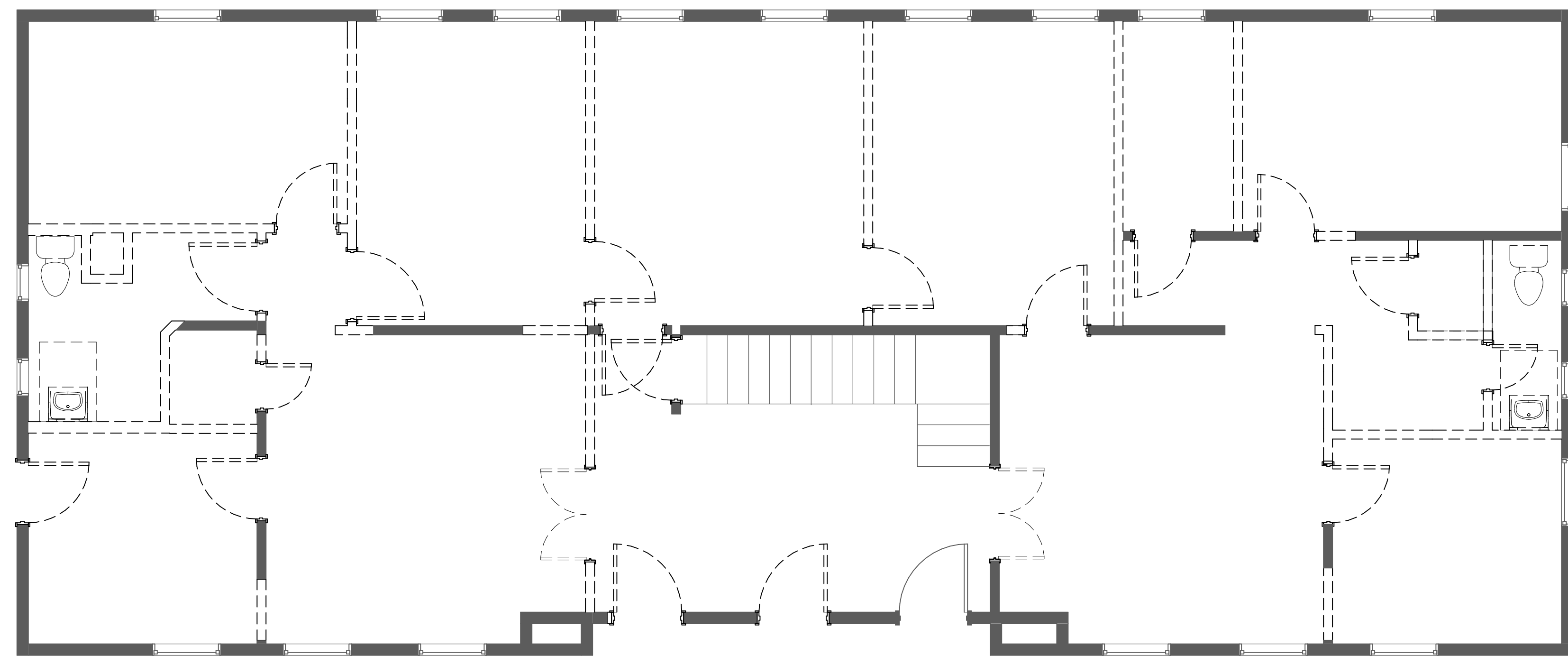
5.28.2025

PARTITION TYPES

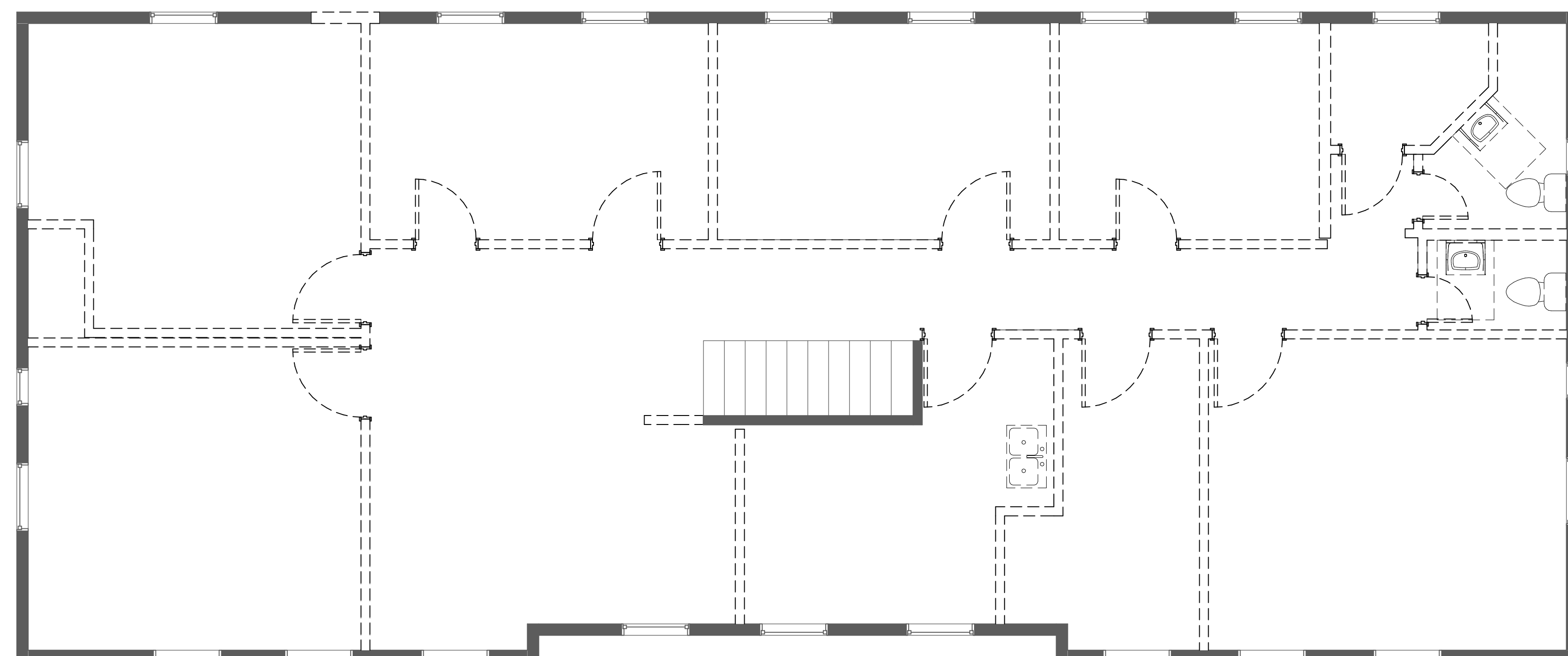
NUMBER

T1.2

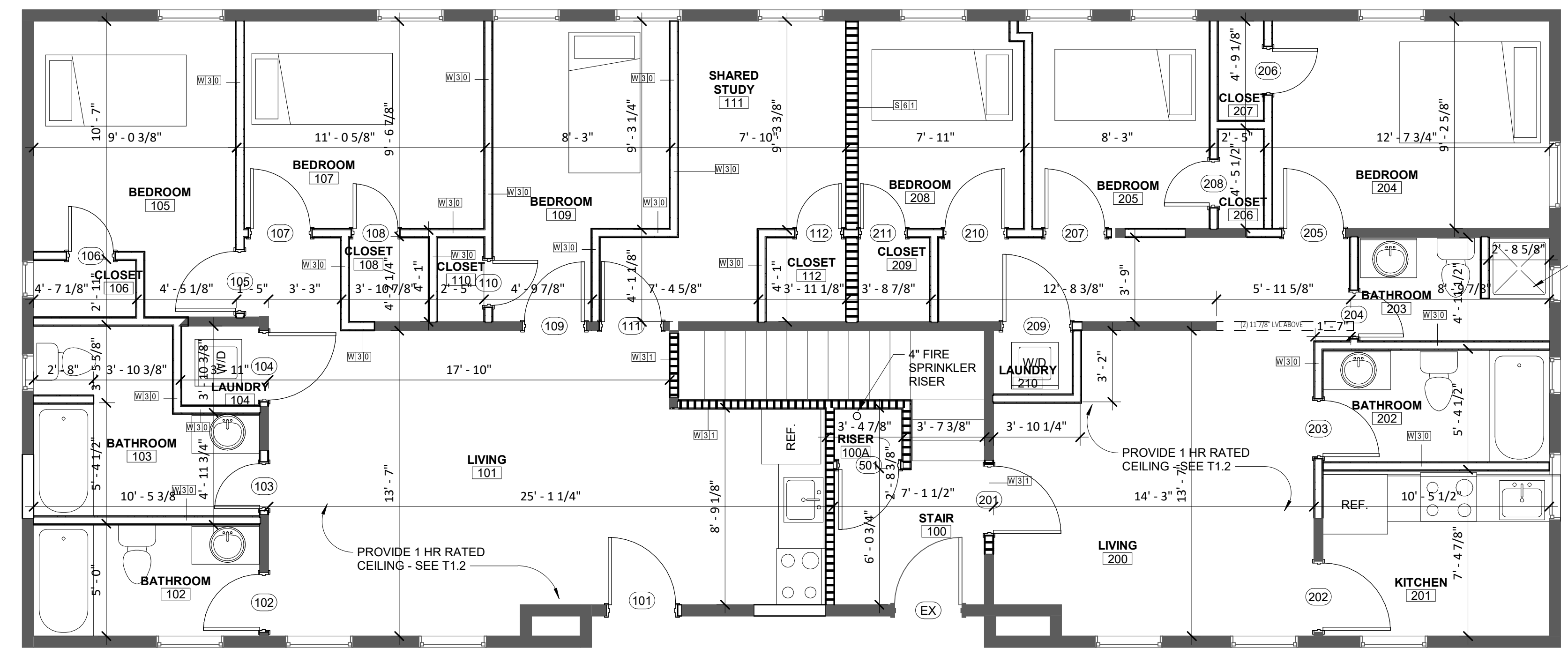
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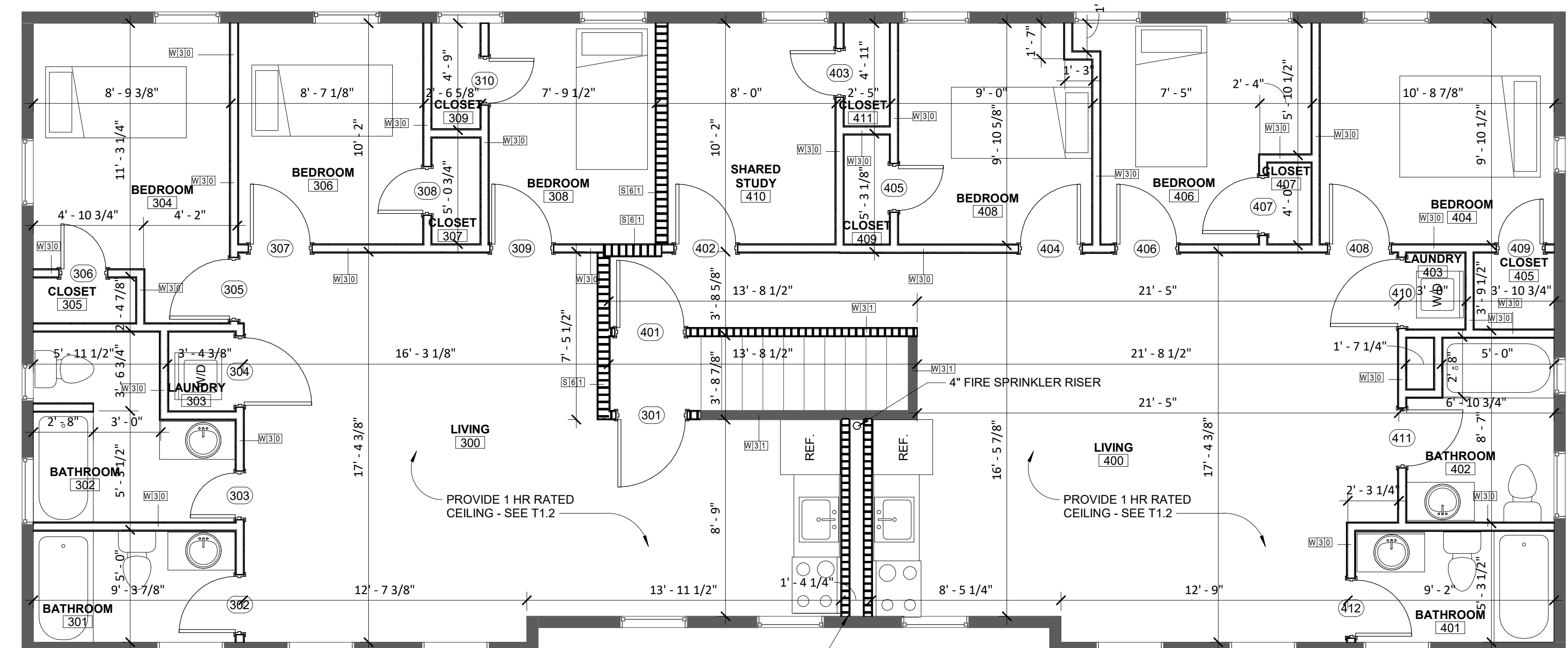
1 FLOOR PLAN - DEMOLITION
1/4" = 1'-0"



2 SECOND FLOOR - DEMOLITION
1/4" = 1'-0"



3 FLOOR PLAN
1/4" = 1'-0"



4 SECOND FLOOR
1/4" = 1'-0"

| DOOR SCHEDULE | | | | | | | | | | |
|---------------|------|-------|--------|----------|--------|-------------|----------|--------|---------------------|-----|
| # | TYPE | DOOR | | MATERIAL | FINISH | FIRE RATING | FRAME | | HARDWARE/ COMMENTS | # |
| | | WIDTH | HEIGHT | | | | MATERIAL | FINISH | | |
| 101 | A | 3'-0" | 7'-0" | | | 0 | | | | 101 |
| 102 | W | 2'-6" | 7'-0" | | | 0 | | | | 102 |
| 103 | GG | 2'-0" | 7'-0" | | | 0 | | | | 103 |
| 104 | A | 3'-0" | 7'-0" | | | 0 | | | | 104 |
| 105 | FF | 2'-8" | 7'-0" | | | 0 | | | | 105 |
| 106 | GG | 2'-0" | 7'-0" | | | 0 | | | | 106 |
| 107 | FF | 2'-8" | 7'-0" | | | 0 | | | | 107 |
| 108 | GG | 2'-0" | 7'-0" | | | 0 | | | | 108 |
| 109 | FF | 2'-8" | 7'-0" | | | 0 | | | | 109 |
| 110 | GG | 2'-0" | 7'-0" | | | 0 | | | | 110 |
| 111 | FF | 2'-8" | 7'-0" | | | 0 | | | | 111 |
| 112 | GG | 2'-0" | 7'-0" | | | 0 | | | | 112 |
| 201 | II | 3'-0" | 7'-0" | SCW | PAINT | 20 MIN | HM | PAINT | LOCKSET WITH CLOSER | 201 |
| 202 | A | 3'-0" | 7'-0" | | | 0 | | | | 202 |
| 203 | W | 2'-6" | 7'-0" | | | 0 | | | | 203 |
| 204 | GG | 2'-0" | 7'-0" | | | 0 | | | | 204 |
| 205 | FF | 2'-8" | 7'-0" | | | 0 | | | | 205 |
| 206 | GG | 2'-0" | 7'-0" | | | 0 | | | | 206 |
| 207 | FF | 2'-8" | 7'-0" | | | 0 | | | | 207 |
| 208 | GG | 2'-0" | 7'-0" | | | 0 | | | | 208 |
| 209 | A | 3'-0" | 7'-0" | | | 0 | | | | 209 |
| 210 | FF | 2'-8" | 7'-0" | | | 0 | | | | 210 |
| 211 | GG | 2'-0" | 7'-0" | | | 0 | | | | 211 |
| 301 | II | 3'-0" | 7'-0" | SCW | PAINT | 20 MIN | HM | PAINT | LOCKSET WITH CLOSER | 301 |
| 302 | W | 2'-6" | 7'-0" | | | 0 | | | | 302 |
| 303 | GG | 2'-0" | 7'-0" | | | 0 | | | | 303 |
| 304 | A | 3'-0" | 7'-0" | | | 0 | | | | 304 |
| 305 | FF | 2'-8" | 7'-0" | | | 0 | | | | 305 |
| 306 | GG | 2'-0" | 7'-0" | | | 0 | | | | 306 |
| 307 | FF | 2'-8" | 7'-0" | | | 0 | | | | 307 |
| 308 | GG | 2'-0" | 7'-0" | | | 0 | | | | 308 |
| 309 | FF | 2'-8" | 7'-0" | | | 0 | | | | 309 |
| 310 | GG | 2'-0" | 7'-0" | | | 0 | | | | 310 |
| 401 | II | 3'-0" | 7'-0" | SCW | PAINT | 20 MIN | HM | PAINT | LOCKSET WITH CLOSER | 401 |
| 402 | FF | 2'-8" | 7'-0" | | | 0 | | | | 402 |
| 403 | GG | 2'-0" | 7'-0" | | | 0 | | | | 403 |
| 404 | FF | 2'-8" | 7'-0" | | | 0 | | | | 404 |
| 405 | GG | 2'-0" | 7'-0" | | | 0 | | | | 405 |
| 406 | FF | 2'-8" | 7'-0" | | | 0 | | | | 406 |
| 407 | FF | 2'-8" | 7'-0" | | | 0 | | | | 407 |
| 408 | FF | 2'-8" | 7'-0" | | | 0 | | | | 408 |
| 409 | GG | 2'-0" | 7'-0" | | | 0 | | | | 409 |
| 410 | A | 3'-0" | 7'-0" | | | 0 | | | | 410 |
| 411 | W | 2'-6" | 7'-0" | | | 0 | | | | 411 |
| 412 | W | 2'-6" | 7'-0" | | | 0 | | | | 412 |
| 501 | FF | 2'-8" | 7'-0" | | | 0 | | | | 501 |

WALL TYPE LEGEND

1-HOUR FIRE RATED

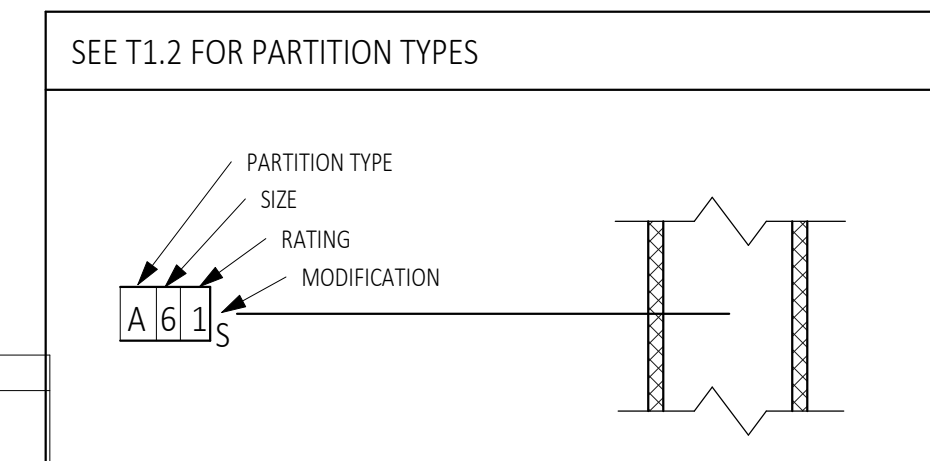
NEW WALL

EXISTING WALL

GENERAL WALL NOTES

1. INSTALL BOX HEADERS AT INTERIOR STUD WALL OPENINGS 4" OR GREATER. MATCH STUD GAGE OF WALL.

44" - 60" : 8" HEADER
60" - 84" : 8" HEADER



- GENERAL FLOOR PLAN NOTES**
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD/CMU UNLESS OTHERWISE NOTED.
 - ALL INTERIOR DIMENSIONS ARE TO FACE OF STRUCTURE UNLESS OTHERWISE NOTED.
 - ALL SUBCONTRACTORS MUST COORDINATE THE DESIGN AND INSTALLATION OF THEIR SYSTEMS WITH THE ARCHITECTURAL DRAWINGS.
 - VERIFY THAT ADA/ANSI REQUIREMENTS ARE SATISFIED PRIOR TO CONSTRUCTION OF NEW WALLS.
 - COORDINATE ALL BUILDING UTILITIES AND SYSTEMS WITH FLOOR PLANS AND REFLECTED CEILING PLANS.
 - FOUNDATIONS AND FOOTINGS FOR ALL NEW COLUMNS, PIERS AND WALLS SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEERING AND ARCHITECTURAL DRAWINGS. ALL FINAL GRADES TO BE VERIFIED WITH ENGINEER. ALL FINAL GRADES OR PAVEMENTS ABUTTING THE BUILDING SHALL BE COORDINATED WITH CIVIL DOCUMENTS, LANDSCAPE DOCUMENTS AND STRUCTURAL DOCUMENTS. (SOIL REPORTS TO BE PROVIDED BY THE OWNER.)
 - FINISH FLOOR ELEVATIONS ARE RELATIVE AND DO NOT REFLECT ACTUAL CIVIL SITE ELEVATIONS. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATIONS.
 - ALL DOOR OPENINGS SHALL BE LOCATED 4" FROM THE FINISHED FACE OF WALL TO INSIDE FACE OF FRAME, UNLESS NOTED OR DETAILED OTHERWISE.
 - WALL TAGS ENDING WITH AN "S" TO RECEIVE SOUND BATTING IN WALLS.
 - FRAMING SUBCONTRACTOR TO SUPPLY ALL BLOCKING BEHIND CABINETS AND BATHROOM ACCESSORIES, AND ROOF ACCESS LADDERS.
 - INTERIOR GYPSUM BOARD CONTROL JOINTS TO BE SPACED AS SPECIFIED. COORDINATE LOCATIONS WITH ARCHITECT BEFORE PROCEEDING.
 - GYPSUM BOARD TO BE INSTALLED, TAPED, AND FLOATED BEHIND ALL CABINETS.
 - PROVIDE TRANSITION STRIPS AT ALL FLOOR FINISH TRANSITIONS WHETHER INDICATED OR NOT.

NEW CONSTRUCTION KEYNOTES

| Plan Note ID | NOTE DESCRIPTION |
|--------------|------------------|
| | |