



Goodwyn Mills Cawood

Charleston Technology Center
997 Morrison Drive
Suite 102
Charleston, SC 29403

www.gmcnetwork.com

ADDENDUM NO. 1

Spartanburg Community College Gaines Building Office Renovation
GMC #ACST250006
OSE #H59-N322-JM
131 Community College Drive Spartanburg, SC 29303
August 11, 2025

The following items shall take precedence over the drawings and specifications for the above named project and shall become a part of the contract documents. Where any item called for in the specifications, or indicated on the drawings, is not supplemented hereby, the original requirements shall remain in effect. Where any original item is amended, voided, or superseded hereby, the provisions of such item not specifically amended, voided, or superseded shall remain in effect.

General:

1. Bidders are hereby advised that information from bid documents which are not received from the Architect are not legitimate and the bidder accepts full responsibility for any differences. GMC has not authorized the scanning of the documents. Bidders should be aware that the plans are copyrighted and any unlawful use is subject to legal action. Bidders are further advised that the use of partial bid documents is not recommended and bidders will be responsible for any discrepancies which might have been avoided had a full set of documents been reviewed.
2. The primary point of contact for site access is:

David W. Barber, SCEM/EL
Project Manager, Campus Operations
Spartanburg Community College
Office: (864) 592-4960
3. All questions must be submitted in writing. All responses will be made in the form of addenda to the bid documents.
4. Substitutions: Requests for substitutions must be submitted to the A/E at least 10 days prior to the bid date, which is **August 11th**. A/E shall include in an addendum the approved substitutions.
5. No addenda will be issued later than 5 business days prior to the Bid Date which will be: **August 13th**. Deadline for questions for final Addenda is **August 12th**.
6. Fire Alarm Systems - Contractor to coordinate with the following contact for Fire Alarm Systems:

Ken McEntyre
Johnson Controls
7. Drawings:
 - All architectural sheets reissued to display the correct Goodwyn Mills Cawood, LLC company stamp.
 - A1.01
 - Door R8-A size has been revised.
 - Hallway R8 flooring has been changed to CPT-1.
 - Mullion height in Storefront Section Detail / D9 has been revised.



Attachments:

1. Drawings:

- T1
- G1.03
- G1.11
- G2.00
- G2.01
- D1.01
- A1.01
- A2.01
- A8.01

END of ADDENDUM #1

[illegible]

ROOM NAME
101

ROOM REFERENCE TAG

COLUMN LINES:
CONSECUTIVE NUMBERS ARE USED FOR COLUMN LINES RUNNING NORTH & SOUTH

CONSECUTIVE LETTERS ARE USED FOR COLUMN LINES RUNNING EAST & WEST

FACE OF MASONRY OR FACE OF GIRDER

ELEVATION TAG:
677.52 - ELEVATION (FT)

EXTERIOR ELEVATION TAG:
ELEVATION 1 ON SHEET A101

INTERIOR ELEVATION TAG:
INTERIOR ELEVATION 3 ON SHEET A101

REVISION CLOUD AND TAG:
USED TO INDICATE SCOPE OF CURRENT REVISION

WALL TAG:
INTERIOR WALL TYPE OG
(SEE PARTITION LEGEND)

DOOR TAG:
DOOR NUMBER 101
(SEE FLOOR PLANS AND DOOR SCHEDULE)

CURTAINWALL TAG:
CURTAINWALL TYPE 1
(SEE EXTERIOR ELEVATIONS AND GLAZING SCHEDULE)

STOREFRONT TAG:
STOREFRONT TYPE 1
(SEE EXTERIOR ELEVATIONS AND GLAZING SCHEDULE)

WINDOW TAG:
WINDOW TYPE 1
(SEE EXTERIOR ELEVATIONS AND GLAZING SCHEDULE)

LOUVER TAG:
LOUVER TYPE L1
(SEE LOUVER SCHEDULE)

SPECIALTY EQUIPMENT TAG:
SEE SPECIALTY EQUIPMENT SCHEDULE

PLAN KEYNOTE TAG:
KEYNOTE NUMBER
SEE PLAN KEYNOTE SCHEDULE

BUILDING SECTION TAG:
SECTION 1 ON SHEET A101

WALL SECTION TAG:
SECTION 1 ON SHEET A101

ENLARGED DETAIL TAG:
DETAIL 1 ON SHEET A101

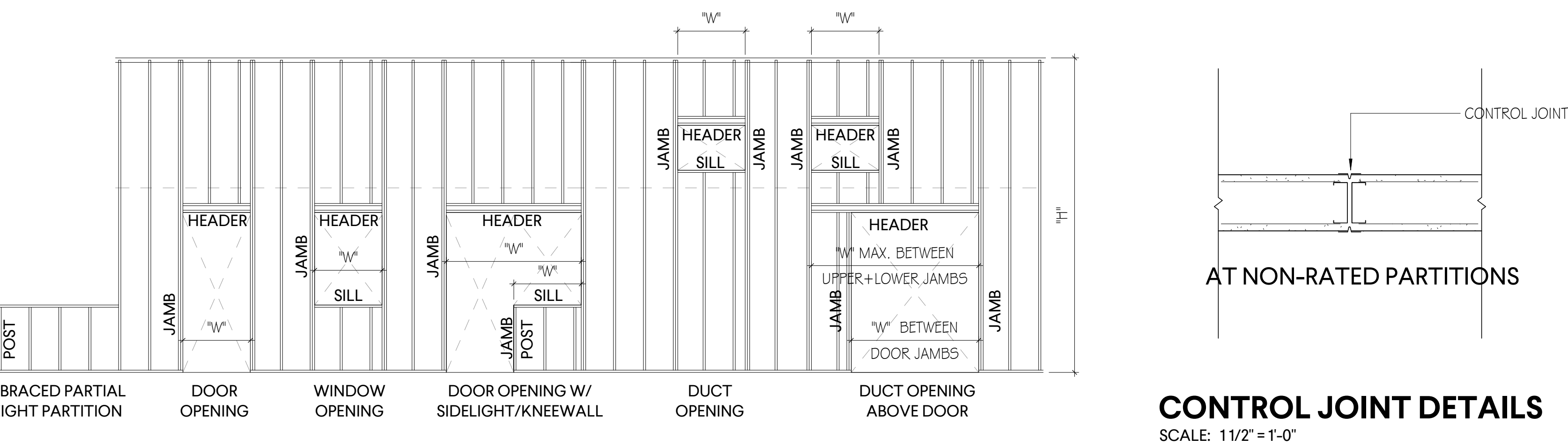
CASEWORK TAG:

PRIMARY / ACCENT	PNT-1	PNT-5
BASE FINISH	RB-1	
FLOOR FINISH	LVT-1	
CASEWORK / COUNTERTOP FINISH	PL-3	SS-1

INTERIOR FINISH TAG:

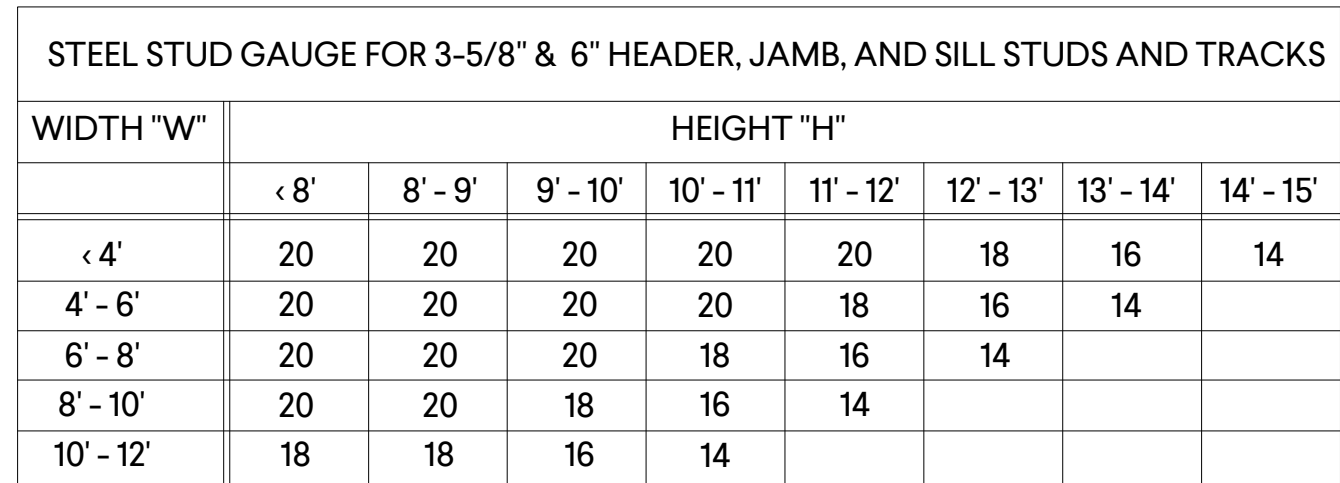
NORTH ARROW:
ARCHITECTURAL PLAN ORIENTATION

NORTH ARROW:
CIVIL ORIENTATION



- 1.1 METAL STUDS 1 6" OC. DOUBLE-STUD JAMBS FULL HT. AT DOOR OPENINGS
- 1.5 CONTINUOUS TOP TRACK (0.0329" METAL THICKNESS)
- 1.7 STUD BRACING MIN. 48 IN. OC (24" OC AT WALL-HUNG CABINETS)
- 2.1 ONE LAYER 5/8 IN. GYP. BD
- 3.1 SOUND ATTENUATION BATT INSULATION, 3.5" THICK
- 3.5 ACOUSTICAL CEILING PANELS. WHERE PANELS W/ COMBINED NRC/CAC RATINGS OF .7 (OR BETTER) ARE USED, DRAPED INSULATION MAY BE OMITTED
- 3.6 ACOUSTICAL SEALANT JOINT. PROVIDE CONT. BEAD UNDER EACH LAYER GYP BD
- 3.10 EXTEND GYP BOARD TO TOP OF TRACK TO ESTABLISH A DRAFT STOP ASSEMBLY, CO. TURNOUTS AND ELECTRICAL BOXES MUST STAY CLEAR OF MET. STUDS TO ALLOW APPLICATION OF UNINTERRUPTED GYP JOINT MEMBRANE
- 3.11 STEEL PLATE END WALL SUPPORT. SEE JAMB/END POST DETAIL ON G1.22
- 3.12 WALL CAP. SEE DETAILS ELSEWHERE ON THESE DRAWINGS

SCALE: 1 1/2" = 1'-0"



SCALE: 1 1/2" = 1'-0"

1. **UL LISTED ASSEMBLIES**
 - A. WHERE UL ASSEMBLY NUMBERS ARE REFERENCED ABOVE, PARTITIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH REQUIREMENTS SET FORTH BY THE UL FIRE RESISTANCE DIRECTORY. SEE UL ASSEMBLY DRAWINGS (BEGINNING WITH DRAWING G.1.23) FOR DETAILED UL ASSEMBLY REQUIREMENTS. NO DEVIATION SHALL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
2. **FIRE BARRIERS, FIRE PARTITIONS, & SMOKE BARRIERS [FIRE-RATED]**
 - A. ALL PERIMETER JOINTS MUST BE PROTECTED BY UL LISTED FIRE-RESISTANT JOINT SYSTEMS.
 - B. ALL PENETRATIONS OF RATED ASSEMBLIES MUST BE PROTECTED BY UL LISTED THROUGH-PENETRATION FIRESTOPPING ASSEMBLIES.
 - C. FIRE DAMPERS MUST PROTECT HVAC DUCT PENETRATIONS.
 - D. IDENTIFY FIRE WALLS, SMOKE BARRIERS, ETC., IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES, WITH STENCILLED LETTERING IN COMPLIANCE WITH GENERAL NOTE 9.08: FIRE-RATED PARTITIONS AND FIRE-RATED SMOKE BARRIER IDENTIFICATION ON DRAWING G.1.02, GENERAL NOTES.

1. GENERAL NOTE REGARDING THE USE OF THIS DRAWING

A. THIS DRAWING ILLUSTRATES THE FULL ARRAY OF STANDARD PARTITION TYPES USED BY GMC AND IS INTENDED TO BE PUBLISHED IN ITS ENTIRETY FOR REFERENCEHOWEVER,.....BE ADVISED THAT NOT ALL PARTITION TYPES SHOWN ON THIS DRAWING WILL BE USED IN EVERY PROJECT.

B. PARTITION TYPES USED IN THIS PROJECT ARE AS TAGGED AND/OR AS NOTED ON THE FLOOR PLANS.

C. DO NOT SPEND TIME SEARCHING FOR UNUSED PARTITION TYPES ON THE FLOOR PLANS AS YOU WILL NOT FIND THEM.

TYPE 1G	1G	1G	TYPE 1G
3 5/8" METAL STUDS		6"	6" METAL STUDS
TYPE 1S	1S	1S	TYPE 1S
4" METAL CH STUDS		2.5"	2.5" METAL CH STUDS
TYPE 0M	0M	0M	TYPE 0M
8" CMU		4"	4" CMU
<u>TYPICAL PARTITION</u>		<u>VARIANT PARTITION</u>	
(SHOWN THUS)		(SHOWN THUS)	
STANDARD FRAMING	PARTITIONS TO BE STANDARD		VARIANT FRAMING
3 5/8" METAL STUDS •	FRAMING EXCEPT WHERE VARIANT		• WHERE APPLICABLE, SIZE IS
4" METAL CH STUDS •	FRAMING SIZE IS INDICATED		SHOWN IN INCHES BELOW
8" CMU •			PARTITION TYPE

Goodwyn Mills Cawood, LLC
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Greenville, SC 29601
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DOCUMENTS	06/23/2025
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SCC - GAINES BUILDING OFFICE RENOVATION
131 COMMUNITY COLLEGE DRIVE,
SPARTANBURG, SC 29303

GMC # ACST250006

3.1

1.

TABLE 3E. CODE INFORMATION FOR ADDITIONS, ALTERATIONS, OR CHANGE OF OCCUPANCY TO AN EXISTING STRUCTURE			
TYPE OF PROJECT:			
<input type="checkbox"/> Alteration (IEBC Chaps. 7, 8 & 9)	<input type="checkbox"/> Addition (IEBC Chap. 11)	<input type="checkbox"/> Change of Occupancy (IEBC Chap. 10)	
METHOD OF COMPLIANCE:			
(Check only one Option and all items that apply under that Option.)			
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <input type="checkbox"/> Option 1: Prescriptive Compliance Method (IEBC Chapter 5) </div> <div style="width: 70%;"> <input checked="" type="checkbox"/> Option 2: Work Area Compliance Method (IEBC Chapters 6-12) </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <input type="checkbox"/> Alteration Level 1, minor including reroofing (IEBC Chap. 7) </div> <div style="width: 70%;"> <input checked="" type="checkbox"/> Alteration Level 2, reconfigurations of space (IEBC Chap. 8) </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <input type="checkbox"/> Alteration Level 3, work area exceeds 50% (IEBC Chap. 9) </div> <div style="width: 70%;"> <input type="checkbox"/> Aggregate area of building: 21,846 _____ SF Work area: 2,740 _____ SF </div> </div>			
<input type="checkbox"/> Option 3: Performance Compliance Method (IEBC Chap. 13)			
Original Building Code and Edition Applicable at time of Construction/1985 Standard Bldg. Code w/ 1986 Revision			
Existing Sprinkler System?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Existing Fire Alarm System?	<input type="checkbox"/> Manual	<input type="checkbox"/> Auto	
Seismic Evaluation Required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Major Facility Project? (See 34A-52-810(100(a))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Change of Occupancy?			
<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No	
Existing Occupancy Classification(s): _____			
New Occupancy Classification(s): _____			
Historic Building (IEBC Chapter 12):			
<input type="checkbox"/> Preservation	<input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Reconstruction			

		A	B	C	D
STORY	FUNCTION OF SPACE ⁽¹⁾	FLOOR AREA ⁽²⁾ (NSF or GSF)	MAX AREA ALLOWED PER OCCUPANT ⁽³⁾ (NSF or GSF)	OCCUPANTS ON FLOOR FOR THIS FUNCTION ⁽⁴⁾	DESIGN OCCUPANT LOAD ⁽⁵⁾
1	ACCESSORY (RENOVATED)	13	300 GROSS	1	
	BUSINESS (RENOVATED)	1834	150 GROSS	15	
	ASSEMBLY UNCON. (RENOVATED)	324	15 NET	23	
	Subtotal Design Occupant Load for This Story/Level				39
Story	(1)	(2)	(3)	(4)	
	Subtotal Design Occupant Load for This Story/Level				
Story	(1)	(2)	(3)	(4)	
	Subtotal Design Occupant Load for This Story/Level				
Story	(1)	(2)	(3)	(4)	
	Subtotal Design Occupant Load for This Story/Level				
Story	(1)	(2)	(3)	(4)	
	Subtotal Design Occupant Load for This Story/Level				39⁽⁶⁾
TOTAL BUILDING DESIGN OCCUPANT LOAD					

FOOTNOTES:

1. Provide the complete name of the Function of space using the left column of Table 1004.5 of the IBC. ⁽¹⁾
2. Design Area per each occupant of this Function on this Story in either Gross (GSF) or Net (NSF) Square Footage. ⁽²⁾
3. Allowed Floor Areas in SF per Occupant per right column in Table 1004.5 of the IBC. ⁽³⁾
4. Divide Column A (2) by Column B (3) for each function and enter result, rounded up to the nearest whole person. ⁽⁴⁾
5. Subtotal all column C values for this floor to yield the Design Occupant Load. ⁽⁵⁾
6. Total Building design Occupant Load - sum of all Column D value ⁽⁶⁾

TABLE 6 GENERAL FIRE PROTECTION REQUIREMENTS		
SEPARATIONS		
Fireblocking Required (IBC Section 718)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Draftstopping Required (IBC Section 718)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Smoke Control System Required (IBC Section 909)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Smoke Barriers Required (IBC Section 407 & 408)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Smoke Partitions Required (IBC Section 407)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Fire Partition Required (IBC Section 708)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Fire Barrier Required (IBC Section 707)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
ALARM & DETECTION		
Fire Alarm System Required (IFC Section 907)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Emergency/Voice Alarm Communications System Required (IFC Section 907.5.2.2)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Fire Command Center Required (IFC Section 508)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SUPPRESSION		
Standpipes Required (IFC Section 903)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Sprinklers Required (IFC Section 905)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Sprinklers Provided ()	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Portable Extinguishers Required (IFC 906)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Other suppression systems Required (IFC 904)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Smoke & heat vents Required (IFC 910)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
OTHER: (indicate other provided fire and life safety features not listed above, if any)		
Emergency Responder Radio Coverage (IFC Section 510)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

TABLE 8 STRUCTURAL DESIGN INFORMATION			
RISK CATEGORY (IBC Table 1604.5) - IL EXISTING (UNCHANGED)			
LIVE LOADS			
Roof Live Load (s) - List the F ₁₁ for each occupancy / use:			
Occupancy / Use:	F ₁₁ =	N/A	PSF
Occupancy / Use:	F ₁₁ =	N/A	PSF
Occupancy / Use:	F ₁₁ =	N/A	PSF
Roof Live Load	R ₁₁ =	N/A	PSF
Ground Snow Load (IBC Figure 1608.2 or ASCE 7)	P _g =	N/A	PSF
WIND LOADS			
Analysis Procedure (ASCE 7 or IBC 1609.1):			
Ultimate Design Wind Speed (IBC Fig. 1609.3.1(1)-(3)):			
V =	N/A	MPH	
Exposure Category (IBC 1609.4.3):	N/A		
Internal Pressure Coefficient (ASCE 7):	G _{Cp} =	N/A	
External Pressure Coefficient (ASCE 7):	G _{Cp} =	N/A	
Protection of Openings Required	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
If Yes*, check one:	Impact Resistant Glazing	<input type="checkbox"/>	
	Impact Resistant Covering	<input type="checkbox"/>	
NOT APPLICABLE			
SEISMIC LOADS			
Seismic Importance Factor (ASCE Table 1.5.2-1):			
Site Class (IBC 1613.2.2):			
Mapped Spectral Response Accelerations:			
Design Spectral Response Acceleration Parameters:			
Seismic Design Category			
(IBC Tables 1613.2.5.1 and 1613.2.5.2):	N/A		
Basic Seismic Force Resisting System	N/A		
Design Base Shear (ASCE 7 Chapter 12):	N/A		KIPS
Seismic Response Coefficient(s) (ASCE 7):	G _s =	N/A	
Response Modification Factor(s) (ASCE 7):	R =	N/A	
Analysis Procedure	N/A		
ARCHITECTURAL - MECHANICAL - ETC. LOADS			
Provide as applicable: architectural items, mechanical, plumbing, etc. (ASCE 7)			
SPECIAL LOADS			
Provide as applicable: abnormal items, moving loads, impact, hoisting, etc. (ASCE 7)			

* IBC Chapter 16 and ASCE 7 - 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.

TABLE 9 PLUMBING INFORMATION				
WATER SYSTEM:	Service Line Size: 3" EXISTING (UNCHANGED)	Inches Peak Flow: 77 _____ GPM	Total Demand EXISTING _____	Inches No. Fixture Units (UNCHANGED)
SANITARY SEWER SYSTEM:	Loading: 688 _____	Service Line Size: 4" EXISTING _____	Slope: 1/8 _____	min inches/ft (UNCHANGED)
MINIMUM PLUMBING FIXTURES REQUIRED/PROVIDED (IPC Section 403 & Table 403.1)				
Occupancy Classification(s) (same as OSE Table 3): <u>BUSINESS</u>				
Total Building Design Occupant Load (same as OSE Table 5): <u>199</u>				
1. Occupancy: <u>BUSINESS</u> Total Load for this Occupancy: _____ 39 Male: _____ 20 Female: _____ 20				
Water Closets/Urinals (IPC Section 424.2): MALE: <u>EX</u> (# Urinals allowed <u>1</u>) FEMALE: EXISTING				
Lavatories MALE: <u>EX</u> _____ FEMALE: EXISTING				
Drinking Fountains _____ EXISTING				
Unisex Toilet _____ EXISTING				
Service Sink _____ EXISTING				
Other (list) _____				
2. Occupancy: _____ Total Load for this Occupancy: _____ Male: _____ Female: _____				
Water Closets/Urinals (IPC Section 424.2): MALE: _____ FEMALE: _____				
Lavatories MALE: _____ FEMALE: _____				
Drinking Fountains _____				
Unisex Toilet _____				
Service Sink _____				
Other (list) _____				
3. Occupancy: _____ Total Load for this Occupancy: _____ Male: _____ Female: _____				
Water Closets/Urinals (IPC Section 424.2): MALE: _____ FEMALE: _____				
Lavatories MALE: _____ FEMALE: _____				
Drinking Fountains _____				
Unisex Toilet _____				
Service Sink _____				
Other (list) _____				
TOTAL BUILDING COUNT REQUIRED/PROVIDED (add all occupancies)				
PROVIDED (round up)	REQUIRED		PROVIDED	
	Male	Female	Male	Female
Total Water Closets / Urinals	EXISTING	EXISTING	N/A	N/A
Total Lavatories	EXISTING	EXISTING	N/A	N/A
Total Drinking Fountains	EXISTING		N/A	
Total Unisex Toilets	EXISTING		N/A	
Total Service Sinks	EXISTING		N/A	
Total Other (list): BOTTLE FILLER	EXISTING		N/A	
Total Assisted-use Children's Toilets	EXISTING		N/A	
Total Assisted-use Children's Lavatories	EXISTING		N/A	
Total Bathtub	EXISTING		N/A	
Total Kitchen Sinks	EXISTING		1	

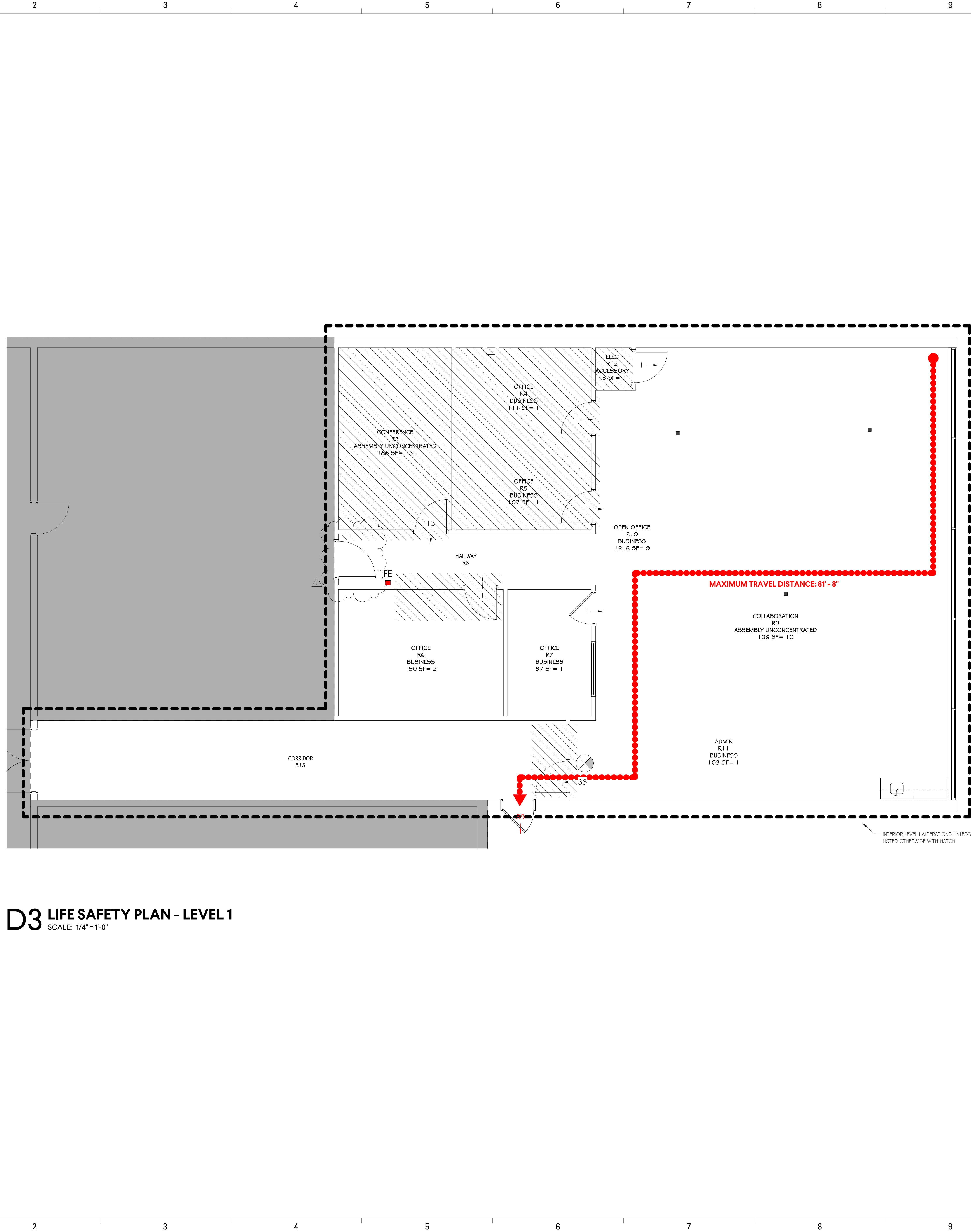
TABLE II ELECTRICAL INFORMATION			
SERVICE TRANSFORMER: <input type="checkbox"/> By Utility Company		By Agency	
If by Agency: N/A		KVA Primary	N/A Voltage/Phase
ELECTRICAL SERVICE INFORMATION			
Service Voltage/Phase:	EXISTING (UNCHANGED)	Amperes: N/A	
Service Entrance Conductors Size:	EXISTING (UNCHANGED)	Quantity per Phase: N/A	
Total Connected Load:	EXISTING (UNCHANGED) KVA	Estimated Demand Factor: N/A	
Estimated Maximum Demand:	EXISTING (UNCHANGED) AMPERES		
Available Full Current in Symmetrical Amperes:	EXISTING (UNCHANGED) AMPERES		
Interrupting capacity of Service Overcurrent Device:	EXISTING (UNCHANGED) AMPERES		
Grounding Electrode System Components:	<input type="checkbox"/> Metal Underground Water Pipe <input type="checkbox"/> Concrete-Encased Electrode <input type="checkbox"/> Rods & Pipe Electrodes <input type="checkbox"/> Other Local Metal Underground Systems or Structures		
Metal In-ground Support Structure(s) Ground Ring Plate Electrode <input type="checkbox"/> Other Listed Electrodes, please specify: EXISTING (UNCHANGED)			
EMERGENCY SERVICE INFORMATION			
Generator: <input type="checkbox"/> Emergency <input type="checkbox"/> Standby	<input type="checkbox"/> Op. Standby	Voltage/Ph	Fuel KVA
Generator 2: <input type="checkbox"/> Emergency <input type="checkbox"/> Standby	<input type="checkbox"/> Op. Standby	Integral Battery	Fuel KVA
Exit/Emergency Lights Backup Power	<input type="checkbox"/> Battery	<input type="checkbox"/> Generator	
Emergency Alarm (Manual/Auto)	<input type="checkbox"/> Addressable <input type="checkbox"/> Non-Addressable	Class	<input type="checkbox"/> A <input type="checkbox"/> B (Other)
Fire Alarm System Method of Communication to Monitoring Station (please specify):	PROJECT REQUIRES MINOR COMMODITY		
Fire Alarm Pathway Survivability:	<input type="checkbox"/> Level 0 <input type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3		
Carbon Monoxide Detection Required?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Carbon Dioxide Detection Required?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Emergency Responder Radio Coverage Enhancement Required?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
LIGHTING PROTECTION SYSTEM SOW REQUIRED:			
<input type="checkbox"/> Yes <input type="checkbox"/> No			

APPLICABLE CODES & REGULATIONS	
2021	INTERNATIONAL BUILDING CODE (IBC)
2021	INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021	INTERNATIONAL FUEL GAS CODE (IFGC)
2021	INTERNATIONAL MECHANICAL CODE (IMC)
2021	INTERNATIONAL PLUMBING CODE (IPC)
2021	INTERNATIONAL FIRE CODE (IFC)
2020	NATIONAL ELECTRICAL CODE (NEC)
2009	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2017	ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

NOTE:
1. SEE TABLE 3E FOR INTERNATIONAL EXISTING BUILDING CODE COMPLIANCE.

DESIGN-RELATED CONSTRUCTION PERMITS / APPROVALS			
<p>The following is a list of permits and standards applicable to state construction projects. This is not intended to be a complete list and a permit or standard not listed here may still be applicable.</p> <p>Agencies and A/E/s should use this as a check list for each project by indicating the status of each required permit in the space provided. Include dates of substantial and/or approvals-anticipated approvals. This form may be submitted to OSE when this information is requested; however, it is required. If used, it must show only those permits relative to the project.</p>			
TYPE OF DEVELOPMENT	SC LAW / REGULATION	WHERE TO OBTAIN PERMIT / APPROVAL	STATUS
Air pollutant discharge	48-1-100; R61-62.1	SCDHEC - Air Quality Control	
Ambulatory surgical facilities	R61-91	SCDHEC - Health Facilities Construction	
Asbestos abatement	R61-86.1	SCDHEC - Air Quality Control	
Building construction, Zoning	6-7-10; 6-9-110	Local Authority	
Community residential care facilities	R61-84	SCDHEC - Health Facilities Construction	
Construction in critical coastal areas	48-39-10, 130, 190	SCDHEC - OCRM	
Construction in navigable waters	49-1-16	SCDHEC - Water Pollution Control	
Dams and reservoirs	49-11-200; R72-1, 2, 3	SCDHEC - Water Pollution Control	
Demolition of Real Property	R61-86.1	SCDHEC - Air Quality Control	
Design Review Board (BARs, SC Dept Archives & History, etc.)	Various local	Various local	
Educational facilities (K - 12)	59-23-210	SC Dept. of Ed. - Office of School Facilities	
Elevators	41-16-90	SC Department of LLR	
Fire Department (Local)	Various local	Servicing Fire Department	
Fire Protection Sprinkler	NOT APPLICABLE	State Fire Marshal	
Fire suppression systems	R71-8303	State Fire Marshal	
Floodplains, construction in	OSE Manual Chpt 5	Office of State Engineer	
Food service establishments	R61-25	SCDHEC - Local County Health Dept.	
Historical building rehabilitation	R12-125	Archives and History, Local Authority	
Hospitals & infirmaries	R61-16	SCDHEC - Health Facilities Construction	
Road encroachment, local	57-6-60	Local City or County Authority	
Road encroachment, state	57-5-1080	Local SCDOT Maintenance Office	
Sanitary sewer; treatment & disposal	R61-56, 57	SCDHEC - Domestic Wastewater	
Storm water discharge, erosion and sediment control	R61-9; R72-100-108	SCDHEC - Water Pollution Control; State Engineer, Local Authority	
Swimming areas, natural public	R61-50	SCDHEC - Water Supply Construction	
Swimming pools, public	R61-51	SCDHEC - Water Supply Construction	
Underground storage tanks	R61-92	SCDHEC - Groundwater Protection	
Waste discharge (sewage, industrial waste, etc.)	48-1-100, 110; R61-9	SCDHEC - Water Pollution Control	
Water supply	44-55-40; R61-57, 58	SCDHEC - Water Supply Construction	
Wells, Underground injection	R61-71, 87	SCDHEC - Groundwater Protection	

[illegible]



The drawing shows a large rectangular area, likely a room or hallway, with a dashed line indicating a path or boundary. The path starts at the bottom left corner, moves horizontally to the right, then vertically upwards, and finally horizontally to the right again. The drawing includes a north arrow pointing up and a scale bar indicating 1/4" = 1'-0".

11	12
PLAN LEGEND	
	FIRE EXTINGUISHER
	FIRE HOSE CONNECTION
	FIRE EXTINGUISHER CABINET
	FIRE ALARM MANUAL PULL STATION
	FIRE ALARM HORN
	FIRE ALARM STROBE
	FIRE ALARM HORN/STROBE
	FIRE ALARM HORN/STROBE-CEILING MT
	FIRE ALARM CONTROL PANEL
	FIRE ALARM ANNUNCIATOR PANEL
	FIRE ALARM PANEL/SUBPANEL
	MED GAS ALARM PANEL
	ILLUMINATED EXIT SIGN
	EXIT DISCHARGE W/ (EXIT AND EXIT ACCESS CLEAR EXIT WIDTH SYMBOLS SIMILAR)
	ADA ACCESSIBLE ROUTE
	DISTANCE OF TRAVEL
	WORK AREA (LEVEL 2 AREA OF RECONFIGURATION PER EBC)
	LEVEL 1 ALTERATIONS (FINISHES, EQUIPMENT, & FIXTURE REPLACEMENT / REPAIR PER EBC)

LIFE SAFETY PLAN - LEVEL 1	
SCC - GAINES BUILDING OFFICE RENOVATION	<div> <div>ISSUE</div> <div>DATE</div> </div>

LIFE SAFETY PLAN - LEVEL 1	
SCC - GAINES BUILDING OFFICE RENOVATION	<div> <div>ISSUE</div> <div>DATE</div> </div>

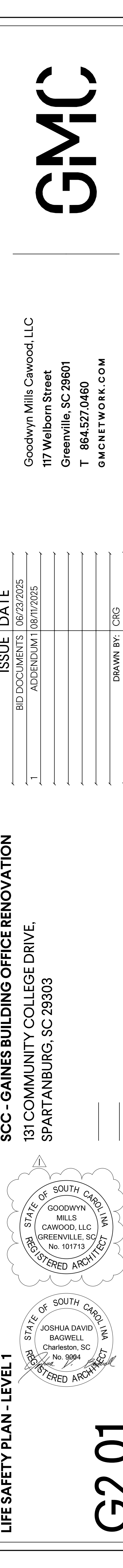
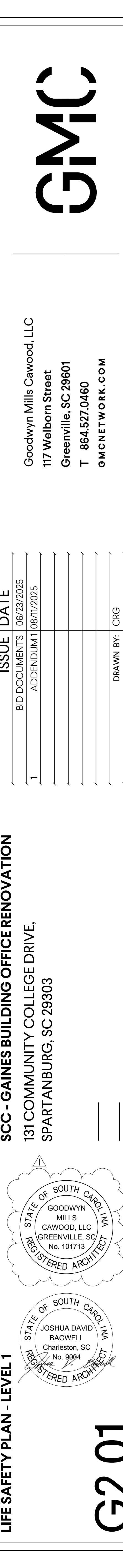
131 COMMUNITY COLLEGE DRIVE,
SPARTANBURG, SC 29303

Goodwyn Mills Cawood, LLC
117 Welborn Street

BID DOCUMENTS 06/23/2025
ADDENDUM 1 08/11/2025

STATE OF SOUTH CAROLINA
REGISTERED
JOSHUA B. CRAWFORD
CHAIRMAN
NORTH CAROLINA

STATE OF SOUTH CAROLINA
REGISTERED
JOSHUA B. CRAWFORD
CHAIRMAN
NORTH CAROLINA



G2.01


GMC # ACST250006

DRAWN BY: CRG

DATE: 04/10/06


GMC NETWORK.COM

804327J040U



BID DOCUMENTS 06/23/2025 APPENDIX I 08/11/2025 _____ _____ _____ _____ _____ _____	Goodwyn Mills Cawood, LLC 117 Welborn Street Greenville, SC 29601 T 864.527.0460 GMCNETWORK.COM	
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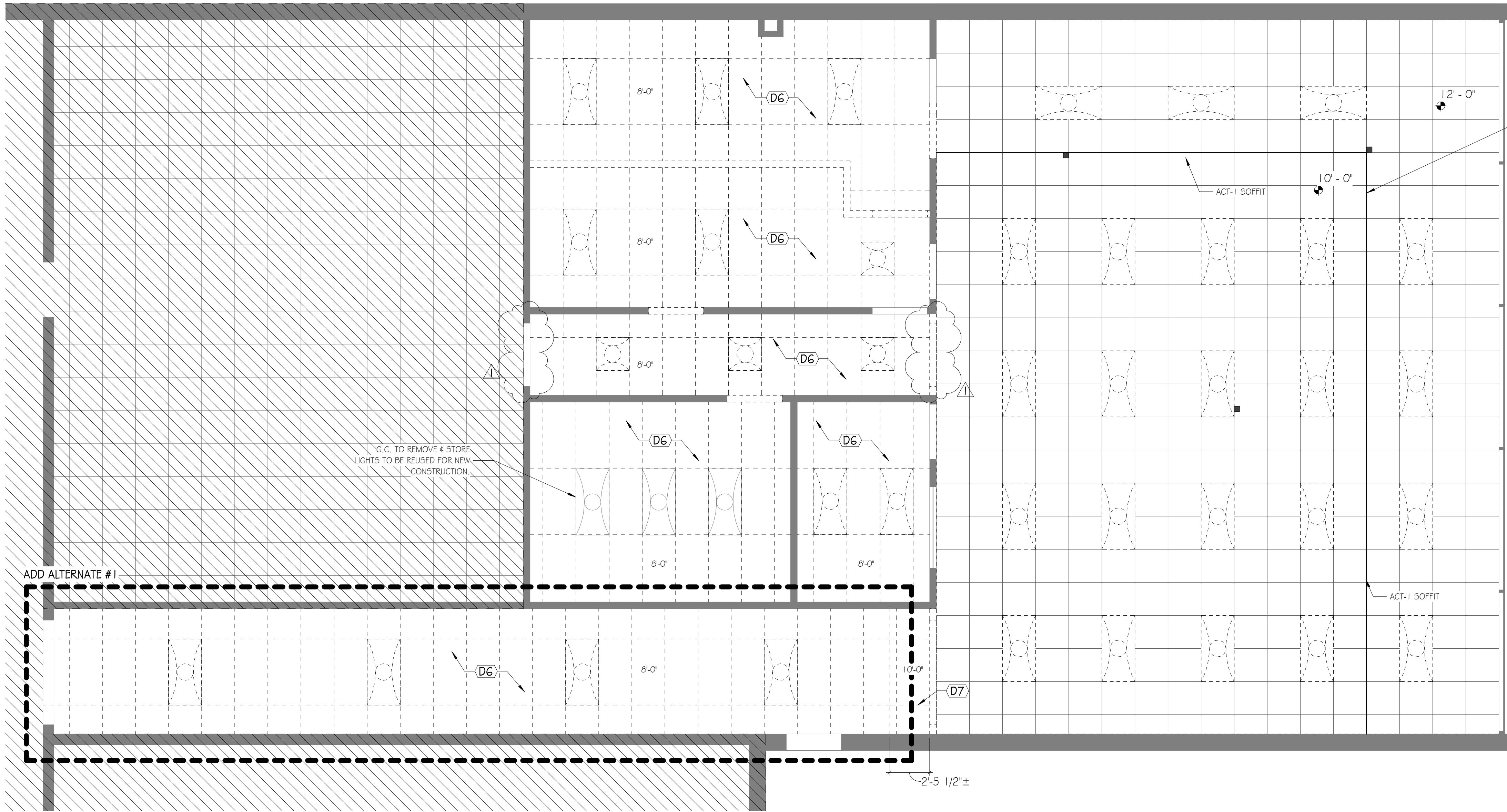
**131 COMMUNITY COLLEGE DRIVE,
SPARTANBURG, SC 29303**



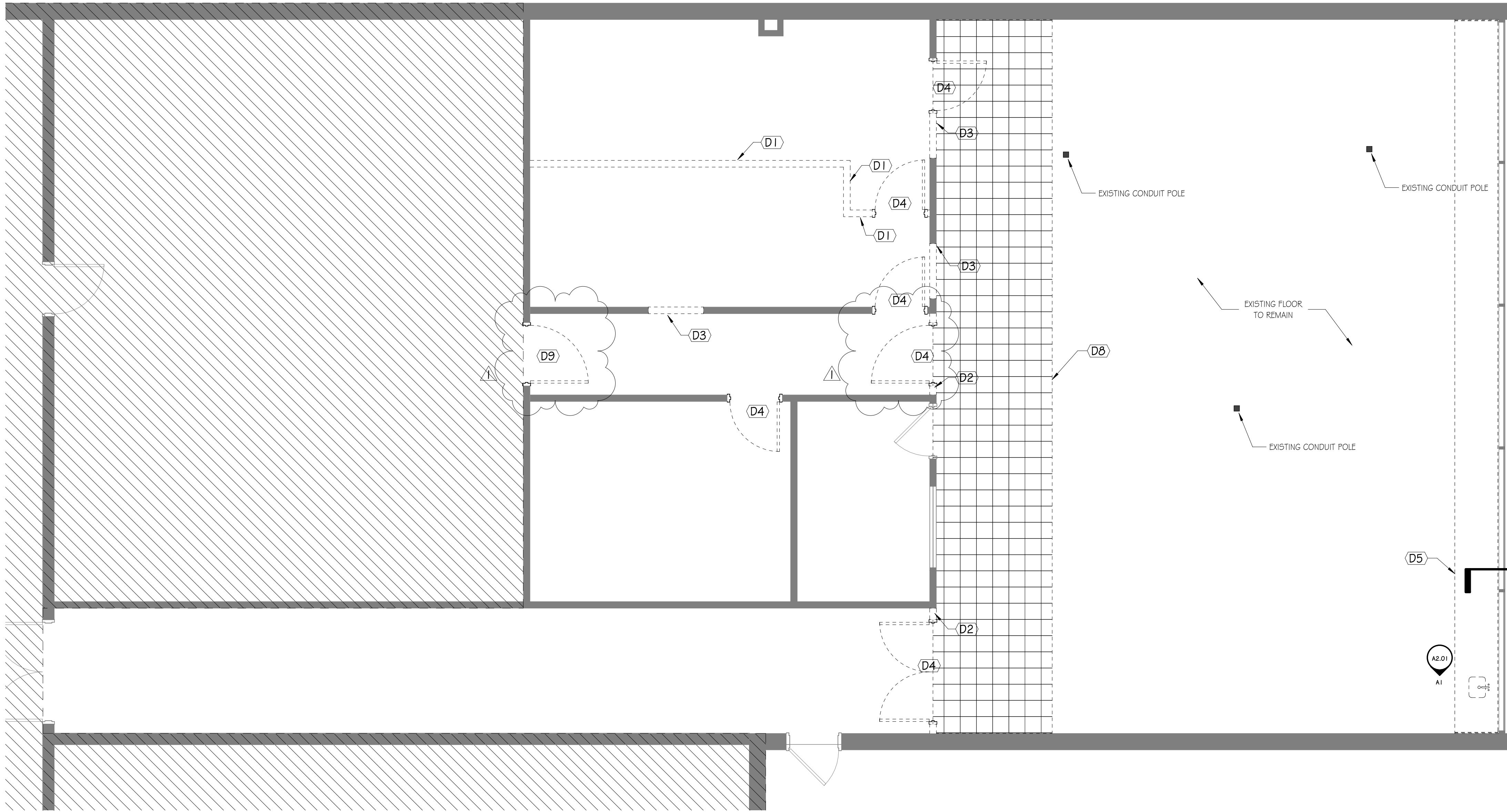

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K
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F2 DEMOLITION REFLECTED CEILING PLAN - LEVEL 1
SCALE: 1/4" = 1'-0"



A2 DEMOLITION PLAN - LEVEL 1
SCALE: 1/4" = 1'-0"

KEY NOTES - DEMOLITION	
KEY	KEYNOTE
D1	REMOVE EXISTING WALL IN ITS ENTIRETY - PATCH AND REPAIR FLOOR SLAB AND ADJACENT WALLS AS REQUIRED
D2	DEMOLISH WALL AS INDICATED ON THE PLAN - PATCH AND REPAIR FLOOR SLAB AND ADJACENT WALLS AS REQUIRED
D3	DEMOLISH WALL AS INDICATED ON THE PLAN - COORDINATE THE HEIGHT OF DEMOLITION WITH ELEVATIONS
D4	REMOVE EXISTING DOOR, ASSOCIATED HARDWARE, AND THRESHOLD.
D5	REMOVE EXISTING BUILT-IN FURNITURE AND FIXTURE
D6	REMOVE EXISTING CEILING AND PREP TO RECEIVE NEW CEILING
D7	DEMOLISH PORTION OF EXISTING CEILING INDICATED ON PLAN AND PREP TO RECEIVE NEW CEILING
D8	DEMOLISH EXISTING FLOORING, VERIFY DIMENSIONS IN FIELD
D9	REMOVE EXISTING DOOR AND ASSOCIATED HARDWARE, THRESHOLD TO REMAIN.

DEMO RCP LEGEND

LAY-IN GRID TO REMAIN WHERE APPLICABLE. ONLY DAMAGED ACOUSTICAL CEILING TILES TO BE DEMOLISHED.

CEILING FINISHES:

- DEMO LAY-IN ACOUSTICAL CEILING SYSTEM - 2X2'
- DEMO LAY-IN ACOUSTICAL CEILING SYSTEM - 2X4'
- DEMO GYP BOARD
- GYP BOARD TO REMAIN

LIGHTING:

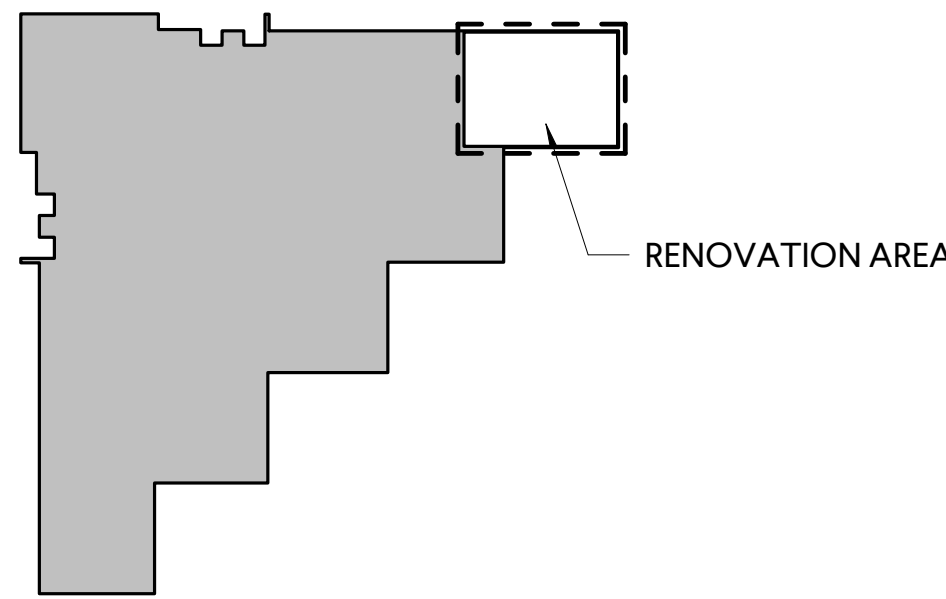
- DEMO 2X4 LAY-IN FIXTURE
- DEMO 1X4 UTILITY LIGHT
- DEMO LINEAR SUSPENDED OR WALL MOUNTED FIXTURE
- DEMO CIRCULAR RECESSED FIXTURE
- DEMO EXIT LIGHT
- DEMO EMERGENCY LIGHT

MECHANICAL:

ALL DIFFUSERS & GRILLES TO REMAIN, DASHED ICONS BELOW REPRESENT RELOCATION, SEE REFLECTED CEILING PLANS FOR NEW LOCATIONS.

- SUPPLY DIFFUSER
- RETURN AIR GRILLE
- EXHAUST FAN

KEY PLAN LEGEND

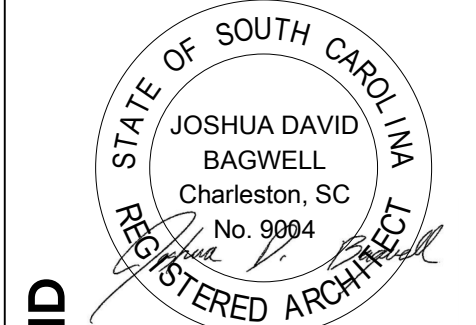
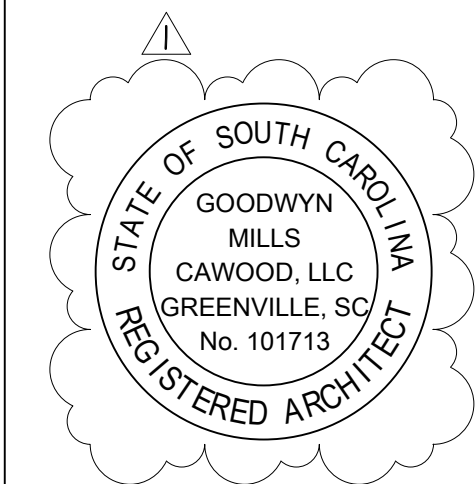


ISSUE DATE

BID DOCUMENTS 06/23/2025
ADDENDUM 1 08/11/2025

SCC - GAINES BUILDING OFFICE RENOVATION

131 COMMUNITY COLLEGE DRIVE,
SPARTANBURG, SC 29303



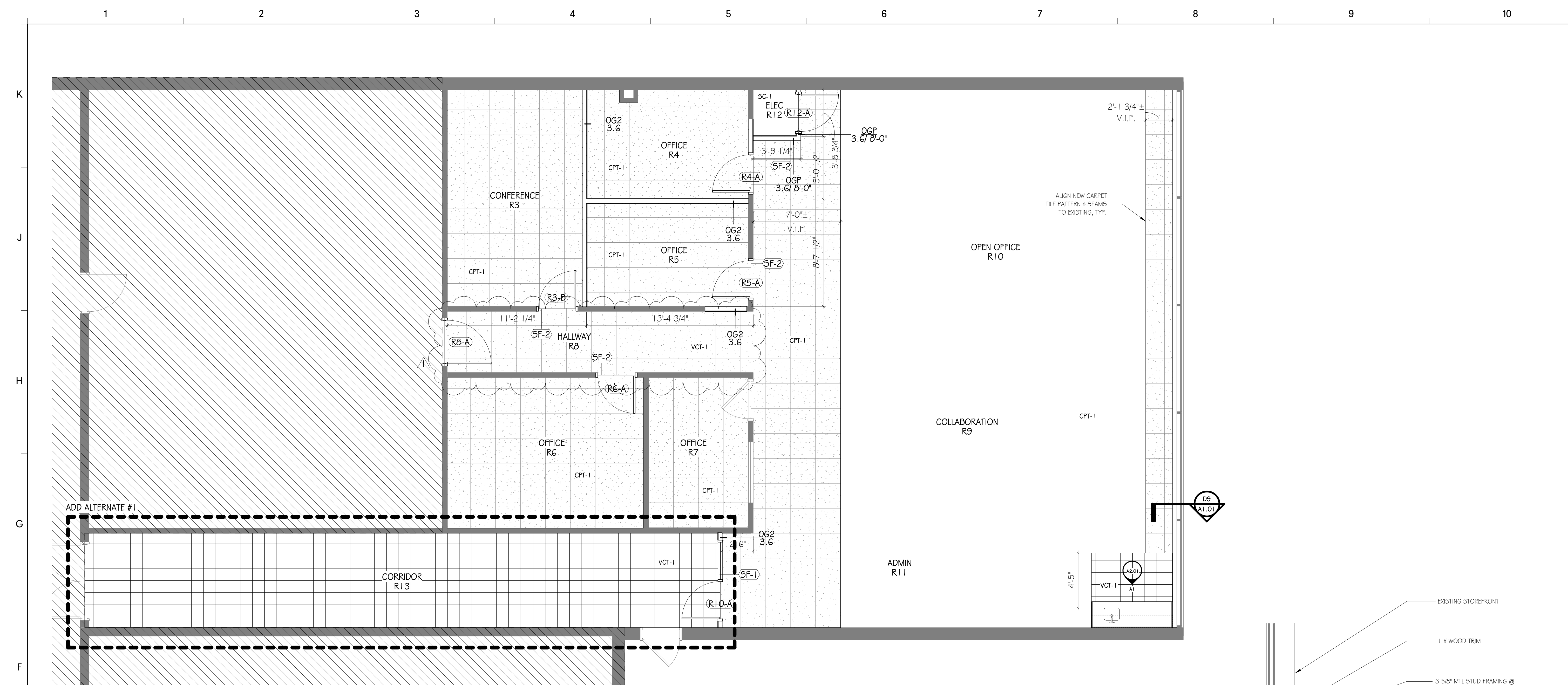
DEMOLITION PLAN AND RCP

D1.01

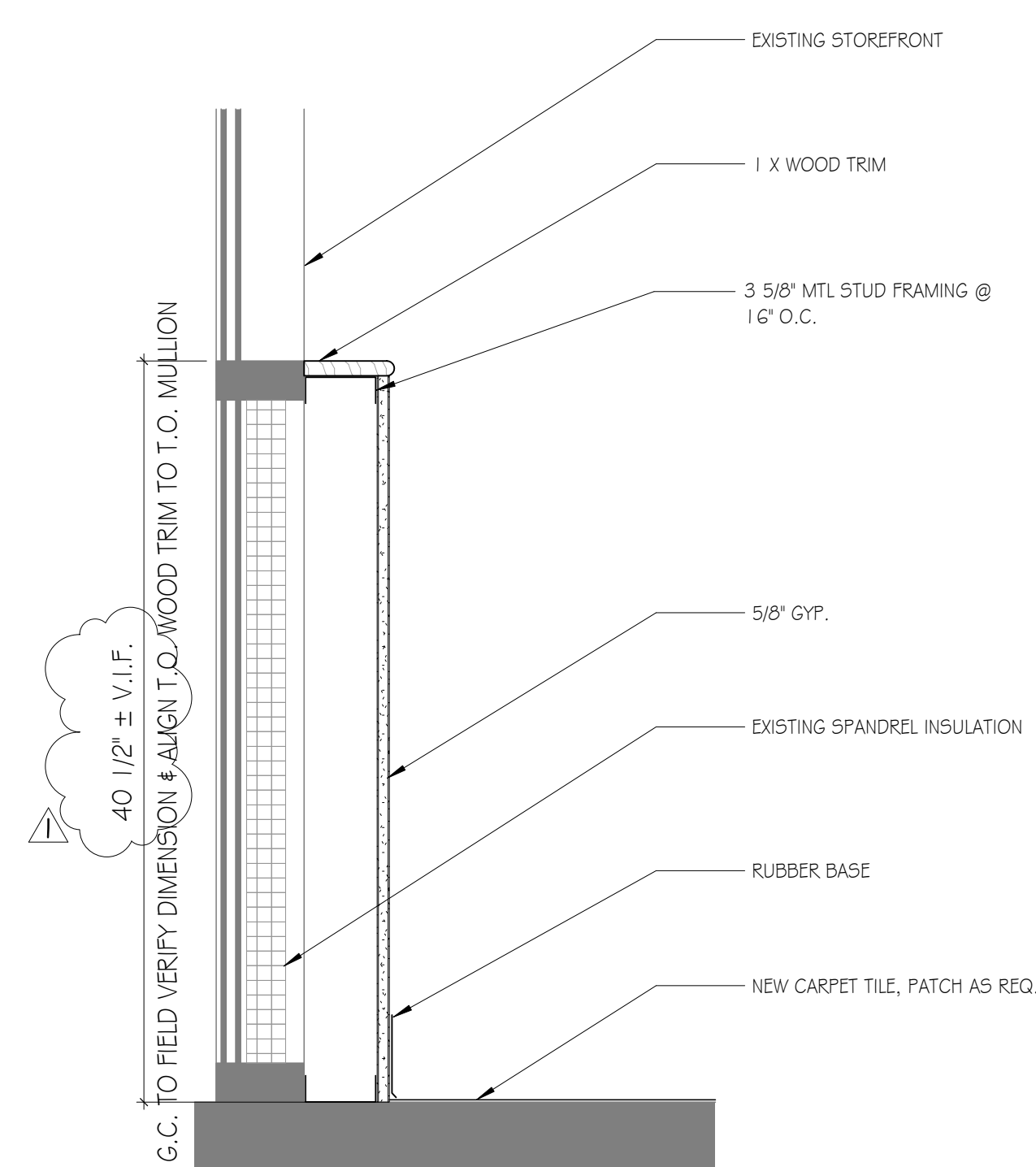
Goodwyn Mills Cawood, LLC
117 Welborn Street
Greenville, SC 29601
T 864.527.0460
gmcnetwork.com

GMC # ACST250006

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DOOR SCHEDULE														
LOCATION		SIZE			DOOR		FRAME		DOOR HARDWARE					
DOOR NUMBER	ROOM NAME	WIDTH	HT	THK	DOOR TYPE	MATL	GLASS OR LOUVER TYPE	FRAME TYPE	MATL	HARDWARE		COMMENTS		
R3-B	CONFERENCE	3'- 0"	7'- 0"	1 3/4"	FG	STN	G1	SF-2	AL	CORBIN-RUSSWIN CL3851 w/ NZD TRIM				
R4-A	OFFICE	3'- 0"	7'- 0"	1 3/4"	FG	STN	G1	SF-2	AL	CORBIN-RUSSWIN CL3851 w/ NZD TRIM				
R5-A	OFFICE	3'- 0"	7'- 0"	1 3/4"	FG	STN	G1	SF-2	AL	CORBIN-RUSSWIN CL3851 w/ NZD TRIM				
R6-A	OFFICE	3'- 0"	7'- 0"	1 3/4"	FG	STN	G1	SF-2	AL	CORBIN-RUSSWIN CL3851 w/ NZD TRIM				
R8-A	HALLWAY	3'- 6"	7'- 0"	1 3/4"	F	STN		F1	HM	CORBIN-RUSSWIN L3857 w/ NZD TRIM, SURFACE-MOUNTED CLOSER		INSTALL RUBBER GASKETS AROUND DOOR HEAD, JAMB & SILL		
R10-A	OPEN OFFICE	3'- 0"	7'- 0"	1 3/4"	FG	STN	G1	SF-1	AL	REUSE EXISTING HARDWARE W/ CORBIN-RUSSWIN IC CORE, SURFACE-MOUNTED CLOSER				
R12-A	ELEC	3'- 0"	7'- 0"	1 3/4"	F	STN		F1	HM	CORBIN-RUSSWIN L3857 w/ NZD TRIM				



DOOR TYPES - WOOD + HOLLOW METAL SWING DOORS		INTERIOR HOLLOW METAL FRAME DETAILS		FRAME PROFILES		ADD ALTERNATE																	
<div><div>C</div><div><p>FLUSH (F) and FULL GLASS (FG) door types with dimensions: width (W), height (HT), and glass area (VARIES).</p></div></div>		<div><div><p>HEAD DETAIL and JAMB DETAIL showing 3 5/8" metal studs, header, jamb, and hollow metal door frame with sound attenuating batt insulation.</p></div></div>		<div><div><p>NOTE: X = THROAT DIMENSION /PARTITION THICKNESS. Profiles A-K show various frame cross-sections with dimensions like 1/2", 1", 2", and 3".</p></div></div>		<div><div>ADD ALTERNATE #1: CORRIDOR R13</div><div>SCOPE: WALLS/DOORS/FRAMES SHALL BE PAINTED/ STAINED TO MATCH THE EXISTING BUILDING COMPONENTS (ONLY INSIDE THE CORRIDOR). THE EXISTING VCT FLOORING SHALL BE REPLACED WITH NEW VCT. THE EXISTING ACT CEILING GRID AND TILES AND LIGHT FIXTURES SHALL BE DEMOLISHED AND NEW ACT CEILING GRIDS AND TILES AND LIGHT FIXTURES SHALL BE INSTALLED. LIGHTS SHALL BE REWIRED, THERE WILL BE NO OTHER ELECTRICAL WORK OR MECHANICAL WORK REQUIRED. EXISTING CEILING VENTS SHALL REMAIN AND BE REUSED.</div></div>																	
FRAME TYPES -HOLLOW METAL		STOREFRONT ELEVATIONS		GLASS SCHEDULE		KEY PLAN LEGEND																	
<div><div>A</div><div><p>Frame type F1 with dimensions: width (W), height (HT), and glass area (VARIES).</p></div></div>		<div><div><p>Storefront elevations SF-1 and SF-2 showing dimensions for width (EQ), height (EQ), and glass area (VARIES).</p></div></div>		<div><div>I. SEE SPECIFICATIONS FOR STOREFRONT & GLAZING DETAILS</div><div>T CLEAR, TEMPERED</div><div>NOTES:</div><div>I. EXISTING CONDITIONS MAY VARY, GC TO FIELD VERIFY PRIOR TO ORDERING OR INSTALLING STOREFRONT.</div><div>2. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS PRIOR TO ORDERING STOREFRONT.</div></div>		<div><div><p>KEY PLAN LEGEND showing the RENOVATION AREA on the building footprint.</p></div></div>																	
1		2		3		4		5		6		7		8		9		10		11		12	

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SCC - GOM

131 COM SPARTAN

GMC #

STATE OF SOUTH CAROLINA

REGISTERED ARCHITECT

GOODWYN MILLS

CAWOOD, LLC

GREENVILLE, SC

No. 101713

STATE OF SOUTH CAROLINA

REGISTERED ARCHITECT

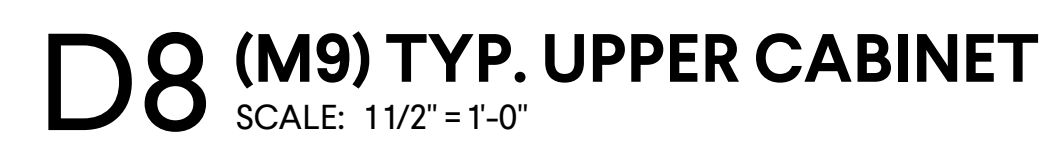
JOSHUA DAVID BAGWELL

Charleston, SC

No. 9004

FLOORPLAN & DOOR SCHEDULE

A1.01



GENERAL NOTES - REFLECTED CEILING PLAN

1. CEILING HEIGHTS SHALL BE AS NOTED ON REFLECTED CEILING PLANS.
2. NEW CEILINGS WILL BE TAGGED WITH TYPE AND HEIGHT.
3. EXISTING CEILINGS TO REMAIN WILL NOT BE TAGGED
4. WHEREVER POSSIBLE NO CEILING TILE SHOULD BE LESS THAN 6" IN ANY DIRECTION.
5. SEE ELECTRICAL FOR ALL LIGHT FIXTURE TYPES AND SIZES.
6. SEE MECHANICAL FOR ALL DIFFUSER TYPES AND SIZES.
7. COORDINATE LOCATIONS OF ALL LIGHTS, DIFFUSERS, AND DEVICES BETWEEN THIS RCP AND MECHANICAL, FIRE PROTECTION, AND ELECTRICAL.
8. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING.
9. WHERE EXIT SIGNS ARE LOCATED ABOVE DOORWAYS, CENTER FIXTURE OVER DOOR BUT MAINTAIN MINIMUM OVERHEAD CLEARANCE.

	1	2	3	4	5	6
	FINISH NOTES					
K	<p><u>FLOORS:</u></p> <ul style="list-style-type: none"> - REFER TO FLOOR FINISH PLANS FOR FLOOR PATTERN. CONTRACTOR MUST NOTIFY INTERIOR DESIGNER BEFORE INSTALLATION OF FLOORING TO REVIEW DESIGN INTENT OF FLOOR PATTERN PLAN - ALL FLOORING TRANSITIONS INCLUDING TRANSITIONS TO SIMILAR MATERIAL OR REDUCER STRIPS AND OTHER THRESHOLDS TO DISSIMILAR MATERIAL SHALL BE LOCATED AT THE CENTERLINE OF DOOR WHEN IN CLOSED POSITION. COLORS SHALL BE SELECTED DURING SUBMITTAL REVIEW. REFER TO DETAILS FOR TRANSITIONS BETWEEN FLOORING MATERIALS. CONTRACTOR TO PROVIDE TRANSITION SIZES APPROPRIATE FOR THICKNESS 	<p><u>WALLS:</u></p> <ul style="list-style-type: none"> - REFER TO FINISH PLANS & ELEVATIONS FOR LOCATION OF ACCENT PAINT COLORS - ALL HOLLOW METAL DOOR & WINDOW FRAMES TO BE PAINTED (PNT-2) UNLESS OTHERWISE NOTED - ALL ACCESS PANELS AND MISCELLANEOUS METAL (RETURN AND AIR SUPPLY GRILLES, EXPANSION JOINTS, ETC.) LOCATED ON WALL SURFACES OR CEILING SURFACES TO BE PAINTED WALL OR CEILING COLOR U.N.O. - WALL BASE TO BE INSTALLED ON ALL WALLS, MILLWORK, AND CASEWORK U.N.O. - INSTALL FINISH STRIP EQUAL TO SCHLUTER "JOLLY" AT ALL EXPOSED TILE EDGES & CORNERS 	<p><u>MISC:</u></p> <ul style="list-style-type: none"> - DO NOT PAINT DOOR LABELS AT RATED DOORS OR FRAMES. - PROVIDE BLOCKING AS REQUIRED AT ALL TELEVISION LOCATIONS - COORDINATE WITH OWNER'S EQUIPMENT - CAULK ALL DOOR FRAMES, MILLWORK, AND VIEW WINDOW FRAMES AFTER WALLCOVERING INSTALLATION IS COMPLETE. COLOR OF CAULK TO MATCH ADJACENT FINISH. - GC TO PROVIDE SPECIFIED EXPANSION JOINT COVER AT ALL EXPOSED FINISH FLOOR, CEILING, AND WALL LOCATIONS 	<p><u>RCP NOTES:</u></p> <ul style="list-style-type: none"> - INTERIOR CEILING HEIGHTS SHALL BE AS INDICATED ON THE REFLECTED CEILING PLANS. - WHERE EXIT SIGNS ARE LOCATED ABOVE DOORWAYS, CENTER ABOUT DOOR, BUT MAINTAIN MINIMUM OVERHEAD CLEARANCE. - DO NOT INSTALL CEILING TILE LESS THAN 6" IN ANY DIRECTION - WHEN POSSIBLE CENTER TILE IN ROOM. - COORDINATE WITH OWNER'S A/V CONSULTANT FOR PROJECTION SCREEN AND PROJECTOR LOCATIONS 		
J	<ul style="list-style-type: none"> - AVOID ALL FLOORING MATERIAL SLIVER CUTS LESS THAN 4" WIDE @ WALL PERIMETERS & MATERIAL TRANSITIONS. CONTACT DESIGNER IF JOBSITE CONDITIONS DIFFER. 					
I	<ul style="list-style-type: none"> - INSTALL FLOORING CONTINUOUS UNDER ALL CASEWORK, MILLWORK, EQUIPMENT, & FURNITURE - ALIGN VERTICAL GROUT JOINTS IN TILE BASE WITH THOSE IN THE FLOOR TILE UNLESS NOTED OTHERWISE 	<p><u>MILLWORK / CASEWORK:</u></p> <ul style="list-style-type: none"> - INSTALL 3MM EDGE BAND ON ALL PLASTIC LAMINATE COUNTERTOPS AND CABINETS. - GROMMET LOCATIONS TO BE COORDINATED WITH OWNER 				
H	<p><u>RENOVATION:</u> THESE SHOULD BE IN FINISH LEGEND</p> <ul style="list-style-type: none"> - AT EXISTING SEALED CONCRETE FLOOR LOCATIONS NOTED AS SC ON FINISH PLANS - GC TO CLEAN, GRIND & RE-SEAL AS SPECIFIED. - AREAS WITH CARPET TILE TO BE PATCHED WHERE FLOOR BOXES ARE BEING REMOVED. 	<ul style="list-style-type: none"> - FIELD VERIFY ALL DIMENSIONS FOR CASEWORK & MILLWORK PRIOR TO FABRICATION & INSTALLATION - ALL EXPOSED ENDS AND EXPOSED INTERIORS OF CASEWORK/MILLWORK TO RECEIVE MATCHING LAMINATES - ALL CABINETS TO BE LOCKABLE 				

ROOM FINISH SCHEDULE								
G	ROOM #	ROOM NAME	FLOOR	BASE	WALL	MILLWORK/CASEWORK		COMMENTS
						CABINET	COUNTERTOP	
	R3	CONFERENCE	CPT-1	RB-1	PNT-1			
	R4	OFFICE	CPT-1	RB-1	PNT-1			
	R5	OFFICE	CPT-1	RB-1	PNT-1			
	R6	OFFICE	CPT-1	RB-1	PNT-1			
	R7	OFFICE	CPT-1	RB-1	PNT-1			
	R8	HALLWAY	CPT-1	RB-1	PNT-1			
	R9	COLLABORATION	CPT-1	RB-1	PNT-1			
	R10	OPEN OFFICE	CPT-1/ VCT-1	RB-1	PNT-1	PL-1	SS-1	
	R11	ADMIN	CPT-1	RB-1	PNT-1			
	R12	ELEC	CPT-1	RB-1	PNT-1			
F	R13	CORRIDOR	VCT-1	RB-1	PNT-1			PAINT WALLS AND DOOR FRAMES AND PAINT/ STAIN EXISTING DOORS ON HALL SIDE ONLY

CASEWORK SCHEDULE		
NOTE: CABINET DESIGN SERIES (CDS) NUMBERS BASED ON AWI STANDARDS EDITION 2		
CDS #	CASEWORK TYPE	DESCRIPTION
153	BASE CAB	FALSE DRWR / REMOVABLE TOE FOR ADA
222	BASE CAB	DBL DOORS / DBL DRWR5
302	WALL CAB	DBL DOORS

FINISH LEGEND

FLOOR			BASE			MISC		
NUMBER	TYPE	DETAIL DESCRIPTION	NUMBER	TYPE	DETAIL DESCRIPTION	NUMBER	TYPE	DETAIL DESCRIPTION
CPT-1	CARPET	MANUFACTURER: MILLIKEN & COMPANY COLLECTION: SOUTHERN ANALOG DESIGN NAME: VOLTAGE COLOR: VT31G BALANCE SIZE: INSTALLATION: LOCATION:	RB-#	RUBBER BASE	MANUFACTURER: ROPPE STYLE NAME: 700 SERIES COLOR: 178 PEWTER SIZE: 4"	PL-#	PLASTIC LAMINATE [TYP. FACE]	MANUFACTURER: WILSONART STYLE NAME: WHITE OAT PB HONEY COLOR: 8283K-05 FINISH: TIMBERGRAIN *SPECIFIED BY OWNER
VCT-1	VINYL COMPOSITION TILE	MANUFACTURER: ARMSTRONG STYLE NAME: STERLING ITEM NUMBER: 51904 SIZE: 12' x 12' INSTALLATION: LOCATION:			WALL			SS-1
SC-1	SEALED CONCRETE		NUMBER	TYPE	DETAIL DESCRIPTION			
			PNT-1	[GENERAL/MAIN PAINT]	MANUFACTURER: SHERWIN WILLIAMS COLOR: CRYSTAL BALL #8780W TYPE: LATEX LOCATION: ALL WALLS			
			PNT-2	[TRIM/ FRAME PAINT]	MANUFACTURER: SHERWIN WILLIAMS COLOR: STERLING COIN #8762 TYPE: LATEX LOCATION: TRIM/ FRAMES			
CEILING								
NUMBER	TYPE	DETAIL DESCRIPTION						
ACT-1	ACOUSTIC CEILING TILE	MANUFACTURER: USC STYLE NAME: RADAR 2210 COLOR: WHITE SIZE: 24X24 GRID: DOWN® BRAND DX®/DXL™ 15/16" LOCATION: ALL NEW WORK						

[illegible]