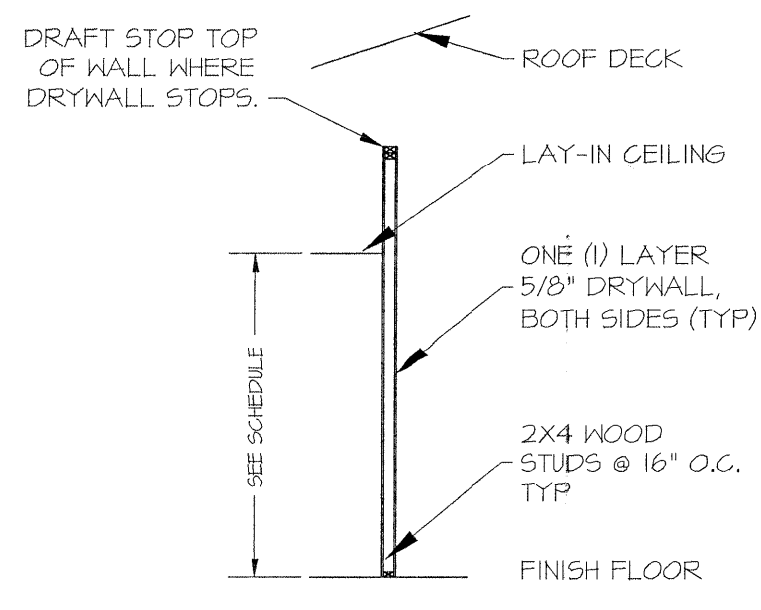


MAIN LEVEL - FLOORPLAN 'A'
SCALE: 1/4" = 1'-0"



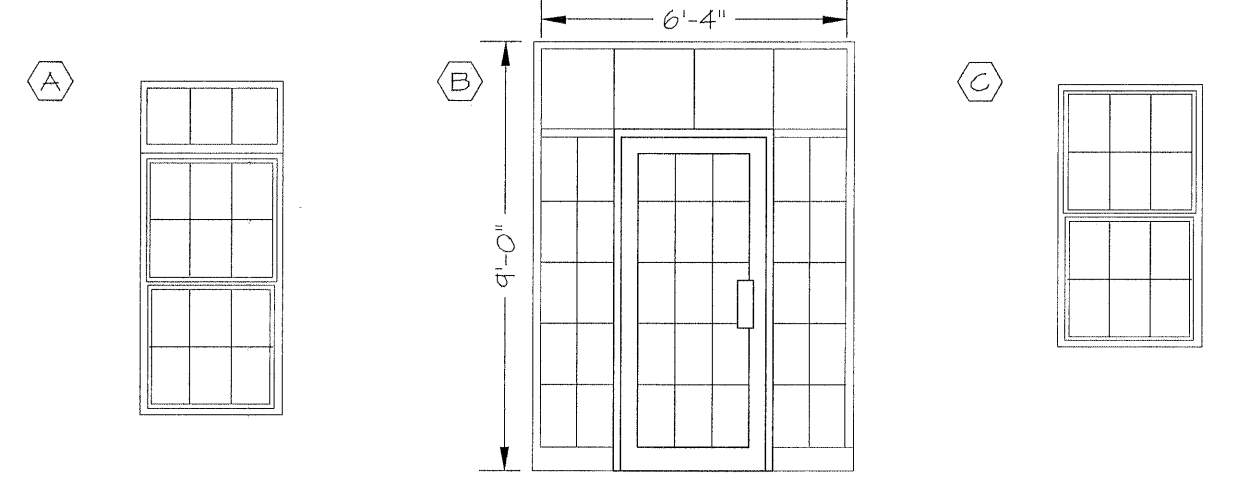
DETAIL TYP. WALL
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND OF FIRST QUALITY. WORKMANSHIP SHALL CONFORM TO THE BEST PRACTICE FOR SUCH WORK.
- OPENINGS THROUGH WALLS, FLOORS AND ROOFS SHALL BE FLASHED AND SEALED WATER TIGHT AND SHALL BE PER CODE WHERE REQUIRED.
- GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER TRADES.
- GENERAL CONTRACTOR SHALL INSTALL EQUIPMENT AND MATERIAL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- GENERAL CONTRACTOR TO COMPLY WITH ALL APPLICABLE CODES.
- GLAZING IN HAZARDOUS LOCATIONS MUST COMPLY WITH IBC 2406.2 AND 2404.1.
- IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO COORDINATE COMPLIANCE WITH FIRE CODE WITH LOCAL FIRE OFFICIALS. THIS INCLUDES, BUT NOT LIMITED TO FIRE ACCESS LANES, FIRE EXTINGUISHER TYPE AND PLACEMENT, FIRE HYDRANT LOCATIONS, ETC. FOR FURTHER INFORMATION, CONTACT THE LOCAL FIRE HEADQUARTERS.
- CONSTRUCTION MUST BE HANDICAPPED ACCESSIBLE AND COMPLY WITH THE S.C. BOARD OF BARRIER FREE DESIGN.
- MEANS OF EGRESS TO COMPLY WITH IBC CHAPTER 10. ALL DOORS IN THE EGRESS PATHWAY MUST ALLOW FOR PASSAGE AT ALL TIMES. EGRESS HARDWARE TO BE DIRECT ACTING PER IBC.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND FEES.
- INTERIOR FINISH MATERIAL MUST COMPLY WITH IBC CHAPTER 8.
- EXTERIOR VENEER MUST COMPLY WITH IBC CHAPTER 14.
- ALL FRAMING AND CONSTRUCTION MUST COMPLY WITH IBC TABLES 601 AND 602.
- DOOR HARDWARE MUST COMPLY WITH ANSI-A117.1-2009/404.2.6. DOOR SWINGS IN THE REST ROOM AREAS MUST COMPLY WITH ANSI-A117.1-2004 Fig. 404.2.3.1.
- THE PREPARER OF THESE DRAWINGS SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.
- PER IBC CHAPTER 6 AND IBC TABLE 601, STRUCTURAL SUPPORT FOR WATER HEATER TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS SUCH AS 2x6- 18 GA. METAL STUDS, ON EDGE @ 24" O.C. WITH 3/4" x 1/8" METAL GRATING OR EQUAL WITH 1/2" TREATED PLYWOOD FLOOR SURFACE COVERINGS.

WINDOW TAG	SIZE			REMARKS
	WIDTH	HEIGHT	THICKNS	
A	3'-0"	5'-6"		1/4" 1'-6" TRANSOM
B	6'-4"	4'-0"		STOREFRONT
C	3'-0"	5'-6"		

NOTE: ALL GLASS INSULATED, TEMPERED & TINTED

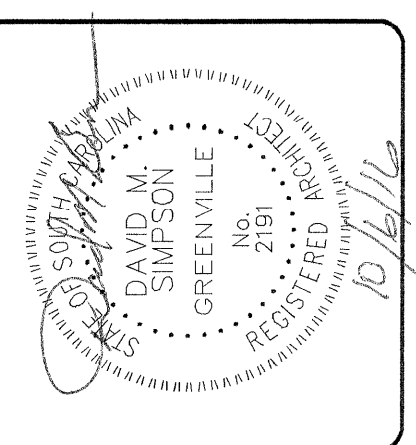


NOTE

PROVIDE FIRE BLOCKING AND DRAFT STOPPING PER IBC 2015 SECTION 710

DOORS, ROOMS, ETC. SHOWN ON LEFT HAND UNIT ARE TYPICAL FOR RIGHT HAND UNIT.

REVISIONS		
NO.	DATE	COMMENT
0	4.26.16	FOR CONSTRUCTION PER AND. CNTY.
1	10.6.16	



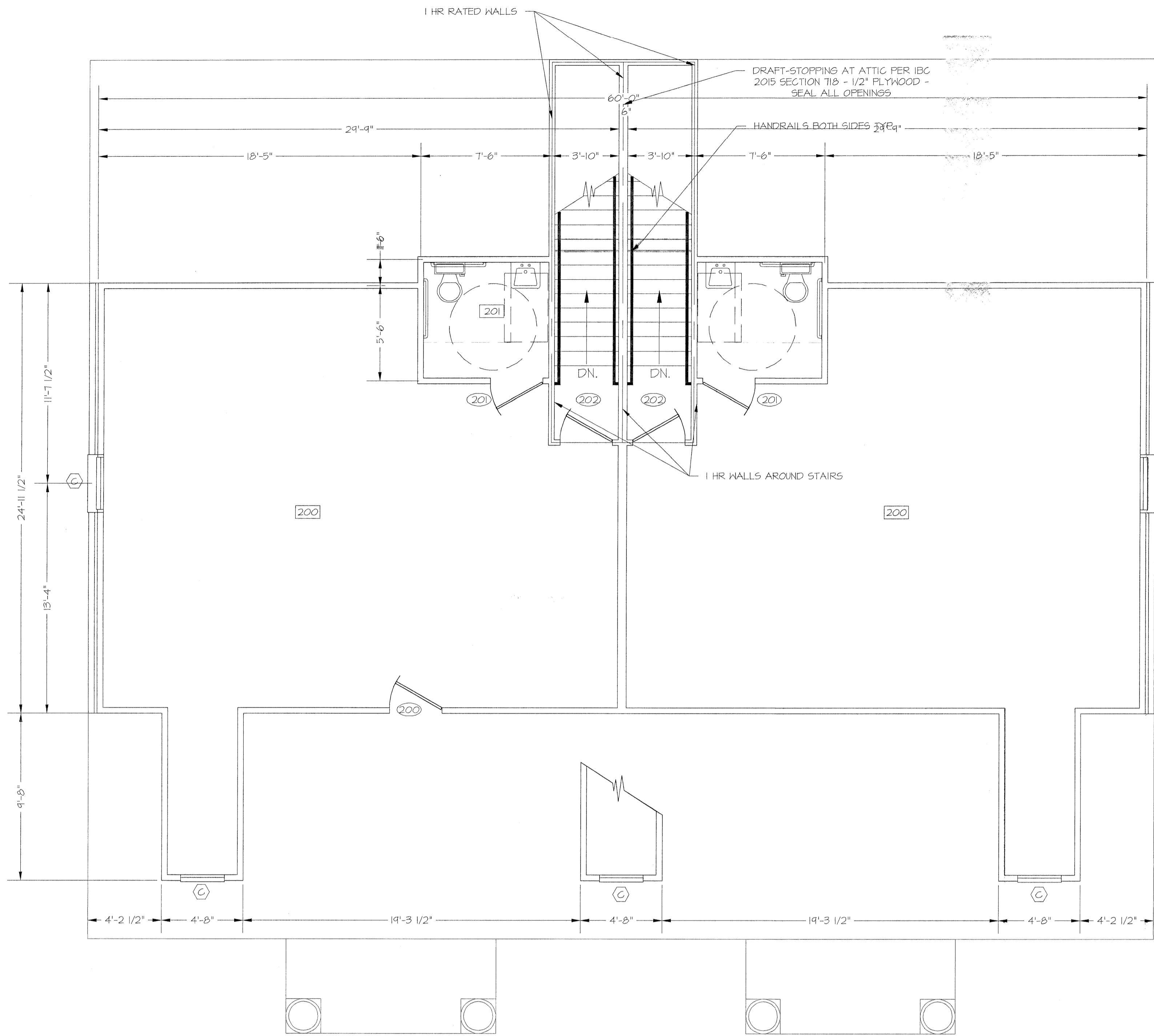
OFFICES FOR:
HWY 153 OFFICE PARK
PLAN A
FLOOR PLAN

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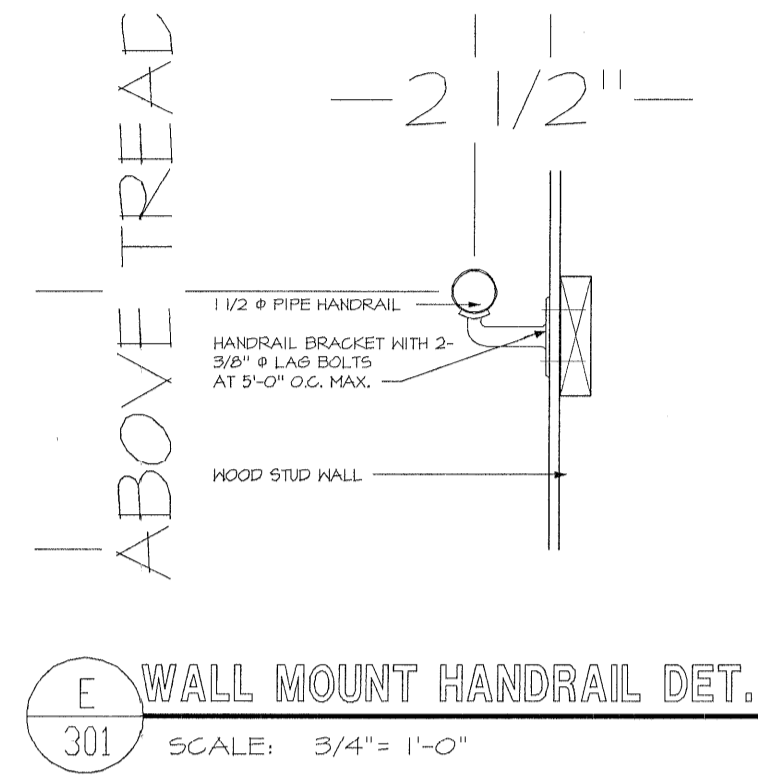
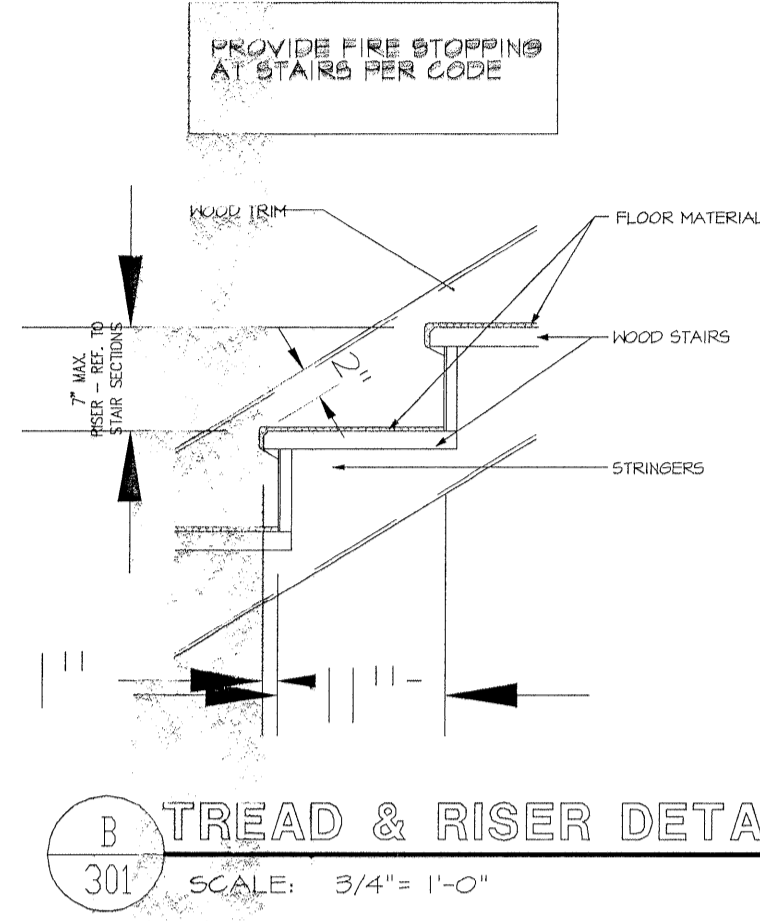
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**HWY 153
OFFICE PARK
POWERSVILLE, SC
ANDERSON COUNTY**

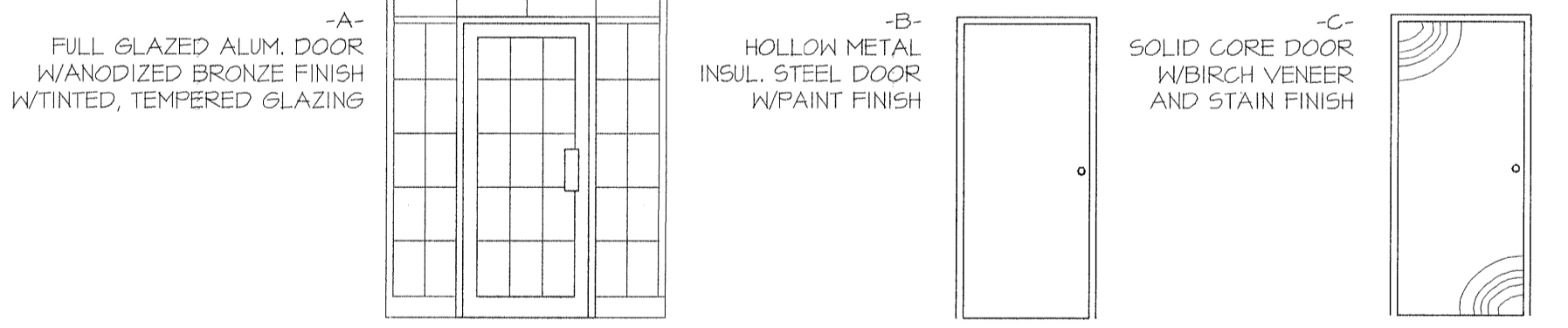
JOB NUMBER: 2016-1132	DATE: 2.22.16
REVISIONS:	
SCALE:	↑
SHEET NUMBER:	300



BONUS ROOM - FLOORPLAN 'A'
SCALE: 1/4" = 1'-0"

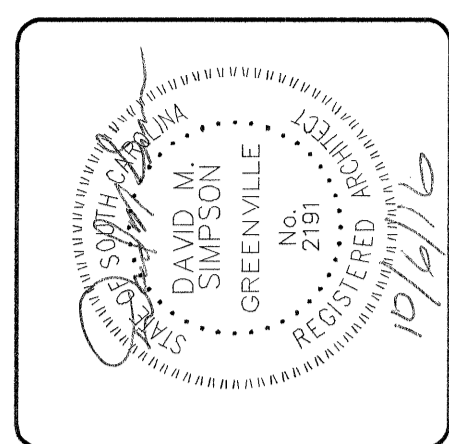


DOOR NO.	DOOR/FRAME SCHEDULE														REMARKS			
	SIZE			MTL	TYPE	GLASS	LOUVER		MTL	TYPE	DETAILS			FIRE RATING		SET NO.	KEYSIDE RM.	
	WIDTH	HEIGHT	THICKNS				IN.	H.			HEAD	JAMB	SILL	LAB				CON.
100	3'-0"	7'-0"	1 3/4"	ALM	A				MTL									SINGLE ACTION W/ LEVER HANDLE W/ CLOSER
101	3'-0"	7'-0"	1 3/4"	IND	C				MTL									SINGLE ACTION W/ LEVER HANDLE
102	3'-0"	7'-0"	1 3/4"	IND	C				MTL									SINGLE ACTION W/ LEVER HANDLE
103	3'-0" PR.	7'-0"	1 3/4"	IND	C				MTL									SINGLE ACTION W/ LEVER HANDLE, FLASH BOLTS
104	3'-0"	7'-0"	1 3/4"	IND	C				MTL				1 HR					SINGLE ACTION W/ LEVER HANDLE W/ CLOSER
105	3'-0"	7'-0"	1 3/4"	IND	C				MTL				1 HR					SINGLE ACTION W/ LEVER HANDLE W/ CLOSER
106	3'-0"	7'-0"	1 3/4"	IND	C				MTL									SINGLE ACTION W/ LEVER HANDLE W/ CLOSER
107	3'-0"	7'-0"	1 3/4"	IND	C				MTL									SINGLE ACTION W/ LEVER HANDLE
108	3'-0"	7'-0"	1 3/4"	IND	C				MTL									SINGLE ACTION W/ PRIVACY LOCK
109	3'-0"	7'-0"	1 3/4"	IND	C				MTL									SINGLE ACTION W/ LEVER HANDLE
110	3'-0"	7'-0"	1 3/4"	IND	C				MTL									SINGLE ACTION W/ PRIVACY LOCK
111	3'-0"	7'-0"	1 3/4"	MTL	B				MTL									SINGLE ACTION W/ LEVER HANDLE W/ CLOSER
200	3'-0"	7'-0"	1 3/4"	IND	C				MTL									SINGLE ACTION -PASSAGE
201	3'-0"	7'-0"	1 3/4"	IND	C				MTL									SINGLE ACTION W/ PRIVACY LOCK
202	3'-0"	7'-0"	1 3/4"	IND	C				MTL				1 HR					SINGLE ACTION W/ LEVER HANDLE & CLOSER



ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS								CEILING		REMARKS					
				MATERIALS	MATERIALS	NORTH		EAST		SOUTH		WEST			MATERIALS	HG'T			
						1	2	1	2	1	2	1	2						
100	COVERED PORCH																		
101	LOBBY/RECEPTIONIST																		
102	OFFICE #1																		
103	OFFICE #2																		
104	CONFERENCE ROOM																		
105	OFFICE #3																		
106	UTILITY																		
107	OFFICE #4																		
108	WOMEN																		
109	BREAK																		
110	MEN																		
111	STAIR																		
112	CORRIDOR																		
200	UNFINISHED AREA																		
201	UNFINISHED RESTROOM																		

REVISIONS		
NO.	DATE	COMMENT
0	4.26.16	FOR CONSTRUCTION PER AND. CNTY.
1	10.6.16	



OFFICES FOR:
HWY 153 OFFICE PARK
PLAN A
2ND LEVEL FLOORPLAN
& FINISH SCHEDULES

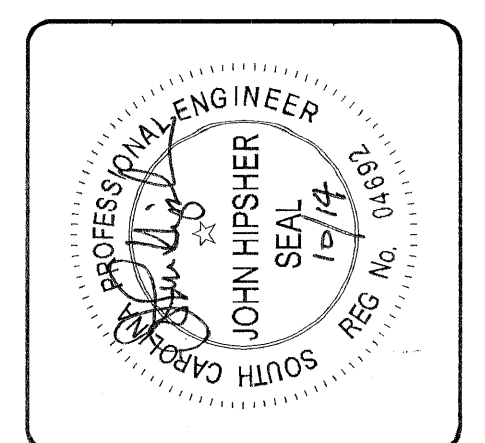
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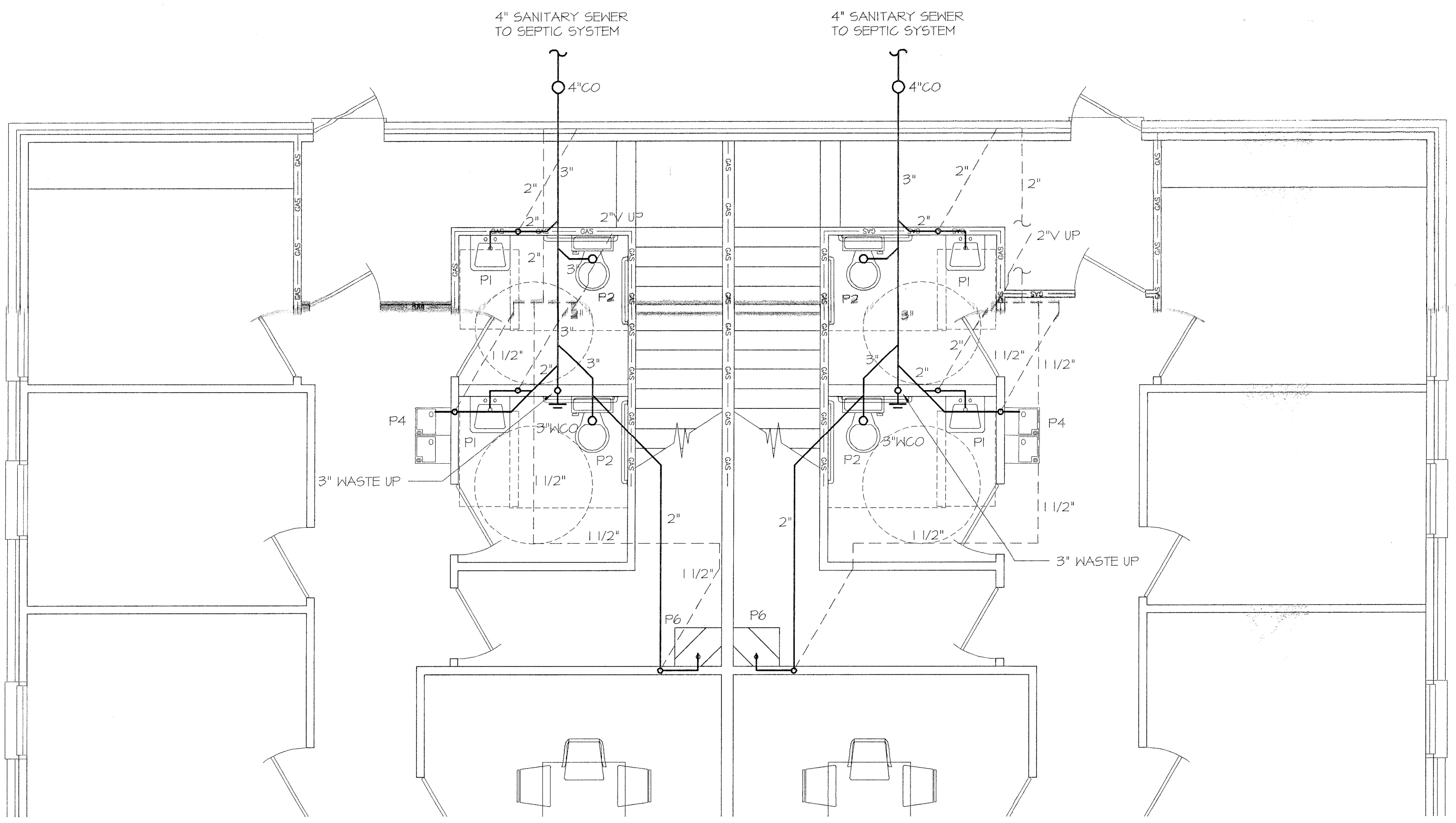
**HWY 153
OFFICE PARK
POWDERSVILLE, SC
ANDERSON COUNTY**

JOB NUMBER: 2016.1132
DATE: 2.22.16
REVISIONS:
SCALE:
SHEET NUMBER: 301

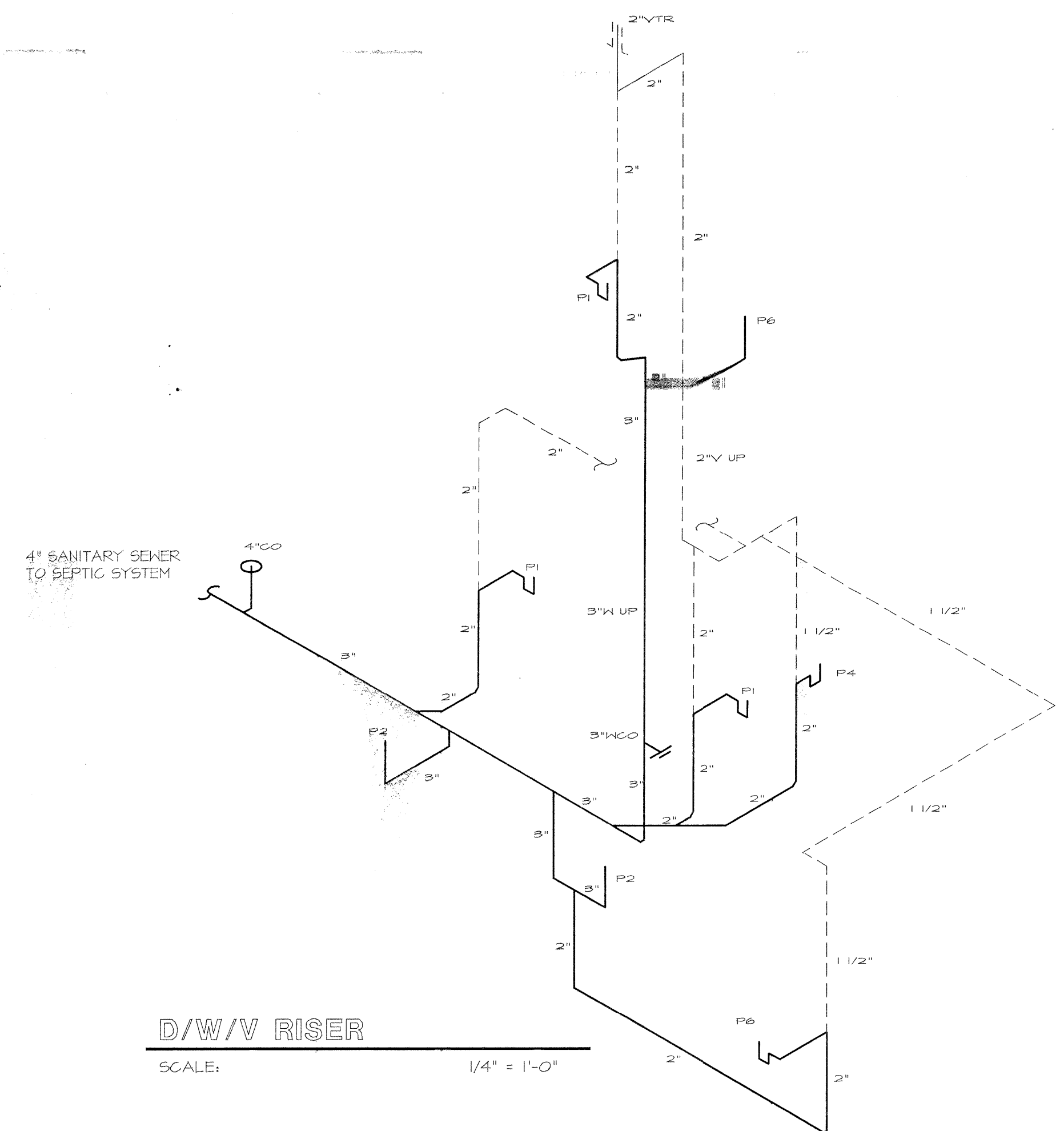
REVISIONS		
NO.	DATE	COMMENT
0	4.26.16	FOR CONSTRUCTION
1	10.14.16	BI-LVL DF



OFFICES FOR:
 HWY 153 OFFICE PARK
 PLAN A
 PLUMBING PLAN

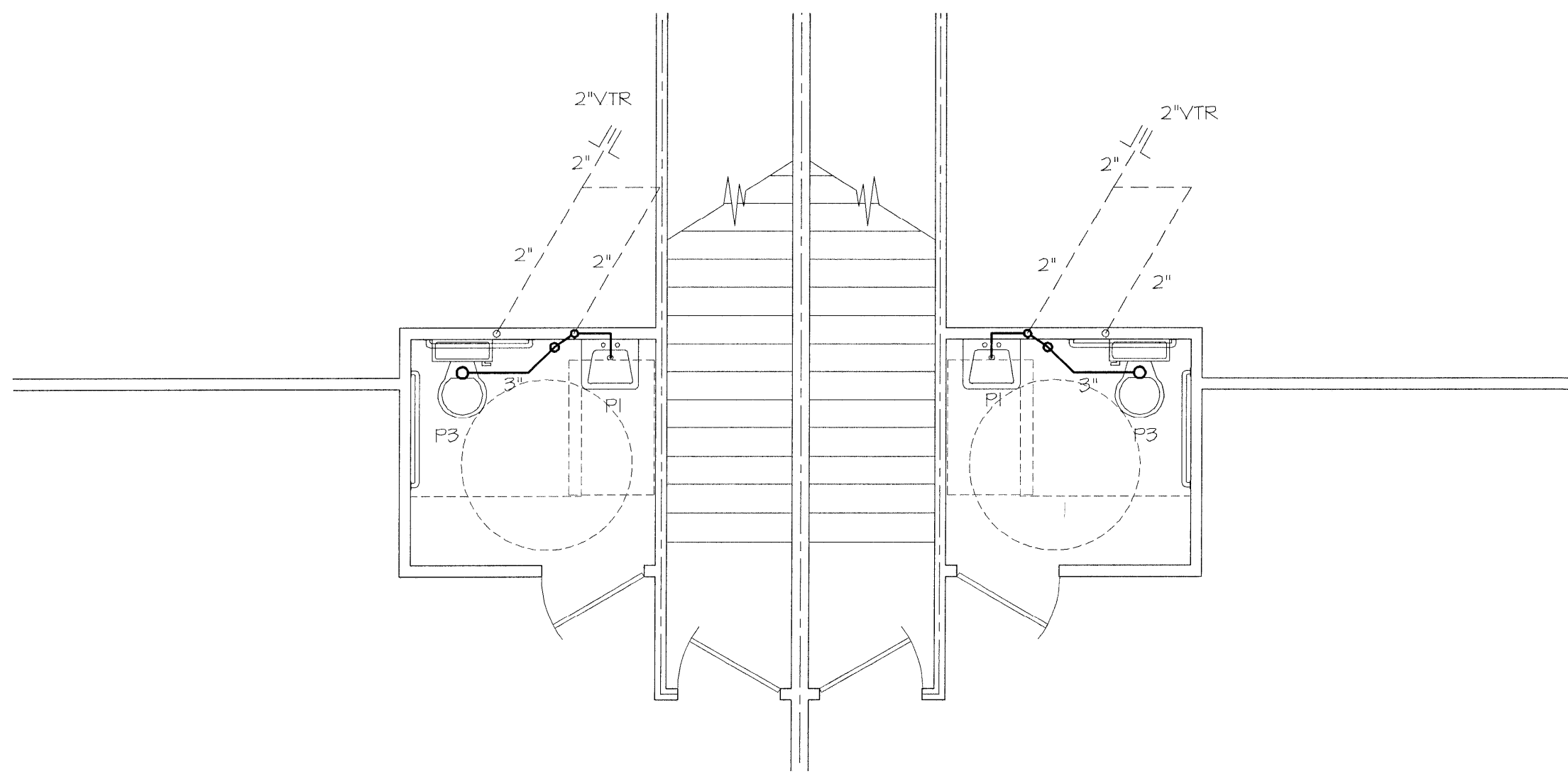


D/W/V PLAN - 1ST LEVEL
 SCALE: 1/4" = 1'-0"

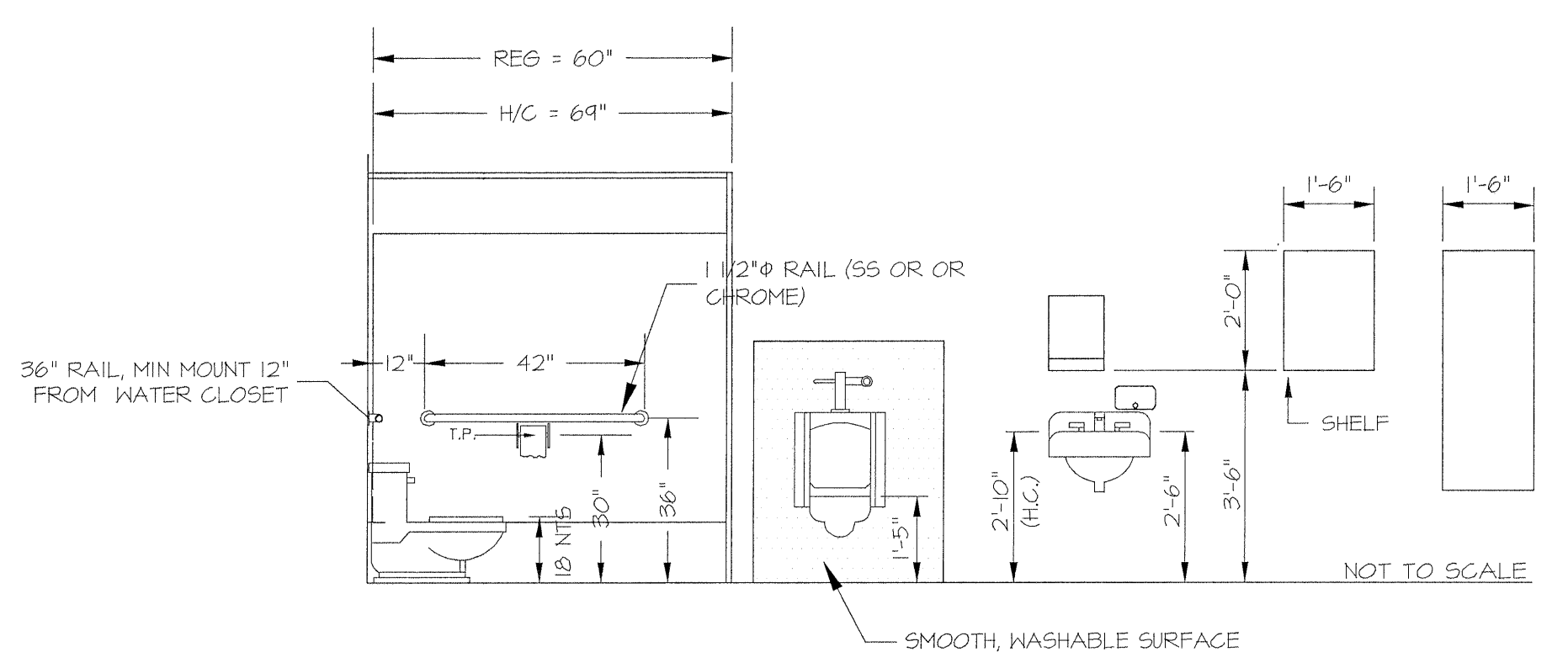


D/W/V RISER
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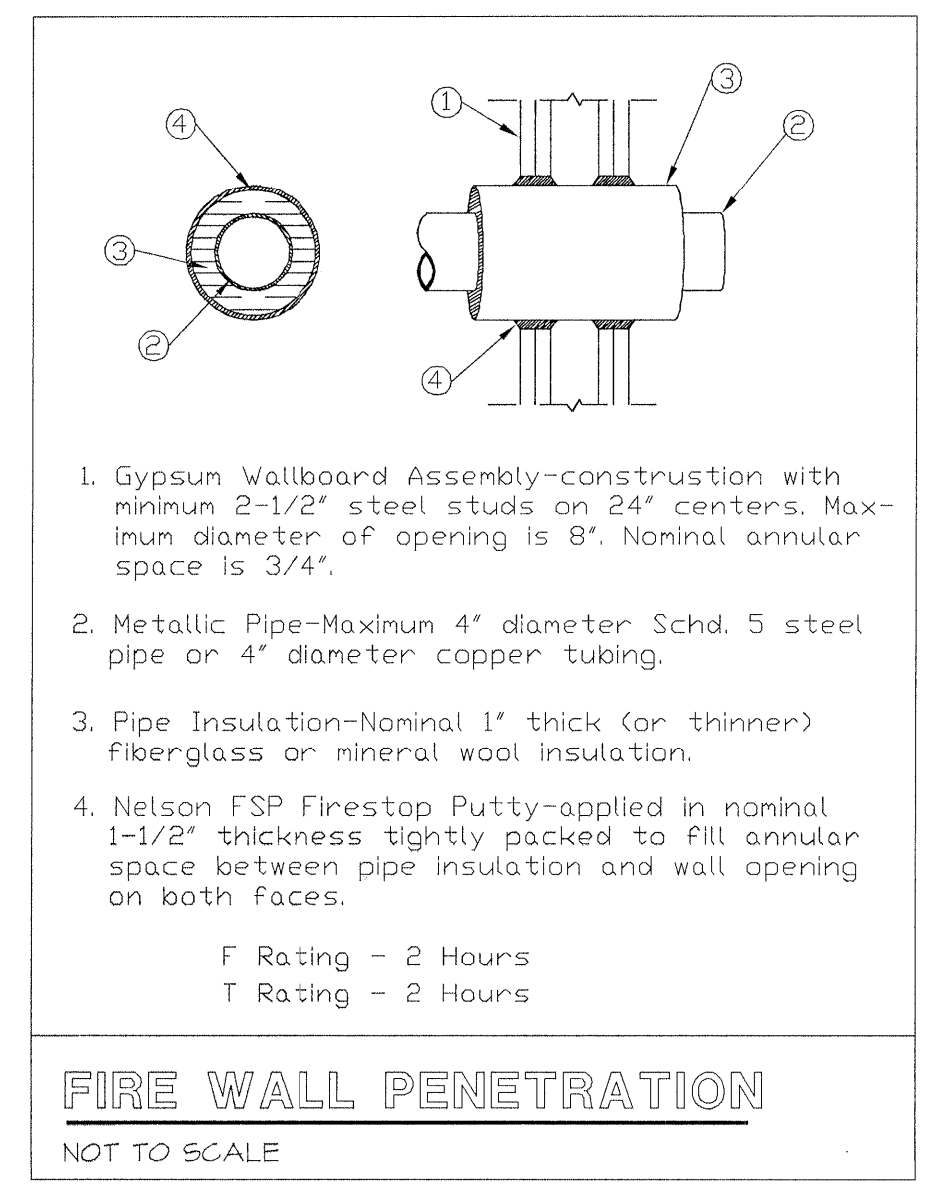
- ### PLUMBING NOTES
- ALL DRAIN, WASTE AND VENT PIPING WILL BE SCHEDULE 40 PVC DWV PIPE AND FITTINGS. MINIMUM GRADE OF 1/8 INCH PER FOOT ON PIPE SIZES 3 INCHES AND LARGER AND 1/4 INCH PER FOOT ON 2 INCH PIPE.
 - ALL COPPER TUBING WILL BE TYPE L HARD COPPER TUBING WITH WROUGHT COPPER FITTINGS. JOINTS WILL BE MADE WITH LEAD FREE SOLDER. (GPVC OR PEK MAY BE USED IN LIEU OF COPPER.)
 - ALL DRAIN PIPING SHALL BE TESTED WITH A 10 FT STACK OF WATER FOR A PERIOD OF 1 HOUR AND CHECKED BY THE ANDERSON COUNTY BUILDING INSPECTION DEPARTMENT. WATER PIPING SHALL BE TESTED WITH 150 PSI HYDROSTATIC PRESSURE TEST FOR 2 HOURS AND INSPECTED BY THE ANDERSON COUNTY BUILDING INSPECTION DEPARTMENT.
 - HEAT TRAPS ARE TO BE INSTALLED PER IECC 504.4.
 - INSULATION: HOT WATER MAIN WILL BE INSULATED WITH 1" THICK FIBERGLASS INSULATION. JOINTS WILL BE SEALED WITH MASTIC. INSTALL PER IECC 504.5.
 - ALL EXTERIOR CLEANOUTS WILL BE PROTECTED BY AN 18"x18" INCH THICK CONCRETE SLAB.
 - ALL PLUMBING WORK SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND THE REQUIREMENTS OF DHEC.
 - THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING WASTE AND WATER PIPING BEFORE STARTING THE PROJECT.
 - REFERENCE PLUMBING DRAWINGS FOR EXACT LOCATIONS OF PLUMBING EQUIPMENT, FLOOR DRAINS AND MOUNT HEIGHTS OF PLUMBING FIXTURES.
 - PIPING SHOWN OF ALL RISERS ARE DIAGRAMMATIC. FIELD CONDITIONS MAY REQUIRE ALTERNATE ROUTINGS, ETC. CONTRACTOR IS RESPONSIBLE FOR ALL FITTINGS AND CONNECTIONS REQUIRED FOR A COMPLETE INSTALLATION.
 - PLUMBING FIXTURES MUST MEET THE REQUIREMENTS OF IPC TABLE 403.1. SANITARY VENT STACK SYSTEMS MUST COMPLY WITH IPC 403.1. FLOOR DRAINS MUST COMPLY WITH IPC 412 & 802. PROVIDE SAFETY DEVICES FOR WATER HEATER PER IPC 504.
 - ELECTRIC WATER HEATER TO BE EQUIPPED WITH APPROVED TEMPERATURE AND PRESSURE RELIEF VALVE. RELIEF VALVE TO BE PIPED TO THE OUTSIDE.
 - PER IBC CHAPTER 6 AND IBC TABLE 601. STRUCTURAL SUPPORT FOR WATER HEATER TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS SUCH AS 2X6-18 GA. METAL STUDS ON EDGE @ 24" O.C. WITH 3/4" x 1/2" METAL GRATING OR EQUAL WITH 1/2" TREATED PLYWOOD FLOOR SURFACE COVERING. (IF APPLICABLE)
 - WORK TO BE ACCOMPLISHED IN ACCORDANCE WITH THE FOLLOWING CODES:
 2012 INTERNATIONAL PLUMBING CODE
 2012 INTERNATIONAL FUEL GAS CODE



D/W/V PLAN - 2ND LEVEL
 SCALE: 1/4" = 1'-0"



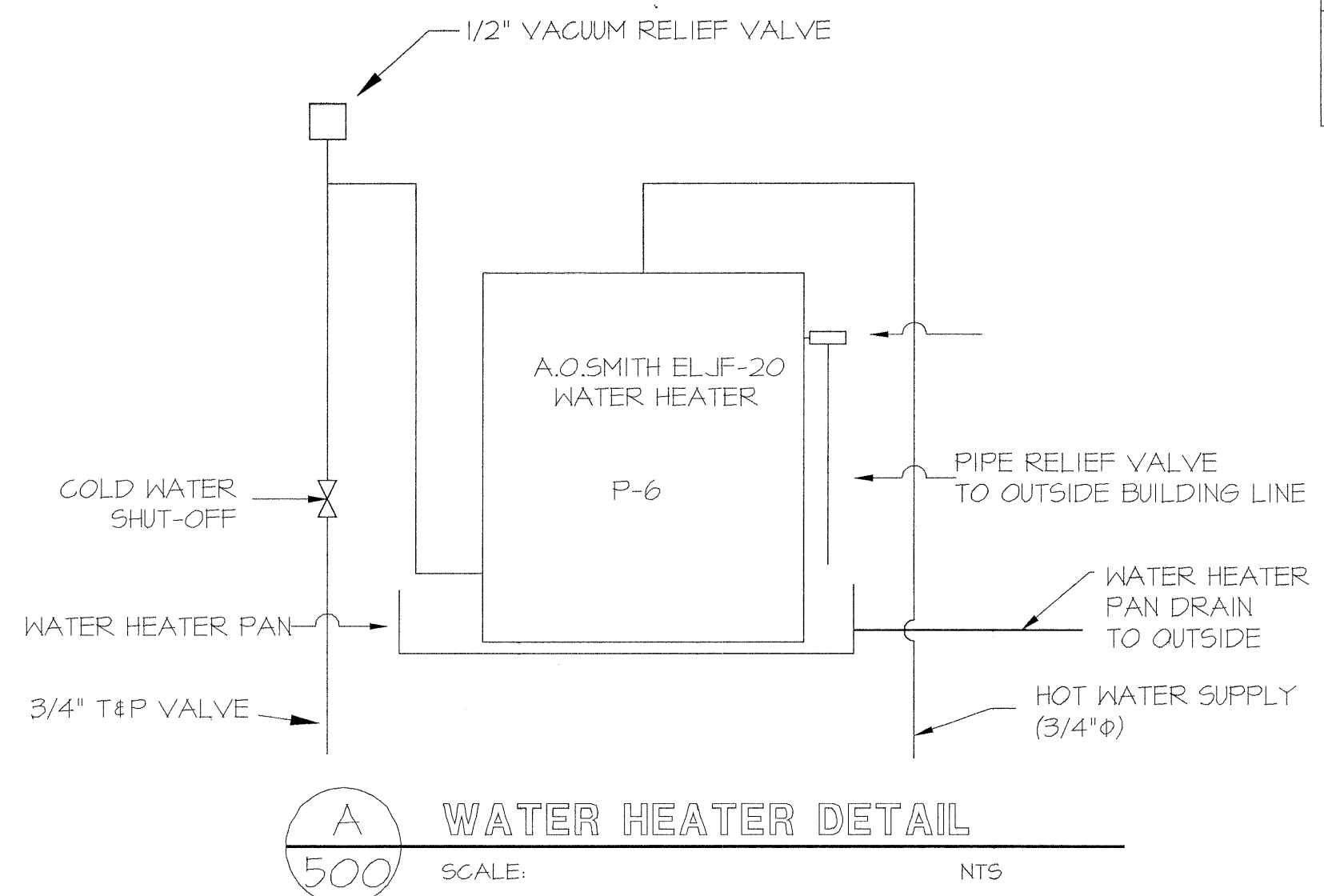
B FIXTURE MOUNTING HEIGHTS
 SCALE: 3/8" = 1'-0"



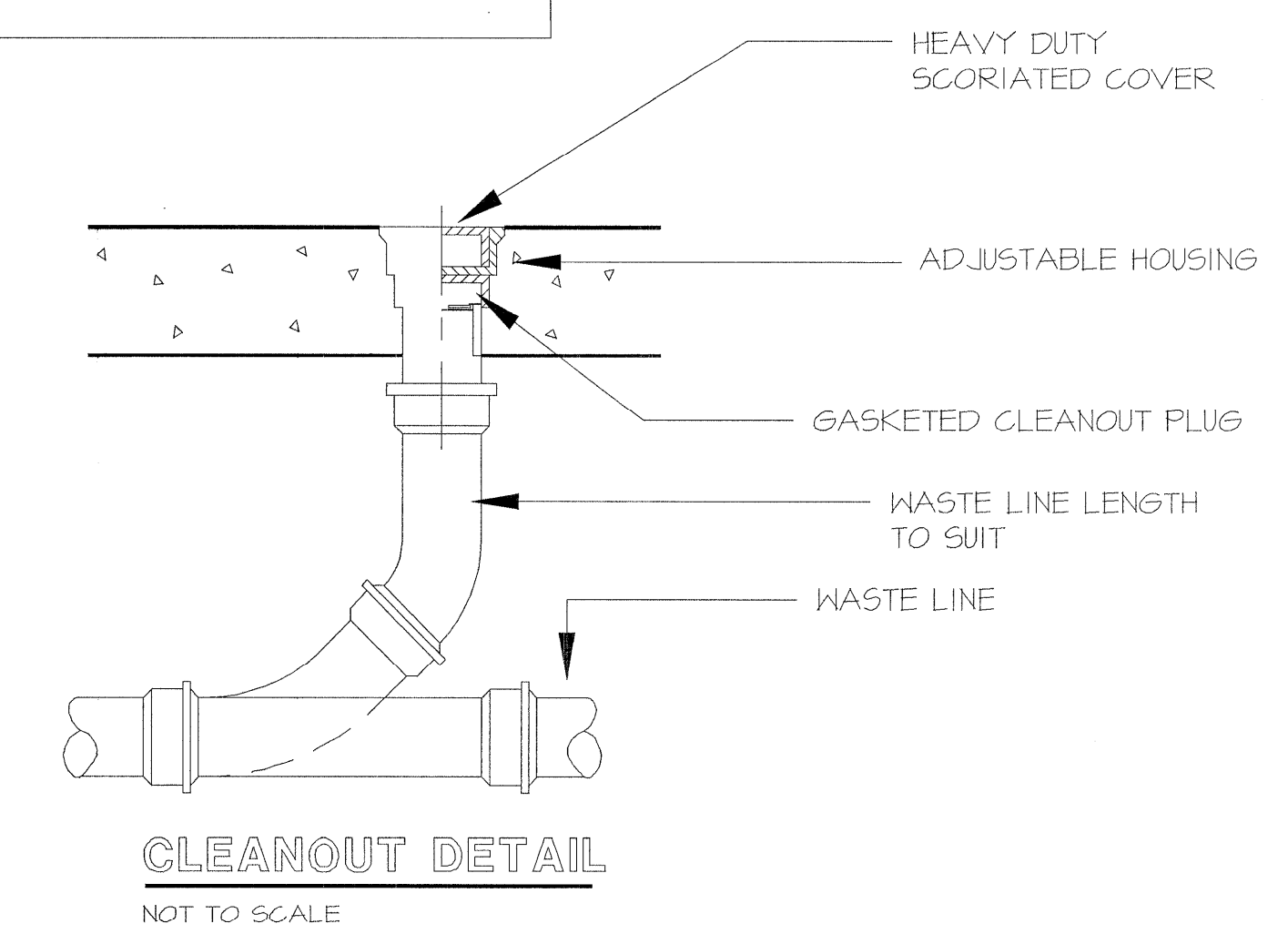
FIRE WALL PENETRATION
 NOT TO SCALE

PLUMBING FIXTURE SCHEDULE						
SYMBOL	FIXTURE	CW	HW	WASTE	VENT	DESCRIPTION
P-1	LAVATORY	1/2"	1/2"	2"	1-1/2"	AMERICAN STANDARD 0355.012 HALL-HUNG LAVATORY WITH DELTA 501-DST FAUCET, ZURN 28743-PC DRAIN, SUPPLIES AND P-TRAP WITH TRAP WRAP.
P-2	WATER CLOSET	1/2"	-	3"	2"	AMERICAN STANDARD 215AA.104 ADA WATER CLOSET WITH AMERICAN STANDARD 5401.100 SEAT AND MCGUIRE #112 SUPPLY AND STOP.
P-3	WATER CLOSET	1/2"	-	3"	2"	AMERICAN STANDARD 215CA.004 ELONGATED WATER CLOSET WITH AMERICAN STANDARD 5401.100 SEAT AND MCGUIRE #112 SUPPLY AND STOP.
P-4	WATER COOLER	1/2"	-	2"	1-1/2"	ELKAY EZ5TL8C BI-LEVEL WATER COOLER.
P-5	WATER HEATER	3/4"	3/4"	-	-	A.O. SMITH ELJF-20 20-GALLON ELECTRIC WATER HEATER. 120 VOLTS, SINGLE PHASE, 2500 WATTS.
P-6	MOP SINK	1/2"	1/2"	2"	1-1/2"	FIAT FL-1 FIBERGLASS UTILITY SINK WITH LEGS, DELTA 2131 SERVICE SINK FAUCET, SUPPLIES, STOPS AND PVC P-TRAP.
CO	CLEANOUT	-	-	-	-	SILOX CHIEF #852-PNR FINISH FLOOR CLEANOUT WITH NICKEL-CHROME TOP. SEE PLANS FOR SIZE.
WCO	WALL CLEANOUT	-	-	-	-	PVC CLEANOUT TEE WITH COUNTERSINK PVC PLUG WITH BRASS INSERT AND STAINLESS STEEL COVER PLATE. SEE PLANS FOR SIZE.

NOTE: ANY SUBSTITUTION MAYBE MADE AS LONG AS IT IS AN APPROVED EQUAL.



A WATER HEATER DETAIL
 SCALE: NTS



CLEANOUT DETAIL
 NOT TO SCALE

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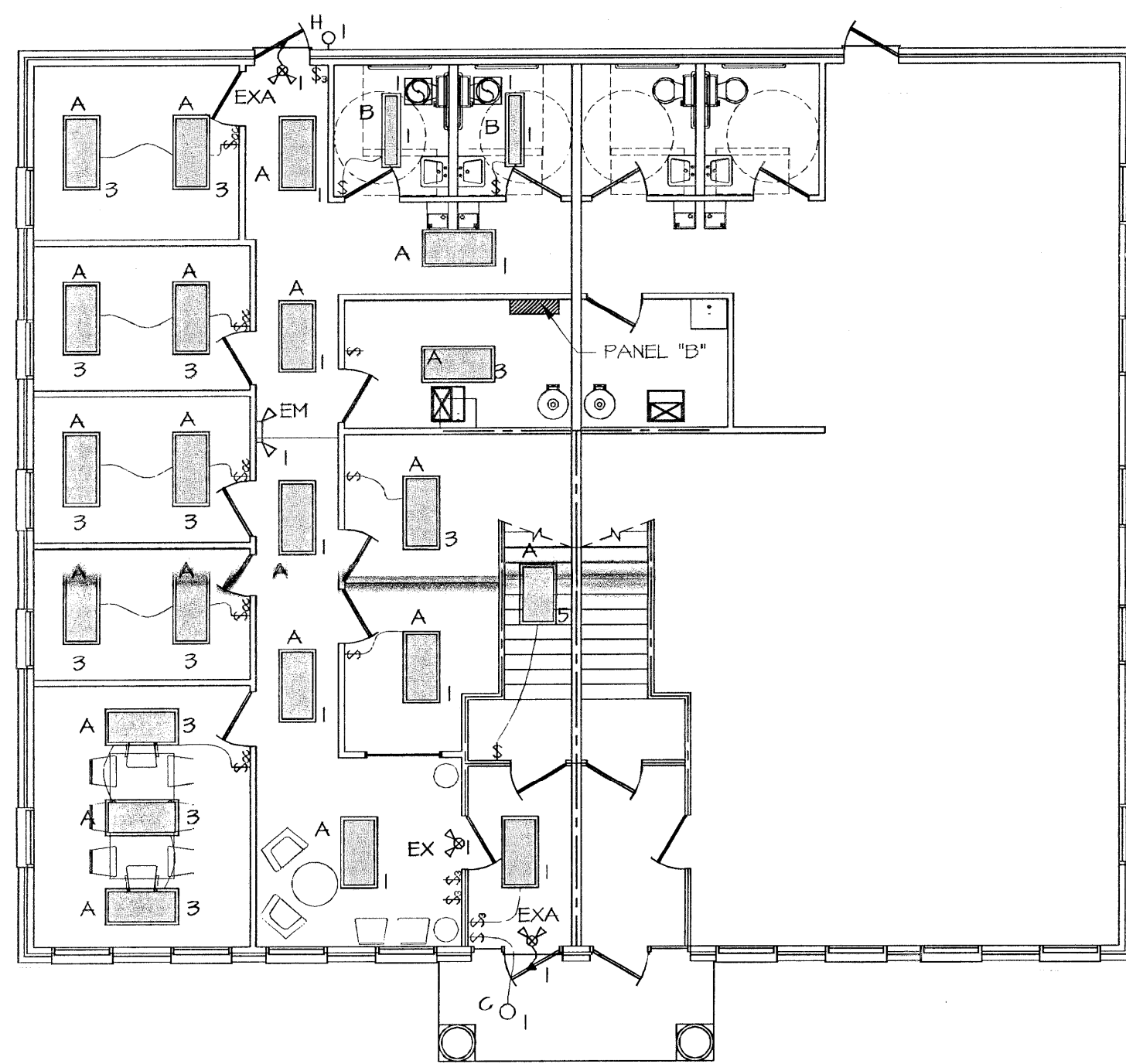
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HWY 153 OFFICE PARK POWERSVILLE, SC ANDERSON COUNTY

JOB NUMBER: 2016.1132
 DATE: 2.22.16
 REVISIONS:

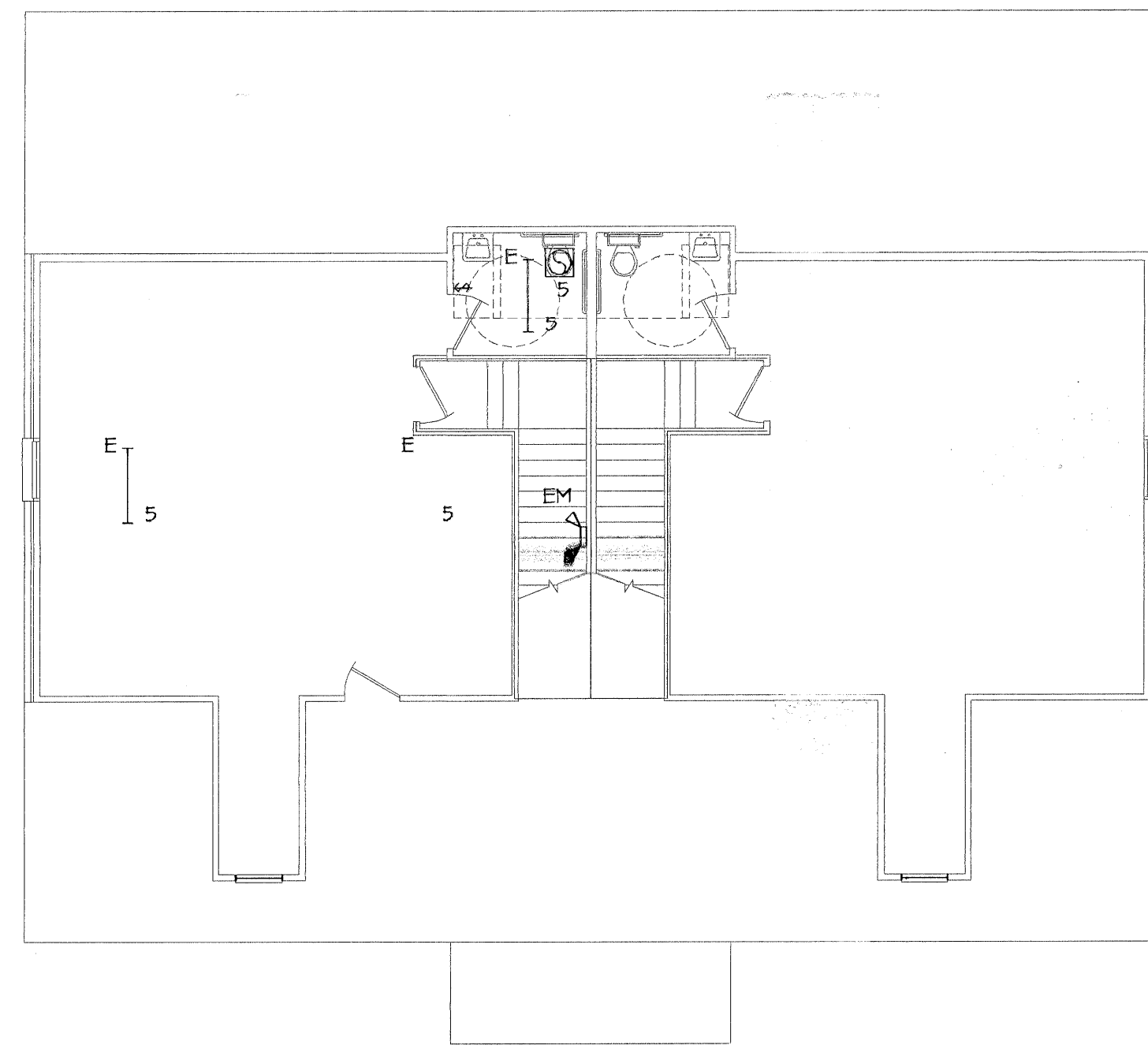
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SHEET NUMBER: 500



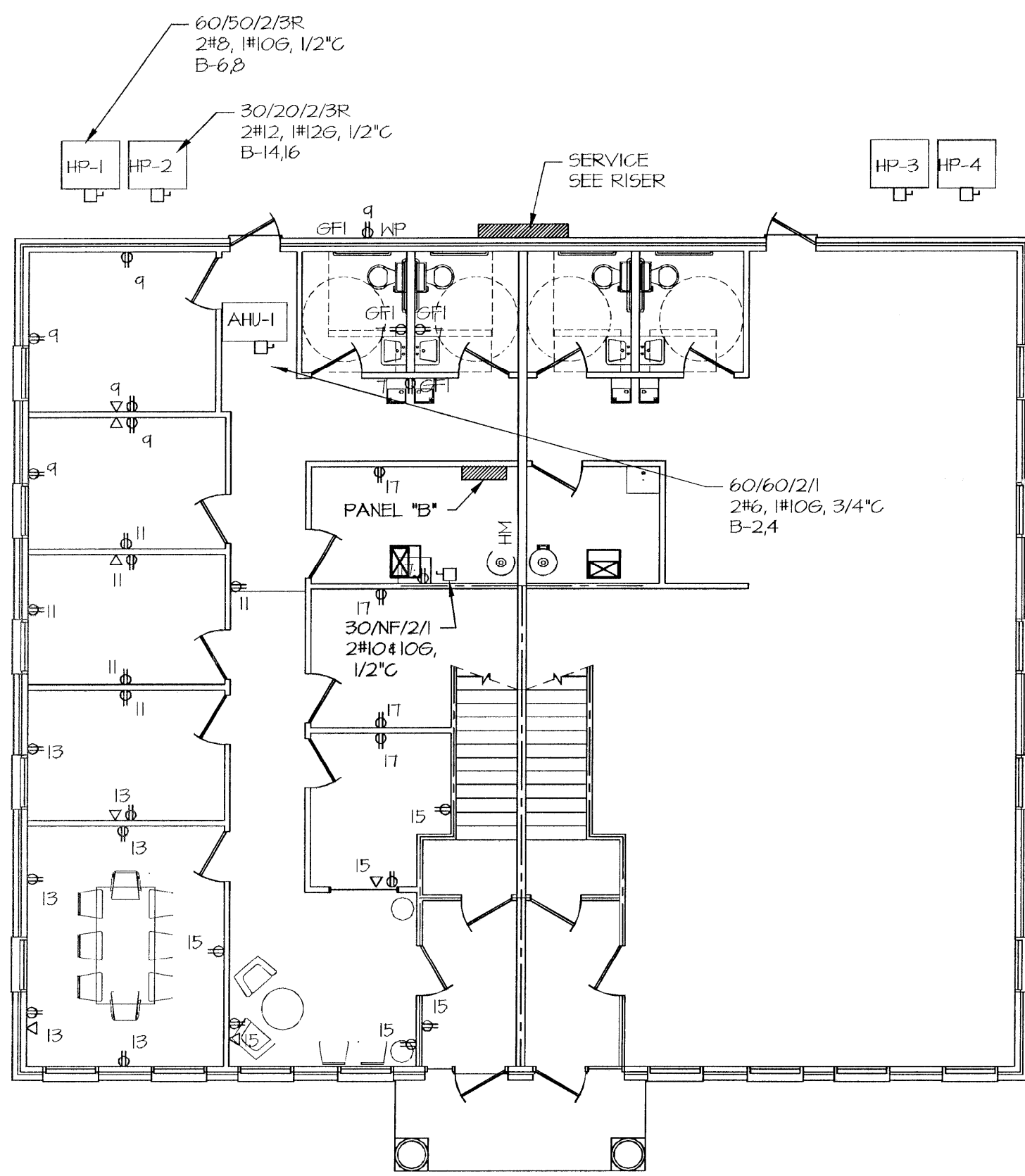
MAIN LEVEL 'B' - LIGHTING PLAN

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



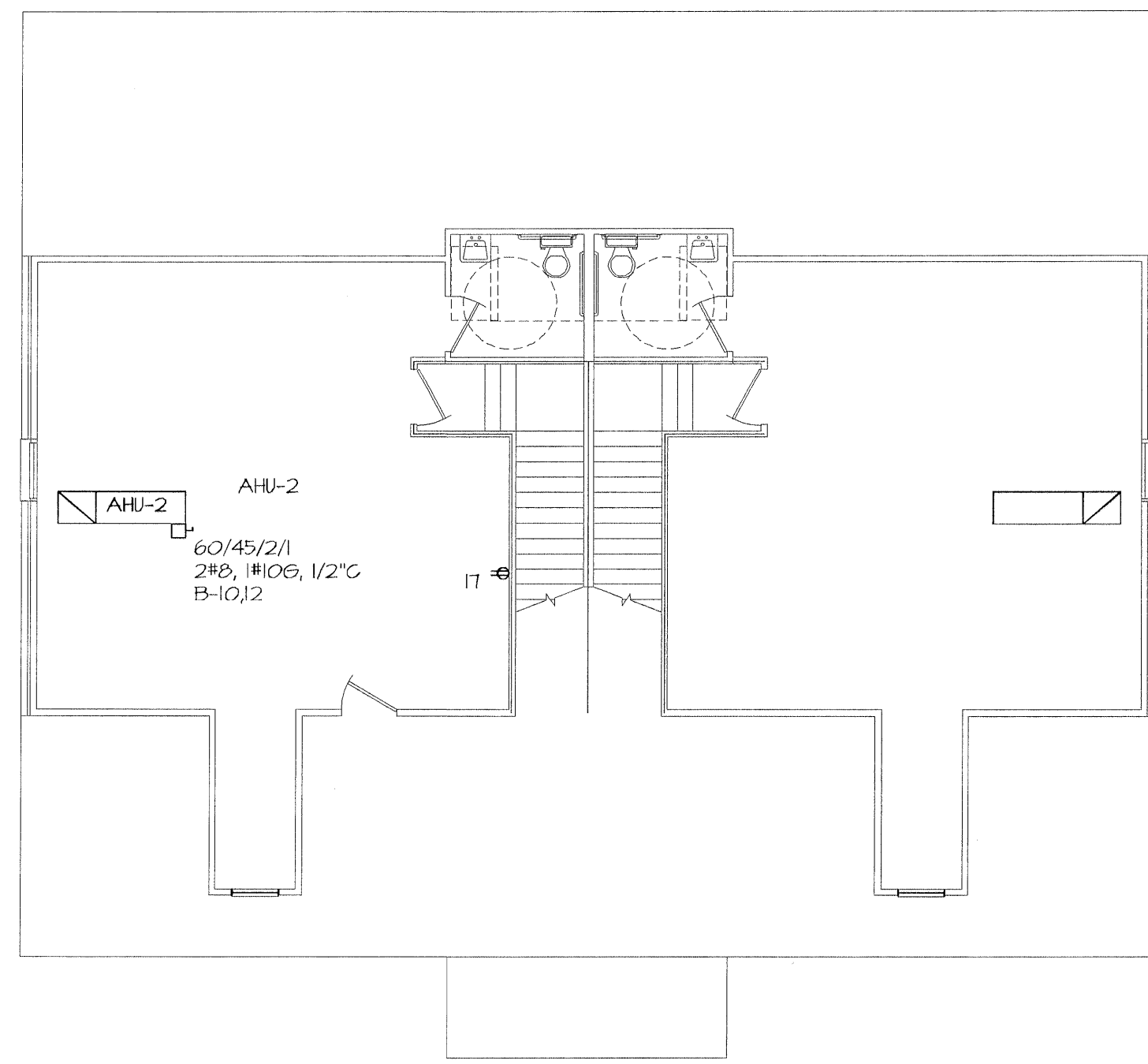
BONUS ROOM 'B' - LIGHTING PLAN

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



MAIN LEVEL 'B' - POWER PLAN

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



BONUS ROOM 'B' - POWER PLAN

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

PANELBOARD: B		VOLTAGE 120/208V 3Ø 4W								
MOUNTING: SURFACE		MAINS: LUGS MIN AIC RATING: 25,000								
(TYP. FOR 2)		FRAME: 200A								
LOAD	DESCRIPTION	CKT	TRIP	TRIP	CT	DESCRIPTION	LOAD	L1	L2	L3
140	LIGHTS	1	20	60	2	AH-1	5750	7160		
1560	LIGHTS	3	20	4			5750		730	
455	2ND FLOOR LIGHTS	5	20	50	6	HP-1	5550			5809
1000	EM & RECEPTACLES	7	20		8			4590		
1000	RECEPTACLES	9	20	45	10	AH-2	4400		5480	
11	20	12					4400			5480
13	20	14				HP-2	1400	2480		
15	20	16					1400		2480	
17	20	18				WH	2250			3550
19	20	20				SPACE	2250	2250		
21	22					SPACE				
23	24									
25	26									
27	28									
29	30									
31	32									
33	34									
35	36									
37	38									
39	40									
41	42									

TOTAL L1	16240
TOTAL L2	15270
TOTAL L3	12619
TOTAL VA	44125

125 AMPS CONNECTED @ 208 V, 3Ø

ELECTRICAL NOTES

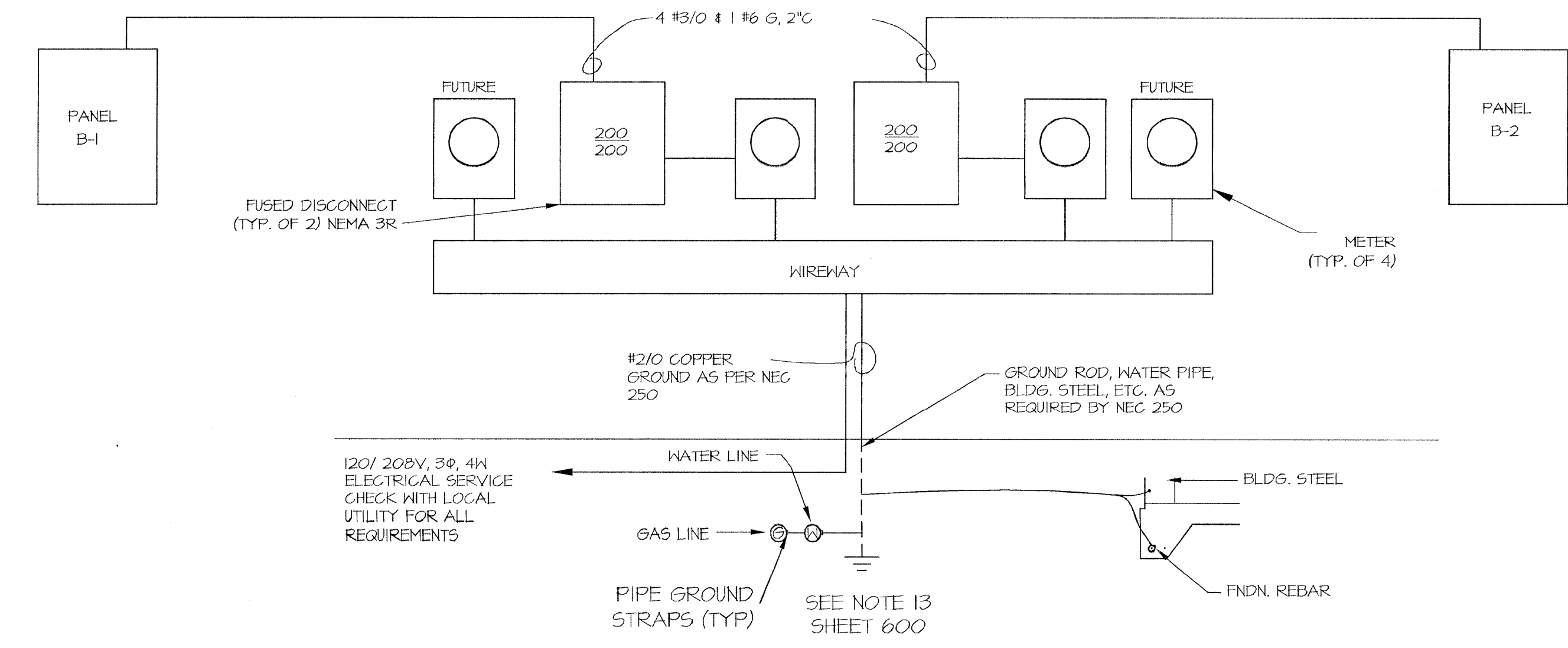
- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2011 EDITION OF THE NATIONAL ELECTRICAL CODE, 2012 IBC, 2009 IECC, NFPA-101-LIFE SAFETY CODE, AND ALL STATE AND LOCAL CODES AND ORDINANCES. IN THE EVENT ANY OF THESE CODES OR ORDINANCES DIFFER, THE WORK SHALL CONFORM TO THE MOST STRINGENT.
- ALL ELECTRICALLY POWERED EQUIPMENT AND FIXTURES SHALL BE LISTED AND LABELED IN ACCORDANCE WITH THE 2011 EDITION OF THE NATIONAL ELECTRICAL CODE.
- THE CONTRACTOR SHALL CONFIRM THE FINAL SERVICE POINT AND METER LOCATION WITH THE SERVING UTILITY COMPANY PRIOR TO PLACING ANY SERVICE ENTRANCE EQUIPMENT.
- ALL ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. PROVIDE AN EQUIPMENT GROUND IN ALL CONDUIT RUNS.
- ALL CONDUCTORS SHALL BE COPPER MIN. SIZE #12 AWG THINWALL UNLESS INDICATED OTHERWISE. ALL TERMINALS TO BE RATED 75°C.
- CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED, CLASS B OR C.
- OPENINGS AROUND ELECTRICAL PENETRATIONS THROUGH FIRE-RESISTANT RATED WALLS, PARTITIONS, FLOORS OR CEILING SHALL BE FIRE STOPPED IN ACCORDANCE WITH ARTICLE 300.21 OF THE NATIONAL ELECTRICAL CODE.
- RECEPTACLES MOUNTED WITHIN 6'-0" OF A SINK SHALL BE GROUND-FAULT INTERRUPTER TYPE. PROVIDE GFCI'S FOR RECEPTACLES IN NET LOCATIONS.
- EXIT SIGNS AND ILLUMINATION MUST COMPLY PER IBC SECTION 1011. PROVIDE AN EXIT SIGN AT ALL EGRESS DOORS. PROVIDE DIRECTIONAL SIGNAGE AS REQUIRED BY THE IBC.
- PROVIDE SERVICE DISCONNECTING MEANS PER NEC 230.70.
- PROVIDE PANEL BOARD CLEARANCES PER NEC 110.26.
- BOND GROUND WIRE TO BUILDING STEEL, WATER LINES AND SERVICE PIPES IN ACCORDANCE WITH IFC 250.50.
- ALL EMERGENCY BATTERY PACK LIGHTING UNITS AND EXIT SIGNS SHALL BE ATTACHED DIRECTLY TO OR SUPPORTED RIGIDLY FROM BUILDING STEEL OR STRUCTURE.
- ELECTRICAL STEEL OUTLET BOXES INSTALLED IN FIRE RATED WALLS SHALL NOT EXCEED 16 SQ. INCHES, AND IF INSTALLED ON OPPOSITE SIDES OF WALL SHALL BE SPACED A MIN. HORIZONTAL DISTANCE OF NOT LESS THAN 24" AS PER IBC.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR OR FOR THE SAFETY PRECAUTIONS INCIDENTAL TO THE WORK OF THE CONTRACTOR. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CONTRACTOR TO PERFORM THE CONSTRUCTION WORK IN ACCORDANCE WITH THE DRAWINGS.

SYMBOLS

[Symbol]	DUPLEX OUTLET, 18" AFF
[Symbol]	DUPLEX OUTLET, ABOVE COUNTER
[Symbol]	DUPLEX OUTLET, GROUND FAULT INTERRUPTER
[Symbol]	DUPLEX OUTLET, WEATHERPROOF
[Symbol]	DISCONNECT, 240V
[Symbol]	PHONE/DATA
[Symbol]	LIGHT SWITCH
[Symbol]	3 WAY LIGHT SWITCH
[Symbol]	SWITCH WITH OCCUPANT SENSOR

MARK	LAMPS		FITTURE DESCRIPTION	CATALOG DATA
	NO	DESCRIPTION		
A	4	F32T8	2x4 SURFACE MOUNTED FLUORESCENT FIXTURE	METALUX W-432A-EBØ1
B	2	F32T8	1x4 SURFACE MOUNTED FLUORESCENT FIXTURE	METALUX BC-232-EBØ1
C	1	100WAI9	RECESSED CAN LIGHT FIXTURE	HALO HTT-30WAT
D	1	100WAI9	INCANDESCENT LIGHT-SURFACE MOUNTED	
E	2	F32T8	4' STRIP FIXTURE	METALUX 55-232-EBØ1
EM	2	FWE	WALL MOUNTED EMERGENCY LIGHT, 2 HEAD, BATTERY OPERATED	LITHONIA ELM2 120V OR EQUAL
EX	2	FWE	EXIT UNIT - COMBO BATTERY OPERATED	LITHONIA HQMSWIR 120V OR EQUAL
F	1	100 W	EXHAUST FAN	BY MECHANICAL CONTRACTOR
H	1	50W HPS	EXT. WALL	HUBBELL NR6-301-PC

NOTE: WIRE NIGHT LIGHTS & EMERGENCY FIXTURES UNSWITCHED ON LOCAL LTG. CIRCUITS.

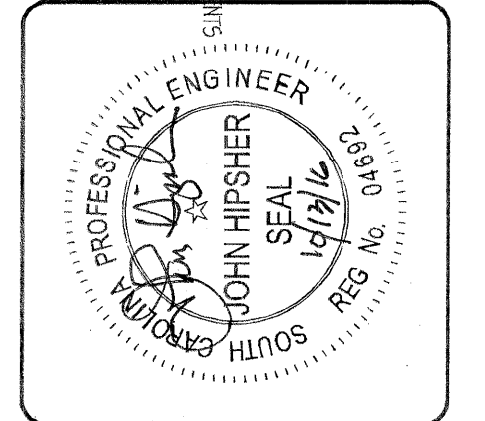


SERVICE RISER DIAGRAM BLDG 'B'

SCALE: NTS

REVISIONS

NO.	DATE	COMMENT
0	4.26.16	FOR CONSTRUCTION



OFFICES FOR:
HWY 153 OFFICE PARK
PLAN B
ELECTRICAL PLAN

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OFFICE PARK
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JOB NUMBER: 2016.1132
DATE: 2.22.16
REVISIONS:

SCALE:	↑
SHEET NUMBER:	600