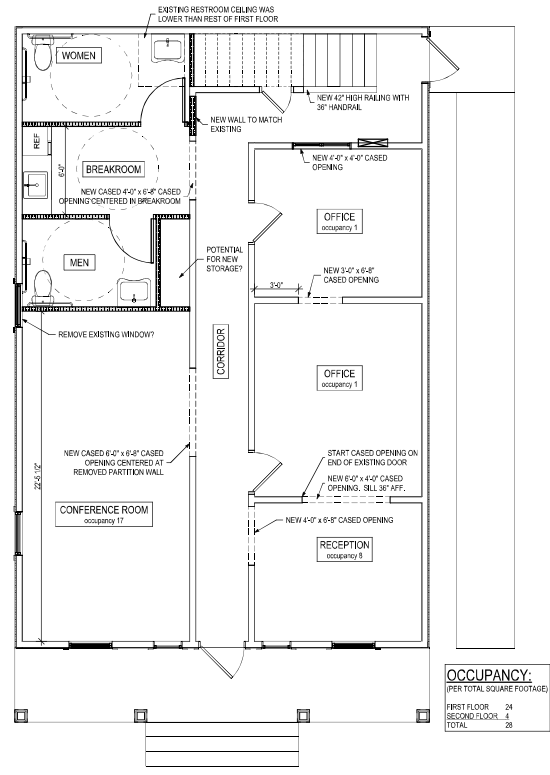


OCCUPANCY:
 (PER TOTAL SQUARE FOOTAGE)

FIRST FLOOR	0
SECOND FLOOR	4
TOTAL	4

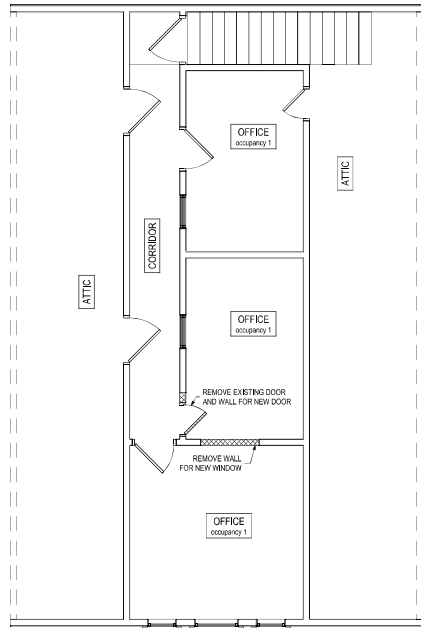
1 FIRST FLOOR PLAN - DEMO
 SCALE: 1/4" = 1'-0"



OCCUPANCY:
 (PER TOTAL SQUARE FOOTAGE)

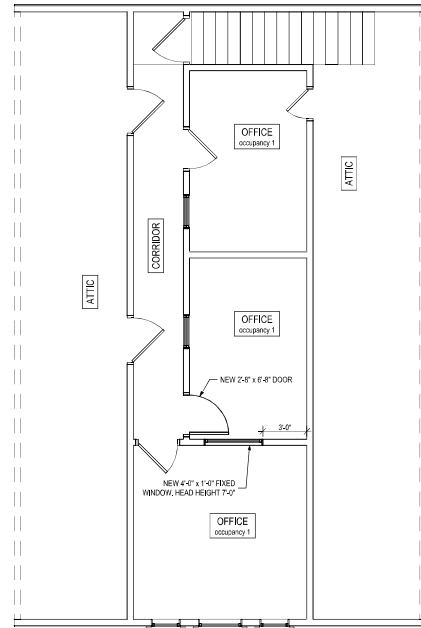
FIRST FLOOR	24
SECOND FLOOR	8
TOTAL	32

2 FIRST FLOOR PLAN - NEW
 SCALE: 1/4" = 1'-0"



OCCUPANCY: (PER TOTAL SQUARE FOOTAGE)	
FIRST FLOOR	0
SECOND FLOOR	4
TOTAL	4

1 SECOND FLOOR PLAN - DEMO
SCALE: 1/4" = 1'-0"



OCCUPANCY: (PER TOTAL SQUARE FOOTAGE)	
FIRST FLOOR	24
SECOND FLOOR	4
TOTAL	28

2 SECOND FLOOR PLAN - NEW
SCALE: 1/4" = 1'-0"



Litchfield Office Renovation
49 Wall Street, Pawleys Island
Updated Scope of Work 10/21/2024:

DEMO

- Remove casing, door, and frame at OFFICE 1, 2, and 3
- Remove casing, door, and frame at partition wall between OFFICE 3 and 4
- Remove casing, door, and frame at OFFICE 6
- Remove partition wall between OFFICE 1 and 2
- Remove casing, doors, and frames at bathrooms
- Remove partition wall at OFFICE 2 and existing kitchen
- Remove partition wall at kitchen and bathroom(s)
- Remove partial wall at 1st floor stairs for baluster/handrail install
- Remove toilets in bathrooms
- Remove bathroom vanities
- Remove bathroom mirrors, vanity lights, and hardware
- Remove countertop and cabinets in kitchen
- Remove LVP in kitchen and bathroom, SAVE FOR REINSTALL
- Remove hardware on remaining QTY (6) interior doors, including hinges
- Remove drywall and insulation at perimeter walls and ceiling in kitchen and bathrooms FRAMING
- Frame 4/0 cased opening at OFFICE 3 entry where door removed
- Frame 6ft W x 4ft H cased opening centered on OFFICE 3 and 4 partition walls. Wall opening to be framed at bar height.
- Frame walls in the new kitchen/bathroom area to create kitchenette and QTY (2) ADA compliant bathrooms.
- Frame 6/0 door opening where doors removed at OFFICE 1 and 2.
- Frame 4' x 4' opening at back wall OFFICE 5 for casement window. Opening to be framed to right of existing electrical panel if standing in hallway.
- Frame 48" W x 12" H opening for transom window at partition wall at OFFICE 6 and 7. Opening to be 72" above finished floor.
- Frame 3/0 cased opening at partition wall between OFFICE 4 and 5.
- Frame partition wall in existing OFFICE 2 for additional bathroom.
- Frame 3/0 door opening in existing 1st floor hallway.
- Frame 2/8 door opening at OFFICE 6 in existing door location. FLOORING
- Repair flooring in offices with flooring removed from kitchen/bathrooms
- Install approx. 120SF floor tile in kitchen and bathroom

GENERAL

- Install insulation in ceiling and walls at bathroom and kitchenette.
- Install drywall in bathrooms and kitchenette. Finished, textured, ready for painting.
- Install approx. 16sf bull nose granite bar top at cased opening in OFFICES 3 and 4. 12" overhang on each side.
- Install casement and trim at new cased openings.
- Install 4' x 4' fixed window at OFFICE 5.
- Install 48" x 12" casement window at OFFICE 7.
- Install new door hardware and hinges on interior doors.
- Install approx. 16sf bull nose granite countertop w/ 18" SS undermount sink in kitchenette.
- Install 6/0 Bi-swing door at conference room.

- Install new 3/0 SW door w/ closer at bathrooms.
- Install new 3/0 door w/ closer at 1st floor hallway.
- Install new 2/8 door at OFFICE 6.
- Install new double doors at OFFICE 1 and 2.
- Install bathroom hardware.
- Install vanity mirrors.
- Install ADA grab bars in bathrooms.
- Prime and paint 2 coats ceiling, walls, doors and trim.
- Install additional railing at stairs.
- Trim stair stringers where exposed and add balusters and rail to match existing.
- Add carpet runner to existing wood stairs.

ELECTRICAL

- Remove and replace existing switches and outlets with white decora style.
- Remove/relocate kitchen and bathroom electrical per new floorplan.
- Install new flush mount ceiling fixtures in kitchenette.
- Install GFCI outlets in kitchenette.
- Install flush mount ceiling fixtures in bathrooms.
- Install GFCI outlet in bathrooms.
- Install QTY (2) 2g boxes with TR outlets under bar top in OFFICE 4.
- Install new circuit for emergency lighting/exit signs

MECHANICAL

- Relocate floor vents in bathrooms and kitchenette.
- Install new exhaust fan in bathrooms.
- Remove and replace all diffusers and grills.

PLUMBING

- Remove existing plumbing (waste and supply) in bathrooms and kitchen.
- Relocate plumbing (waste and supply) per new floorplan for bathrooms and kitchenette.
- Install new ADA compliant vanity and faucet in bathrooms.
- Install new ADA compliant toilets in the bathrooms
- Install sink and kitchen faucet in kitchenette.
- Install cabinets and countertops in kitchenette.
- Install new water fountain with bottle filler in kitchenette