



**United States Department of Agriculture  
Forest Service  
Region 8 - Southern Region**



NORTH CAROLINA STATE  
MCDOWELL COUNTY

**PISGAH NATIONAL FOREST  
GRANDFATHER RANGER DISTRICT**

**GRANDFATHER RANGER DISTRICT OFFICE REMODEL**

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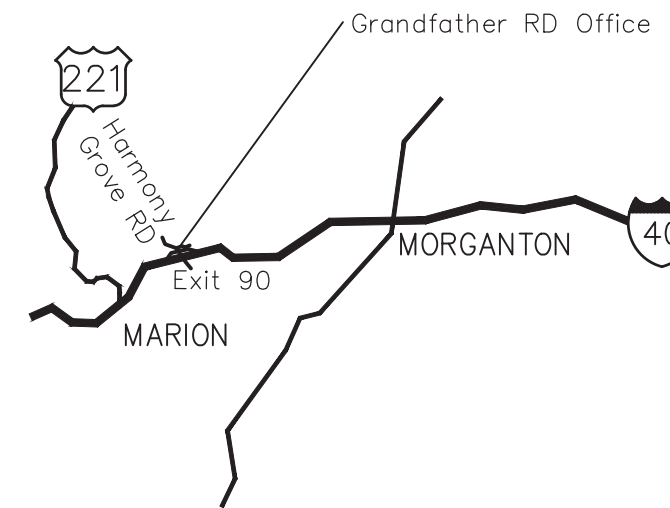
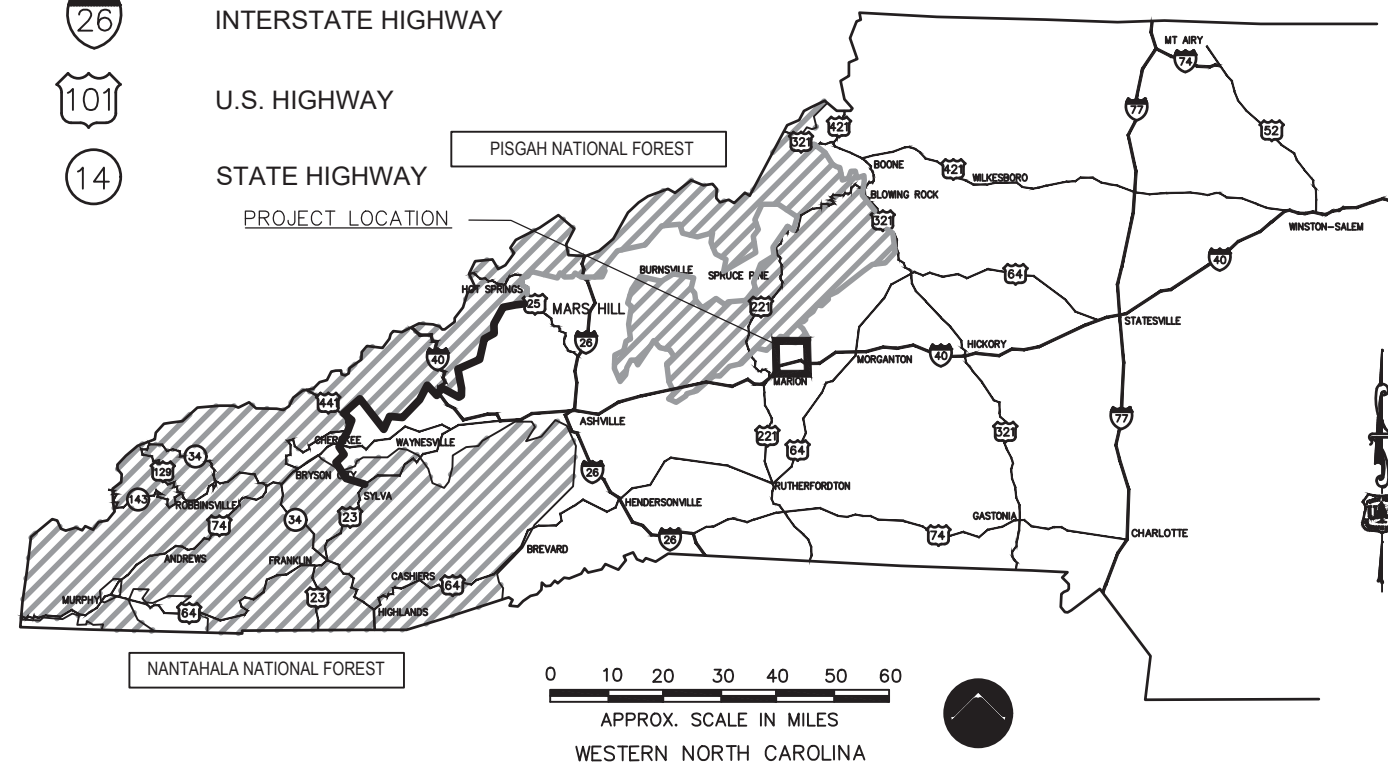
**SYMBOL DESCRIPTION**

INTERSTATE HIGHWAY

U.S. HIGHWAY

STATE HIGHWAY

PROJECT LOCATION



— VICINITY MAP —

**REVIEWED BY**

**CALEB DAVIS** Digitally signed by CALEB DAVIS  
Date: 2024.07.31 12:56:26 -04'00'

FACILITIES PROGRAM MANAGER  
NATIONAL FORESTS IN NC

**RECOMMENDED BY:**

**NICHOLAS LARSON** Digitally signed by NICHOLAS LARSON  
Date: 2024.07.31 15:14:50 -04'00'

DISTRICT RANGER  
GRANDFATHER RANGER DISTRICT

**RECOMMENDED BY:**

**JAMES JONES** Digitally signed by JAMES JONES  
Date: 2024.08.05 08:28:51 -04'00'

PUBLIC SERVICES STAFF OFFICER  
NATIONAL FORESTS IN NC

**APPROVED BY:**

**JAMES MELONAS** Digitally signed by JAMES MELONAS  
Date: 2024.08.05 06:51:08 -07'00'

FOREST SUPERVISOR  
NATIONAL FORESTS IN NC

## General Notes

Painting and Texturing: Paint color shall match the existing room color and wall texture. Conference room shall match the color and wall texture of the office hallway.

Electrical & panel: Contractor to remove existing and provide new circuit legend for panel following electrical work.  
All circuits worked on shall be verified for location.  
All interior light circuits shall be verified for location.  
Room #16 (a&b) shall have the outlets labeled for circuit location.  
Rooms #3 & #4 (a & b) shall have outlets labeled for circuit locations.

Flooring: Remove and salvage flooring in the new conference room (11a). Remove and dispose of flooring in rooms #3 and #12b. In room #11a & #12b & #3 replace with Next Floor 811 010 color Gunmetal carpet squares or approved equal. Utilize salvaged flooring to repair the room #11c (foyer area). Repair so that it is not noticeable.

Signage: Contractor shall post 9" x 12" sign within conference room stating Occupant loading not to exceed 70 occupants. Install above west door to room #11a.

Dust control: Contractor shall mitigate dust from construction activities to greatest extent practicable. Mitigation shall consist of, at a minimum, installing plastic tarp walls and utilizing vacuums and positive ventilation.

### Timing, Coordination, Office Furniture move:

Phased construction is required. Room #11a, #11b, #11c, #12a, and #12b (new conference room/reception) shall be completed first. Forest Service staff in rooms #3 and #4 will then temporarily move to completed conference room. Contractor shall then complete rooms #3 & #4a, #4b, #16a & #16b.

Forest Service will move all "loose" materials not secured to walls or floor (desk, chairs, etc.) into storage. The contractor shall be responsible for moving all items secured to walls and floors to a designated onsite storage area. Contractor is responsible for removing all items in old Interpretive area: #11a, #11b, & #11c. Government will be responsible for returning all items to rooms.

Light replacement and door and door hardware replacement shall be coordinated with Government and can occur throughout the contract.

IT: "IT" consists of infrastructure for future IT Jacks and Low Voltage Cabling. At locations specified, provide single gang box with blank plates, conduit, and pull string as directed in the drawings. Install at 12" AFF unless otherwise specified.

Window Shades: Shades shall be SelectBlinds cordless light filter cellular shades or approved equal. Contractor to supply color sample for COR approval.

### Conference Room Window:


















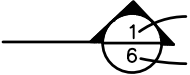
See note on Sheet 5 - Wall Locations.

### Sound Absortion material in New Conference room (#11a):

Install 420 SF of Echo Eliminator by Acoustical Surfaces, INC or approved equal. Mount per manufacture's instructions. Install 180 SF on walls, evenly distributed, and 240 SF on ceiling, evenly distributed. Contractor to get approval by COR on installation pattern and locations prior to installation.

Conference room TV: LG 86" UR640S Series UHD with Perlegear full motion TV wall mount or approved equals. Located near ceiling and location approved by COR.

## Legend

	Room number designation
	120 volt duplex receptacle, 20 Amp Rated
	120 volt single receptacle, 20 Amp Rated
	120 volt quadplex receptacle, 20 Amp Rated
	1-way switch
	3-way switch
	4-way switch
	Dimmer switch
	3-way dimmer switch. Leviton TSL06-1LW or approved equal
	13B ← Circuit location in service panel
	GFCI Ground fault circuit interrupter
	Disconnect switch
	IT data jack, (in conduit) 12" AFF unless noted.
	Exit sign
	Electrical panel
	Light Label Identification
	Denotes Existing Light, Receptacle or IT Jack
	Section number Reference Page number



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PROJECT NAME

**GRANDFATHER  
RANGER DISTRICT  
OFFICE REMODEL**

**PISGAH  
NATIONAL FOREST**

**GRANDFATHER  
RANGER DISTRICT**

DRAWING TITLE

**Notes**

DATE: 6-12-2024

DESIGNER: J HALLENBECK

DRAWN: J HALLENBECK

CHECKED: C DAVIS

**SHEET**

**2 OF 18**



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**GRANDFATHER  
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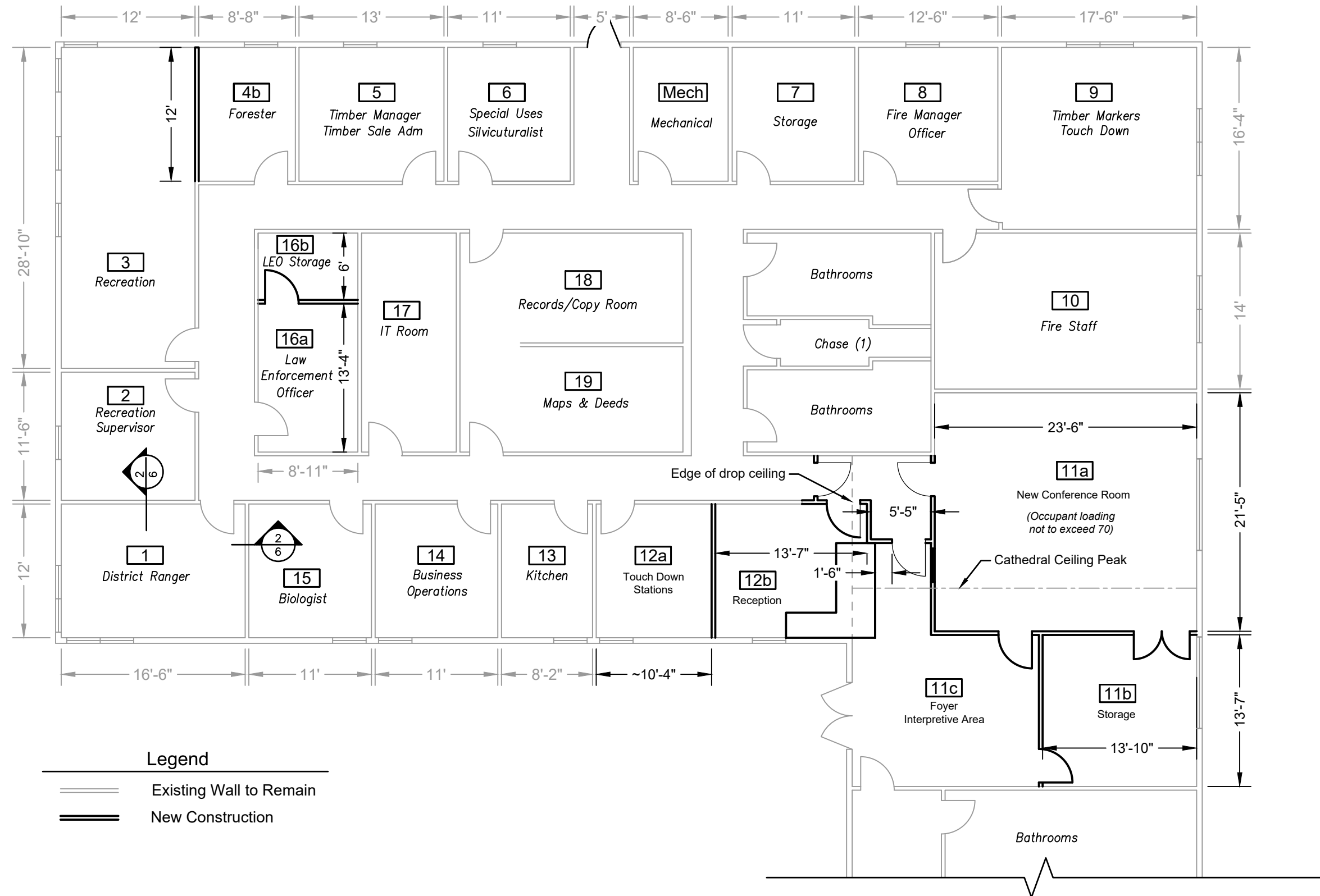
**PISGAH  
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DRAWING TITLE  
**New Floor Plan**

DATE: 6-12-2024  
DESIGNER: J HALLENBECK  
DRAWN: J HALLENBECK  
CHECKED: C DAVIS

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Demolition Plan

DATE: 6-15-2024

DESIGNER: J HALLENBECK

DRAWN: J HALLENBECK

CHECKED: C DAVIS

SHEET

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Demolish wall, remove electrical conductors back to first junction box. Move IT data jacks to new locations per Sheet 12.

Remove existing flooring within expanded Room #3 extents and replace per notes.

4

3

#16

Demolish drop ceiling. See Sheet 5 for replacement.

Demolition - Rooms #3, #4, #16

Demolish door and frame.

Demolish half wall and gate.

Salvage counter and base, to be modified and relocated per Sheet 18.

Demolish window and wall.

Demolish wall and door, remove electrical conductors back to first junction box.

Remove existing carpet and vinyl plank flooring within extents of new Room #12b (Reception). Replace per notes.

12b

11a

Remove and salvage flooring within extents of new Room 11a, to be used for repair in #11c per notes.

11c

11b

Demolition - Rooms #12 & #11



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**New Wall  
Location Plan**

DATE: 6-15-2024

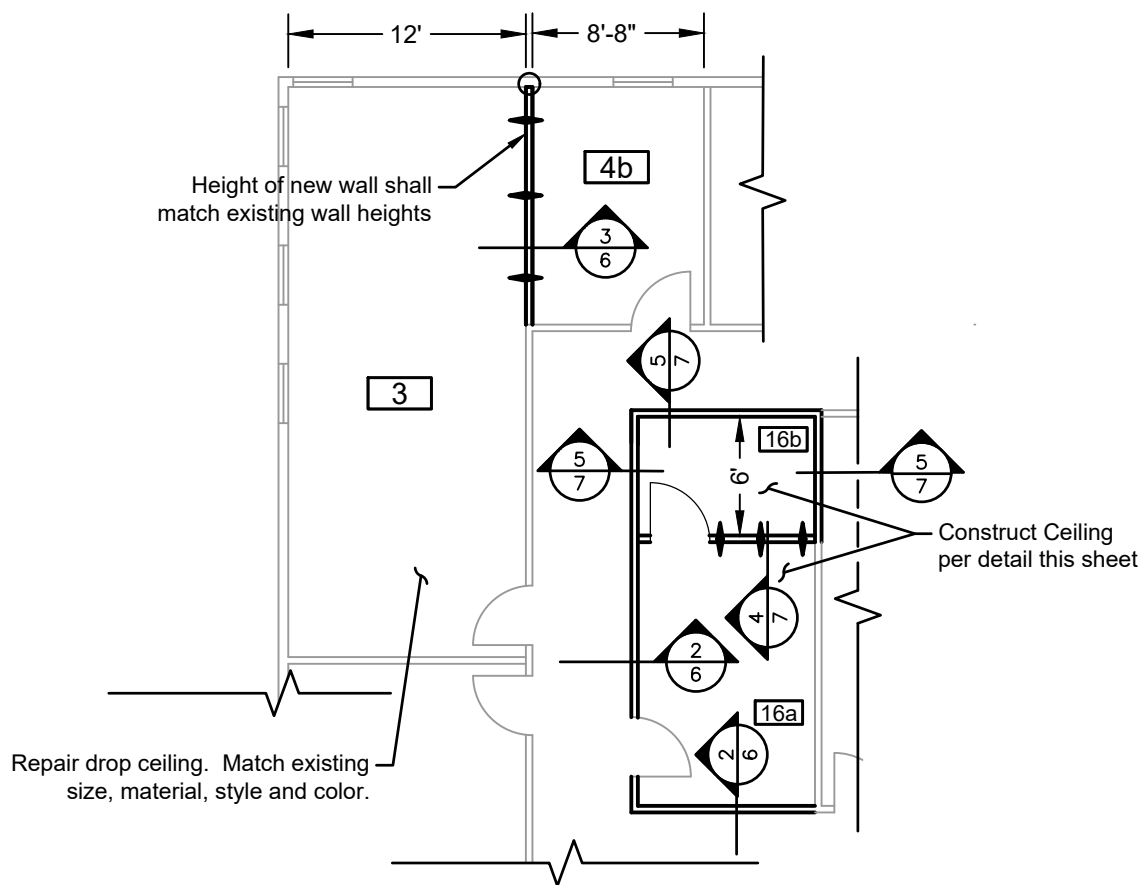
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DRAWN: J HALLENBECK

CHECKED: C DAVIS





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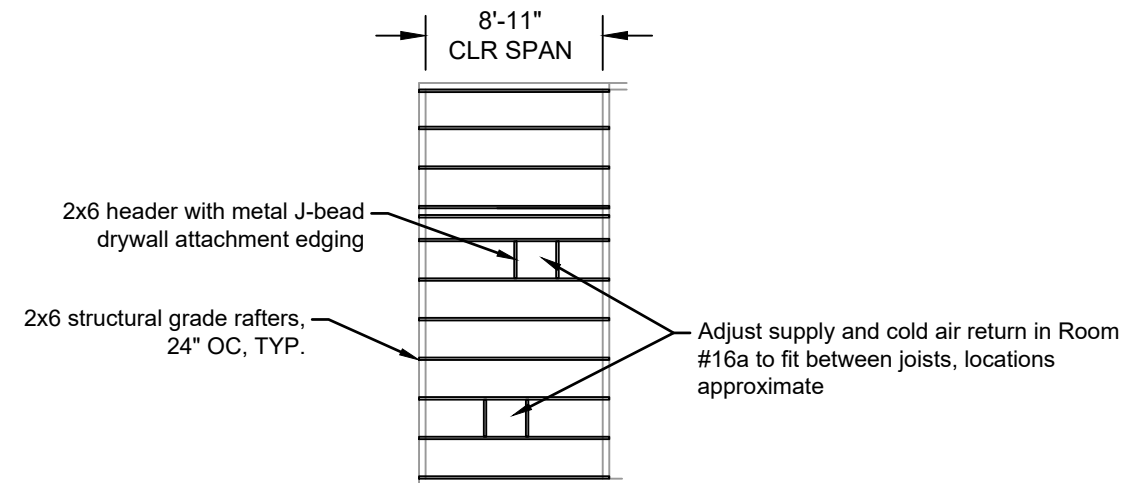
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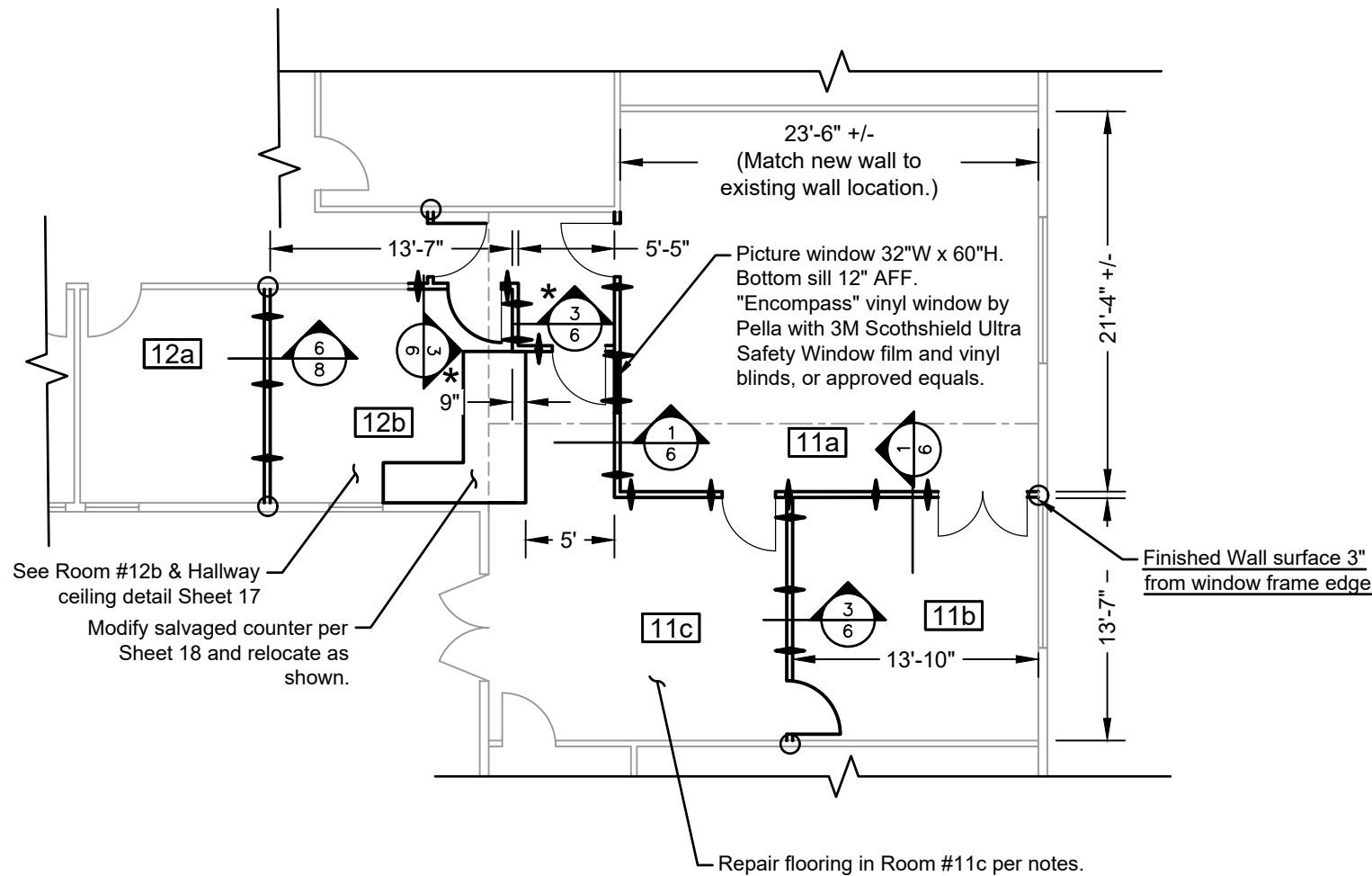
**New Wall & Ceiling Construction  
Rooms #3, #4b, #16a & #16b**

**Legend**

-  Anchor bolt locations. Distance between bolts not to exceed 6'. Anchor bolts to be between 4" and 12" from end of plates. Note: Concrete assumed to be 6" thick, bolt depth requirements reduced to 4.5" into concrete from code required 7".
-  New interior wall construction/reconstruction this contract
-  At new wall connections to existing drywall, connect top and bottom plate to existing wall framing and anchor end stud to drywall with toggle style anchors at 24" max spacing.
-  Construct wall to bottom of new ceiling and attach top plate to rafters, see Sheet 17.



**LEO #16a & #16b Ceiling Detail**



**New Wall & Ceiling Construction  
Rooms #11 & #12**

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**Wall & Ceiling**
  
**Details 1**

DATE: 6-12-2024

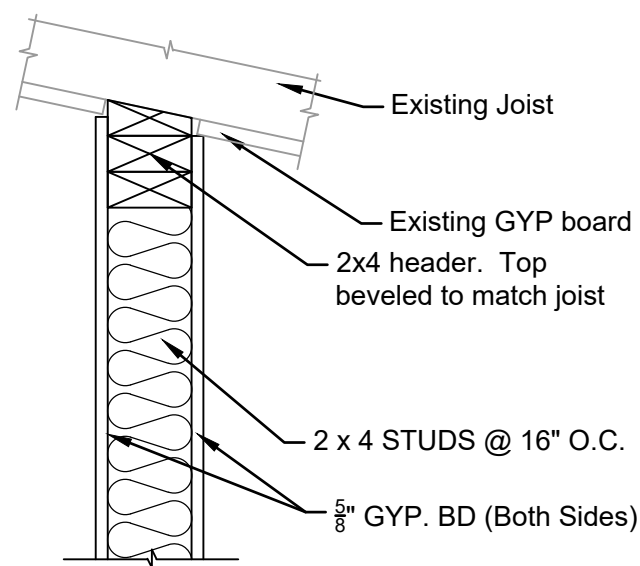
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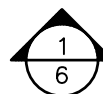
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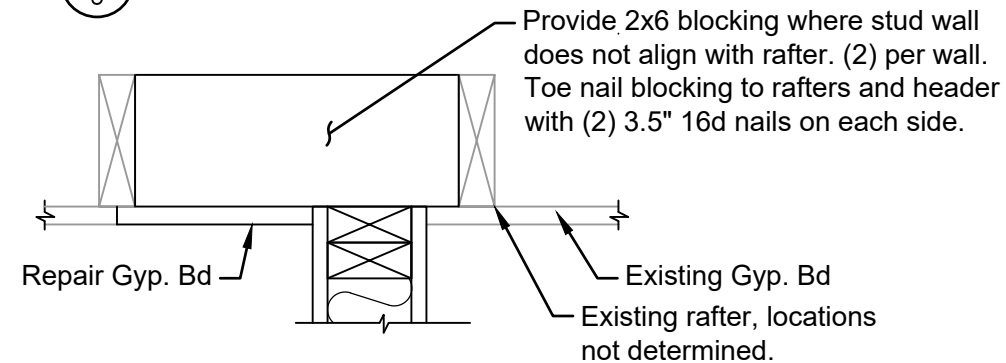
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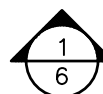
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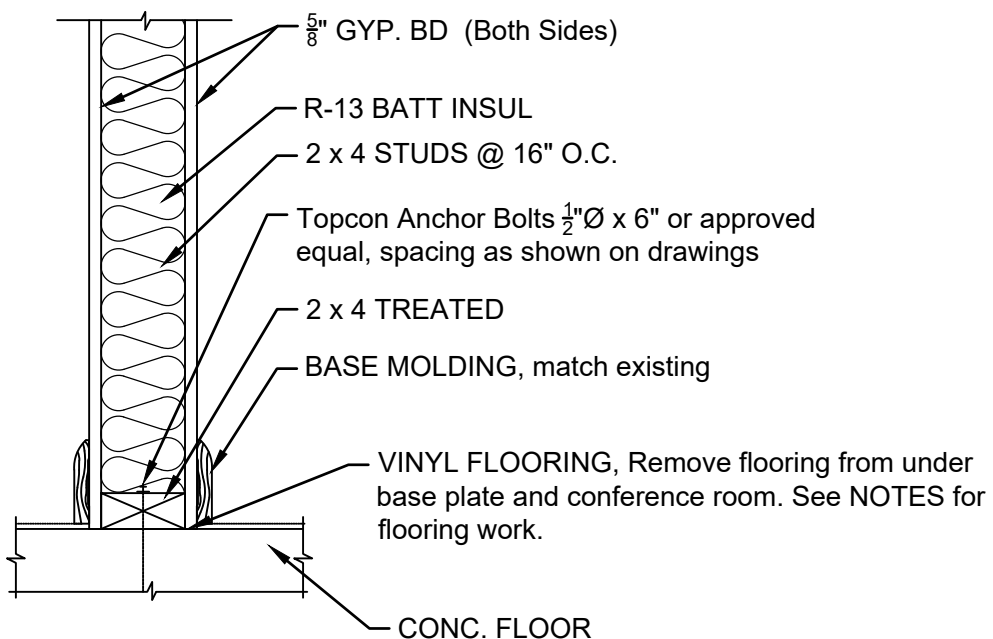
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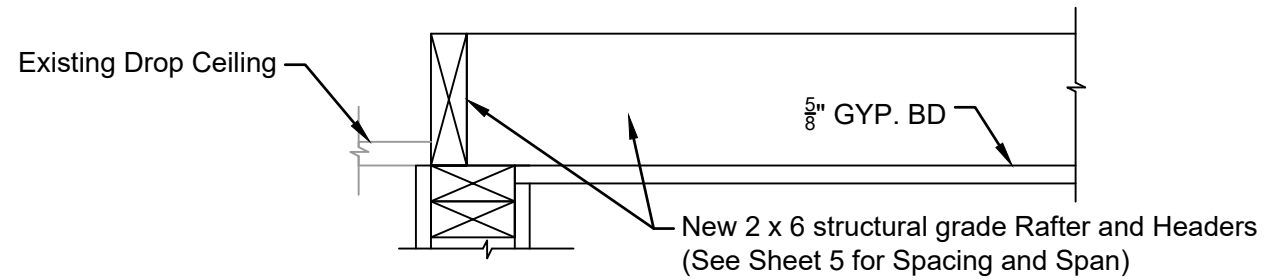

**Wall Perpendicular to Truss Detail**

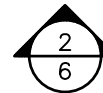


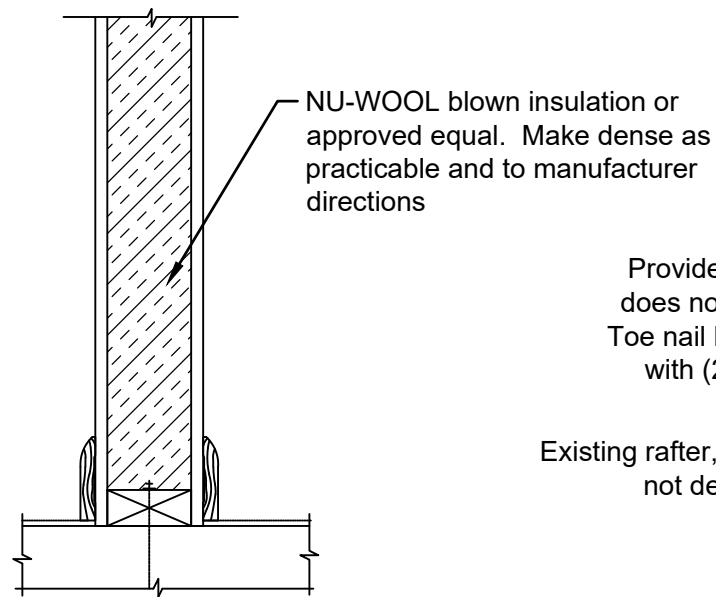

**Wall Parallel to Truss Detail**

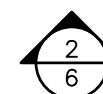


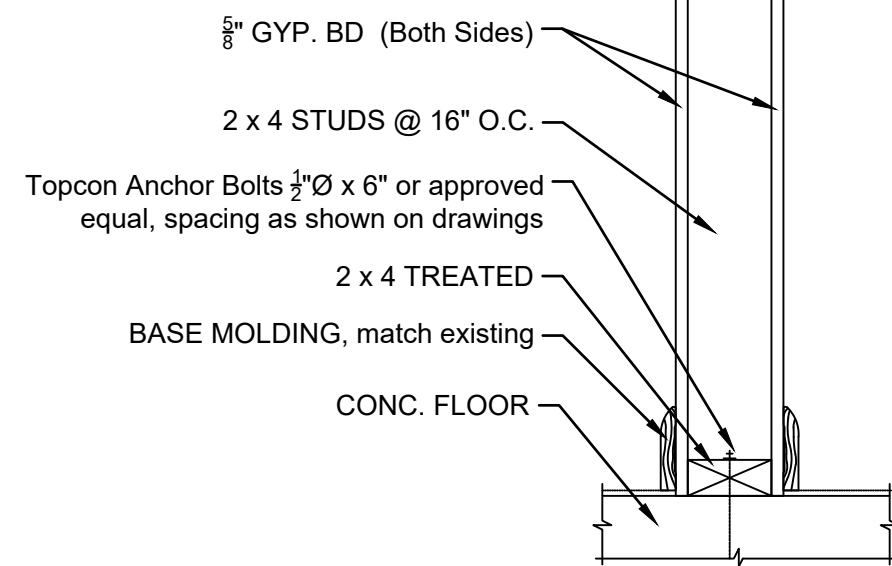
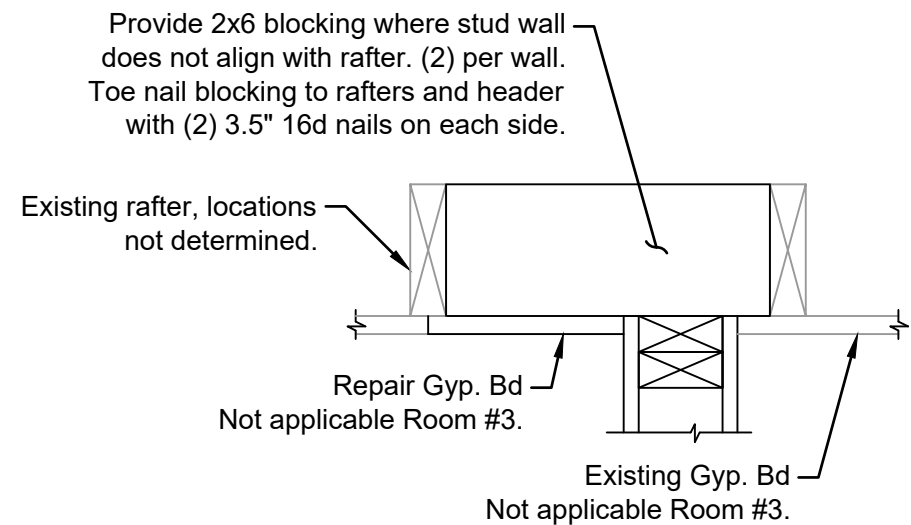

**Sound Proof Wall Detail**




**Ceiling Detail (Room #16a Only)**




**Interior Wall Detail**




**Room Wall Detail**



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**Wall & Ceiling  
Details 2**

DATE: 6-12-2024

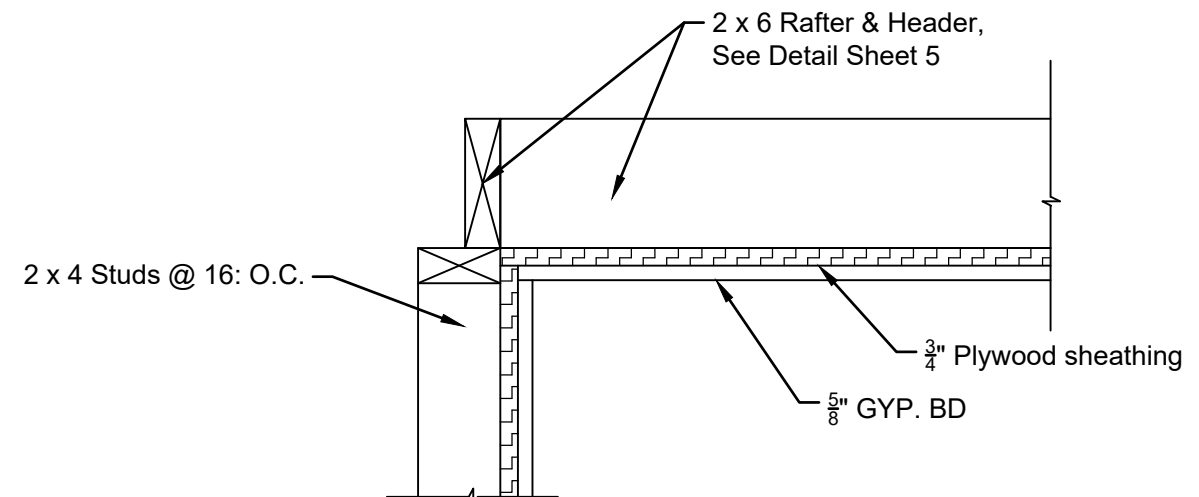
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DRAWN: J HALLENBECK

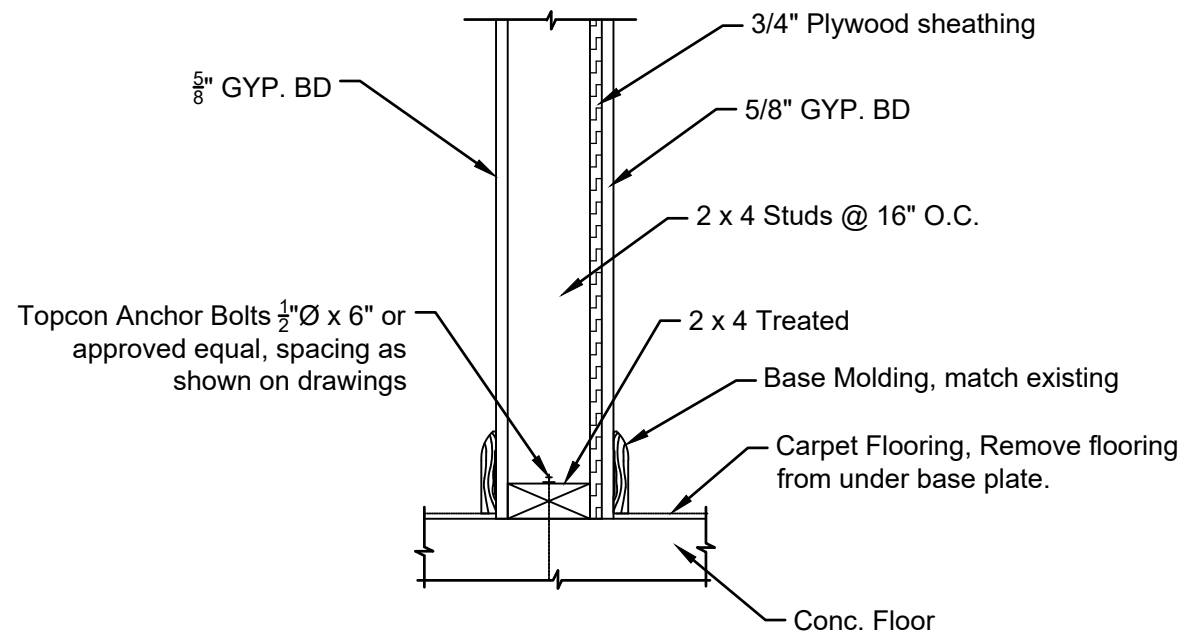
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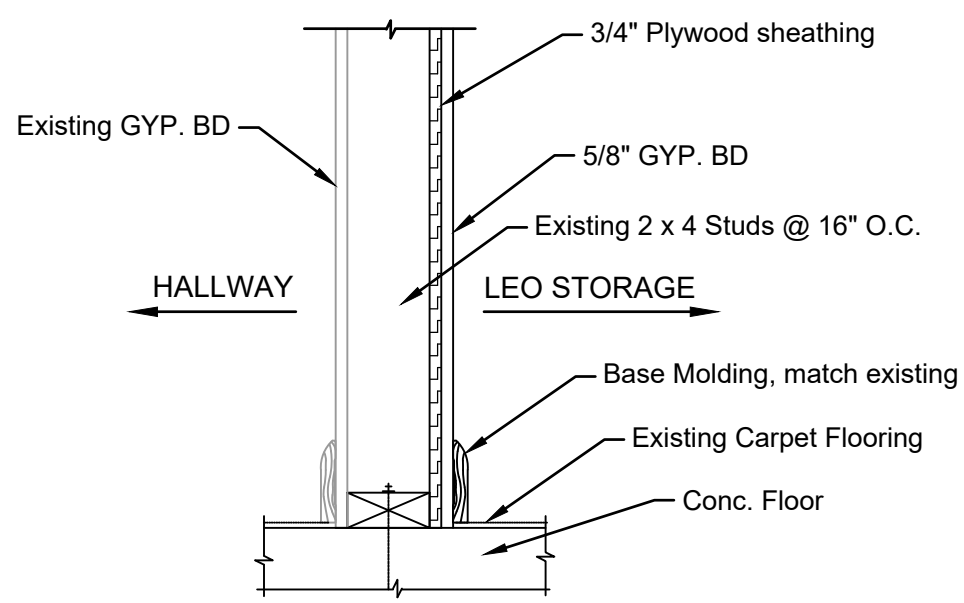
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**Room #16b Combined Ceiling Detail**



**Room #16b Wall Detail**



**Room #16b Reconstruct Wall Detail**



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**Wall & Ceiling  
Details 3**

DATE: 04-15-2024

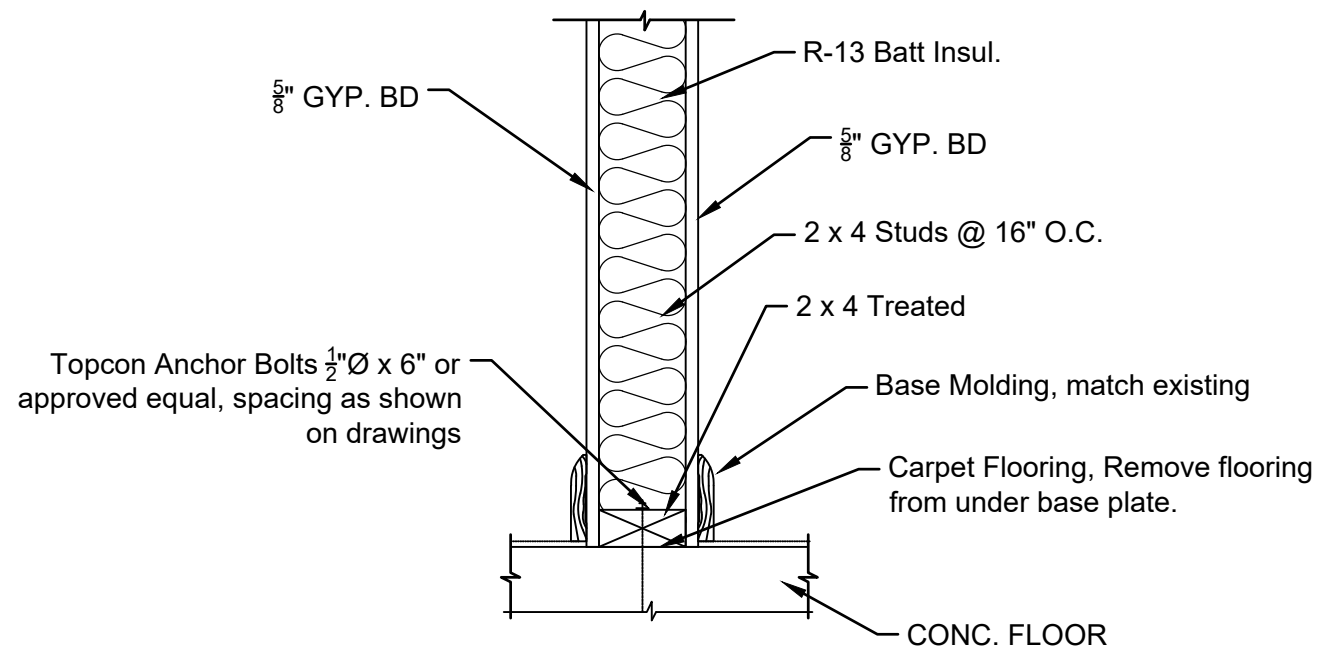
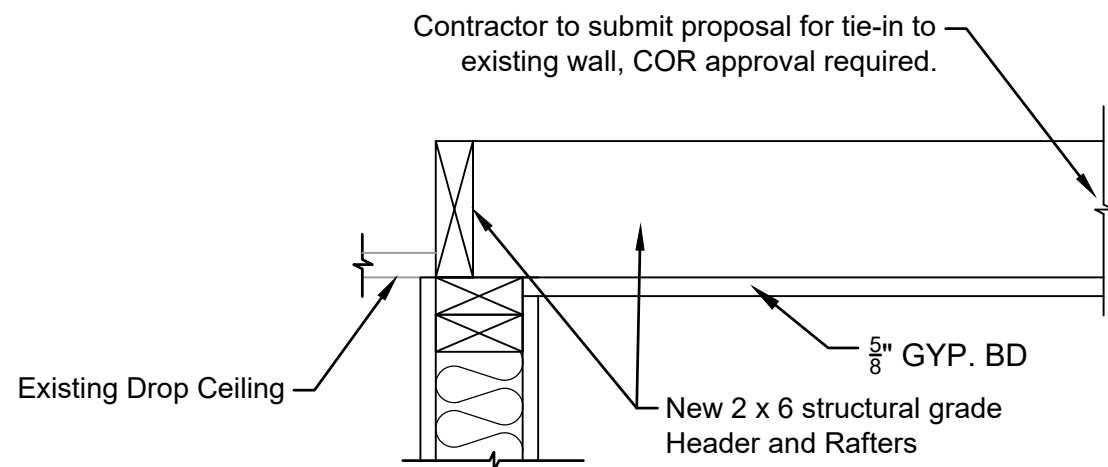
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DRAWN: J HALLENBECK

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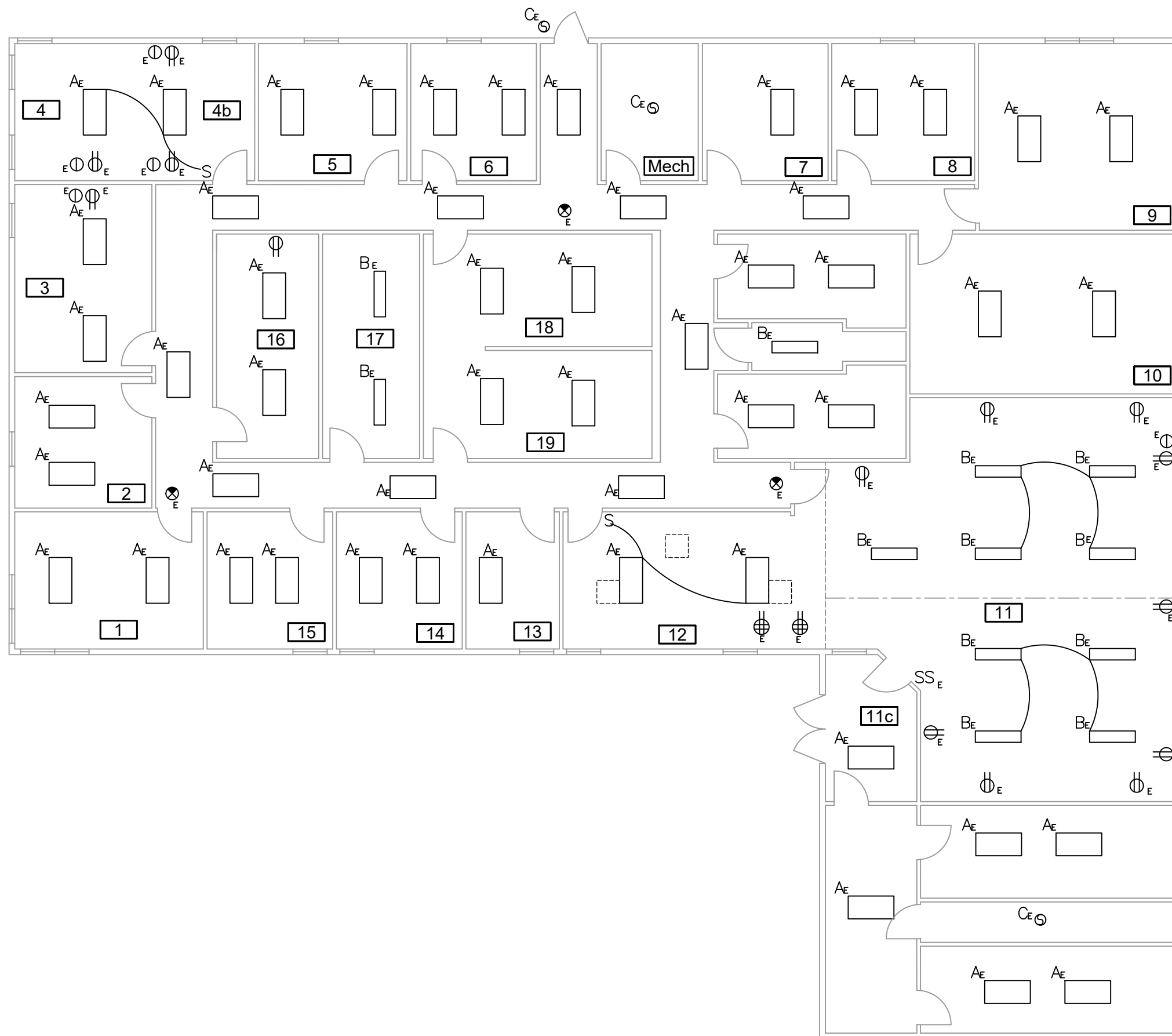
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**Sound Proof Wall Detail**

Note: See Sheet 17 for additional Room #12b ceiling details





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DRAWING TITLE

**Existing Lighting  
& Effected  
Recepticals**

DATE: 06-15-2024

DESIGNER: J HALLENBECK

DRAWN: J HALLENBECK

CHECKED: C DAVIS

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**GRANDFATHER  
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DRAWING TITLE

**New Lighting**

DATE: 06-15-2024

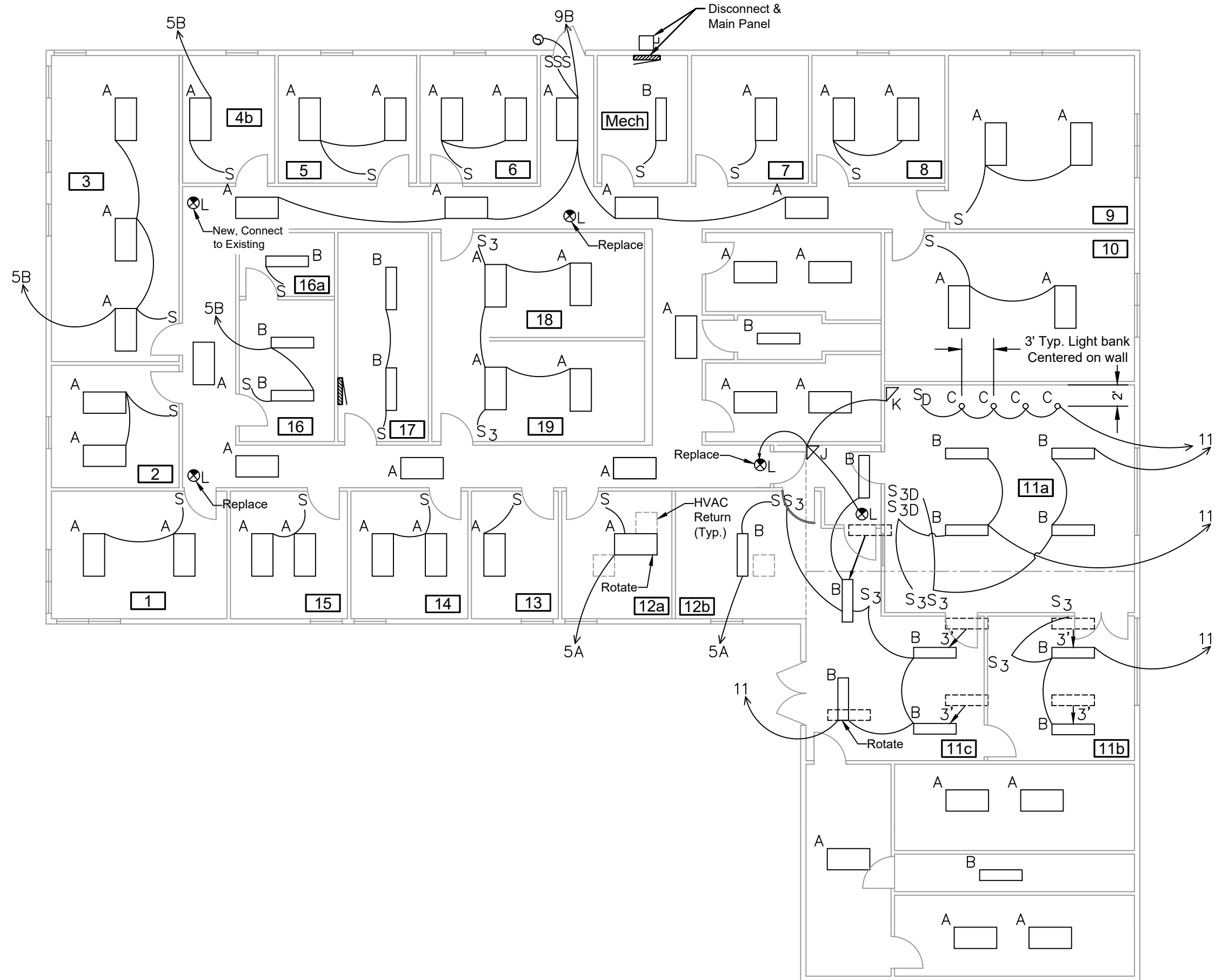
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**GRANDFATHER  
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DRAWING TITLE

**Light Schedule**

DATE: 06-15-2024

DESIGNER: J HALLENBECK

DRAWN: J HALLENBECK

CHECKED: C DAVIS

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Light Fixture Schedule								
Label	Type	Manufacturer	Catalog #	# of Lamps	Type of Lamp	Size	Voltage	Qty
A	Grid Mount	Lithonia Lighting	2FSL4 40L EZ1 LP840 -	LED	LED K4000	24" x 48"	120 volts	48
B	Flush Mount		FML4W 48 AL06 SEF 840 MVOLT	LED	LED K4000	10" x 48"		20
C	Ceiling Mount		WF6 30K	LED	LED K3000	6"		4
J	Wall Mount		EML2LF Emergency head	-		-		1
K	Wall Mount		ELM4L Emergency head	-		-		1
L	Top Mount	↓	LXNY W 3 R EL Exit sign	-	-	-	↓	4



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**New Receptacles  
& IT**

DATE: 06-15-2024

DESIGNER: J HALLENBECK

DRAWN: J HALLENBECK

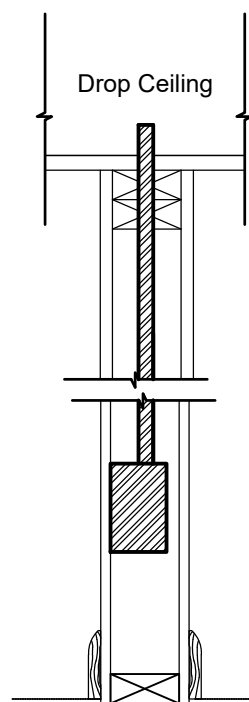
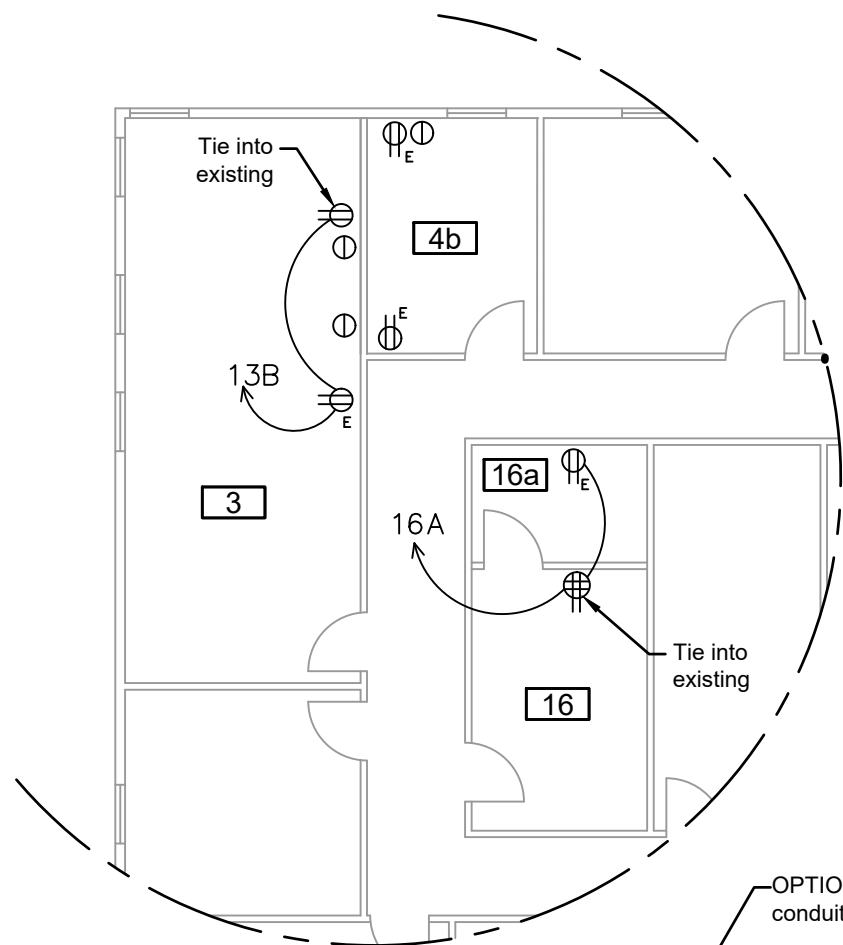
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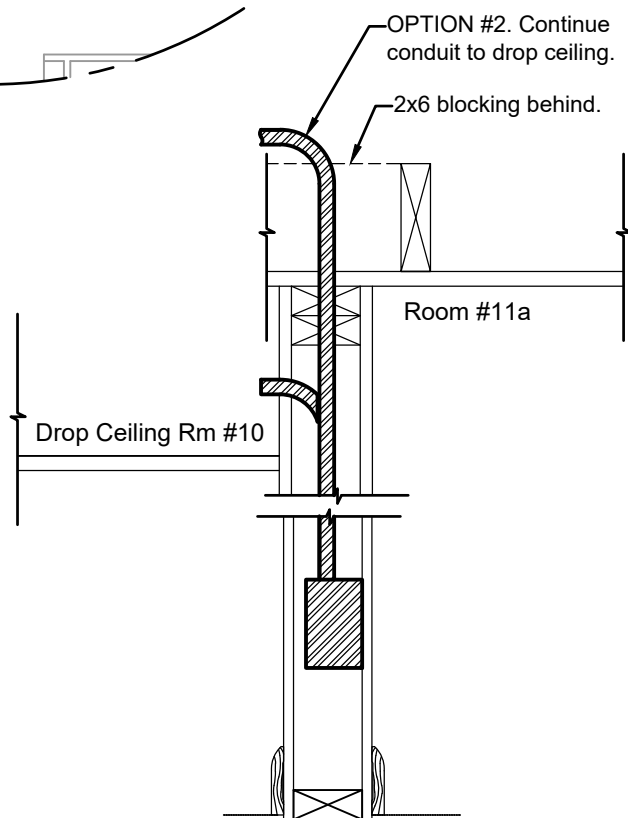
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Electrical Receptacle and IT Construction Notes:

1. Recepticals match existing height from floor.
2. IT locations shall consist of a single gang box with blank cover and conduit terminating above drop ceiling. Provide pull strings for all new locations.
3. IT conductors (Low Voltage cables) are NOT INCLUDED in the contract. Only the conduit and boxes are included this contract.
4. Each IT box location shall have it's own conduit. Boxes and conduit shall not be combined.

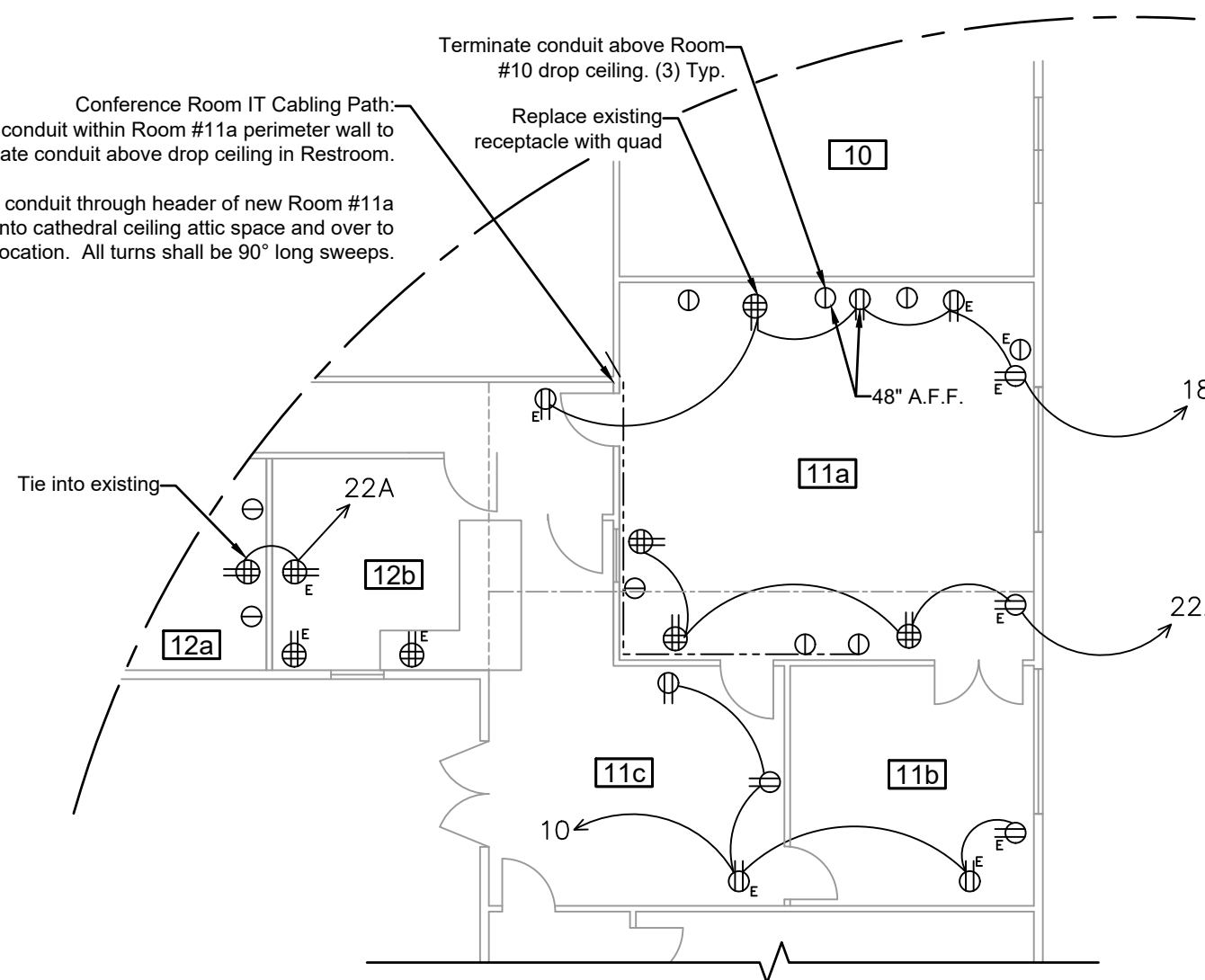


Room #3 & #4b IT Conduit Detail



Room #11a IT Conduit Detail

Conference Room IT Cabling Path:  
 OPTION #1: Run IT conduit within Room #11a perimeter wall to this location. Terminate conduit above drop ceiling in Restroom.  
 OPTION #2: Run IT conduit through header of new Room #11a perimeter wall, into cathedral ceiling attic space and over to nearest drop ceiling location. All turns shall be 90° long sweeps.



Room #3 & #4b IT Conduit Detail

This is the best estimate of circuit panel locations. Contractor to verify circuits that are worked on.



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DRAWING TITLE

**Main Electrical  
Panel**

DATE: 06-15-2024

DESIGNER: J HALLENBECK

DRAWN: J HALLENBECK

CHECKED: C DAVIS

SHEET

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Circuit Panel							
Panel Location	Circuit #	Description	Breaker	Breaker	Description	Circuit #	Panel Location
1	1	Lightning Protection	50	20	Employee Parking	2A	2
3	3	Lightning Protection	50	20	Public Bathroom Receptacle & Lights	2B	2
5	5A	Lights Rm 1, 15, 14, 13, 12	20	20	Receptacles Rm 18, 19	4	4
5	5B	Lights Rm 2, 3, 4, 5	20	20	Kitchen Receptacles	6A	6
7	7	Lights Rms 6, 7, 8, 9, 10 & Lights Rm 18, 19	20	20	Kitchen Receptacles	6B	6
9	9A	Lights Rm 18, 19	20	20	Water Cooler	8	8
9	9B	Lights Hall	20	20	Receptacles Rm 11, Entrance Light	10	10
11	11A	Lights Lobby	20	20	Receptacle Rm 9a	12A	12
11	11B	Employee Bathroom	20	20	Receptacle Rm 9b	12B	12
13	13A	Receptacle Rm 2	20	20	Rm #12 - Distpatch area	14A	14
13	13B	Receptacle Rm 3	20	20	Rm #12 - Distpatch area	14B	14
15	15A	Receptacle Rm 4 & Security Lights	20	20	Receptacle Rm 16 (partial)	16A	16
15	15B	Receptacle Rm 5	20	20	Receptacle Rm 19	16B	16
17	17A	Receptacle Rm 6	20	20	Attic Furnace	18A	18
17	17B	Receptacle Rm 7, 8	20	20	Receptacles Rm 11a & 11c	18B	18
19	19A	-	20	20	Receptacle Rm 16 (partial)	20A	20
19	19B	Receptacle Rm 10	20	20	Receptacle Rm 16 (partial)	20B	20
21	21A	Receptacle Rm 1	20	20	Receptacle rm 11b & south 11c	22A	22
21	21B	Receptacle Rm 12	20	20	Coke Machines	22B	22
23	23	Water heater Leg 1	50	30	Heater #2A leg 1	24	24
25	25	Water Heater Leg 2	50	30	Heater #2A leg 2	26	26
27	27	Computer Rm Air Conditioner leg 1	50	60	Heater #2B leg 1	28	28
29	29	Computer Rm Air Conditioner leg 2	50	60	Heater #2B leg 2+	30	30
31	31	Heater #1 leg 1	50	30	Heater #3A leg 1	32	32
33	33	Heater #1 leg 2	50	30	Heater #3A leg 2	34	34
35	35	Range leg 1	50	60	Heater #3B leg 1	36	36
37	37	Range leg 2	50	60	Heater #3B leg 2	38	38
39	39	Water Pump leg 1	125	100	Computer Rm 17 Subpanel	40	40
41	41	Water Pump leg 2	125	100	Computer Rm 17 Subpanel	42	42



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**R8**  
SOUTHERN REGION

PROJECT NAME

**GRANDFATHER  
RANGER DISTRICT  
OFFICE REMODEL**

**PISGAH  
NATIONAL FOREST**

**GRANDFATHER  
RANGER DISTRICT**

DRAWING TITLE

**Door Layout**

DATE: 06-15-2024

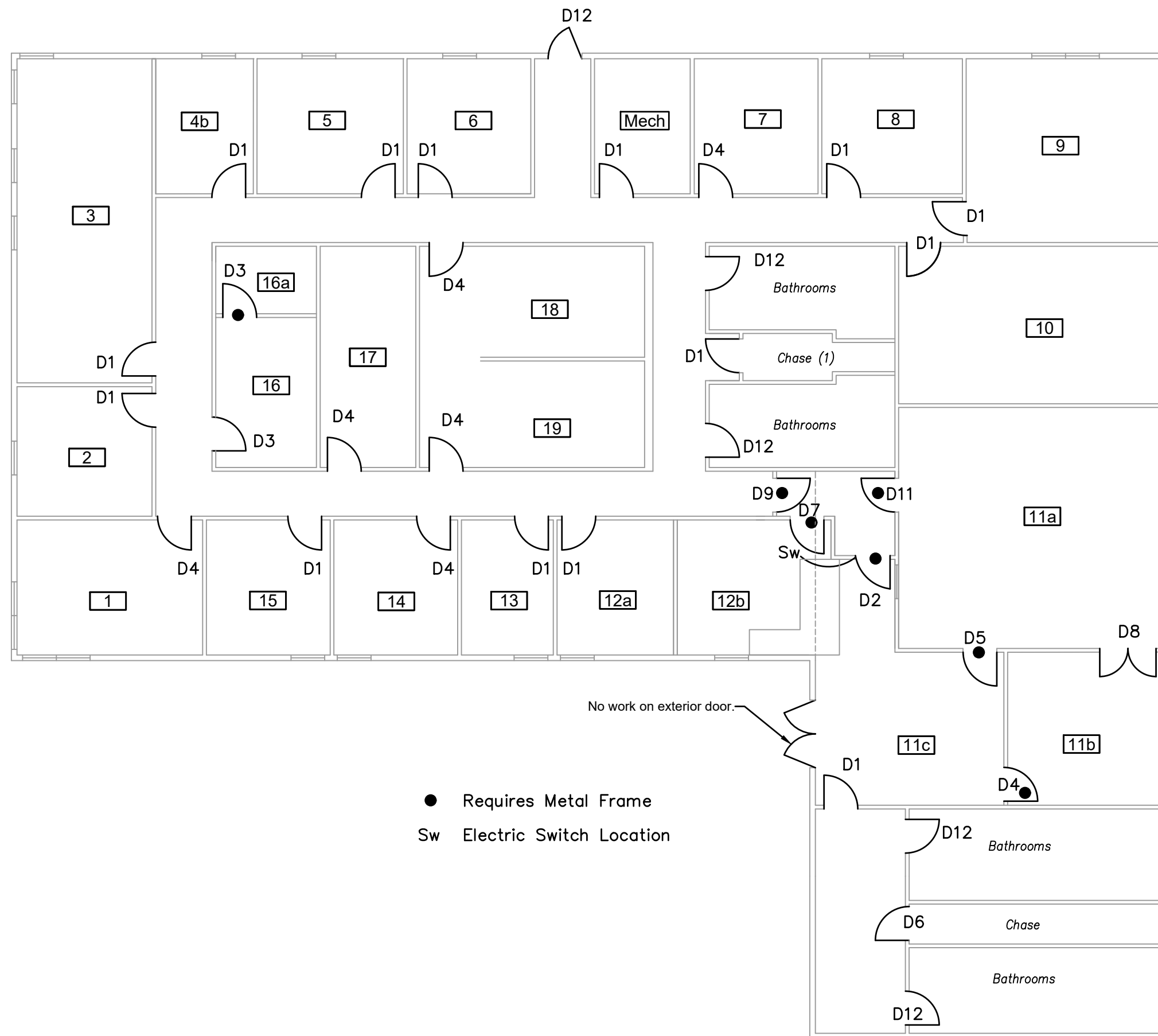
DESIGNER: J HALLENBECK

DRAWN: J HALLENBECK

CHECKED: C DAVIS

SHEET

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- Requires Metal Frame
- Sw Electric Switch Location

No work on exterior door.

Door Schedule												
Room	Label	Frame	Door width	Door Thickness	Swing	Door Type	Door latch	Handle Lever	Color	Closure	Deadbolt	Notes
#1	D4	Existing (Wood)	36"	1-3/8"	Left	New	Yale 5405LN (F86)	PB - Pacific Beach	626 Satin Chrome			
#2	D1	Existing (Wood)	36"	1-3/8"	Right	Replace	Yale 5401LN (F75)					
#3	D1	Existing (Wood)	36"	1-3/8"	Left	Replace	Yale 5401LN (F75)					
#4b	D1	Existing (Wood)	36"	1-3/8"	Right	Replace	Yale 5401LN (F75)					
#5	D1	Existing (Wood)	36"	1-3/8"	Right	Replace	Yale 5401LN (F75)					
#6	D1	Existing (Wood)	36"	1-3/8"	Left	Replace	Yale 5401LN (F75)					
Mechanical	D1	Existing (Wood)	36"	1-3/8"	Left	Replace	Yale 5401LN (F75)					
#7	D4	Existing (Wood)	36"	1-3/8"	Left	Replace	Yale 5401LN (F75)					
#8	D1	Existing (Wood)	36"	1-3/8"	Left	Replace	Yale 5401LN (F75)					
#9	D1	Existing (Wood)	36"	1-3/8"	Right	Replace	Yale 5401LN (F75)					
#10	D1	Existing (Wood)	36"	1-3/8"	Right	Replace	Yale 5401LN (F75)					
#11a	D11	Metal	36"	1-3/4"	Right	TruDoor w/ 30"x60" Glass Kit	Yale 5401LN (F75)					With Shade, Translucent Lit, 3M Scotchshield Ultra Safety & Security Window Film
#11a	D5	Metal	36"	1-3/8"	Left	New	Yale 5405LN (F86)			Yale Series 1100, 1101BFxcov, Finish689, Regular Arm		Key on Foyer Side
#11b	D8	Wood	30"	1-3/8"	Left+Right	New - Double Door	Yale 5401LN (F75)					Yale (2) Flush Bolt for wooden doors 200mm
#11b	D4	Metal	36"	1-3/8"	Right	New	Yale NTB613			Yale Series 1100, 1101BFxcov, Finish689, Regular Arm		
#11c	D1	Existing (Wood)	36"	1-3/8"	Left	New	Yale 5401LN (F75)					
#11c	D2	Metal	36"	1-3/4"	Left	TruDoor w/ 6x27 Lite Kit	Yale Yale NTB613, Electric Switch			Yale Series 1100, 1101BFxcov, Finish689, Regular Arm		Keypad on Foyer Side, 3M Scotchshield Ultra Safety & Security Window Film. See Note 4.
#12a	D1	Existing (Wood)	36"	1-3/8"	Right	Existing	Yale 5401LN (F75)					
#12b	D7	Metal	36"	1-3/8"	Left	New	Yale 5405LN (F86)			Yale Series 1100, 1101BFxcov, Finish689, Regular Arm		Key on Reception Side
Hallway	D9	Metal	36"	1-3/4"	Left	TruDoor w/ 6x27 Lite Kit	Yale 5405LN (F86)			Yale Series 1100, 1101BFxcov, Finish689, Regular Arm		Key on Hallway/Conference Side. Provide 3M Scotchshield Ultra Safety & Security Window Film.
#13	D1	Existing (Wood)	36"	1-3/8"	Left	Existing	Yale 5401LN (F75)					
#14	D1	Existing (Wood)	36"	1-3/8"	Left	Existing	Yale 5405LN (F86)					
#15	D1	Existing (Wood)	36"	1-3/8"	Left	Existing	Yale 5401LN (F75)					
#16a	D3	Existing (Wood)	36"	1-3/8"	Right	New	Yale 5405LN (F86)				Yale D111	
#16b	D3	Metal	36"	1-3/8"	Left	New	Yale 5405LN (F86)				Yale D111	
#17	D4	Existing (Wood)	36"	1-3/8"	Left	Existing	Yale 5401LN (F75)					
#18	D4	Existing (Wood)	36"	1-3/8"	Right	Existing	Yale 5401LN (F75)					
#19	D4	Existing (Wood)	36"	1-3/8"	Left	Existing	Yale 5401LN (F75)					
Chase (1)	D1	Existing (Wood)	36"	1-3/8"	Right	Existing	Yale 5401LN (F75)					
Chase (2)	D6	Existing (Wood)	36"	1-3/8"	Left	Existing	Yale 5405LN (F86)					Key Hallway Side
Restrooms	D12							No Work				

**Door Schedule Notes:**

- New and Replaced doors shall be Jeld-Wen Colonist, 6 panel ProCore - solid core door with a STC rating of 32 or greater, color Stone or approved equal except as noted above.
- Keying:
  - Room #1 master key to all doors.
  - Room #16 Keyed to open all doors except rooms #1 & #14
  - Room #14 Keyed to open all doors except rooms #1 & #16
  - All remaining rooms shall be keyed the same as required.
- Quantities: 30 Doors, 30 Latches
- Locate entry switch under Reception desk per Sheet 14.



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**PISGAH  
NATIONAL FOREST**

**GRANDFATHER  
RANGER DISTRICT**

DRAWING TITLE

**Door Schedule**

DATE: 06-15-2024

DESIGNER: J HALLENBECK

DRAWN: J HALLENBECK

CHECKED: C DAVIS

**SHEET**

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United States Department of Agriculture  
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**R8**  
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PROJECT NAME

**GRANDFATHER  
RANGER DISTRICT  
OFFICE REMODEL**

**PISGAH  
NATIONAL FOREST**

**GRANDFATHER  
RANGER DISTRICT**

DRAWING TITLE

**Door Details**

DATE: 06-15-2024

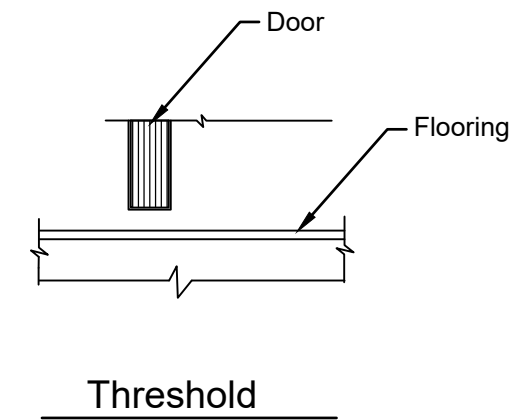
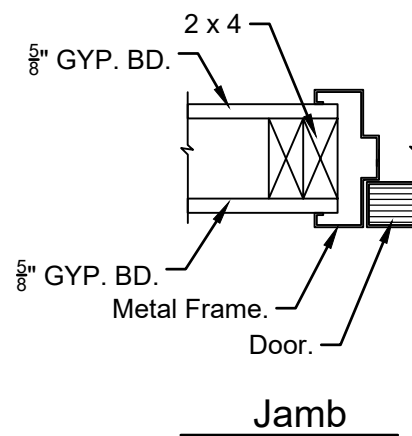
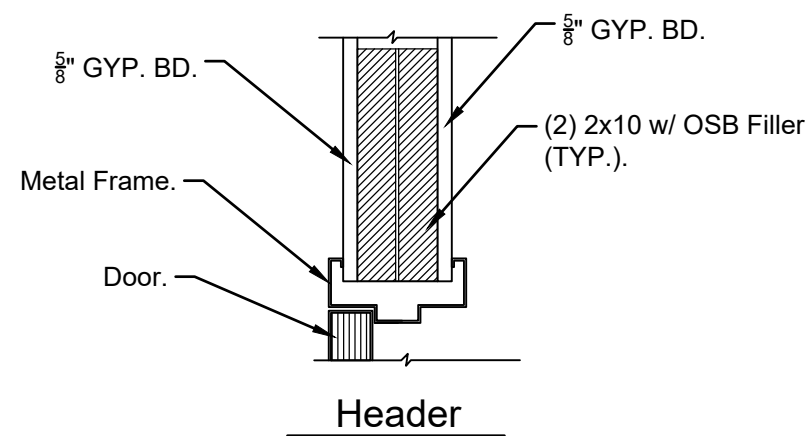
DESIGNER: J HALLENBECK

DRAWN: J HALLENBECK

CHECKED: C DAVIS

SHEET

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**Door Frame Notes:**

1. Room #16b has a thicker wall. Increase size of metal frame to accommodate or adjust plywood. Provide additional OSB filler to header to achieve necessary depth.
2. Rip 2x10 as needed for Room #16a (D3), Hallway (D10), and Room #12b (D7).





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PROJECT NAME

**GRANDFATHER  
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OFFICE REMODEL**

**PISGAH  
NATIONAL FOREST**

**GRANDFATHER  
RANGER DISTRICT**

DRAWING TITLE

**HVAC**

DATE: 06-15-2024

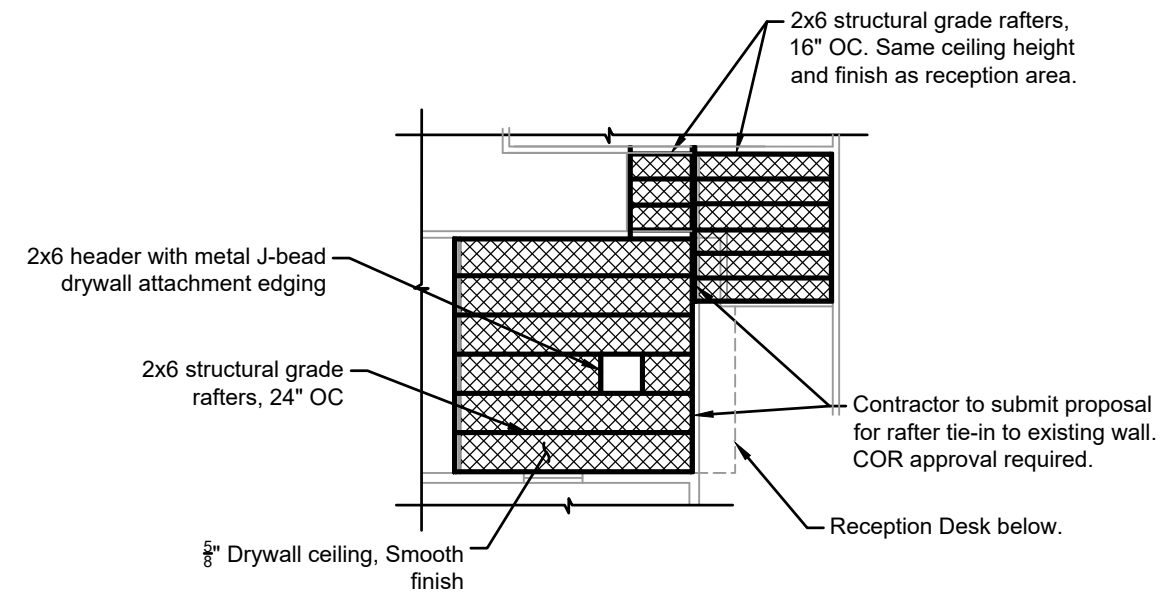
DESIGNER: J HALLENBECK

DRAWN: J HALLENBECK

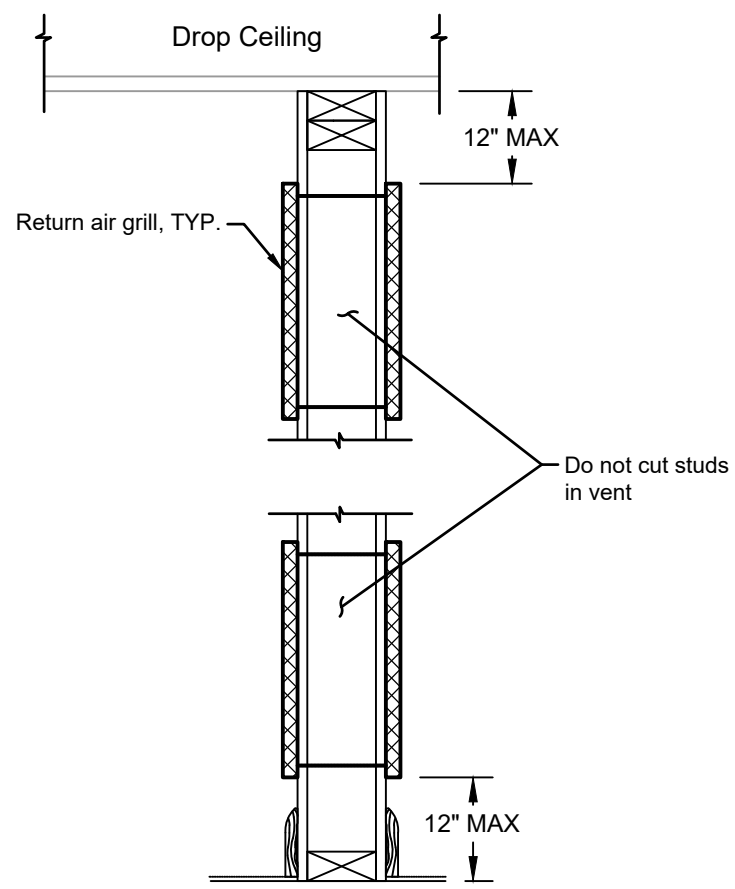
CHECKED: C DAVIS

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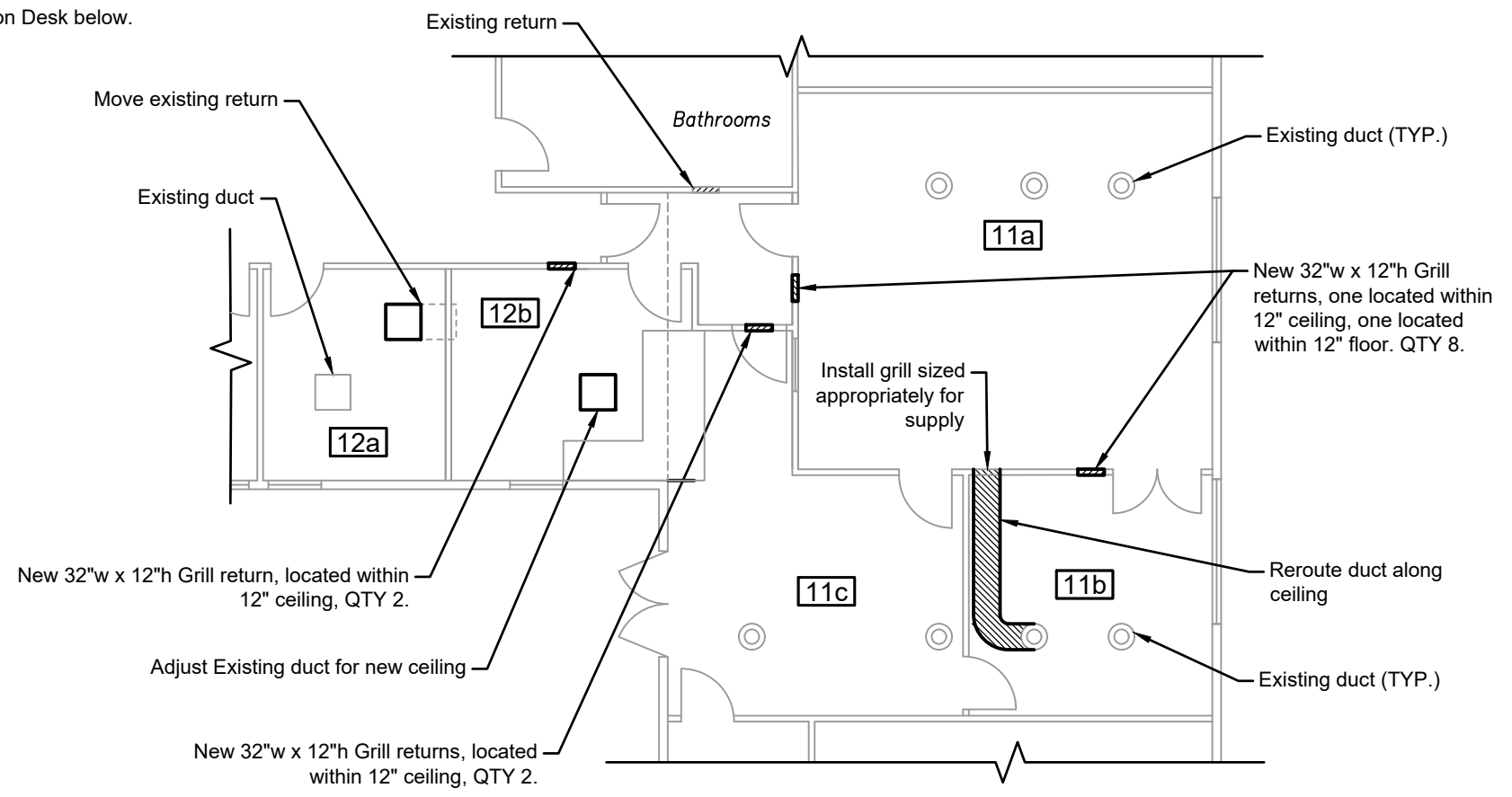
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**Reception Ceiling Detail**



**Typical Grill Detail**



**Proposed HVAC Layout**



United States Department of Agriculture  
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PROJECT NAME

**GRANDFATHER  
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OFFICE REMODEL**

PISGAH  
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GRANDFATHER  
RANGER DISTRICT

DRAWING TITLE

**Reception Counter  
Alterations and  
Security Glazing**

DATE: 07-15-2024

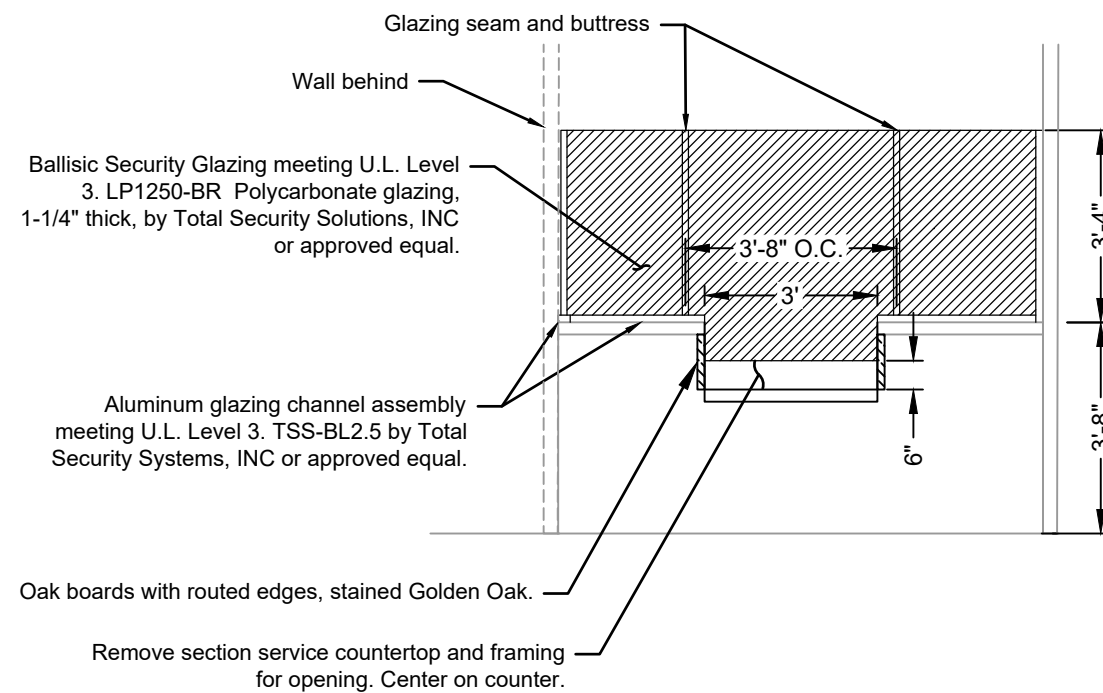
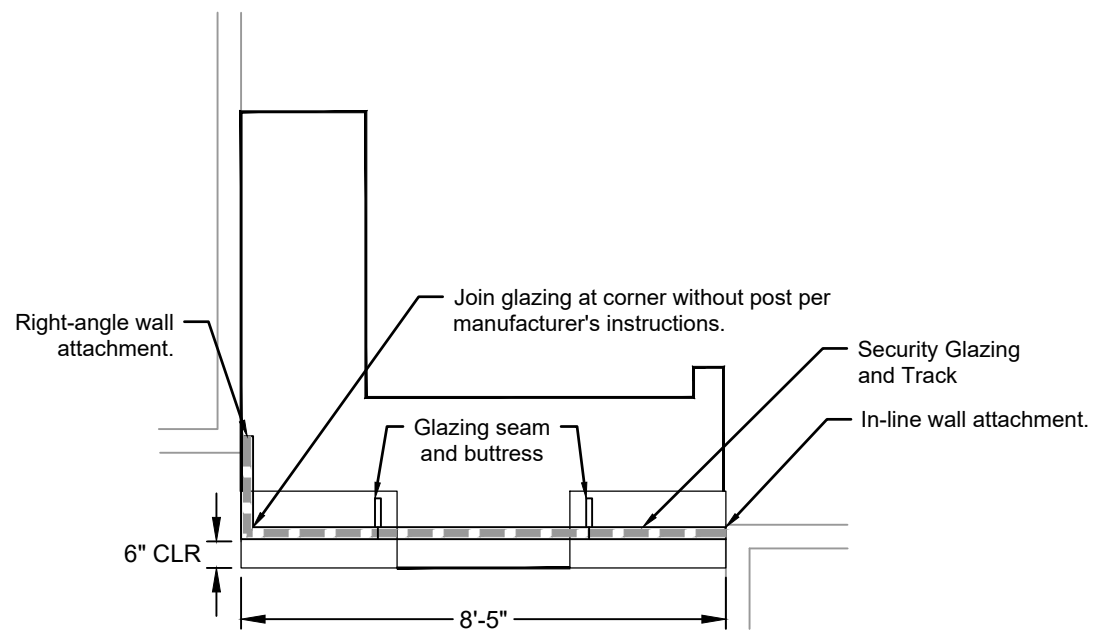
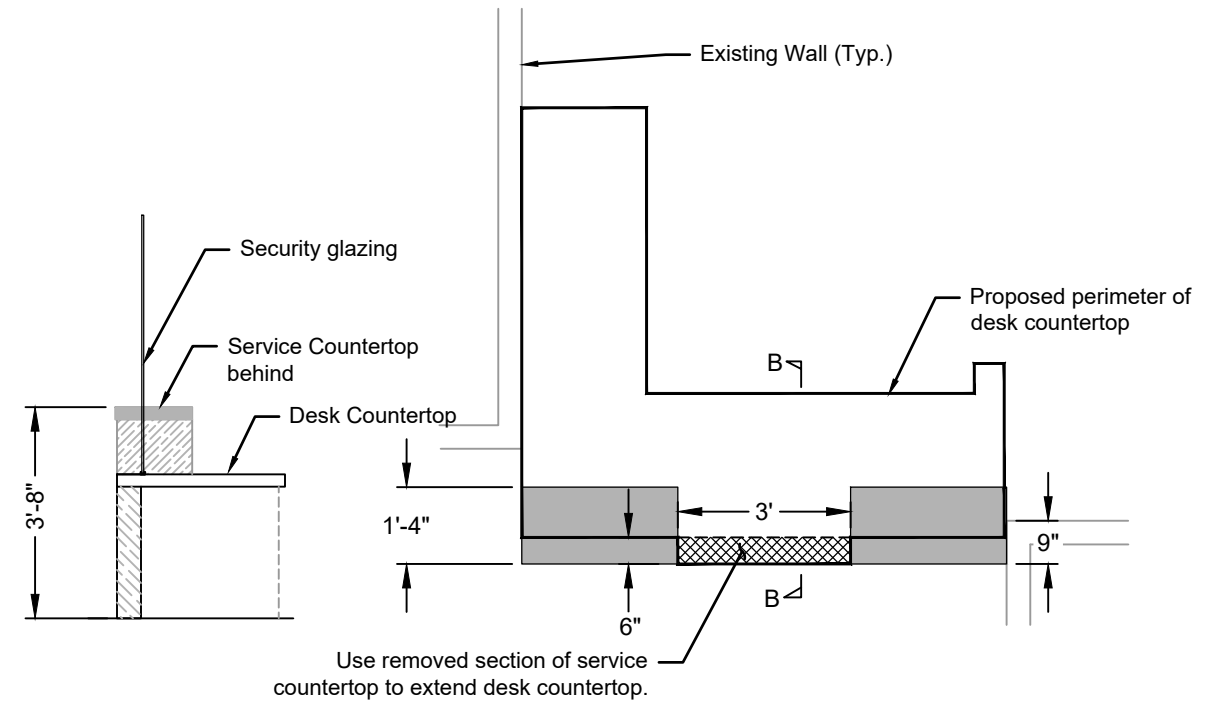
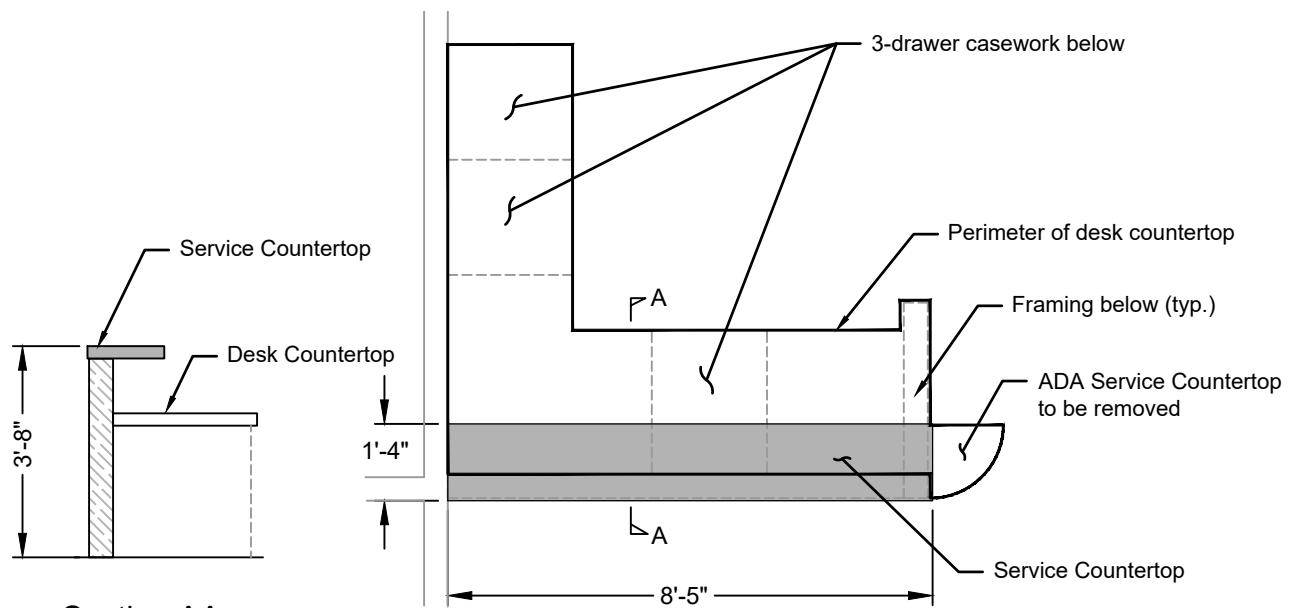
DESIGNER: J HALLENBECK

DRAWN: J HALLENBECK

CHECKED: C DAVIS

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Provide glazing returns or jambs per manufacturer's recommendation for attachments to walls as shown.