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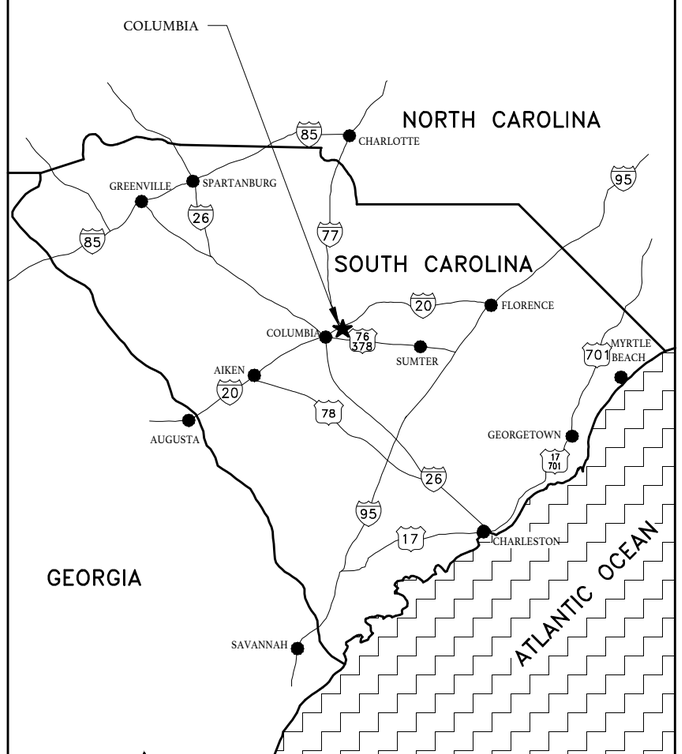
UNIVERSITY OF SOUTH CAROLINA

USC LIBRARY ANNEX - IMPLEMENT EXTERIOR REPAIRS

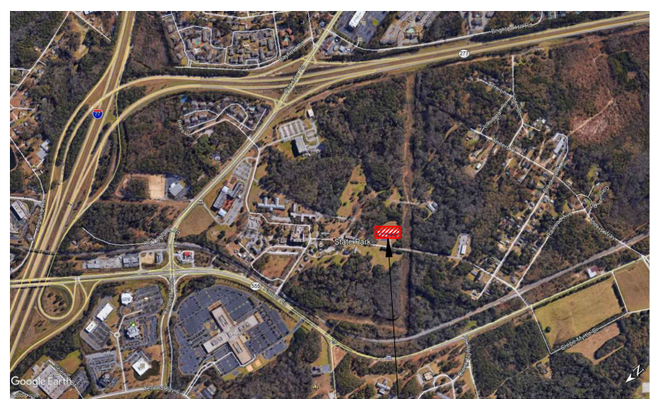
8500 FARROW ROAD
COLUMBIA, SOUTH CAROLINA

OWNER PROJECT NUMBER: FP00000324
BEE PROJECT NUMBER: 20026

The BUILDING ENVELOPE ENCLOSURE Group
1226 YEAMANS HALL ROAD, STE C
HANAHAN, SC 29410



VICINITY MAP



8500 FARROW RD

BUILDING LOCATION MAP

LEGEND

- SINGLE DOOR
- DOUBLE DOOR
- LOUVERS
- DEFICIENCY LOCATION
- L LIGHT FIXTURE

ABBREVIATIONS

A	ABANDONED
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
BIA	BRICK INDUSTRY ASSOCIATION
DS	DOWNSPOUT
EPDM	SINGLE PLY
ETC	ET CETERA
HVAC	HEAT/VENTILATION/AIR CONDITION
LB	POUND
MAX	MAXIMUM
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT
NRCA	NATIONAL ROOFING CONTRACTORS ASSOCIATION
O.C.	ON CENTER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ASSOCIATION
PVC	POLYVINYLCHLORIDE
RD	ROOF DRAIN
SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS ASSOCIATION, INC.
SWRI	SEALANT WATERPROOFING RESTORATION INSTITUTE
TYP	TYPICAL
VTR	VENT THRU ROOF
W/	WITH

DETAILS/SECTION IDENTIFIER

I — DETAIL/SECTION LABEL
R201 — SHEET SHOWN ON

DRAWING INDEX

W100	COVER SHEET
W101	GENERAL NOTES
W102	OVERALL COMPLEX PLAN
W103	AERIAL PLAN
W201	NORTH EAST & SOUTH WEST ELEVATIONS
W202	SOUTH EAST ELEVATION
W203	NORTH WEST ELEVATION
W301	DETAILS / SECTIONS
W302	DETAILS / SECTIONS
W303	DETAILS / SECTIONS
W304	DETAILS / SECTIONS
W305	DETAILS / SECTIONS

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COVER PAGE

W100

SHEET 1 OF 12

FINAL ABBREVIATED SCOPE OF WORK

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SCOPE OF WORK

A. THE BUILDING WILL REMAIN COMPLETELY FUNCTIONAL DURING THE CONSTRUCTION WORK AND SHALL BE FULLY PROTECTED AT ALL TIMES.

B. PROTECT ROOF SYSTEMS, EXTERIOR WALLS AND SURROUNDING GROUNDS FROM CONSTRUCTION, TRAFFIC AND WORK AT ALL TIMES.

C. BASE BID WORK INCLUDES COMPLETE REMOVAL AND REPLACEMENT OF ALL EXTERIOR SEALANT JOINTS, WIDENING OF SELECT SEALANT JOINTS, LIMITED CONCRETE REPAIRS AND WET SEAL/WET GLAZE ALL FENESTRATIONS NOT BEING REPLACED. ALSO INCLUDED IS MODIFICATION TO ONE OVERFLOW SCUPPER OVER LOADING DOCK AND CLEANING/CLEARING OUT FRENCH DRAIN AND PIPING AT LOADING DOCK.

D. ALTERNATE NUMBER 1 WORK INCLUDES COMPLETE REMOVAL AND REPLACEMENT OF THREE INSULATED STEEL DOORS INCLUDING ALL NEW HARDWARE, WEATHERSTRIPPING AND SEALS. ALSO REPLACE ONE STEEL DOOR WITH GLASS, TO SOLID STEEL DOOR.

E. UNIT PRICES AND AN ALLOWANCE ARE INCLUDED IN ACCORDANCE WITH THIS SPECIFICATION SECTION AND ARE TO BE INCLUDED IN THE BASE BID.

UNIT PRICE QUANTITIES

1. IN ACCORDANCE WITH SECTION 01 20 00, ABBREVIATED SCOPE OF WORK, THE CONTRACT DOCUMENTS INCLUDE WITHIN THE BASE BID SPECIFIC QUANTITIES.

2. THE SPECIFIC QUANTITIES ARE LISTED WITHIN THE INDIVIDUAL SPECIFICATION SECTIONS OF THIS PROJECT AND ARE INCLUDED ON THE BID FORM AS NOTED.

   A SINGLE UNIT PRICE WILL BE PROVIDED FOR EACH ITEM, TO BE USED AS AN 'ADD' OR 'DEDUCT', BASED ON ACTUAL FIELD CONDITIONS. ANY QUANTITY ABOVE OR BELOW THESE SPECIFIED AMOUNTS WILL RESULT IN AN 'ADD' OR 'DEDUCT' TO THE CONTRACT SUM BASED ON THE REQUIRED UNIT PRICES.

3. IN ACCORDANCE WITH SECTION 01 20 05, QUANTITIES, THE FOLLOWING DOCUMENTATION IS REQUIRED.
   - A. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL REPAIR UNIT PRICED QUANTITIES USED BASED ON CONTRACT REQUIREMENTS.
   - B. CONTRACTOR SHALL NOTIFY OWNER IN WRITING WHEN 80% OF QUANTITY IS USED FOR EACH UNIT PRICE ITEM.
   - C. OWNER IS NOT RESPONSIBLE FOR QUANTITIES WHICH EXCEED 80% UNLESS OWNER IS NOTIFIED IN WRITING PRIOR TO EXCEEDING THESE QUANTITIES, AND CONTRACTOR RECEIVES APPROVAL TO PROCEED.
   - D. PROVIDE PHOTOGRAPH OR VIDEOTAPE DOCUMENTATION OF REPAIRS AND ACTUAL QUANTITIES USED.
   - E. LOCATE QUANTITIES AND SHOW THEIR LOCATIONS ON DRAWINGS.
   - F. PROVIDE ACTUAL USED QUANTITIES ON EACH APPLICATION FOR PAYMENT REQUEST.

DEMOLITION NOTES

1. SEE SECTION 02 05 00, THE DEMOLITION AND REMOVAL OF THE SPECIFICATIONS.
2. REMOVE ALL EXISTING WORK / MATERIAL IN THEIR ENTIRETY DOWN TO THE ORIGINAL SUBSTRATES WITHIN THE SCOPE OF THIS WORK TO PERMIT COMPLETION OF ALL REPAIRS AND REPLACEMENTS.
3. REMOVE ALL MATERIALS, FLASHINGS AND ACCESSORIES AS NOTED, SPECIFIED OR REQUIRED TO COMPLETE THE WORK.
4. DISCONNECT AND REMOVE ALL MECHANICAL AND ELECTRICAL EQUIPMENT AS NECESSARY TO EFFECT WORK IN THE AREAS AND REINSTALL UPON COMPLETION OF WORK IN THE AREA TO MINIMIZE DOWN TIME. PROVIDE FOR EXTENSION AND MODIFICATION OF SERVICE, UTILITIES, INTERIOR COMPONENTS, AND ALL CONNECTIONS AS NECESSARY TO ACCOMMODATE NEW THICKNESS HEIGHTS AND LOCATIONS.
5. ANY CABLES, WIRES, SATELLITE OR MICROWAVE DISHES, ANTENNAS, AND MECHANICAL, ELECTRICAL COMPONENTS SHALL BE TEMPORARILY DISCONNECTED AND RECONNECTED BY QUALIFIED CRAFTSMEN. THIS INCLUDES ROOF AREAS, WALLS, FLASHINGS AND ADJACENT WALL AREAS.
6. ALL DEMOLITION SHALL ADHERE TO ANSI AND OSHA GUIDELINES, AND SECTION 01 20 00.
7. ANY LOCATIONS / CONDITIONS WHERE THE ABOVE REQUIREMENTS CANNOT BE MET, SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT / ENGINEER AND OWNER IMMEDIATELY.

CONSTRUCTION NOTES

1. SUBSTRATE SHALL BE INSPECTED AND REPAIRED AS SPECIFIED PRIOR TO SYSTEM INSTALLATION.
2. ALL REPAIR WORK SHALL BE IN STRICT CONFORMANCE WITH THE CONTRACT REQUIREMENTS, ANY CLARIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST ADDITION OF THE BELOW STANDARDS:
   - A. SEALANTS:

     SEALANTS, THE PROFESSIONALS GUIDE SWRI, 2013
3. ALL WORK SHALL BE CONDUCTED IN A SUBSTANTIAL WORKMANLIKE MANNER IN ACCORDANCE WITH SPECIFIED REQUIREMENTS.

PROTECTION NOTES

1. FACILITIES MAY BE OCCUPIED DURING CONSTRUCTION. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE FACILITY, CONTENTS, AND OCCUPANTS.
2. THE BUILDING SHALL BE WATERTIGHT AT THE END OF EACH DAY'S WORK AND WHEN INCLEMENT WEATHER THREATENS.
3. CONTRACTOR SHALL PROTECT THE BUILDING EXTERIOR AND GROUNDS INCLUDING SURFACES, GRASS, PLANTS, TREES, SHRUBS, AND OTHER LANDSCAPING. THE CONTRACTOR SHALL RETURN THE SITE AND ANY DAMAGED ITEMS TO ORIGINAL OR BETTER CONDITION.
4. ANY SURFACES STAINED, MARRED, OR DAMAGED BY THE WORK OF THE CONTRACTOR, THE CONTRACTOR SHALL RETURN THE SITE AND ANY DAMAGED ITEMS OF THE SITE OR FACILITY TO ORIGINAL OR BETTER CONDITION AND MATCH ADJACENT SURFACES.
5. APPLICATIONS / INSTALLATIONS WHICH MAY AFFECT ADJACENT FACILITIES, CARS OR PEDESTRIANS MUST BE PLANNED AND COORDINATED TO ENSURE NO DAMAGE OCCURS.

GENERAL NOTES

1. PRIOR TO PERFORMING WORK, CONTRACTOR SHALL INSPECT SUBSTRATE CONDITIONS. PROVIDE FOR THE SAFETY AND PROTECTION OF WORKERS AND OCCUPANTS THROUGHOUT THE COURSE OF WORK.
2. ALL BUILDING DIMENSIONS, EXISTING CONDITIONS, ITEM LOCATIONS, AND SIZE AND QUANTITY OF PENETRATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BID.
3. LAYDOWN / STORAGE AREA IS LIMITED AND SHALL BE AS APPROVED BY THE OWNER.
4. SITE SHALL BE CLEANED ON A DAILY BASIS AND SECURED AT THE END OF EACH WORK DAY.
5. BUILDING ACCESS SHALL BE COORDINATED WITH THE OWNER AND SHALL BE ONLY AS REQUIRED TO ACCOMPLISH CONTRACT WORK.
6. SCAFFOLDING, STAIR TOWERS, AND SWING STAGES SHALL ADHERE TO ALL SAFETY STANDARDS AND ANY MODIFICATIONS TO THE FACILITY FOR THOSE ITEMS, SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
7. ALL ACCESS/EQUIPMENT SHALL BE SECURED AT THE END OF EACH WORK DAY.

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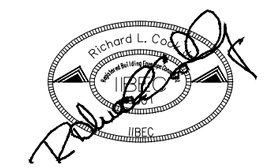

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REVISION:	

GENERAL NOTES

W101

FINAL ABBREVIATED SCOPE OF WORK

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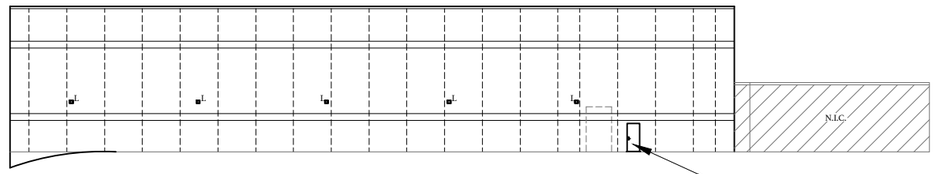
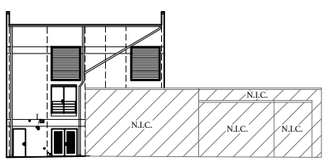
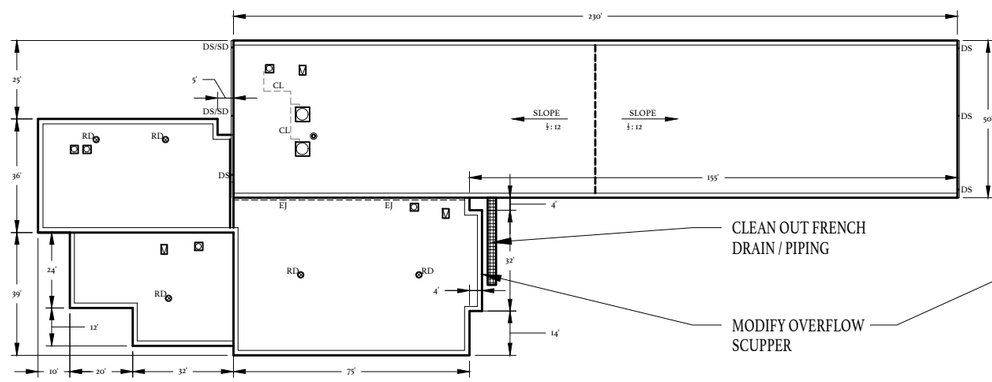


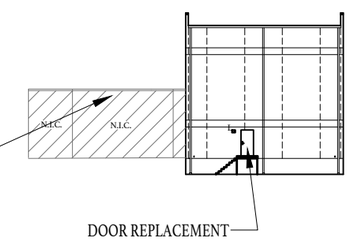
SOUTHEAST ELEVATION



NORTHEAST ELEVATION



ROOF PLAN



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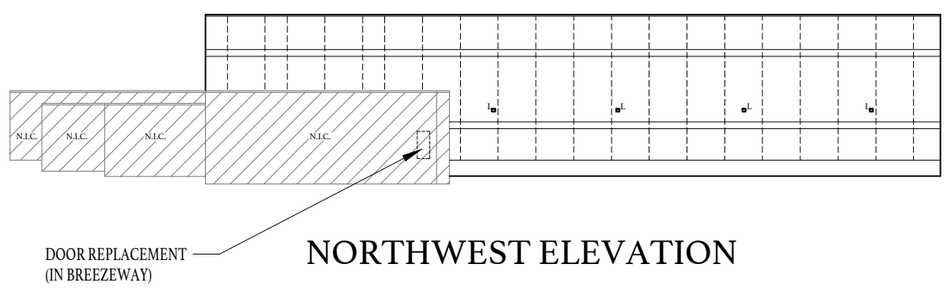

NORTHWEST ELEVATION

OVERALL COMPLEX PLAN

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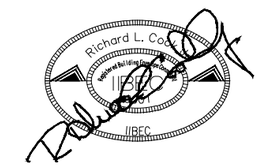

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OVERALL COMPLEX PLAN

W102

SHEET 3 OF 12

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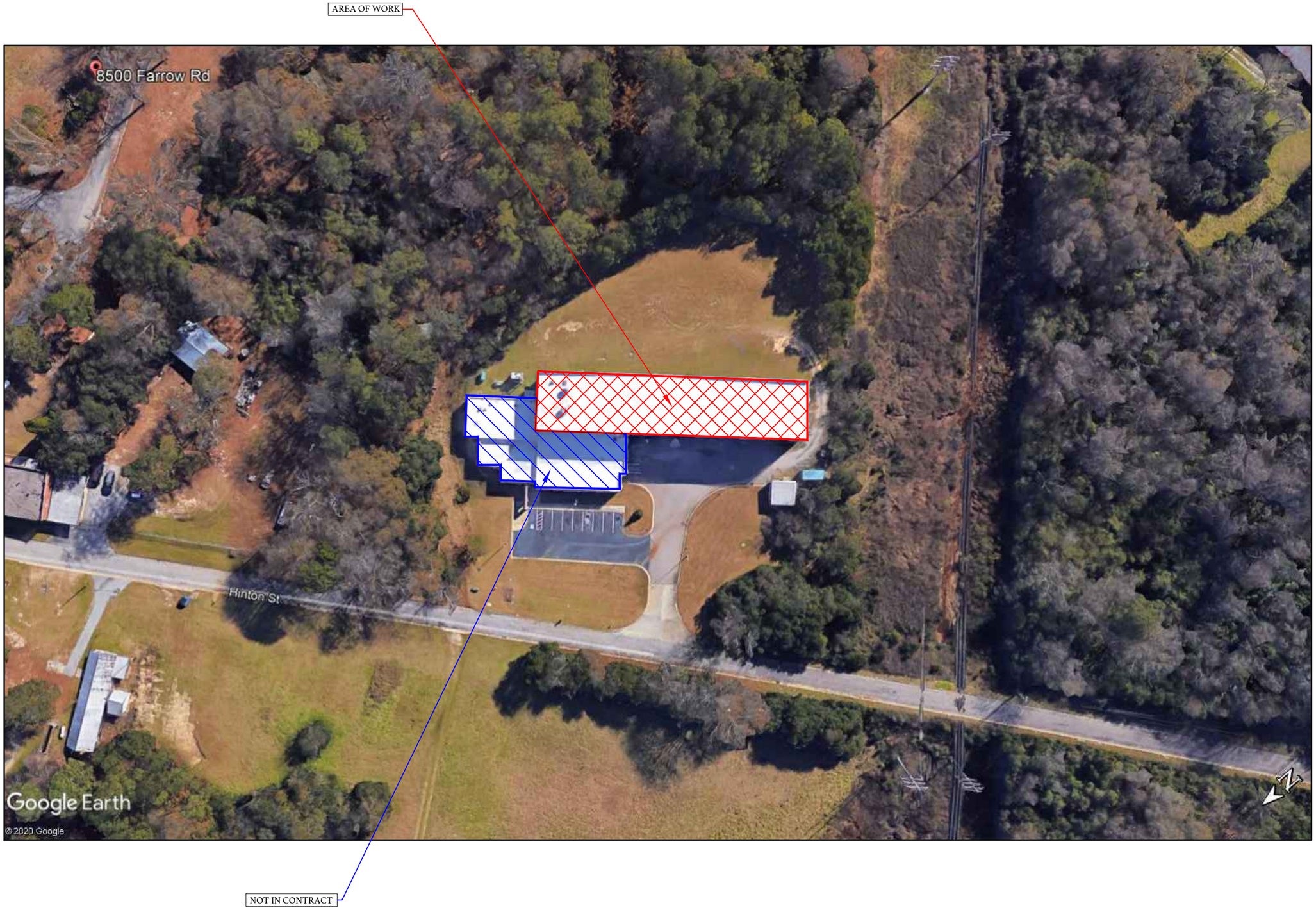

AERIAL PLAN

FINAL ABBREVIATED SCOPE OF WORK

The BUILDING ENVELOPE ENCLOSURE Group
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HANAHAN, SC 29410

Richard L. Cobb
IIBEC

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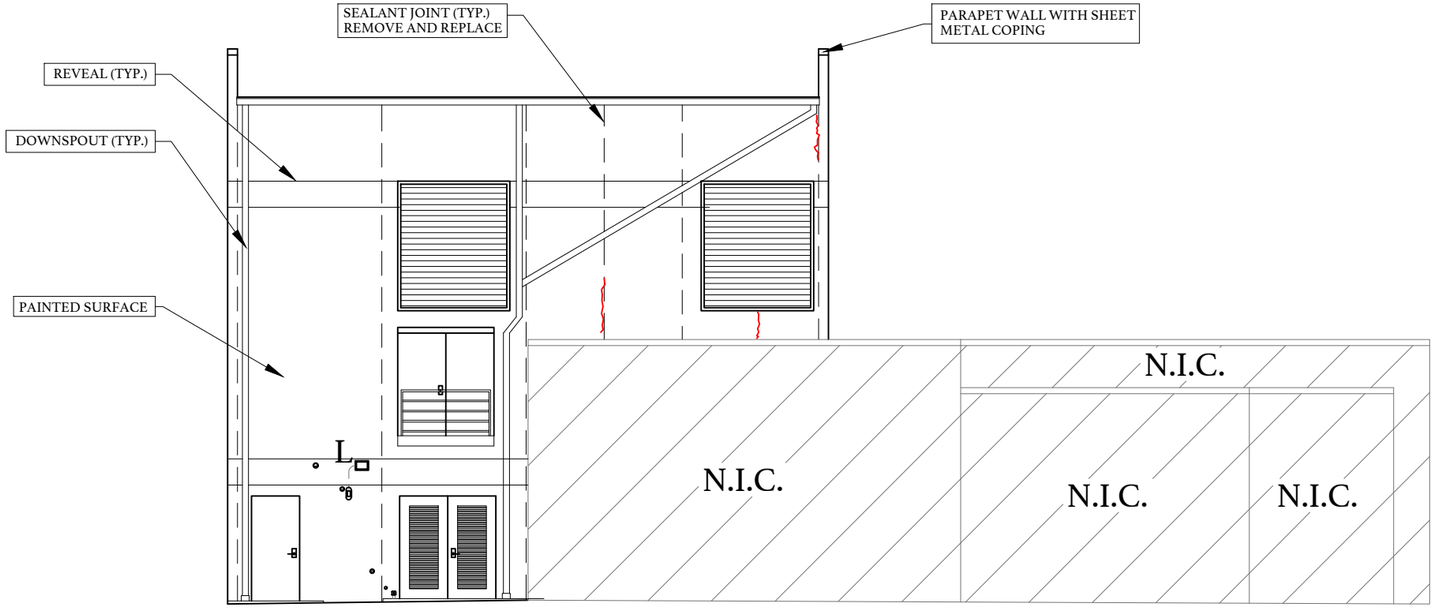
AERIAL PLAN

W103

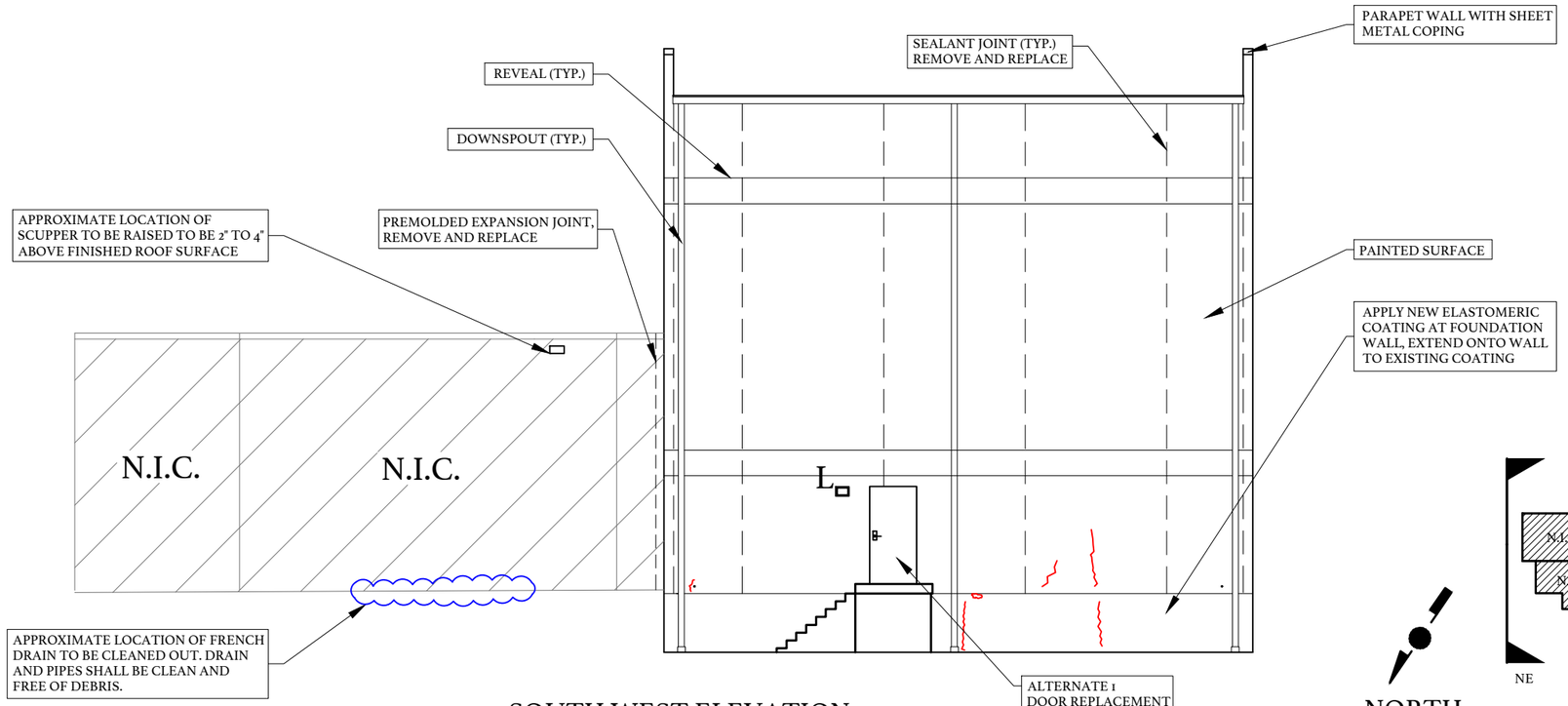
SHEET 4 OF 12



NORTH EAST ELEVATION
(PAINTED ELEVATION)

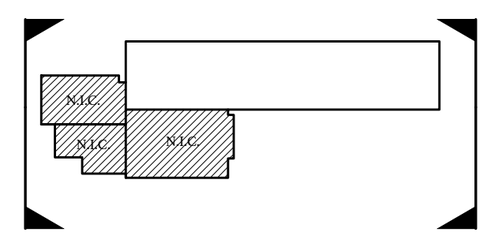
WORK NOTES:

1. INSPECT, SOUND, CLEAN, AND REPAIR ALL CONCRETE SURFACES AT DESIGNATED BUILDINGS.
2. PREPARE, PRIME, AND PROVIDE ELASTOMERIC WALL COATING AT FOUNDATION WALL.
3. COMPLETE REMOVAL OF ALL EXTERIOR SEALANT JOINTS OF DESIGNATED BUILDING AND REPLACEMENT WITH DOUBLE JOINT DETAIL AT ALL PANELS.
4. ALSO PROVIDE ALL NEW SEALANT JOINTS AT TERMINATIONS, PENETRATIONS, AND FENESTRATIONS.
5. MISCELLANEOUS OTHER WORK AS NOTED ON DRAWINGS.



SOUTH WEST ELEVATION
(PAINTED ELEVATION)

NORTH ARROW



KEY PLAN

NOT TO SCALE

The BUILDING ENVELOPE ENCLOSURE Group
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NORTH EAST & SOUTH WEST ELEVATIONS

W201

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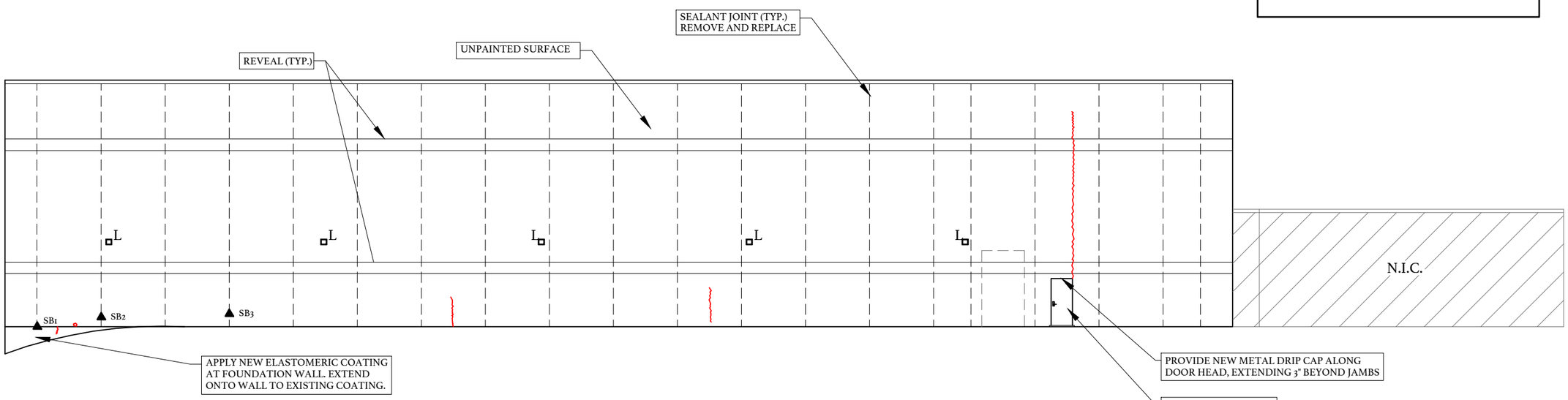
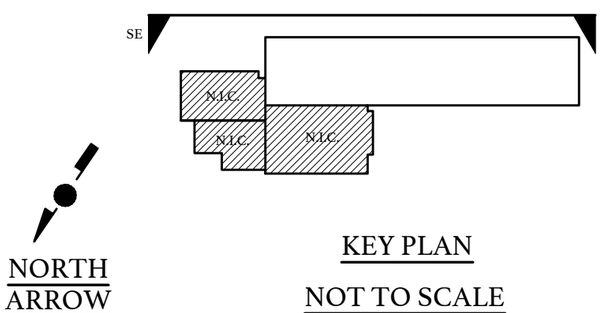


SOUTH EAST ELEVATION
(UNPAINTED ELEVATION)



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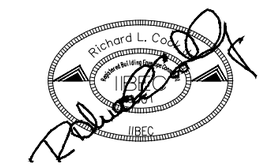

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SOUTH EAST ELEVATION

W202

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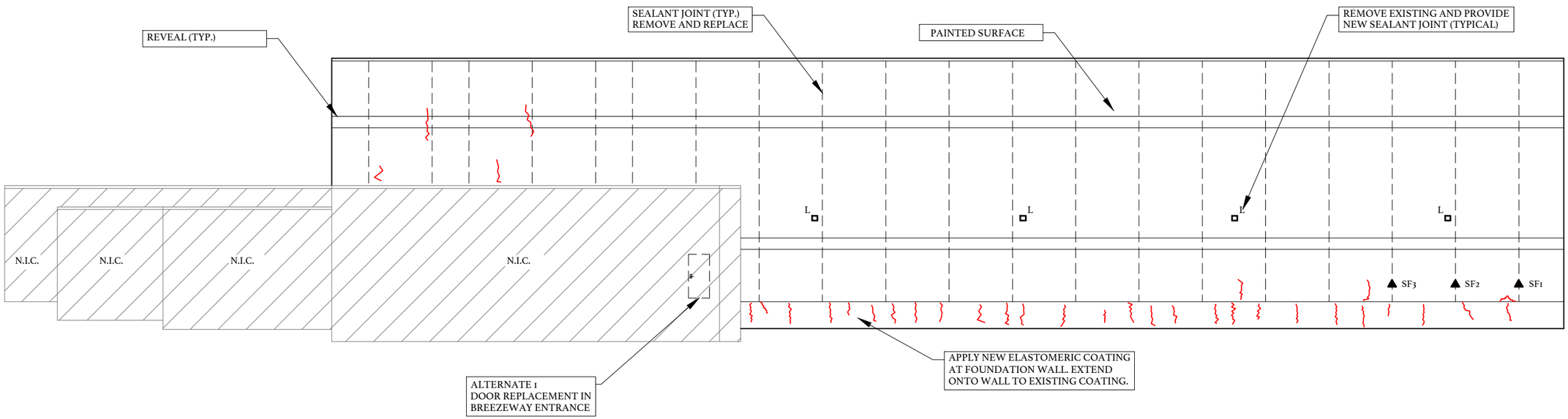
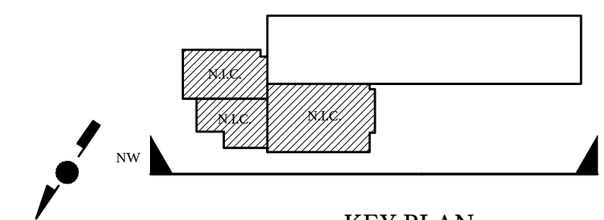


NORTH WEST ELEVATION
(PAINTED ELEVATION)



NORTH ARROW

KEY PLAN

NOT TO SCALE

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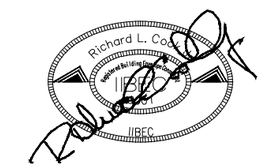

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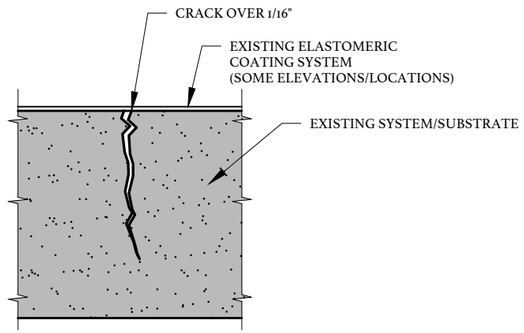
NORTH WEST ELEVATION

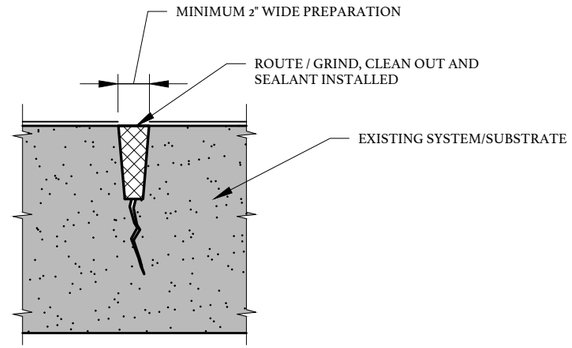
W203

SHEET 7 OF 12



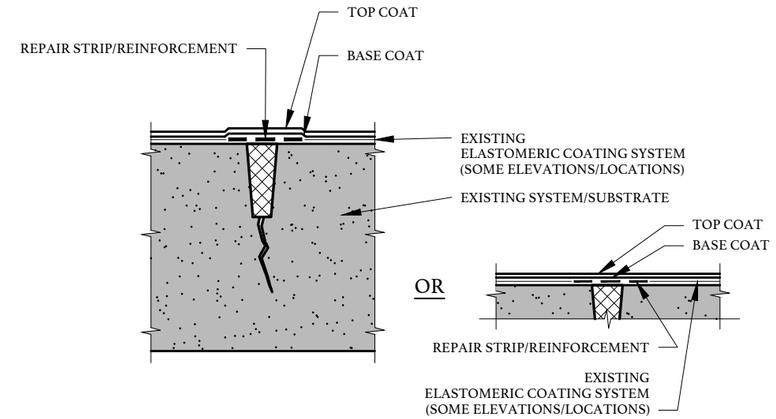
EXISTING CRACK

STEP ONE



PREPARE CRACK / CLEAN OUT

STEP TWO

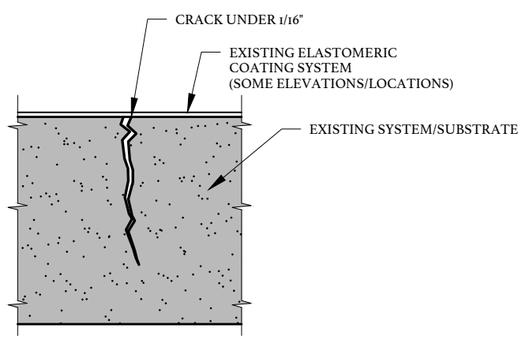


PROVIDE CRACK REPAIR COATING SYSTEM

STEP THREE

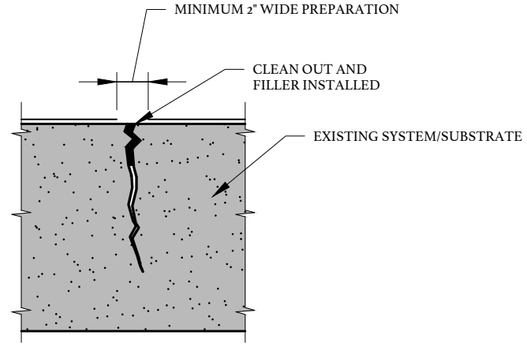
1 / W301 CRACK REPAIR GREATER THAN 1/16" AND WALL COATING SYSTEM APPLICATION

NOT TO SCALE (TYPICAL)



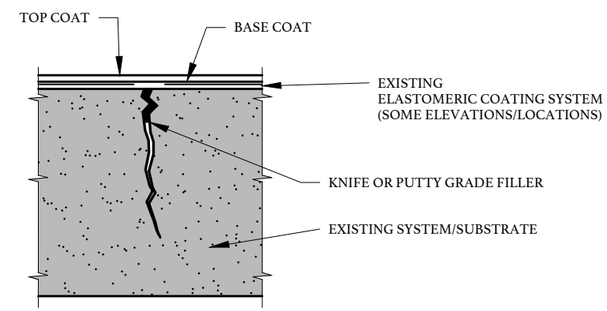
EXISTING CRACK

STEP ONE



PREPARE CRACK / CLEAN OUT

STEP TWO



PROVIDE CRACK REPAIR COATING SYSTEM

STEP THREE

2 / W301 CRACK REPAIR LESS THAN 1/16" REPAIRS W/ WALL COATING SYSTEM APPLICATION

NOT TO SCALE (TYPICAL)

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The BUILDING ENVELOPE ENCLOSURE Group
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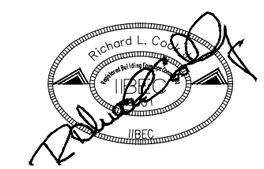
HANAHAN, SC 29410



UNIVERSITY OF SOUTH CAROLINA
USC LIBRARY ANNEX -
IMPLEMENT EXTERIOR REPAIRS
OWNER PROJECT NUMBER: FP00000324
BEE PROJECT NUMBER: 20026
8500 FARROW RD
COLUMBIA, SOUTH CAROLINA

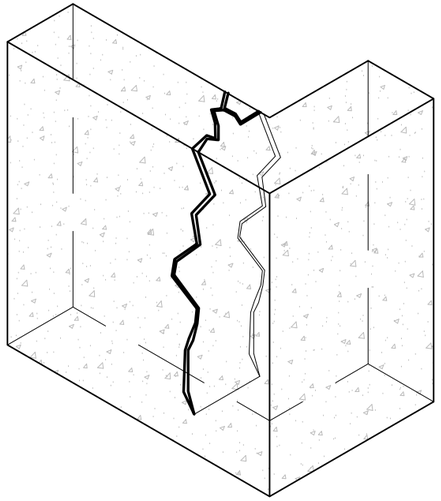
DATE:	06/15/2020
BEE PROJECT #:	20026
DESIGNED:	RLC
CHECKED:	DMV
DRAWN:	IPO
REVISION:	

DETAILS / SECTIONS

W301

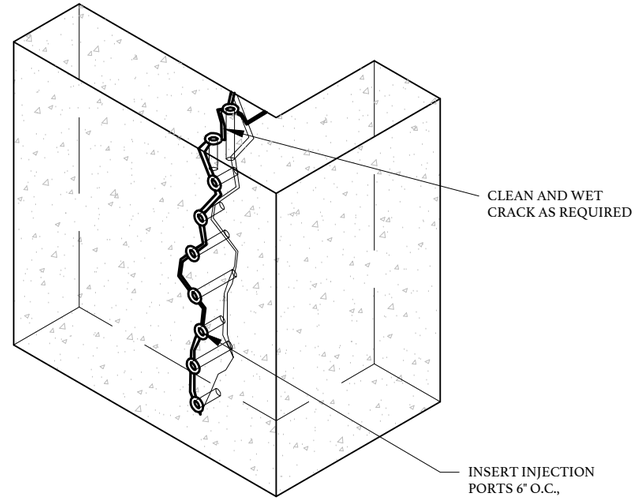
SHEET 8 OF 12

FINAL ABBREVIATED SCOPE OF WORK



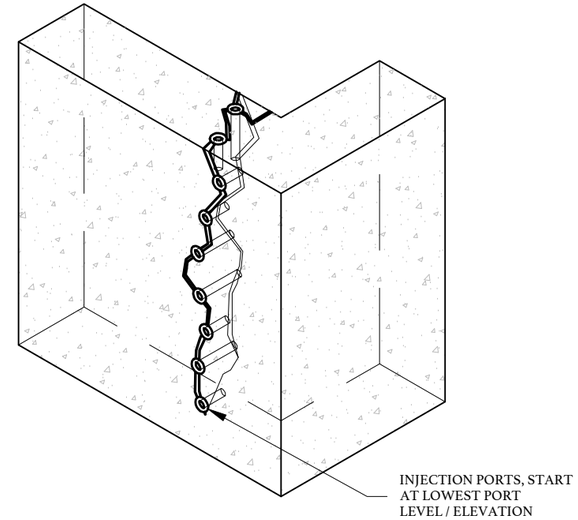
EXISTING CRACK IN SUBSTRATE

STEP ONE



PREPARE CRACK IN SUBSTRATE

STEP TWO

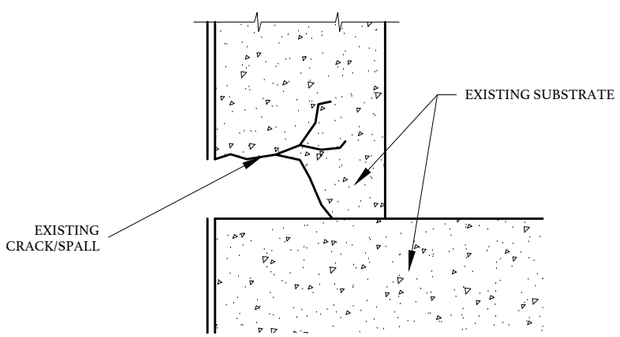


REPAIR CRACKS IN SUBSTRATE

STEP THREE

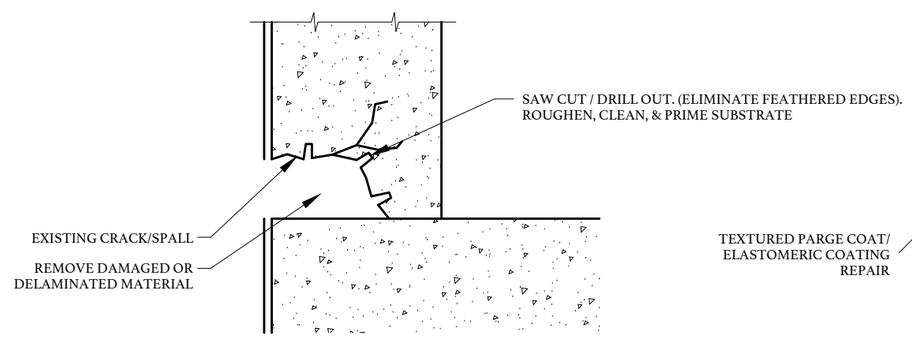
3 / W302 EPOXY IN CONCRETE (FOR FULL DEPTH CRACKS IN VERTICAL SURFACES)

NOT TO SCALE (TYPICAL)



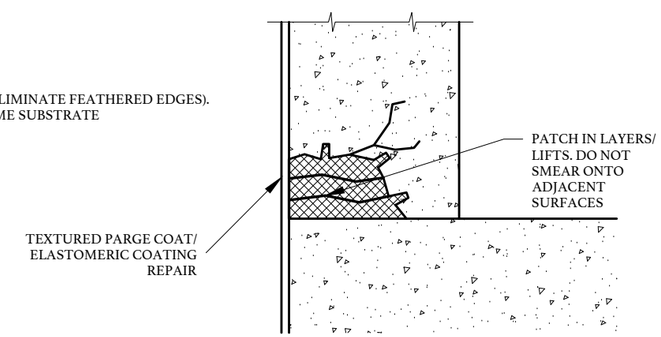
EXISTING CRACK IN SUBSTRATE

STEP ONE



PREPARE, SAW CUT / DRILL & CLEAN OUT

STEP TWO



PROVIDE PATCH

STEP THREE

4 / W302 WALL/FOUNDATION (EXTERIOR SIDE)

NOT TO SCALE (TYPICAL)

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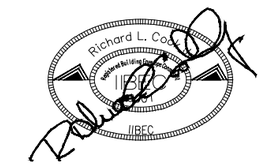
The BUILDING ENVELOPE ENCLOSURE Group
1226 YEAMANS HALL ROAD, STE C
HANAHAN, SC 29410



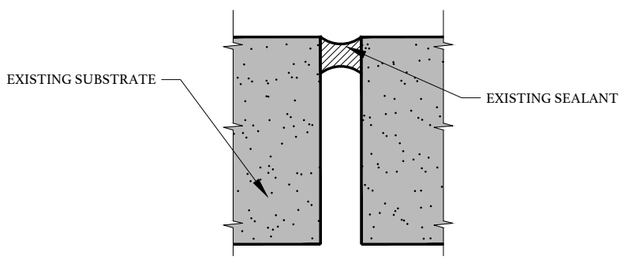
UNIVERSITY OF SOUTH CAROLINA
USC LIBRARY ANNEX - IMPLEMENT EXTERIOR REPAIRS
OWNER PROJECT NUMBER: FP00000324
BEE PROJECT NUMBER: 20026
8500 FARROW RD
COLUMBIA, SOUTH CAROLINA

DATE:	06/15/2020
BEE PROJECT #:	20026
DESIGNED:	RLC
CHECKED:	DMV
DRAWN:	IPO
REVISION:	

DETAILS / SECTIONS

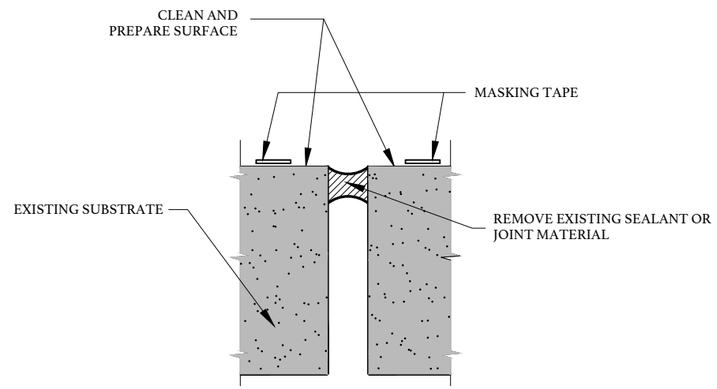
W302

FINAL ABBREVIATED SCOPE OF WORK



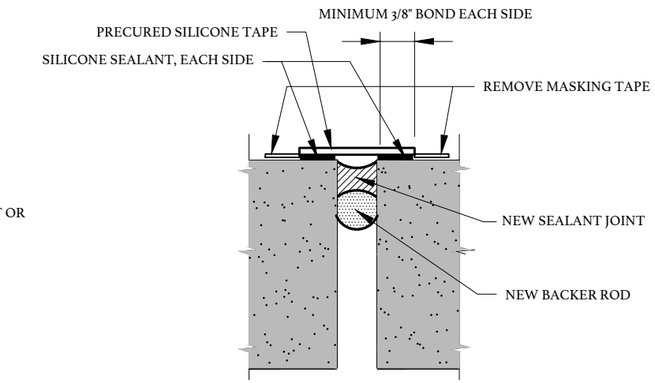
EXISTING JOINT

STEP ONE



PREPARE JOINT

STEP TWO

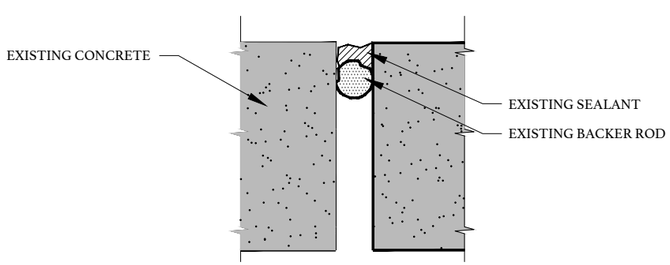


REPAIR JOINT

STEP THREE

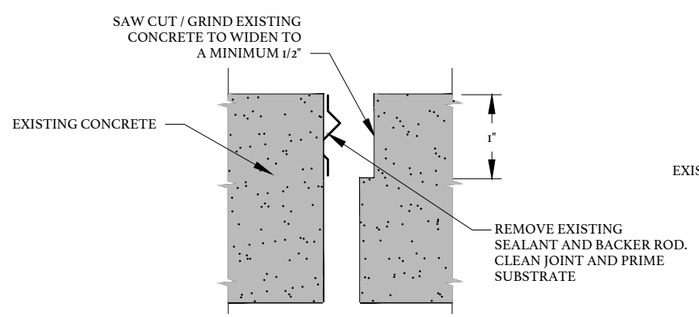
5 / W303 PREFORMED BRIDGE JOINT REPAIR

NOT TO SCALE TYPICAL



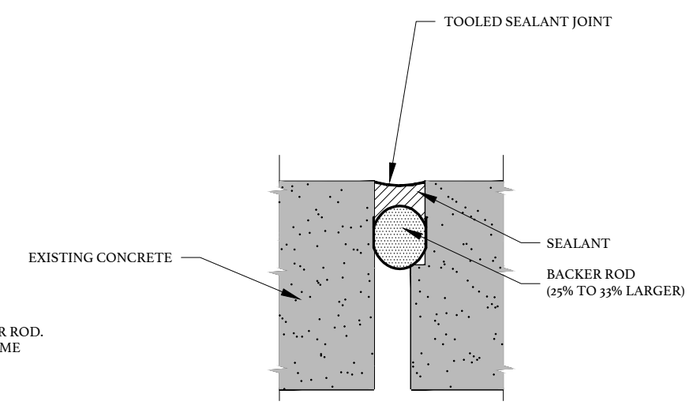
EXISTING SEALANT JOINT

STEP ONE



PREPARE SEALANT JOINT

STEP TWO



REPAIR SEALANT JOINT

STEP THREE

6 / W303 WIDEN SEALANT JOINT (CONCRETE)

NOT TO SCALE TYPICAL

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The BUILDING ENVELOPE ENCLOSURE Group
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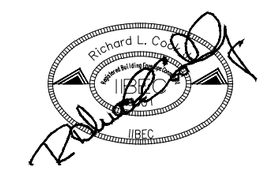
HANAHAN, SC 29410



UNIVERSITY OF SOUTH CAROLINA

USC LIBRARY ANNEX - IMPLEMENT EXTERIOR REPAIRS

OWNER PROJECT NUMBER: FP00000324
BEE PROJECT NUMBER: 20026
8500 FARROW RD
COLUMBIA, SOUTH CAROLINA

DATE:	06/15/2020
BEE PROJECT #:	20026
DESIGNED:	RLC
CHECKED:	DMV
DRAWN:	IPO
REVISION:	

DETAILS / SECTIONS

W303

FINAL ABBREVIATED SCOPE OF WORK

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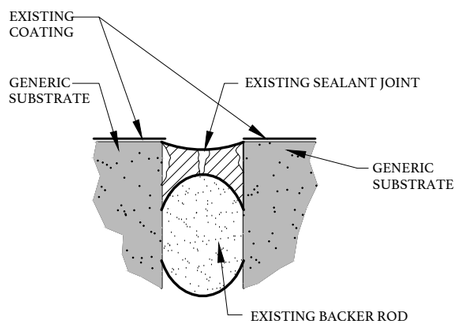
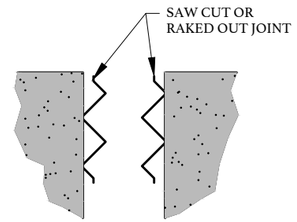


EXISTING STANDARD JOINT

STEP ONE

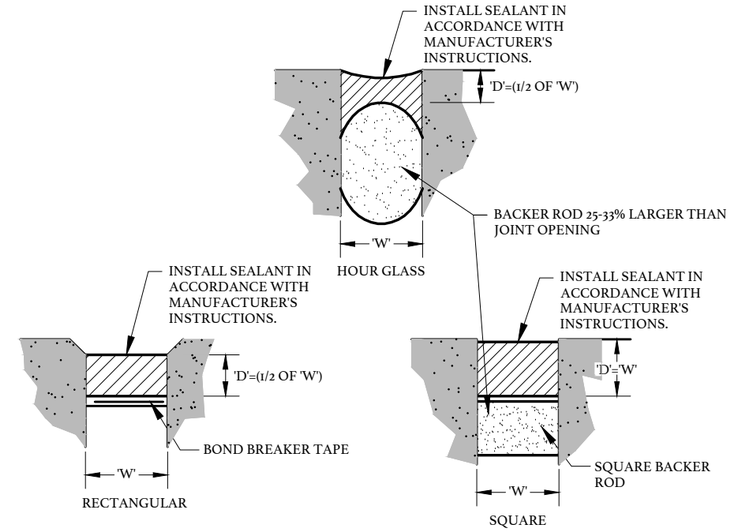


NOTES:

1. A SEALANT IS NO BETTER THAN THE SURFACE TO WHICH IT IS ATTACHED. PROPER PREPARATION IS CRITICAL.
2. THE MANUFACTURERS INSTRUCTIONS MUST BE CAREFULLY FOLLOWED TO OBTAIN PROPER SEALANT ADHESION.
3. ADHERE TO THE JOINT DESIGN AND APPLICATION REQUIREMENTS.

PREPARE STANDARD JOINT

STEP TWO



PROVIDE STANDARD JOINT OPTIONS

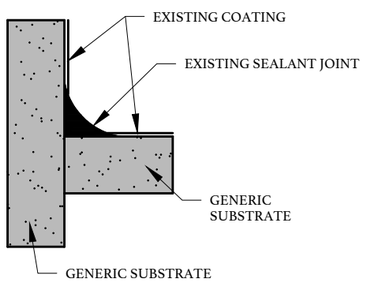
STEP THREE

NOTES:

1. EXISTING CONDITIONS WILL DICTATE TYPE OF STANDARD JOINT SPACE(SHOWN ABOVE) TO BE USED.

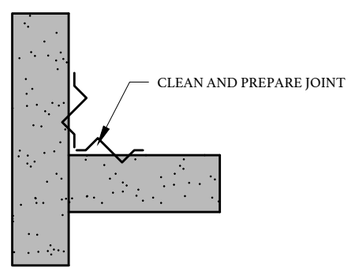
7 / W304 STANDARD JOINT DETAIL

NOT TO SCALE (TYPICAL)



EXISTING CORNER/FILLET JOINT

STEP ONE

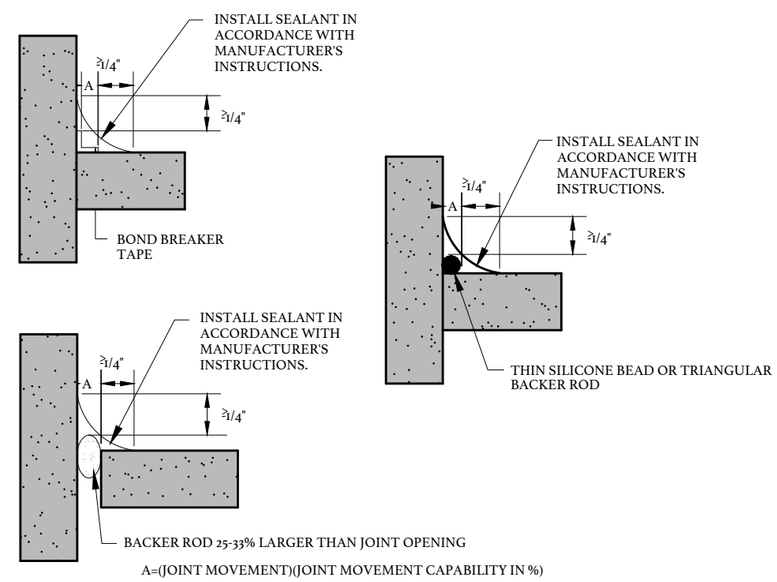


NOTES:

1. A SEALANT IS NO BETTER THAN THE SURFACE TO WHICH IT IS ATTACHED. PROPER PREPARATION IS CRITICAL.
2. THE MANUFACTURERS INSTRUCTIONS MUST BE CAREFULLY FOLLOWED TO OBTAIN PROPER SEALANT ADHESION.
3. ADHERE TO THE JOINT DESIGN AND APPLICATION REQUIREMENTS.
4. CONTRACTOR OPTIONS FOR BOND BREAKER/BACKER ROD FOR CORNER/FILLET JOINT.

PREPARE CORNER/FILLET JOINT

STEP TWO



PROVIDE CORNER/FILLET JOINT OPTIONS

STEP THREE

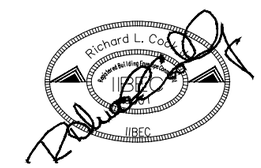
NOTES:

1. SEALANT SHALL BE MINIMUM OF 1/4" THICK.

8 / W304 CORNER/FILLET JOINT

NOT TO SCALE (TYPICAL)

The BUILDING ENVELOPE ENCLOSURE Group
1226 YEAMANS HALL ROAD, STE C
HANAHAN, SC 29410



UNIVERSITY OF SOUTH CAROLINA

USC LIBRARY ANNEX - IMPLEMENT EXTERIOR REPAIRS

OWNER PROJECT NUMBER: FP0000324
BEE PROJECT NUMBER: 20026

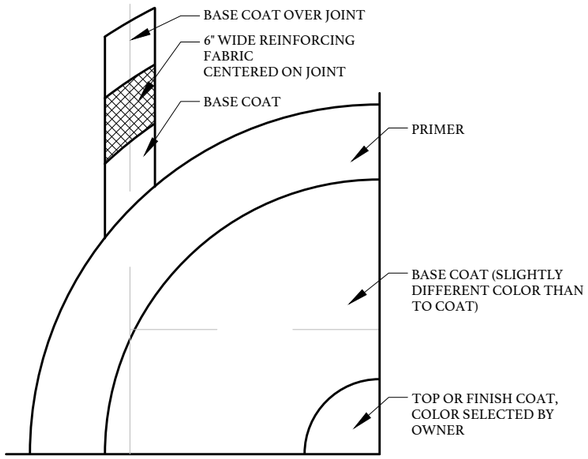
8500 FARROW RD
COLUMBIA, SOUTH CAROLINA

DATE:	06/15/2020
BEE PROJECT #:	20026
DESIGNED:	RLC
CHECKED:	DMV
DRAWN:	IPO
REVISION:	

DETAILS / SECTIONS

W304

SHEET 11 OF 12

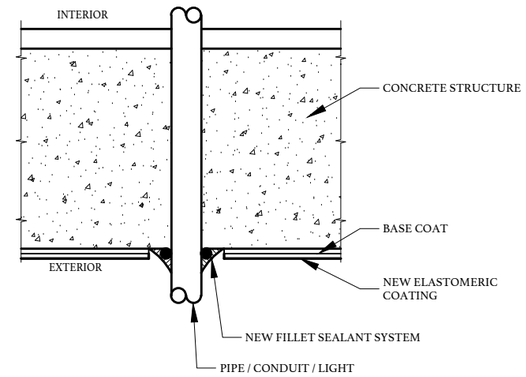


NOTES:

1. PREPARE ALL EXTERIOR SURFACES IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS.
2. WORK INCLUDES WALL REPAIRS AND COATING SYSTEM ON THE SELECT AREAS OF THE EXTERIOR FOUNDATION WALLS FOR THE BASE BID.

9 / W305 ELASTOMERIC COATING SYSTEM

NOT TO SCALE (TYPICAL)

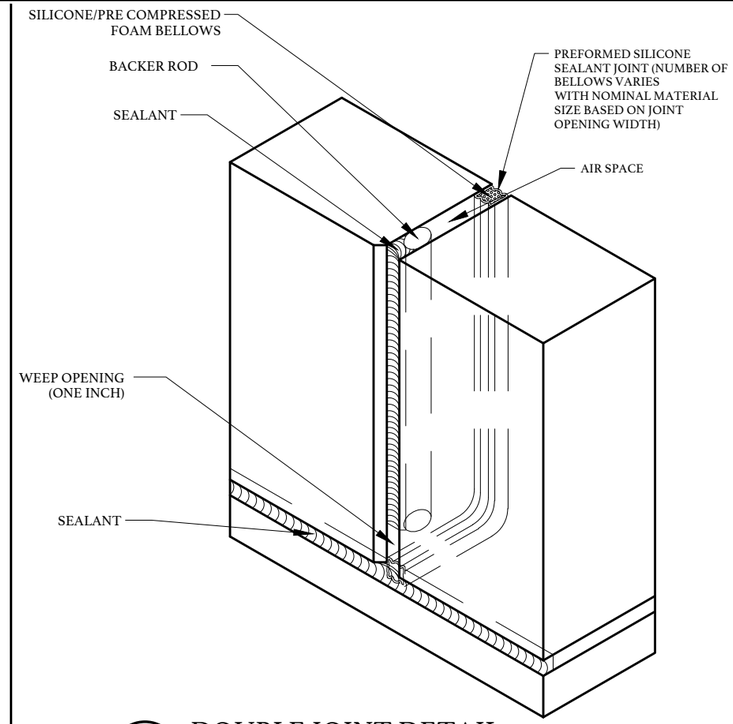


NOTES:

1. INCLUDES PIPES, CONDUITS, RAILS, LANTERNS, PHOTO-ELECTRIC EYES, FIRE ALARMS ON EXTERIOR OF BUILDING.
2. LESS THAN 4" DIAMETER, AND ALL ELECTRICAL ITEMS.

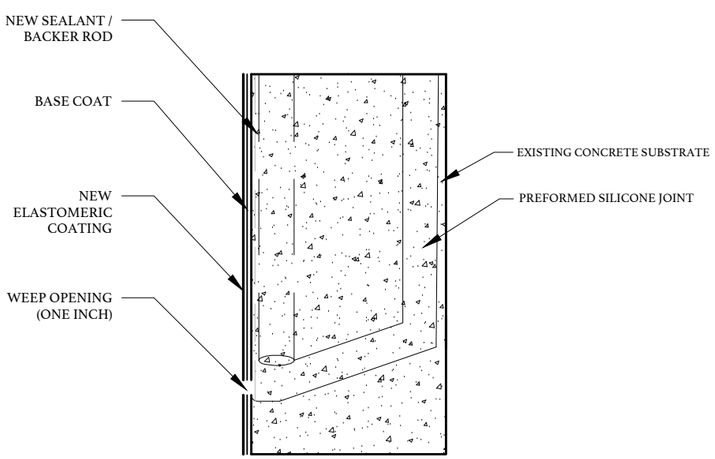
10 / W305 SMALL PENETRATION THRU CONCRETE DETAIL

NOT TO SCALE (TYPICAL)



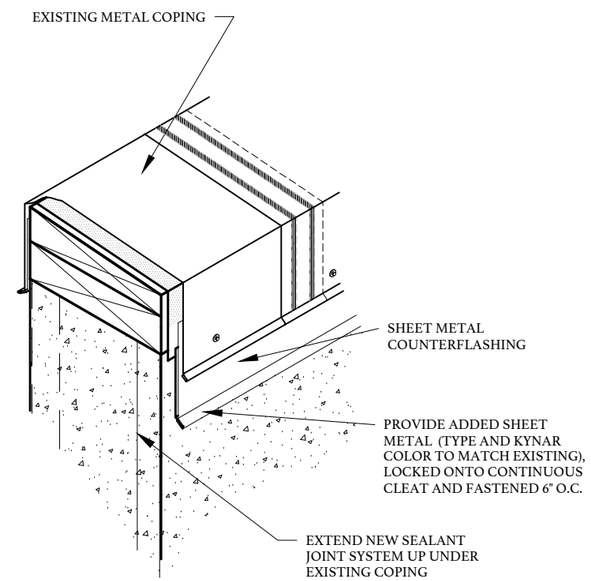
11 / W305 DOUBLE JOINT DETAIL

NOT TO SCALE (TYPICAL)



12 / W305 DOUBLE JOINT SECTION DETAIL

NOT TO SCALE (TYPICAL)



13 / W305 COPING DETAIL

NOT TO SCALE (TYPICAL)

INTENTIONALLY LEFT BLANK

14 / W305 NOT USED

The BUILDING ENVELOPE ENCLOSURE Group
1226 YEAMANS HALL ROAD, STE C
HANAHAN, SC 29410

Richard L. Co... IIBEC

UNIVERSITY OF SOUTH CAROLINA
USC LIBRARY ANNEX - IMPLEMENT EXTERIOR REPAIRS
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DRAWN:	IPO
REVISION:	

DETAILS / SECTIONS

W305

SHEET 12 OF 12

FINAL ABBREVIATED SCOPE OF WORK

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