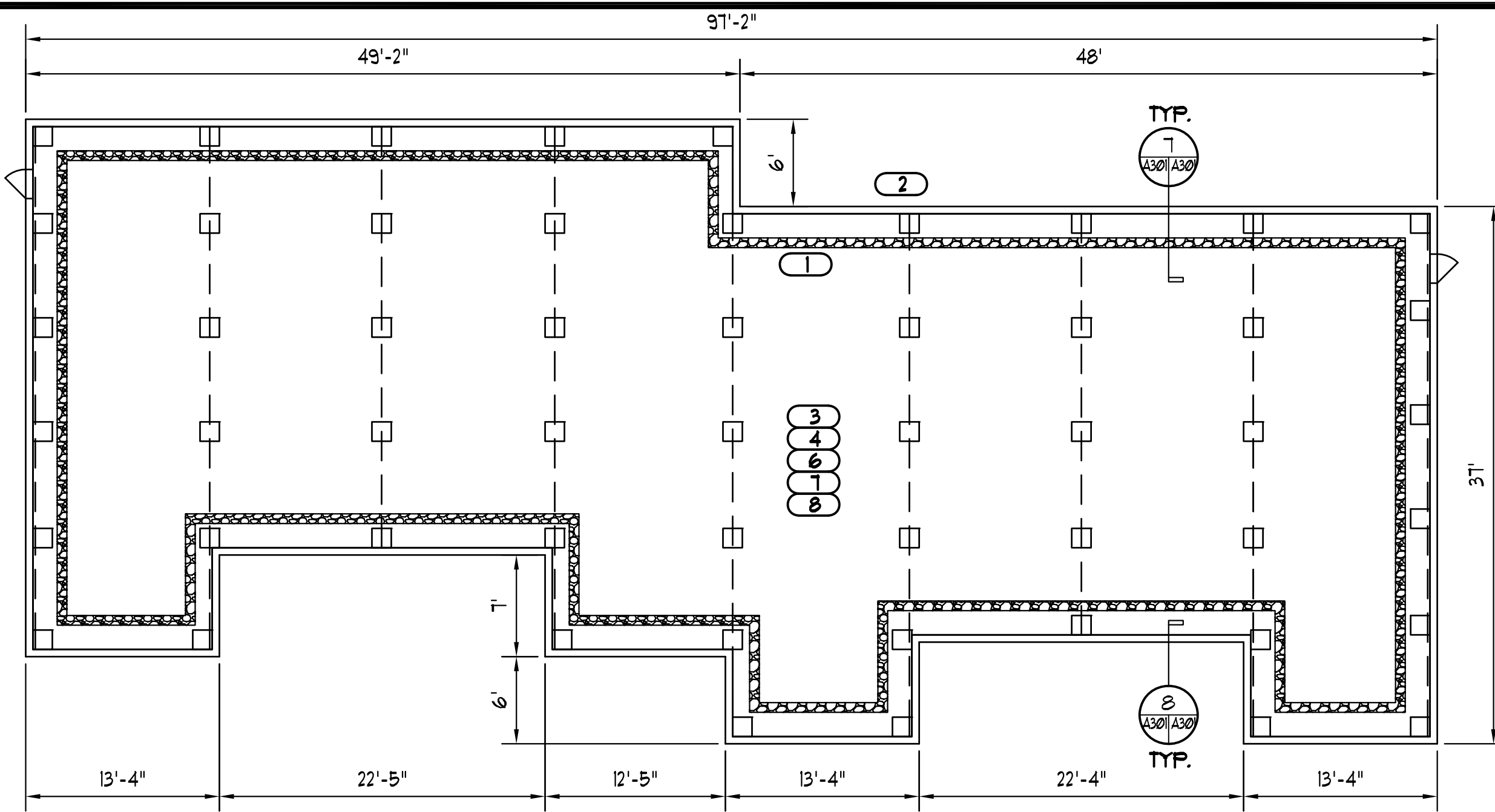
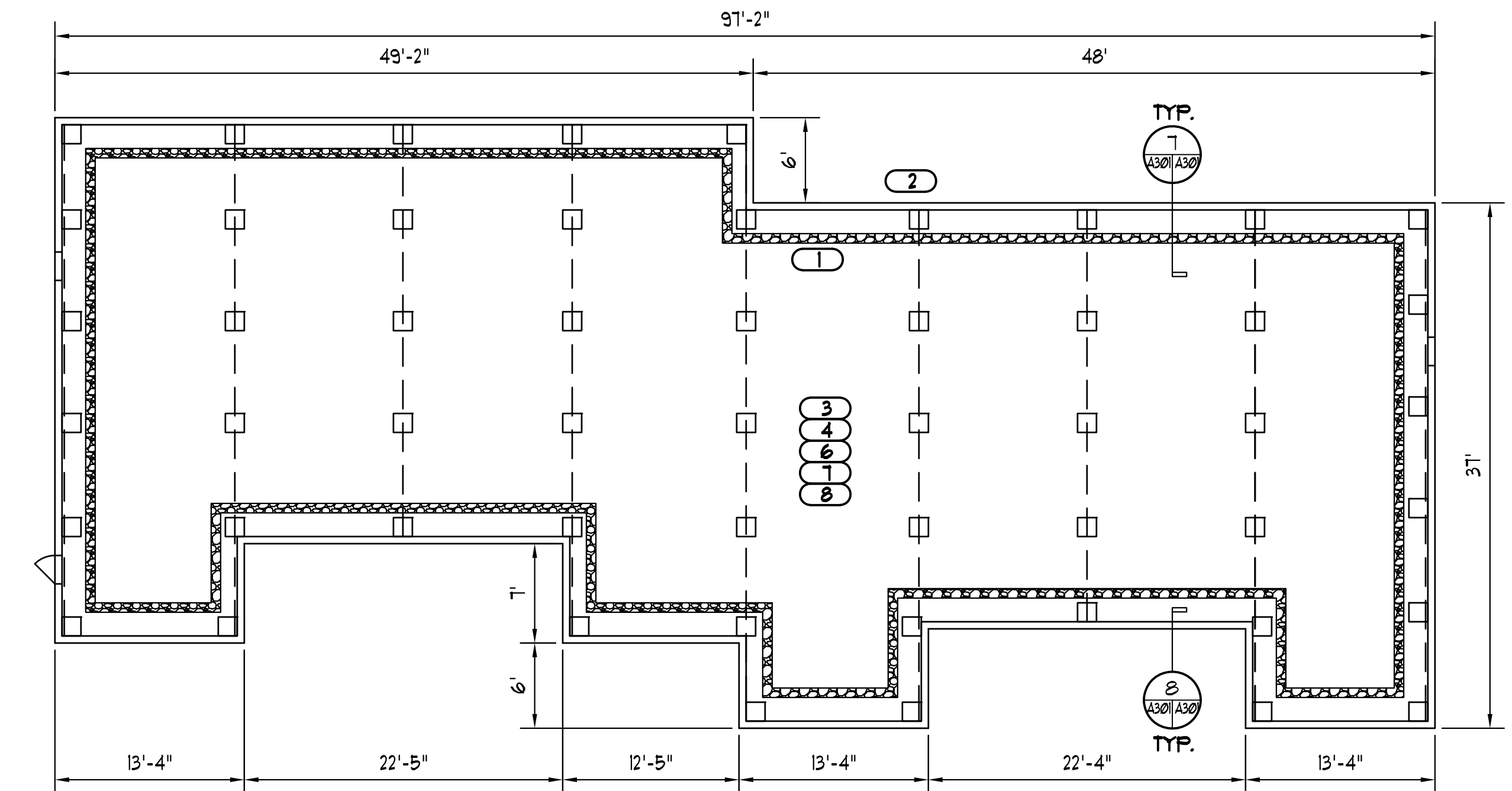


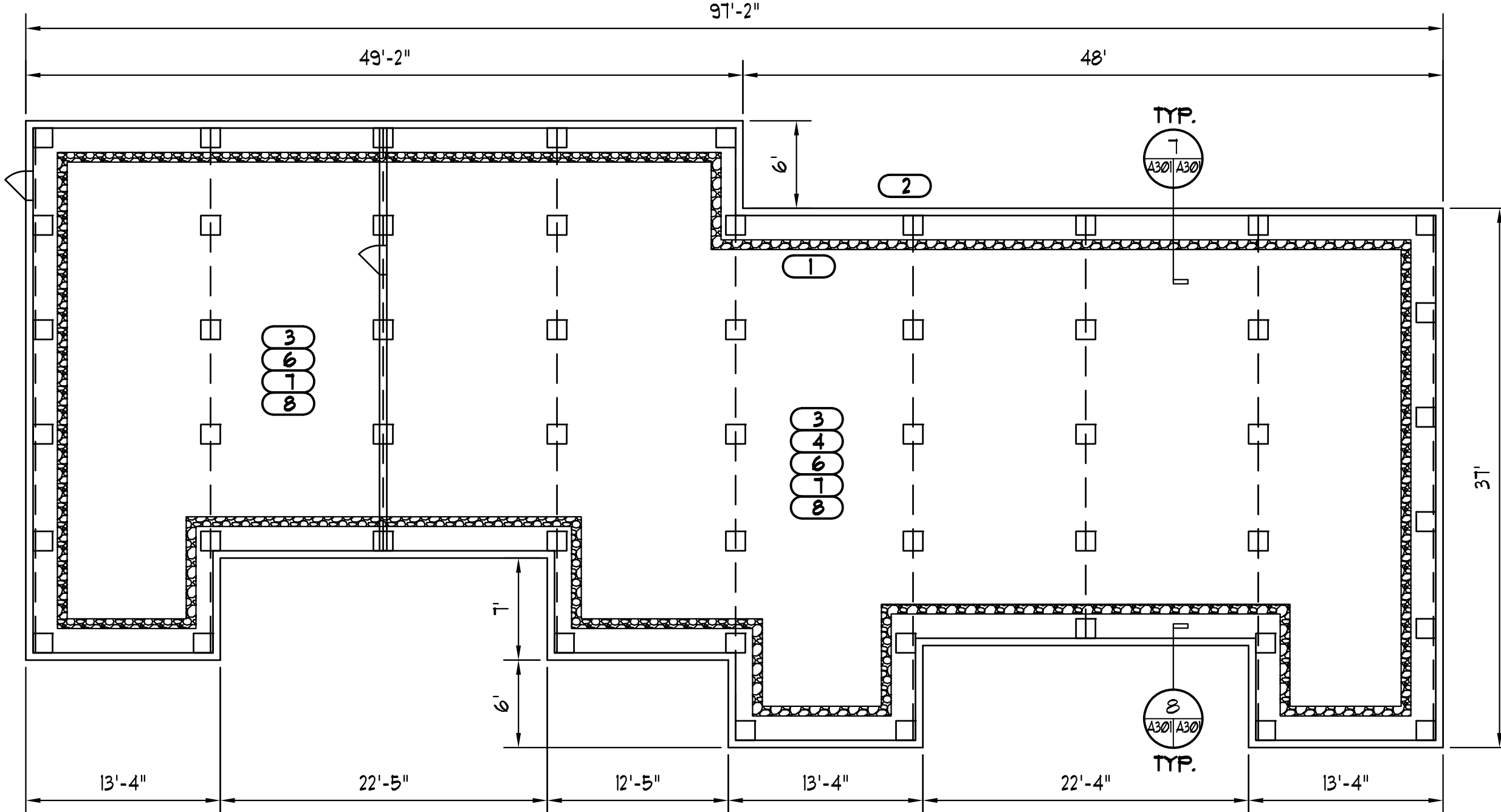
**VILLA #1 CRAWLSPACE**  
SCALE 1/8" = 1'-0"



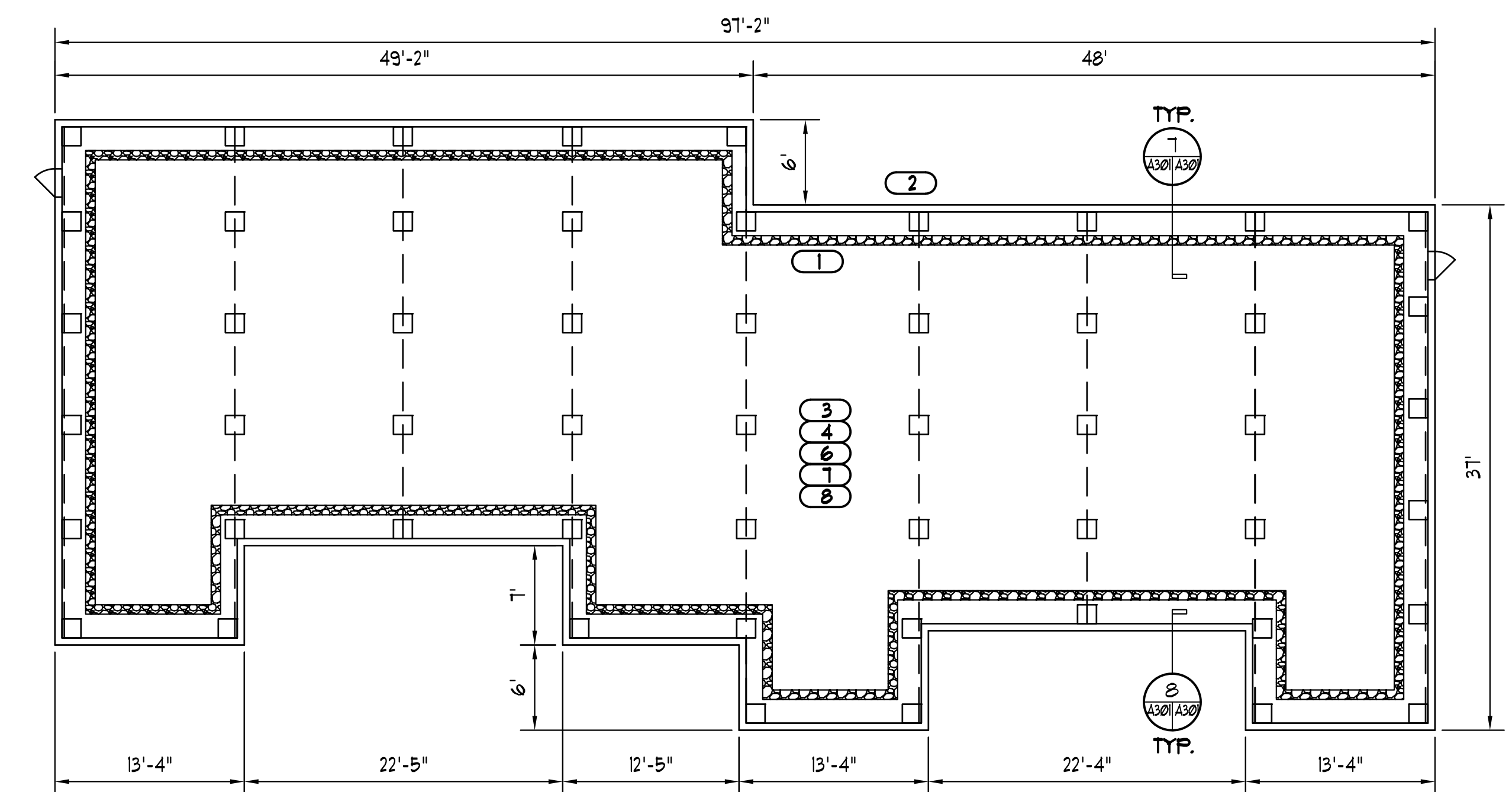
**VILLA #4 CRAWLSPACE**  
SCALE 1/8" = 1'-0"



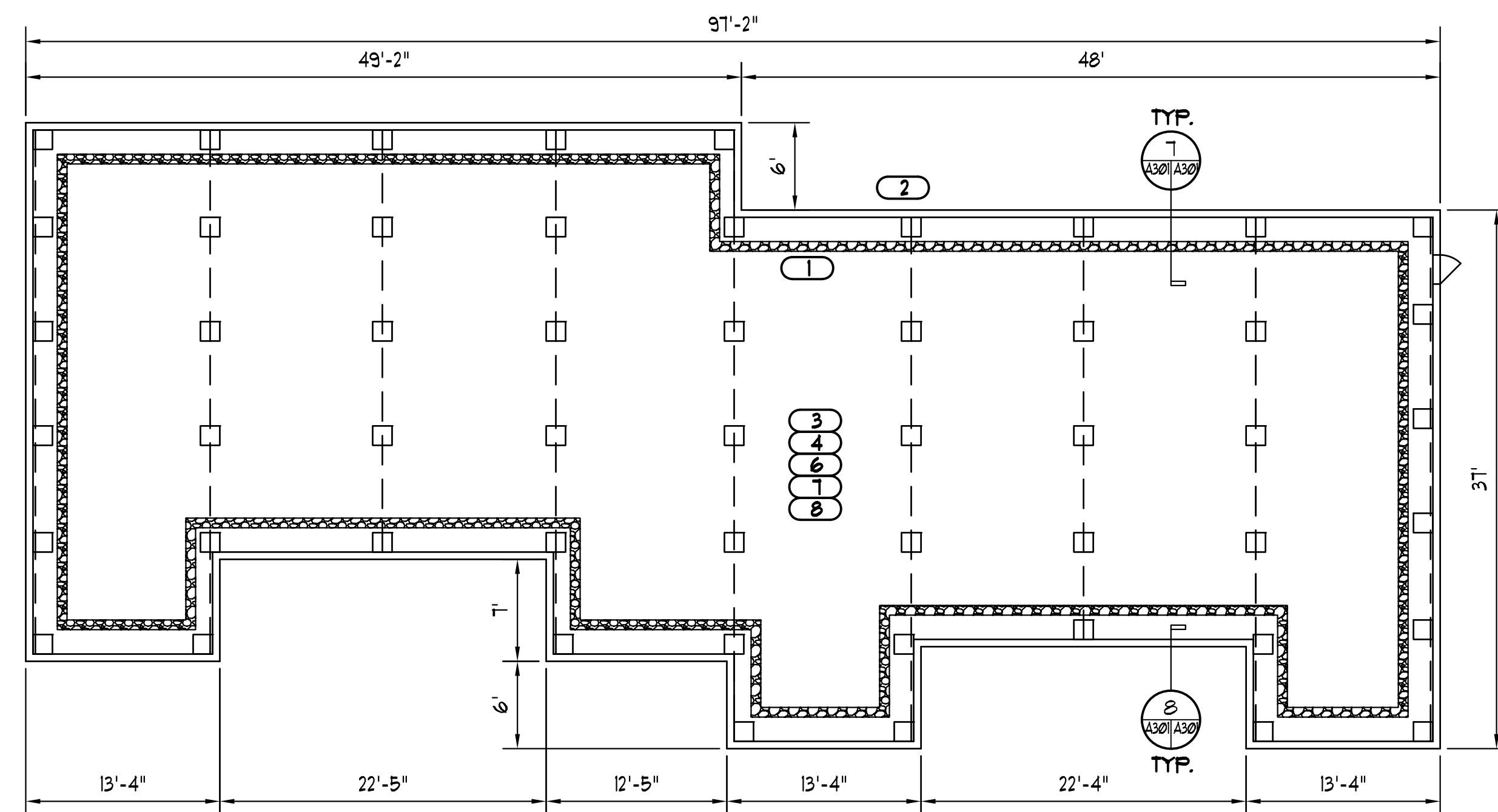
**VILLA #2 CRAWLSPACE**  
SCALE 1/8" = 1'-0"



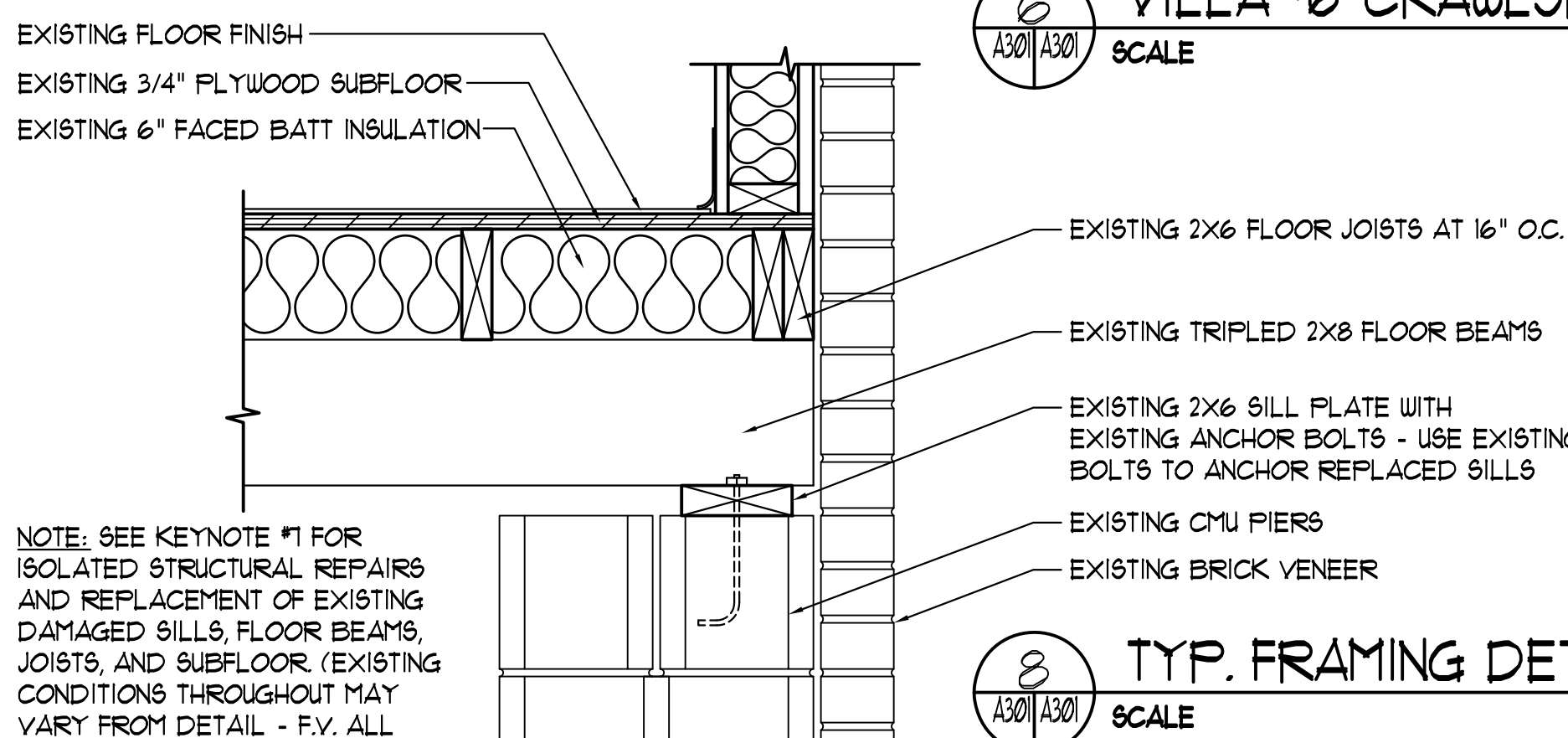
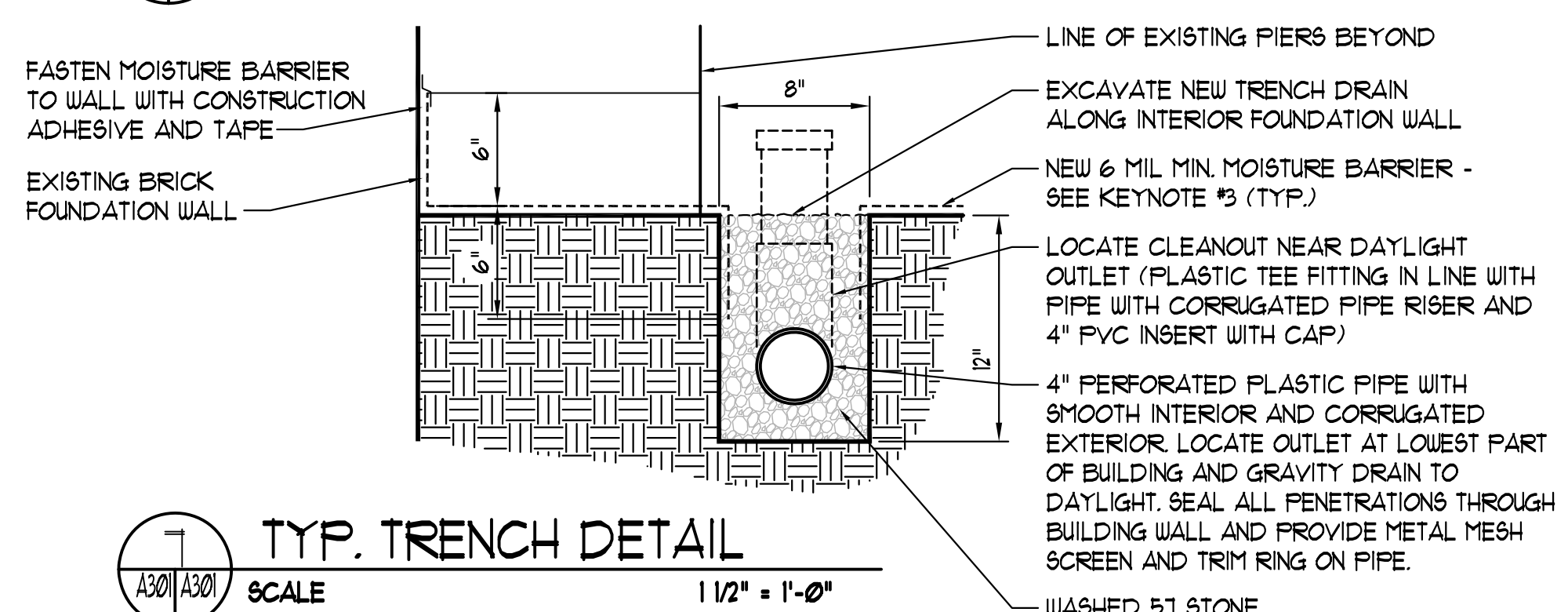
**VILLA #5 CRAWLSPACE**  
SCALE 1/8" = 1'-0"



**VILLA #3 CRAWLSPACE**  
SCALE 1/8" = 1'-0"



**VILLA #6 CRAWLSPACE**  
SCALE 1/8" = 1'-0"



- GENERAL NOTES:**
- THIS WORK CONSISTS OF CRAWL SPACE MOISTURE REMEDIATION AND ASSOCIATED REPAIR WORK FOR PALMETTO VILLAS 1-6 ON THE USC UPSTATE CAMPUS.
  - FOUNDATION PIERS AND CRAWL SPACE ACCESS PANELS SHOWN ARE ASSUMED LOCATIONS AND NOT REPRESENTATIVE OF ACTUAL CONDITIONS.
  - THE CONTRACTOR IS REQUIRED TO VISIT THE PROJECT SITE PRIOR TO SUBMITTING BID AND THOROUGHLY FAMILIARIZE HIM/HERSELF WITH ALL EXISTING CONDITIONS RELATING TO THIS PROJECT. SUBMISSION OF A BID WILL BE CONSIDERED AS EVIDENCE THAT THE CONTRACTOR HAS VISITED THE SITE OF WORK. ANY DISCREPANCIES OR QUESTIONS ARE TO BE DIRECTED TO THE ARCHITECT PRIOR TO BID.
  - ALL WORK SCHEDULES MUST BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
  - ALL TEMPORARY FACILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - OWNER WILL PROVIDE ANY REQUIRED ELECTRICAL RECEPTACLES FOR DEHUMIDIFIERS UNDER SEPARATE CONTRACT. COORDINATE WITH OWNER.
  - OWNER WILL PROVIDE ANY REQUIRED PLUMBING REPAIRS TO EXISTING LINES UNDER SEPARATE CONTRACT. COORDINATE WITH OWNER.

- KEY NOTES:**
- INSTALL TRENCH DRAIN ALONG INTERIOR FOUNDATION WALL APPROX. 8"x12" WITH 4" PERFORATED PLASTIC PIPE (SMOOTH INTERIOR AND CORRUGATED EXTERIOR) AND FILL WITH WASHED 5/16" STONE. LOCATE OUTLET AT LOWEST PART OF THE BUILDING AND GRAVITY DRAIN TO DAYLIGHT. LOCATE CLEANOUT NEAR DAYLIGHT OUTLET. SEAL ALL PENETRATIONS THROUGH BUILDING WALL AND PROVIDE METAL MESH SCREEN AND TRIM RING ON PIPE. SEE DETAIL 1-A301.
  - CLOSE AND SEAL ALL FOUNDATION VENTS FROM INSIDE THE CRAWL SPACE WITH 2" UV-RESISTANT EVA FOAM BOARD (GRAY OR BLACK). FIELD VERIFY QUANTITY AND LOCATIONS.
  - BASE BID: REMOVE EXISTING MOISTURE BARRIER AND INSTALL NEW 6 MIL MIN. MOISTURE BARRIER OVER ENTIRE CRAWL SPACE. OVERLAP JOINTS 6" MIN. AND TAPE SEAMS WITH TAPE COMPATIBLE WITH MOISTURE BARRIER. TURN UP 6" ON PERIMETER FOUNDATION WALLS AND FASTEN WITH CONSTRUCTION ADHESIVE AND TAPE. TURN DOWN INTO NEW TRENCH 6" MIN. STAKE MOISTURE BARRIER IN PLACE WITH LANDSCAPE FABRIC STAKES. SEE DETAIL 1-A301. ALTERNATE #1: PROVIDE 12 MIL MOISTURE BARRIER INSTALLED AS ABOVE.
  - INSTALL TWO (2) DEHUMIDIFIERS WITH CONDENSATION PUMPS, SIZED AND LOCATED FOR THE SPACE TO BE SERVICED (SANTA FE ADVANCE? MODEL NO. 4034160 OR EQUAL, 309 CFM @ 0.0" UG, SIZED FOR 2200 SF) FOR VILLAS 2, 3, 4, 5, AND 6. COORDINATE LOCATIONS WITH OWNER. PROVIDE 3/4" PVC DRAIN PIPE TO LOWEST PART OF BUILDING AND DRAIN TO DAYLIGHT. OWNER WILL PROVIDE ANY REQUIRED ELECTRICAL RECEPTACLES.
  - INSTALL TWO (2) DEHUMIDIFIERS WITH CONDENSATION PUMPS, SIZED AND LOCATED FOR THE SPACE TO BE SERVICED (SANTA FE FORCE MODEL NO. 4034160 OR EQUAL, 365 CFM @ 0.0" UG, SIZED FOR 2900 SF) FOR VILLA 1. COORDINATE LOCATIONS WITH OWNER. PROVIDE 3/4" PVC DRAIN PIPE TO LOWEST PART OF BUILDING AND DRAIN TO DAYLIGHT. OWNER WILL PROVIDE ANY REQUIRED ELECTRICAL RECEPTACLES.
  - BASE BID: REPLACE EXISTING LOOSE OR FALLEN BATT INSULATION BETWEEN FLOOR JOISTS WITH NEW BATT INSULATION (6" FACED, R-19 MIN.) TACKED INTO PLACE (FACED SIDE TOUCHING SUB-FLOOR). ASSUME 25% OF FLOOR AREA FOR ALL BUILDINGS FOR BIDDING. ALTERNATE #1: REMOVE ALL EXISTING BATT INSULATION BETWEEN FLOOR JOISTS AND REPLACE WITH NEW BATT INSULATION (6" FACED, R-19 MIN.) TACKED INTO PLACE (FACED SIDE TOUCHING SUB-FLOOR).
  - REMOVE DAMAGED EXTERIOR LOAD BEARING SILLS, FLOOR BEAMS, AND JOISTS IN THE CRAWL SPACE AND REPLACE WITH NEW PRESSURE TREATED YELLOW PINE LUMBER OF EQUAL DIMENSION. ALL FLOOR BEAMS AND JOISTS THAT MUST BE CUT WHEN REPLACING SILLS SHALL BE SCABBED ONTO THE NEW SILLS. ALL NEW FLOOR BEAMS AND JOISTS SHALL BE INSTALLED NEXT TO THE ORIGINAL AND EXTEND FROM EXTERIOR SILLS TO INTERIOR LOAD BEARING SILLS. REPLACE DAMAGED SUB-FLOOR WITH NEW PRESSURE TREATED PLYWOOD MATCHING EXISTING THICKNESS (COORDINATE SUB-FLOOR REPLACEMENT WITH OWNER DURING UNOCCUPIED PERIODS). ASSUME 10% OF FLOOR AREA FOR ALL BUILDINGS REQUIRING THE ABOVE STRUCTURAL REPAIRS FOR BIDDING. SEE DETAIL 8-A301.
  - REMOVE AND DISPOSE OFFSITE ALL EXISTING TRASH, DEBRIS, LOOSE WOOD, ETC. PRESENT IN CRAWL SPACE.

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**Jumper Carter Sease**  
ARCHITECTS  
412 Meeting Street  
West Columbia  
South Carolina

UPSTATE - PALMETTO VILLAS CRAWL SPACE REPAIRS  
USC UPSTATE  
400 HODGE DRIVE, SPARTANBURG, SOUTH CAROLINA 29303  
STATE PROJECT NO.: FP00000229

BID DOCUMENTS

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