



University of South Carolina

STATE PROJECT NO.: H27-D183

819 BARNWELL STREET EXTERIOR PAINTING AND REPAIRS

Columbia, SC

819 BARNWELL STREET EXTERIOR PAINTING AND REPAIRS

UNIVERSITY OF SOUTH CAROLINA

COLUMBIA, SOUTH CAROLINA



REV.	DATE	DESCRIPTION

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- R2.1: BUILDING FLOOR PLANS
- A1.1: BUILDING ELEVATIONS
- A2.1: BUILDING DETAILS

WATSON TATE SAVORY

TITLE

C0.1

P. O. BOX 8444, COLUMBIA, SC 29202 1316 WASHINGTON STREET, COLUMBIA, SC 29201

WTS NO.: 1426 30 JAN 2 015

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CONSTRUCTION DOCUMENTS



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Columbia, SC

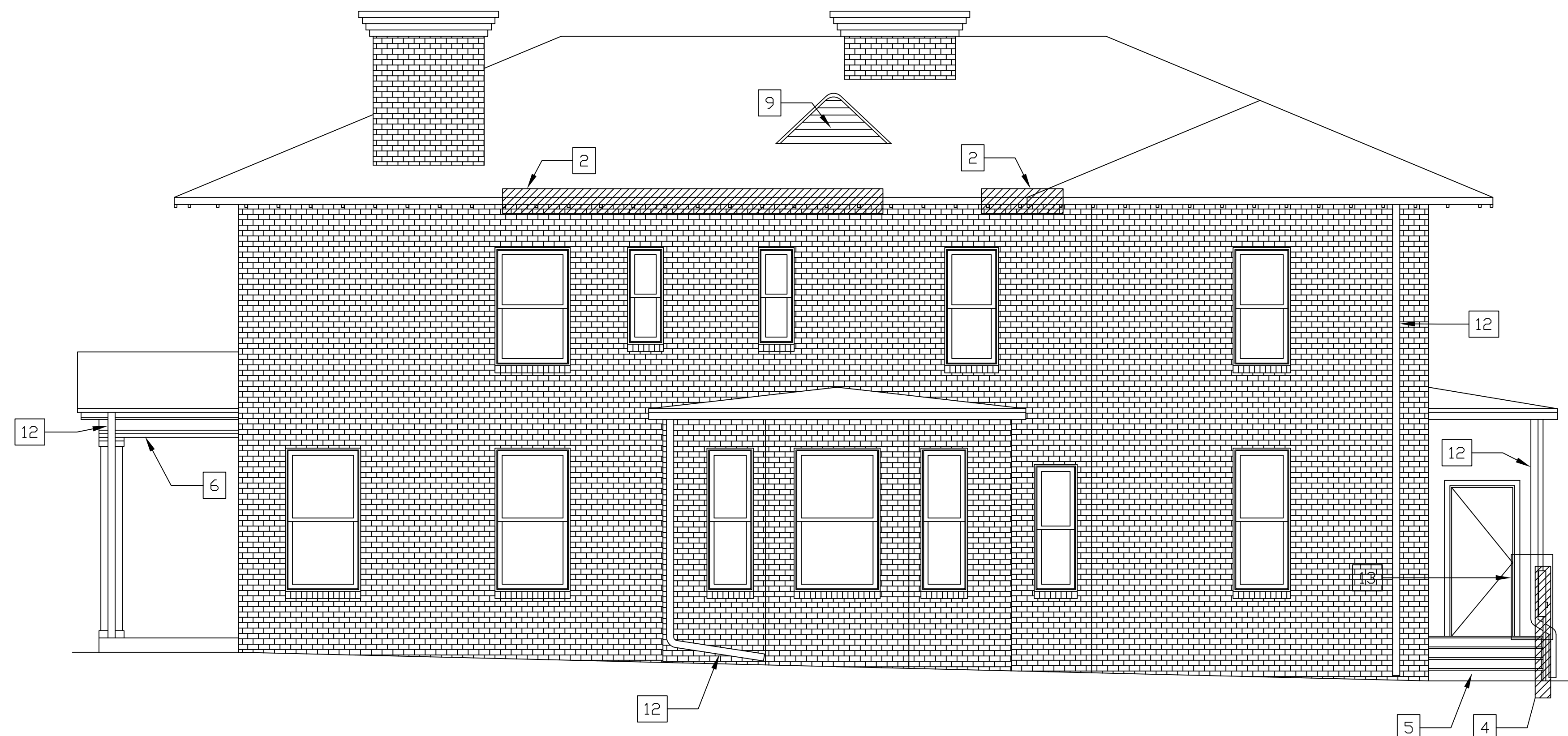
REV.	DATE	DESCRIPTION

NOTES:

1. SEE HAZARDOUS MATERIAL ABATEMENT INFORMATION FOR PAINT REMOVAL. REMOVE EXISTING PAINT AT ALL EXISTING PREVIOUSLY PAINTED SURFACES. EXISTING UNPAINTED MASONRY EXTERIOR TO REMAIN. REMOVE CAULK/SEALANT AT PERIMETER OF EXISTING WINDOWS AND DOORS.
2. REMOVE DAMAGED WOOD.
3. REMOVE EXISTING WINDOW SCREENS AND REPLACE AFTER EXTERIOR PAINTING COMPLETE.
4. REMOVE EXISTING RAILING AT REAR.
5. EXISTING UNPAINTED STAIRS TO REMAIN.
6. UNDERSIDE OF OPEN PORCH ROOFS IS PREVIOUSLY PAINTED WOOD SLAT CEILING AND IS TO HAVE EXISTING LEAD PAINT REMOVED AND BE RE-PAINTED.
7. ALL EXISTING DOORS ARE TO REMAIN AND BE PAINTED.
8. EXISTING PREVIOUSLY PAINTED PLYWOOD; SCRAPE LOOSE PAINT AND PREPARE FOR PAINTING
9. EXISTING PREVIOUSLY PAINTED METAL LOUVER, TYPICAL AT ATTIC LOUVER.
10. REMOVE +/- 4" OF LEAVES AND DEBRIS AT BOTTOM OF STAIRS TO UNCOVER DRAIN.
11. BRUSH/SCRAPE LOOSE CHIPPING PAINT AT EXISTING PLYWOOD TO REMAIN.
12. PREPARE EXISTING METAL CONDUIT AND DOWNSPOUTS FOR PAINTING.
13. REMOVE APPROX. 1' X 4' SECTION OF EXISTING ROTTED PLYWOOD AND REPLACE W/ PAINTABLE EXTERIOR GRADE PLYWOOD.



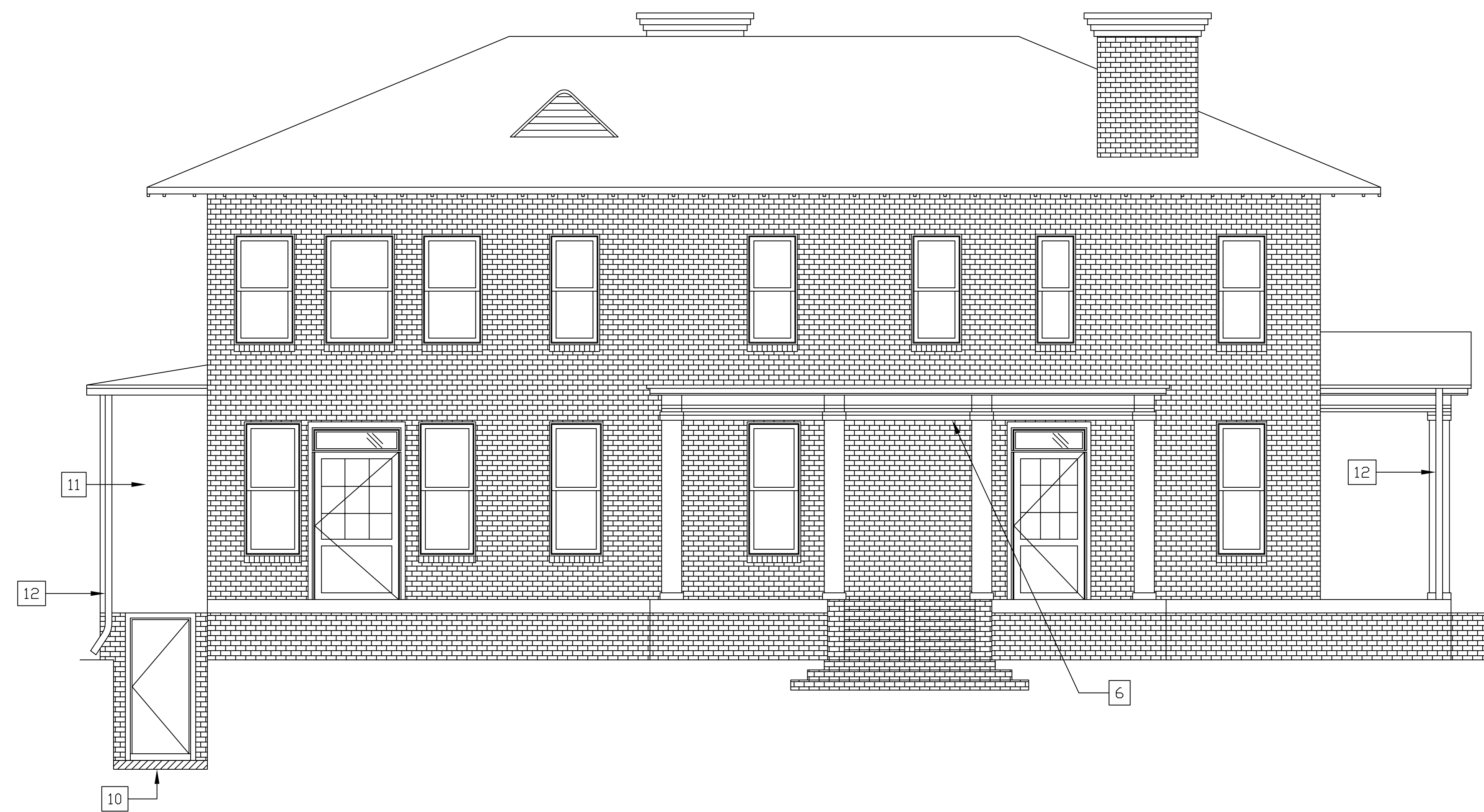
1 EAST REMOVAL ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH REMOVAL ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST REMOVAL ELEVATION
SCALE: 1/4" = 1'-0"



4 SOUTH REMOVAL ELEVATION
SCALE: 1/4" = 1'-0"

WATSON TATE SAVORY

REMOVAL BUILDING ELEVATIONS



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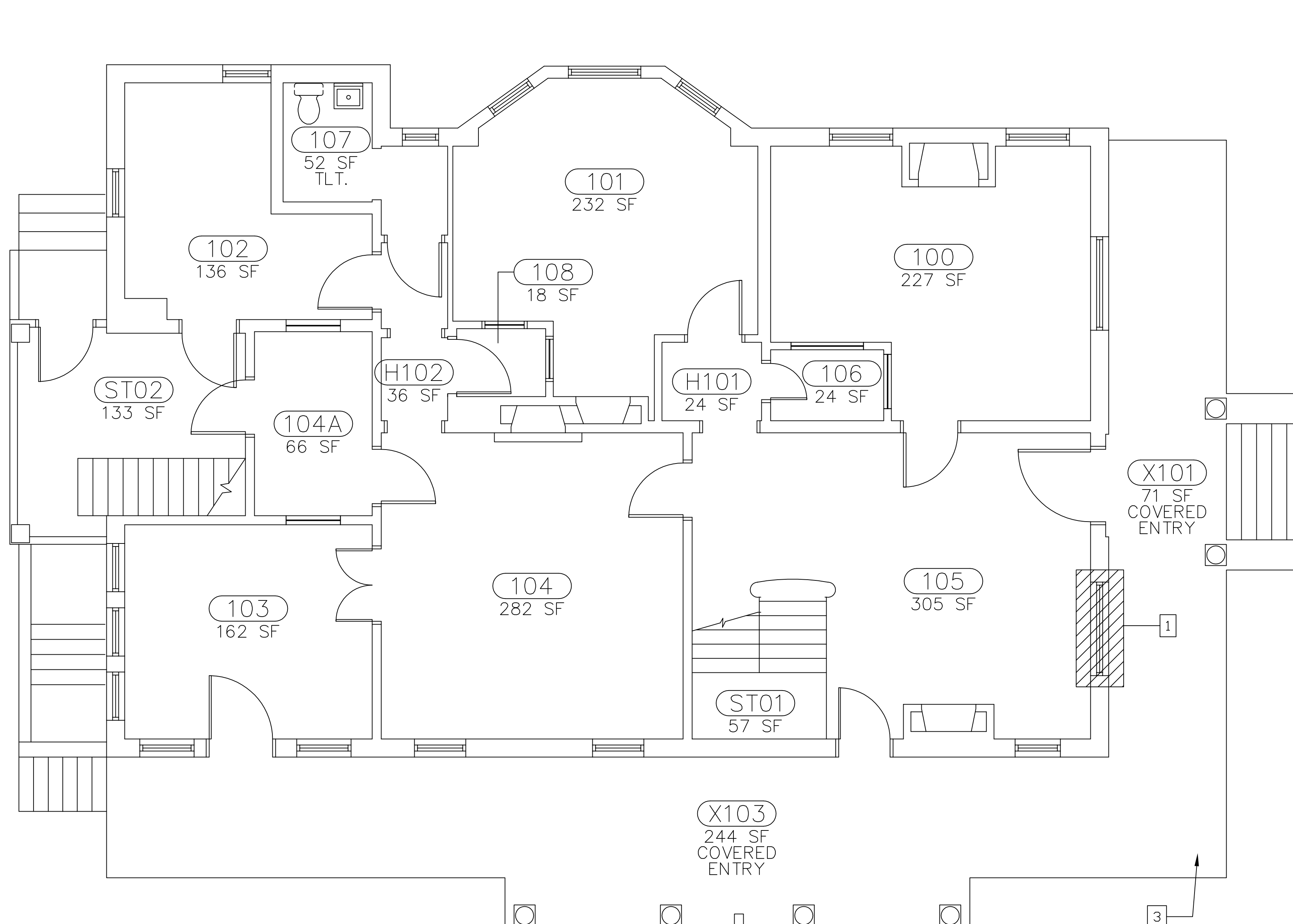
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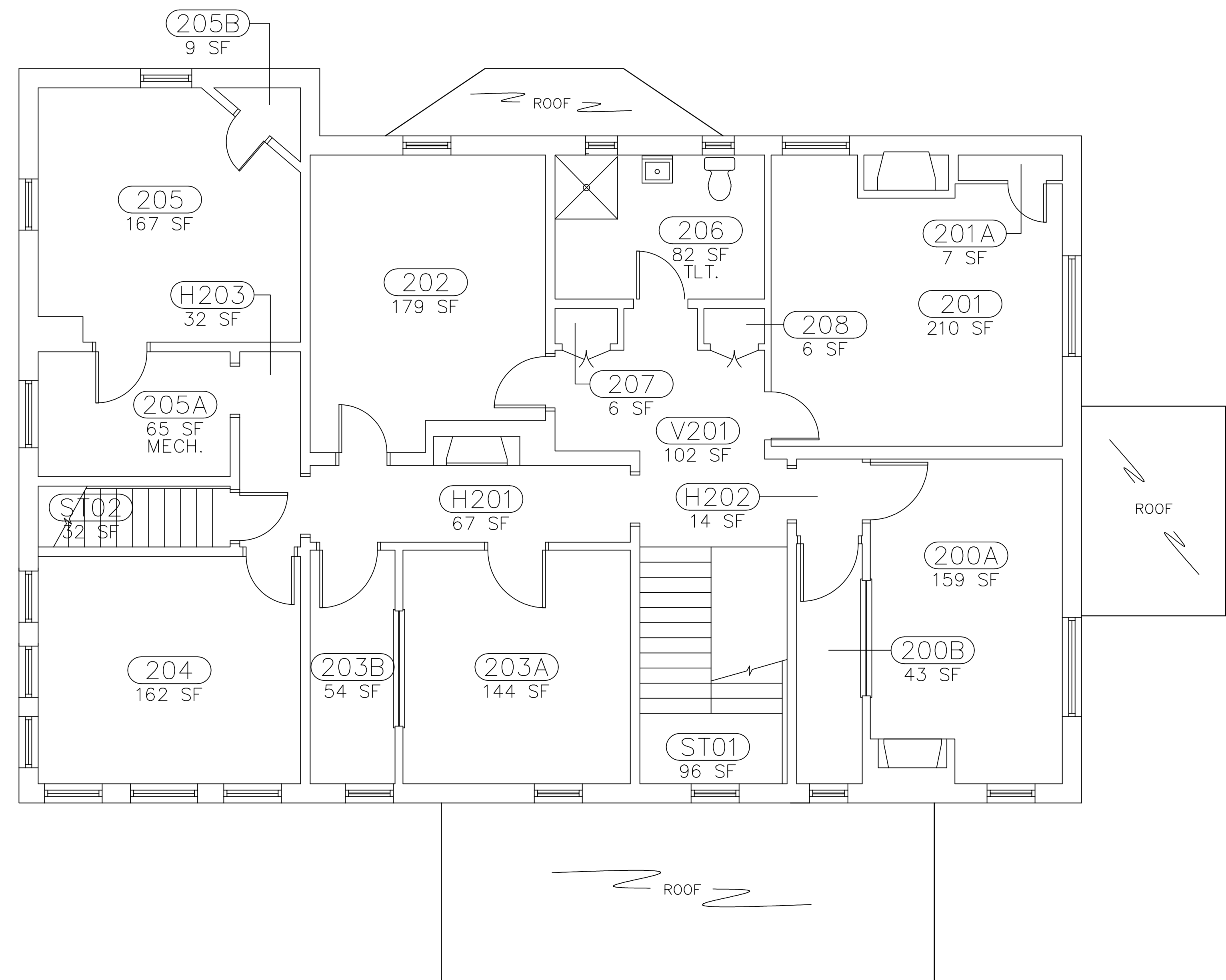
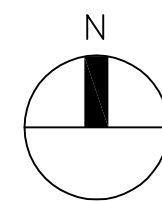
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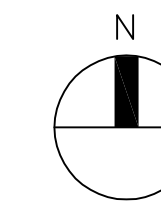
1. REMOVE DAMAGED WOOD AT WINDOW SILL; REPLACE AND PAINT. INTERIOR PAINT IS POSITIVE FOR LEAD PAINT.
2. OWNER TO MOVE ANY FURNITURE BLOCKING INTERIOR OF WOOD WINDOWS. ON A SATURDAY WHEN THE BUILDING IS NOT OCCUPIED, CONTRACTOR TO BREAK PAINTED SEAL AT PAINTED SHUT WINDOWS SO WINDOWS CAN BE OPENED. CONTRACTOR TO FOLLOW HAZARDOUS MATERIAL HANDLING REQUIREMENTS. NO INTERIOR PAINTING IS REQUIRED.
3. EXISTING BRICK STEPS; TILE FLOOR TO REMAIN UNPAINTED.



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



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



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BUILDING FLOOR PLANS

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R2.1

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Columbia, SC

REV.	DATE	DESCRIPTION

NOTES:

1. PAINT ALL PREVIOUSLY PAINTED SURFACES. PROVIDE NEW PERIMETER SEALANT AT ALL WINDOWS AND DOORS.
2. SEE SPECS FOR SURFACE PREPARATION FOR PAINTING.
3. REPLACE EXISTING WINDOW SCREENS
4. PAINT EXISTING METAL LOUVERS AT ATTIC, TYP.
5. PROVIDE PVC OR COMPOSITE MATERIAL TRIM.



1 EAST BUILDING ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



3 NORTH BUILDING ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



2 WEST BUILDING ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



4 SOUTH BUILDING ELEVATION
A1.1 SCALE: 1/4" = 1'-0"

WATSON TATE SAVORY

BUILDING ELEVATIONS

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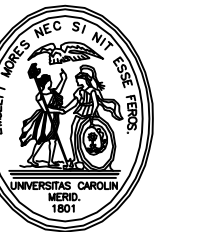
A1.1

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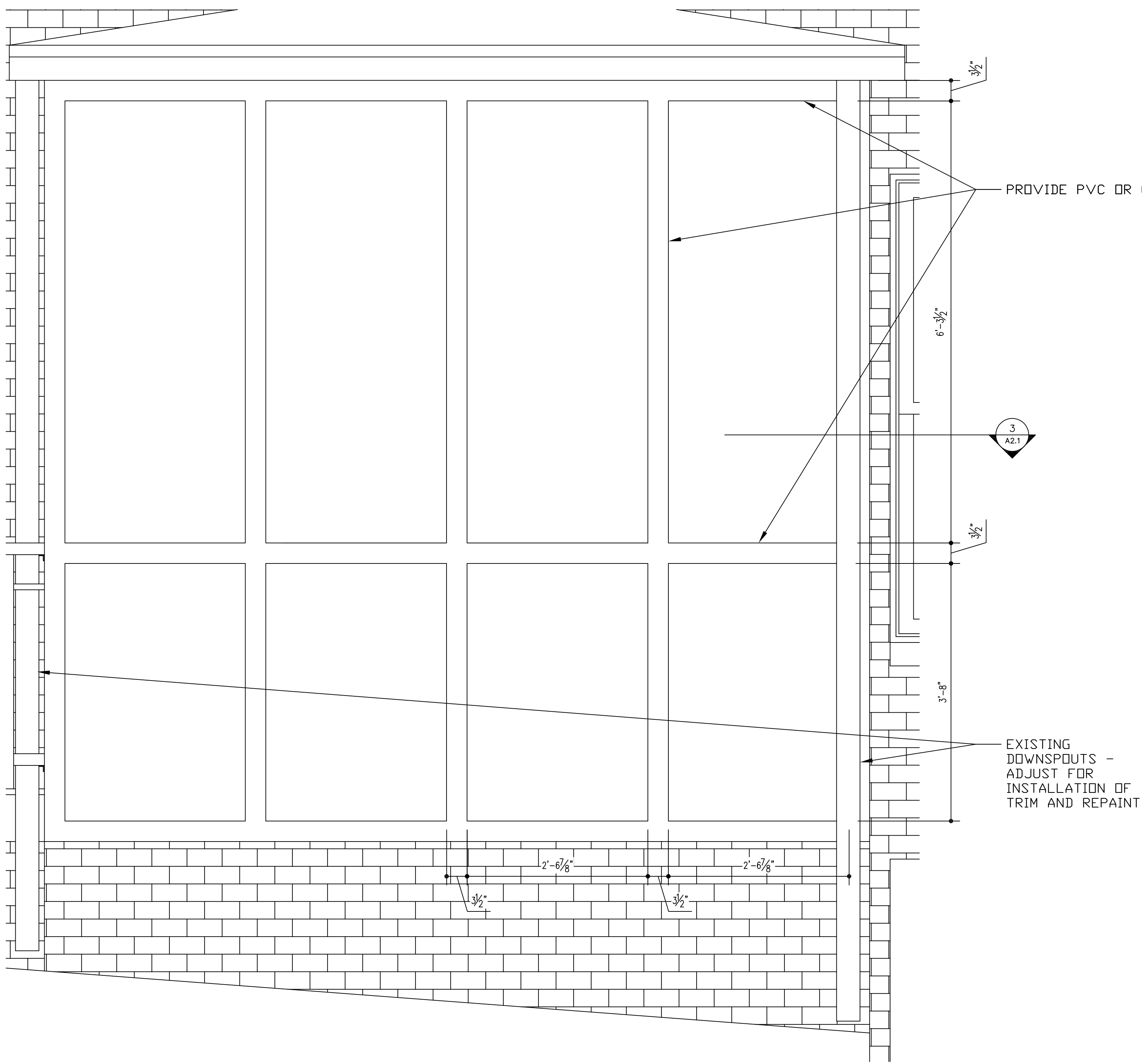
CONSTRUCTION DOCUMENTS



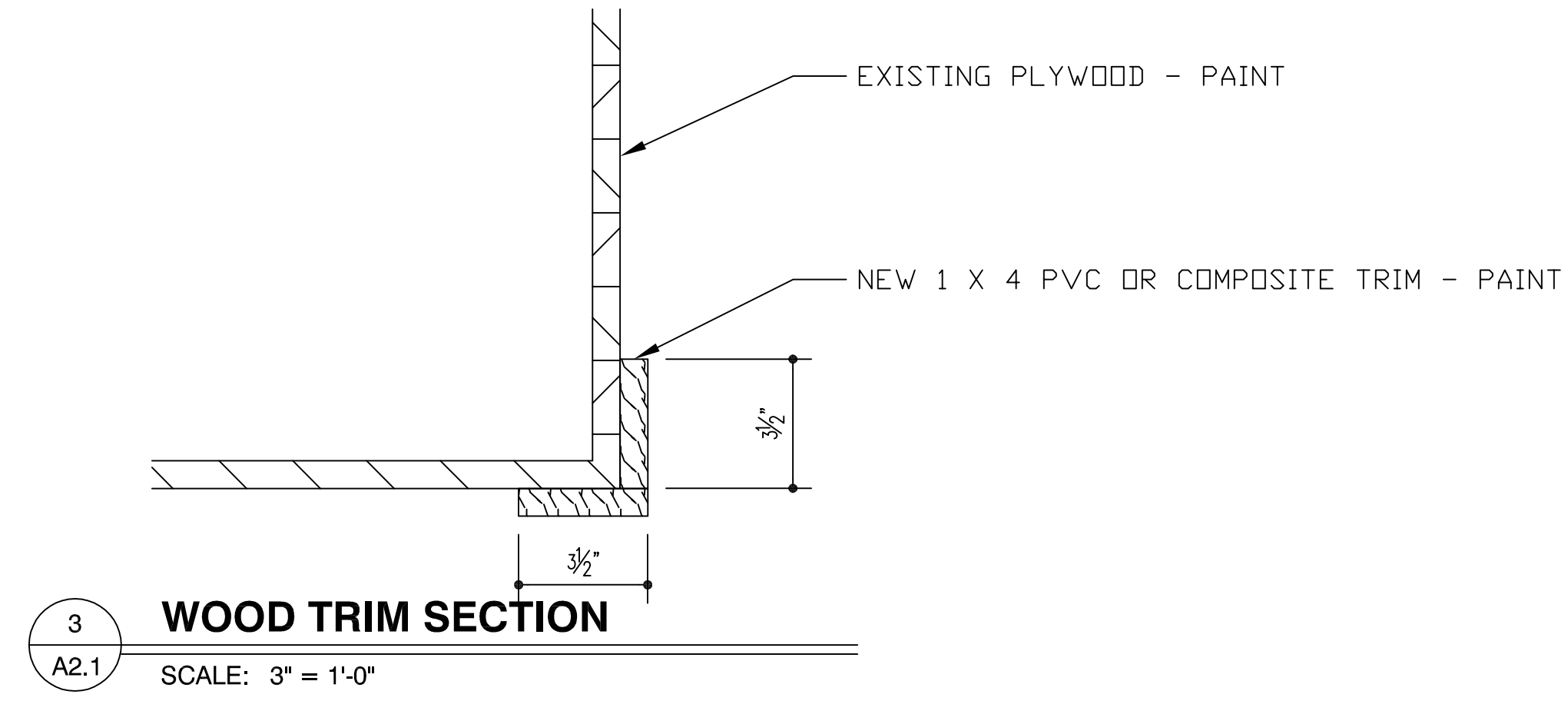
819 BARNWELL STREET EXTERIOR PAINTING AND REPAIRS

Columbia, SC

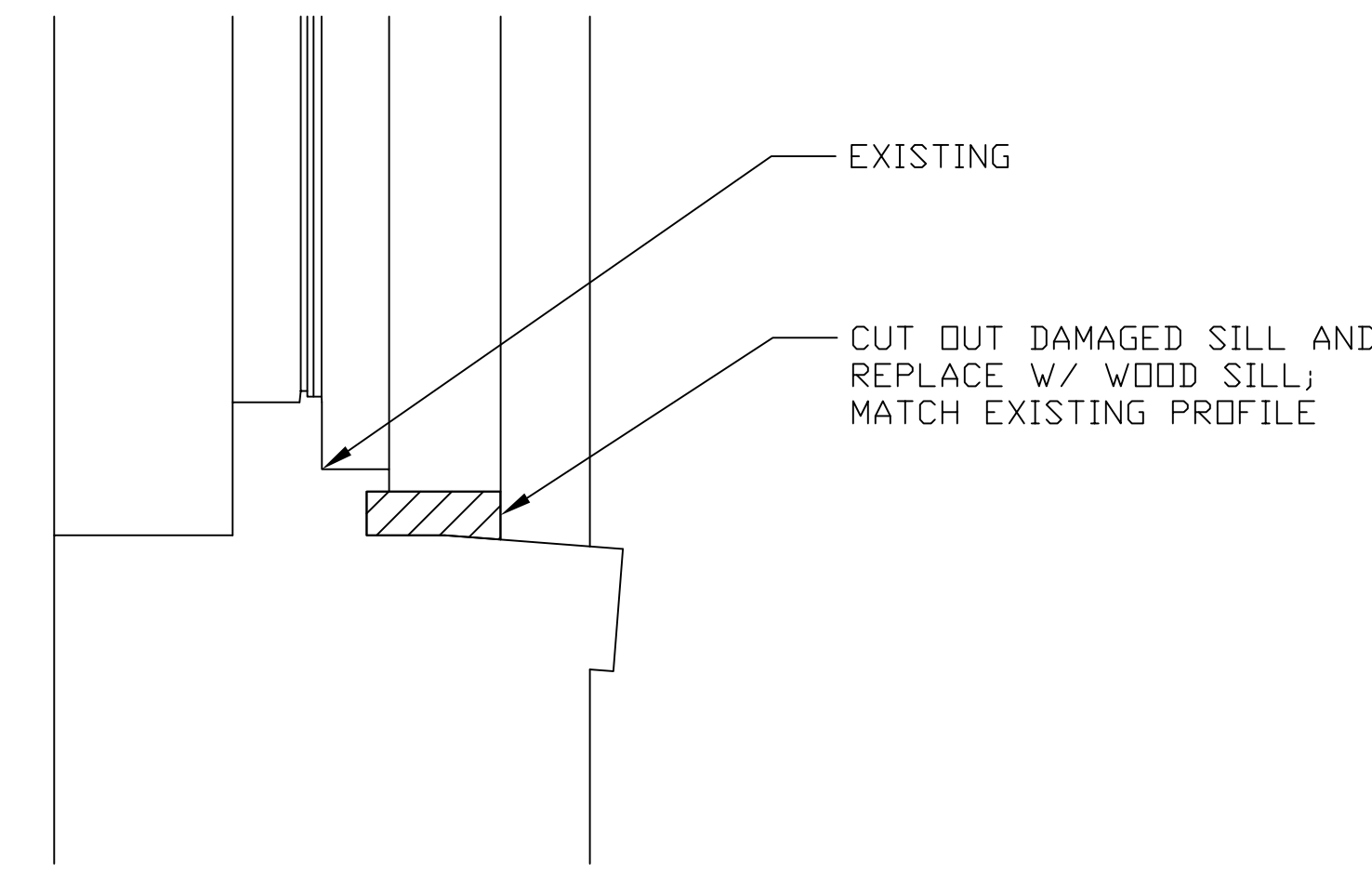
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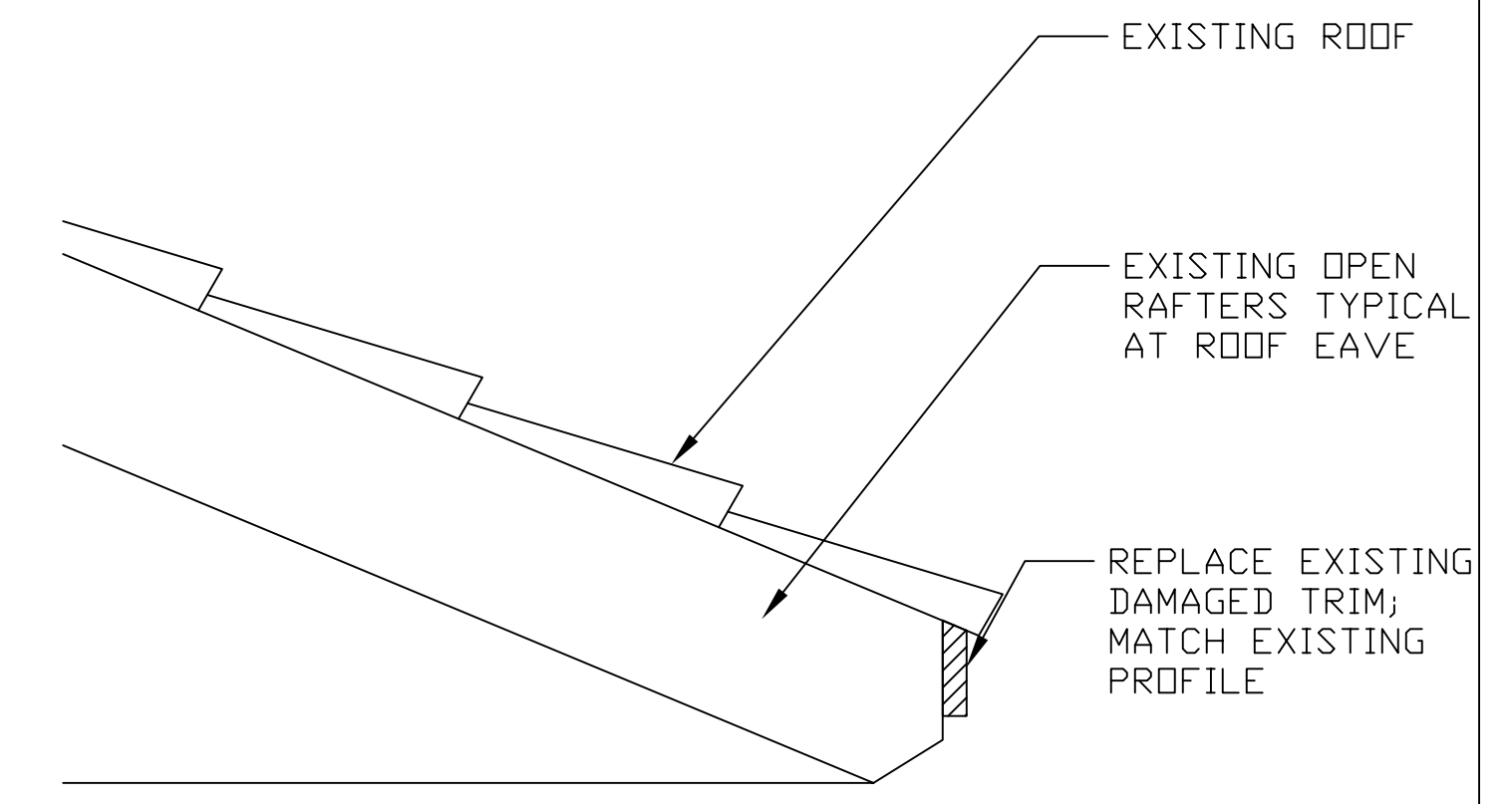
1 DETAIL ELEVATION
A2.1 SCALE: 1" = 1'-0"



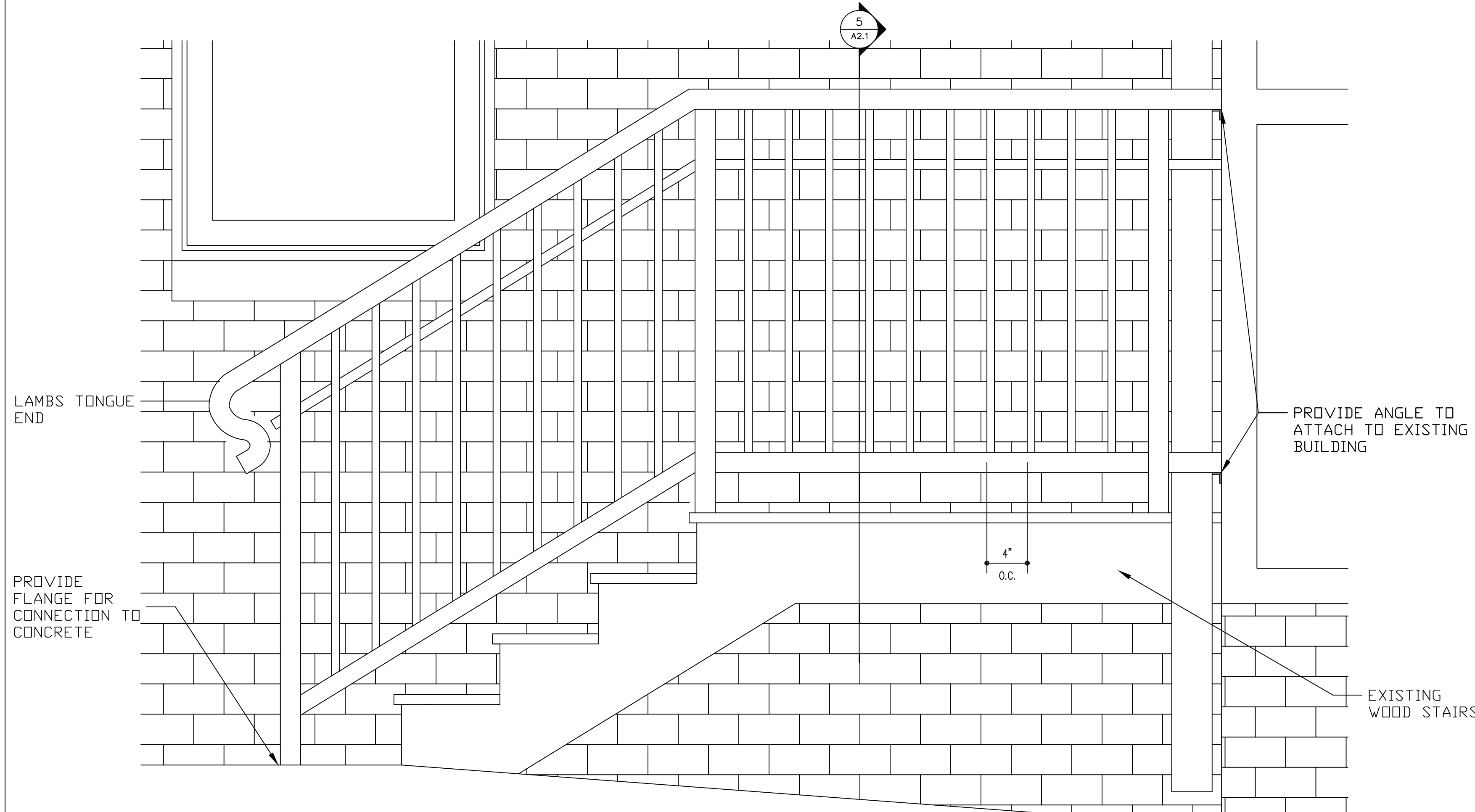
3 WOOD TRIM SECTION
A2.1 SCALE: 3" = 1'-0"



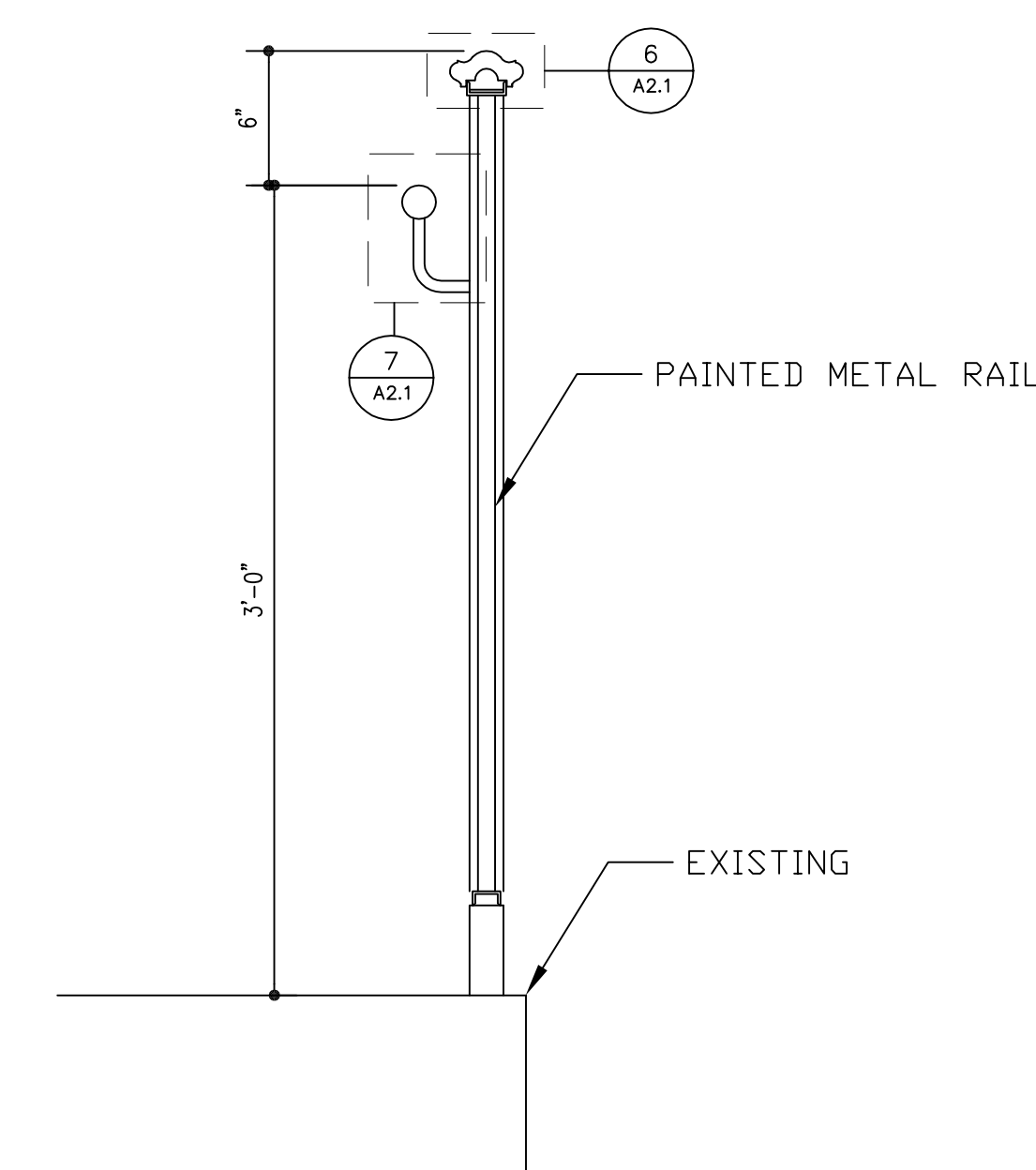
4 SILL SECTION
A2.1 SCALE: 3" = 1'-0"



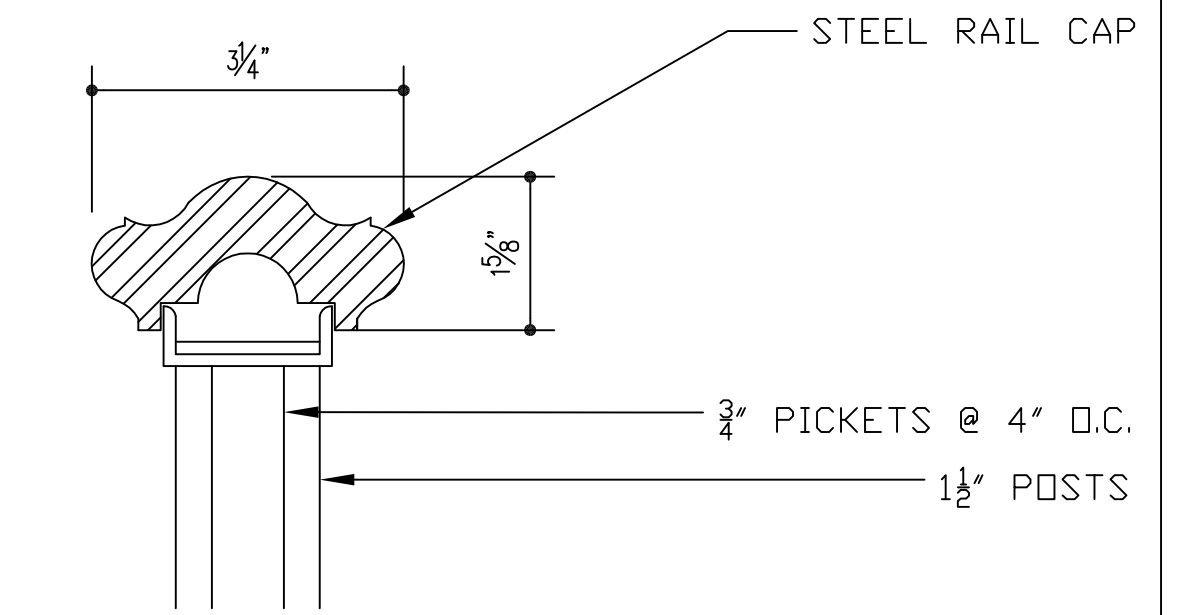
6 SILL SECTION
A2.1 SCALE: 3" = 1'-0"



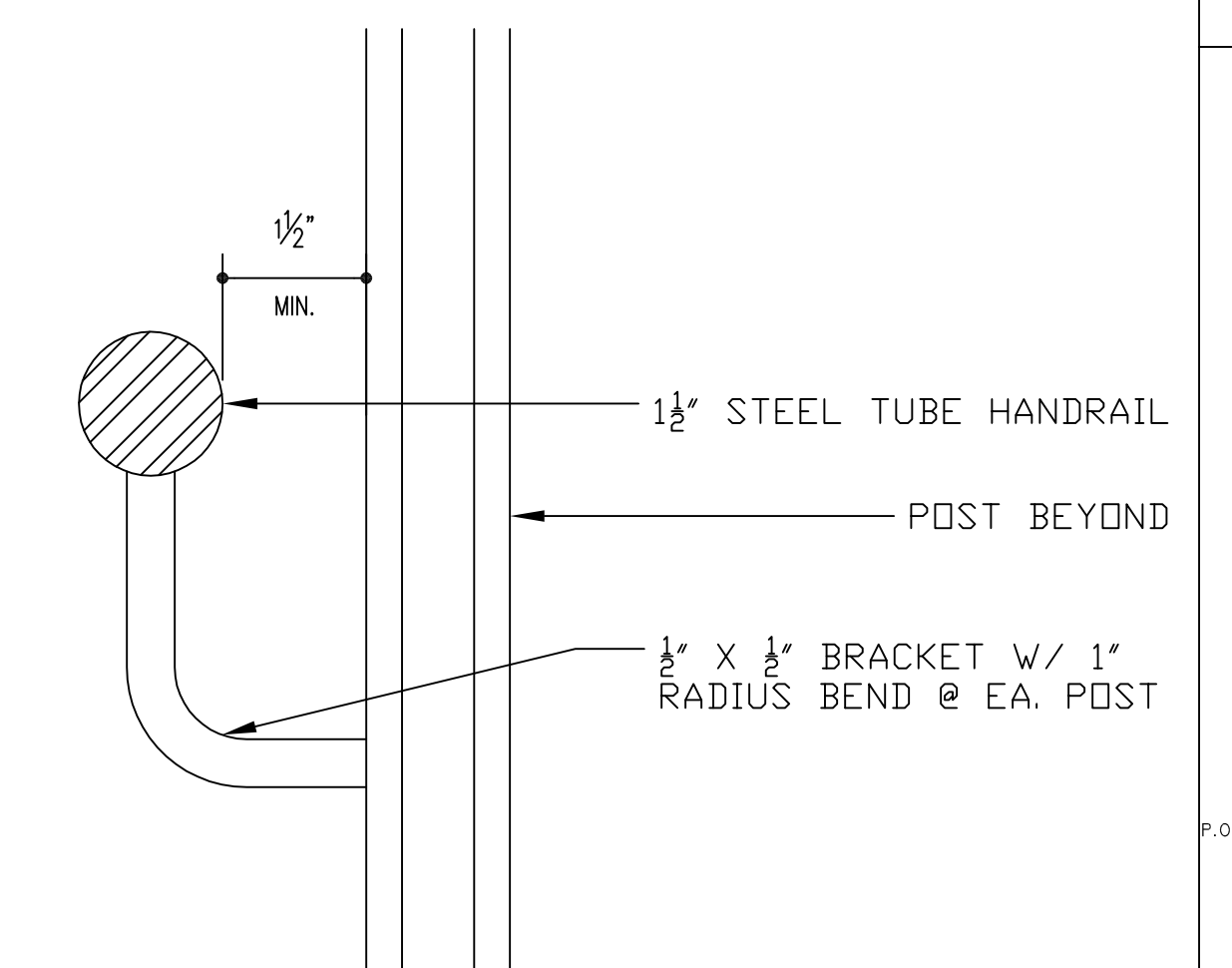
2 RAILING ELEVATION DETAIL
A2.1 SCALE: 1 1/2" = 1'-0"



5 RAILING SECTION
A2.1 SCALE: 1 1/2" = 1'-0"



7 RAILING DETAIL
A2.1 SCALE: 6" = 1'-0"



8 RAILING DETAIL
A2.1 SCALE: 6" = 1'-0"

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WATSON TATE SAVORY

BUILDING DETAILS

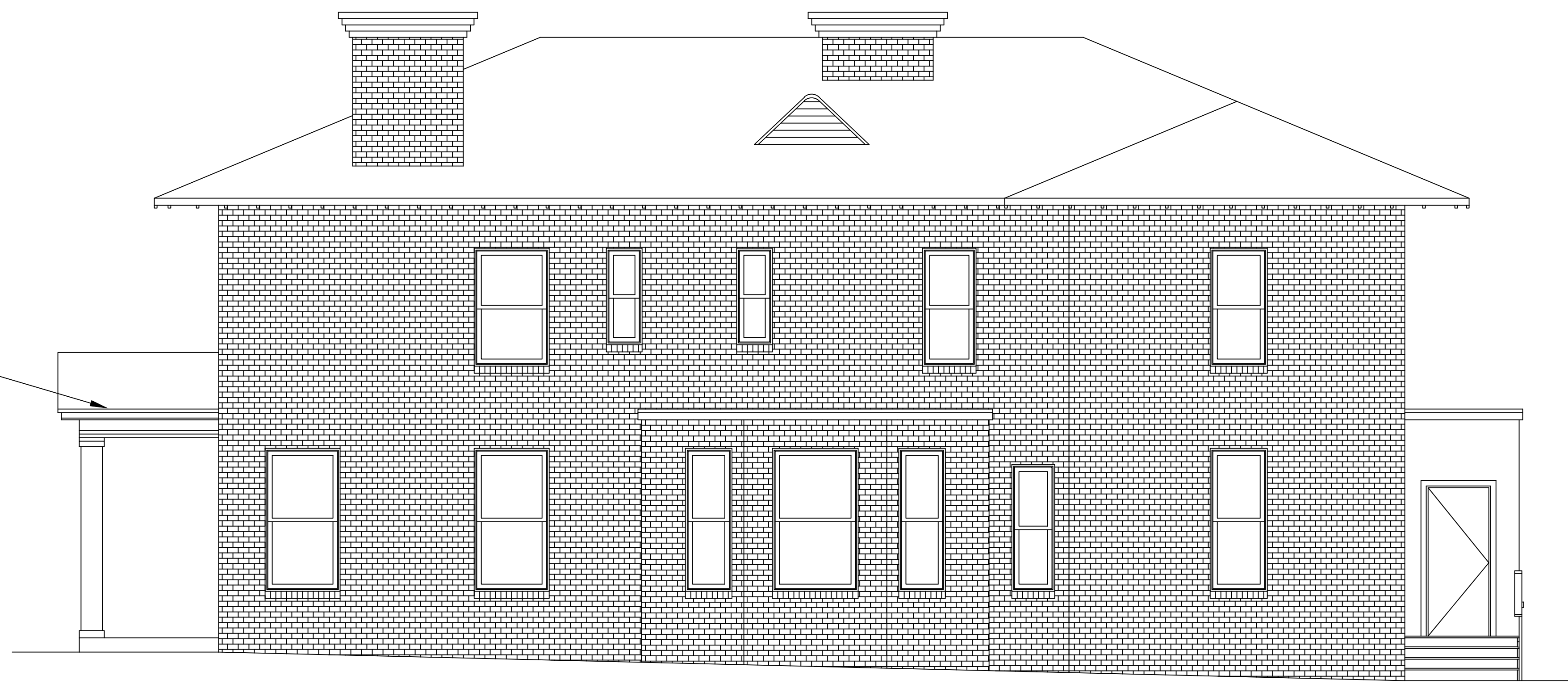
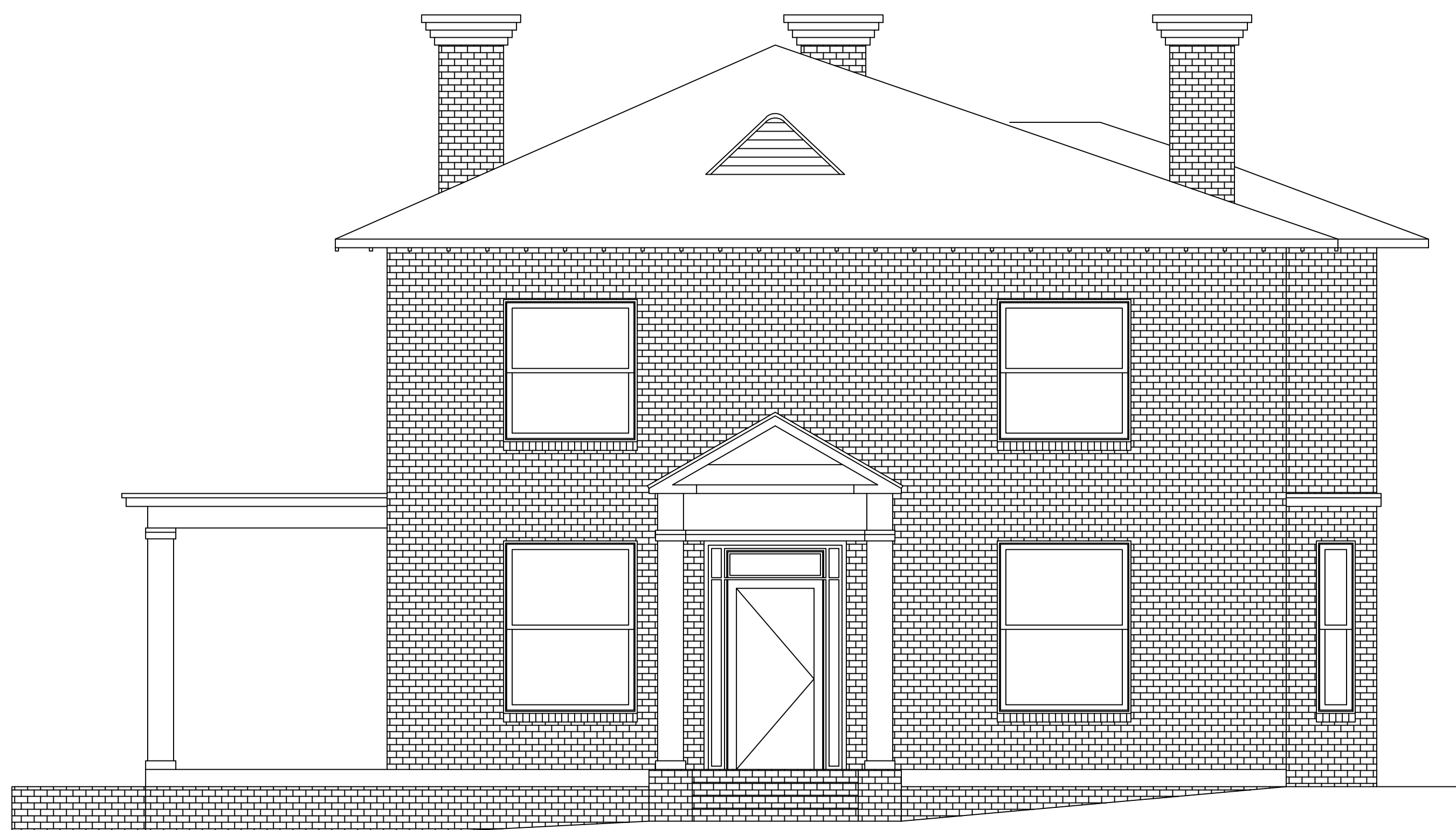
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A2.1

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Lead-Based Paint on All Exterior Wood Building Components (Typical). Contractor to Remove Down to Bare Wood in All Locations.

ASBESTOS ABATEMENT NOTES

1. All ACM exterior caulking associated with all windows and door at all levels is to be abated.
2. All caulking is to be removed from around each individual window and door, and disposed of as ACM. Contractor shall replace discarded caulking with a new caulking as specified.
3. Where the wood building components are found to be damaged, the damaged sections are to be removed and replaced. The decision to replace the damaged sections will be made by the G.C. for the project. Refer to Section 06910, Wood Repair.
4. The contractor shall employ proper handling procedures in accordance with CFF 29 Part 1926 and CFR 40 Part 61, subpart M and the specification requirements herein. The contractor shall also ensure proper notification, fees, etc. are provided to SCDHEC as required in R61.861.
5. Contractor is to ensure that all governing EPA, the SCDHEC and OSHA regulations are followed during the abatement of the facility.

GENERAL ABATEMENT NOTES

1. Contractor shall thoroughly read all specifications and plans and thoroughly review all abatement documents (i.e. ACM and LBP Investigation Reports) prior to commencement of abatement activities.
2. The Contractor shall be responsible for verification of all site conditions and quantities associated with the abatement prior to the bid.
3. Contractor shall thoroughly clean areas where abatement is to occur prior to abatement operations.
4. Contractor is to ensure that all governing EPA, the SCDHEC and OSHA regulations are followed during the abatement of the facility.

LEAD-BASED PAINT ABATEMENT NOTES

1. The Lead-Based Paint (LBP) is to be removed from the exterior wood components, to include doors, windows and columns down to bare wood.
2. Contractor is to ensure that all governing EPA, the SCDHEC and OSHA regulations are followed during the abatement of the facility. Materials are located throughout the exterior of the multi-story subject structure. However, where wood components are too damaged, warped, etc., the contractor shall remove them and dispose of the material as lead contaminated waste along with other Lead-Based Paint debris. The determination to replace the damaged sections with be made by the G.C. for the project.
3. All paint on the exterior wood surfaces is to be assumed positive for lead content and shall be handled and disposed of properly. Scraping and other accepted lead-based paint removal methods shall be applied in a manner that protects the integrity of the exterior materials.
4. Material resulting from the abatement work, except as specified otherwise, shall become the property of the contractor and shall be disposed of as specified in applicable local, state and federal regulations herein.



Original Exterior Porch has been Closed in with Plywood. Paint on these Added Components are Not LBP. However, Original Facia and Trim Work will Require Lead Abatement.

ACM Exterior Window and Door Caulking (Typical) Shall be Removed from Around All Exterior Windows and Doors.

Plywood Over Three (3) Lower Windows to be Maintained. Paint is Non-LBP.



Scale: 3/8" = 1.0'

DATE	DESCRIPTION	DATE	DATE
1/15/2015			

THIS DRAWING AND ASSOCIATED ABATEMENT DESIGN HAS BEEN REVIEWED AND APPROVED BY THE ABATEMENT PROJECT DESIGNER AS NOTIFIED BY THE SCDHEC.