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UNIVERSITY OF
South Carolina

McMASTER COLLEGE ENVELOPE RESTORATION

OWNER PROJECT NUMBER: H27-Z622/50003715

BEE PROJECT NUMBER: 24033

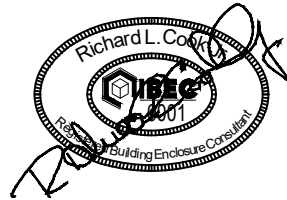
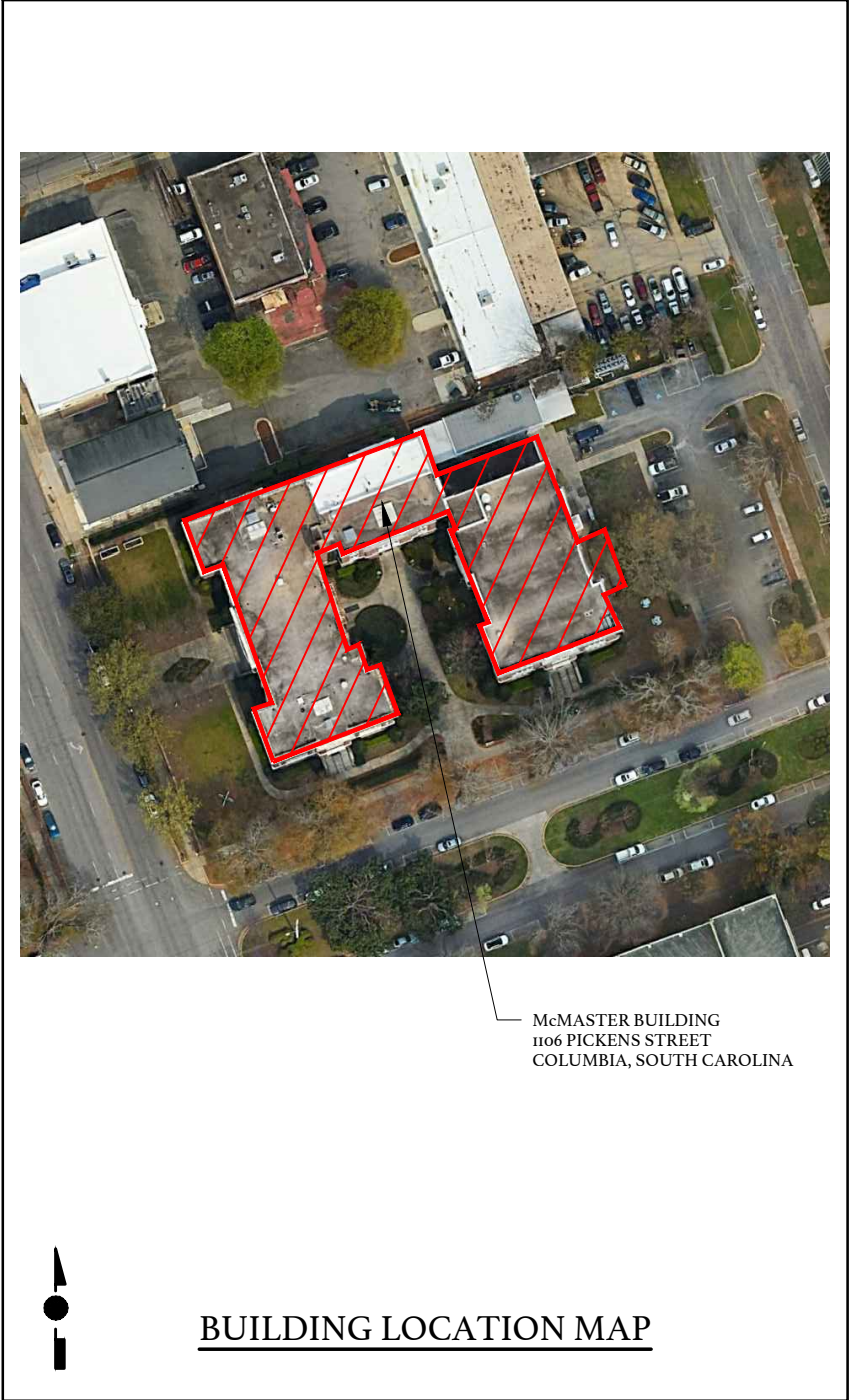
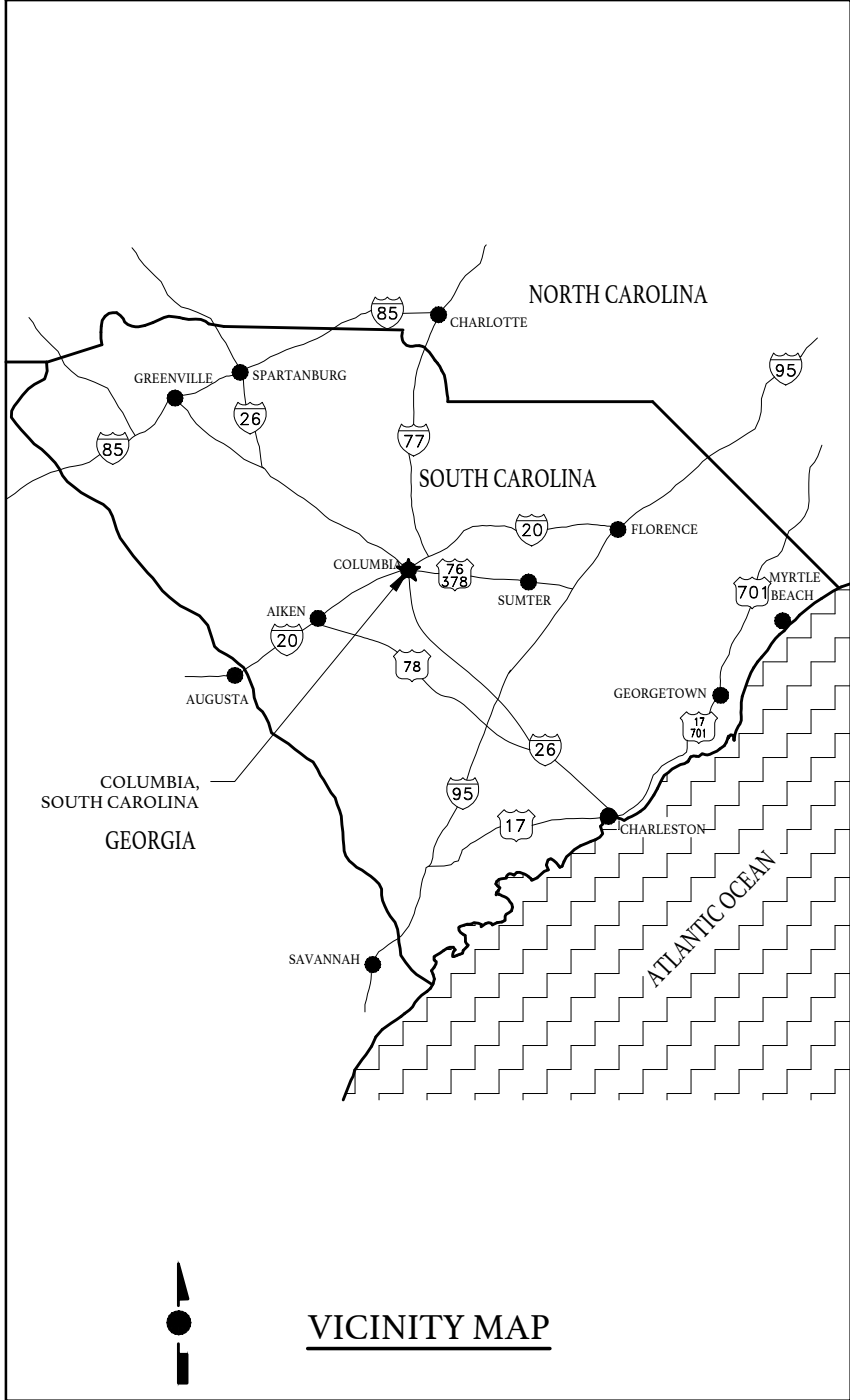
1106 PICKENS STREET
COLUMBIA, SOUTH CAROLINA

ABBREVIATIONS	
A	ABANDONED
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
BIA	BRICK INDUSTRY ASSOCIATION
DS	DOWNSPOUT
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
SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS ASSOCIATION, INC.
SWRI	SEALANT WATERPROOFING RESTORATION INSTITUTE
TYP	TYPICAL
W/	WITH
EIFS	EXTERIOR INSULATION FINISH SYSTEM
BE	BUILDING ENVELOPE
LF	LINEAR FOOTAGE

LEGEND	
	LOUVER
	LIGHT
	OVERFLOW DRAIN OUTLET
	PIPE PENETRATION
	FIRE ALARM
	SIGNAGE
	WATER SPIGOT
	ELECTRICAL BOX W/ CONDUIT
	DUCT/WALL PENETRATION
	FLAG POLE MOUNT
	CONTROL JOINT
	BUILDING EXPANSION JOINT
	BRICK MASONRY
	CAST STONE
	EIFS
	APPROXIMATE LEAK / DEFICIENCY LOCATION
	REPOINTING
	STAINING
	EFFLORESCENCE
	MORTAR POP
	VEGETATION
	STREAKING
	CRACK

DETAILS/SECTION IDENTIFIER	
	DETAIL/SECTION LABEL
	SHEET SHOWN ON

DRAWING INDEX	
T100	COVER SHEET
T101	GENERAL NOTES
T102	CONSTRUCTION HISTORY PLAN
T103	AERIAL PLAN
R101	EXISTING CORNICE CONDITION PLAN
R102	NEW CORNICE PLAN
W201	EXISTING WEST A ELEVATION
W202	EXISTING NORTH ELEVATION
W203	EXISTING EAST A ELEVATION
W204	EXISTING SOUTH C ELEVATION
W205	EXISTING WEST B ELEVATION
W206	EXISTING SOUTH B ELEVATION
W207	EXISTING EAST B ELEVATION
W208	EXISTING SOUTH A ELEVATION
W209	NEW WEST A ELEVATION
W210	NEW NORTH ELEVATION
W211	NEW EAST A ELEVATION
W212	NEW SOUTH C ELEVATION
W213	NEW WEST B ELEVATION
W214	NEW SOUTH B ELEVATION
W215	NEW EAST B ELEVATION
W216	NEW SOUTH A ELEVATION
W301	DETAILS / SECTIONS
W302	DETAILS / SECTIONS
W303	DETAILS / SECTIONS
W304	DETAILS / SECTIONS
W305	DETAILS / SECTIONS
W306	DETAILS / SECTIONS
W307	DETAILS / SECTIONS
W308	DETAILS / SECTIONS
W309	DETAILS / SECTIONS



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DATE:	08/05/2026
BEE PROJECT #:	24033
DESIGNED:	RLC
CHECKED:	JCG
DRAWN:	BSC
REVISION:	

COVER SHEET

T100

SUMMARY OF WORK

- A.

THE BUILDING WILL REMAIN COMPLETELY FUNCTIONAL AND FULLY PROTECTED AT ALL TIMES DURING THE CONSTRUCTION WORK. ALL INGRESS/EGRESS TO FACILITY AND PEDESTRIAN WALKWAYS MUST BE MAINTAINED WITH OVERHEAD PROTECTION WHEN CONSTRUCTION IS OCCURRING AT/OVER THESE AREAS.
- B.

BASE BID WORK INCLUDES REPAIRS AND MAINTENANCE TO THE EXTERIOR BUILDING ENVELOPE TO INCLUDE COMPLETE REMOVAL OF ALL SEALANT JOINTS AND REPLACING WITH NEW, WET SEALING ALL GLASS FENESTRATIONS (WINDOWS), PREPARING, PRIMING, AND PAINTING ALL EXPOSED STEEL METAL/LINTELS, COMPLETELY REMOVING EXISTING AND INSTALLING NEW PREFORMED BUILDING EXPANSION JOINTS WITH NEW SHEET METAL COVER WHERE IDENTIFIED, 100% CLEANING OF THE EXTERIOR OF THE BUILDING USING LOW PRESSURE AND STEAM, MINOR REPAIRS/RESTORATION TO THE EIFS DECORATIVE CORNICE TO REPAIR THE LAMINA AND PROVIDE NEW ELASTOMERIC WALL COATING, AND SELECTIVE REPOINTING/REPAIRS TO THE MASONRY WALLS. REMOVAL OF MINOR, NON-FRIABLE ASBESTOS CONTAINING BUILDING MATERIALS IS INCLUDED.
1.

DEMOLITION OF EXTERIOR WALL SUBSTRATES TO COMPLETE RESTORATION/REPAIRS/MODIFICATIONS IN ACCORDANCE WITH SECTION 02 04 00, CUTTING AND PATCHING AND SECTION 02 05 00, DEMOLITION AND REMOVAL.
2.

ASBESTOS ABATEMENT OF NON-FRIABLE ASBESTOS CONTAINING BUILDING MATERIALS IN THE SEALANTS/CAULK/MASTIC ON CORNICE IN ACCORDANCE WITH SECTION 02 82 18, ENGINEERING CONTROL OF NON-FRIABLE ASBESTOS CONTAINING MATERIALS (WALL MASTICS/CAULKS).
3.

BRICK MASONRY RESTORATION (REPOINTING AND REPAIRS) IN ACCORDANCE WITH SECTION 04 50 08, HISTORIC MASONRY REPLACEMENT RESTORATION AND MAINTENANCE.
4.

METAL CLEANING, PREPARATION, AND PAINTING IN ACCORDANCE WITH SECTION 05 13 02, METAL CLEANING, PREPARATION AND PAINTING.
5.

ROUGH CARPENTRY IN ACCORDANCE WITH SECTION 06 10 00, ROUGH CARPENTRY.
6.

PROVIDE FLUID APPLIED ELASTOMERIC COATING SYSTEM TO VERTICAL AND HORIZONTAL SURFACES WHERE NOTED/INDICATED IN ACCORDANCE WITH SECTION 07 14 43, FLUID APPLIED COATING FOR EXTERIOR WALLS (FOR EIFS).
7.

EIFS REPAIRS IN ACCORDANCE WITH SECTION 07 24 01, EXTERIOR INSULATION AND FINISH SYSTEMS REPAIRS.
8.

SHEET METAL, COMPONENTS, AND ACCESSORIES IN ACCORDANCE WITH SECTION 07 60 01, SHEET METAL FOR EXTERIOR WALLS.
9.

REPLACEMENT OF SEALANT SYSTEMS FROM THE BUILDING ENVELOPE IN ACCORDANCE WITH SECTION 07 92 10, SEALANTS FOR BUILDING ENVELOPE.
- C.

ALTERNATE NUMBER 1 WORK INCLUDES REPAIRS/RESTORATION OF THE HISTORIC DECORATIVE CORNICE METAL ON ALL ELEVATIONS WHERE HISTORIC CORNICE EXISTS. REPAIRS/RESTORATION INCLUDES SHEET METAL REPAIRS, SECURING METAL TO STRUCTURE, PREPARING ALL SHEET METAL TO RECEIVE RUST INHIBITOR PRIMER AND TWO COATS OF EPOXY COATING. REPLACEMENT IS TO BE COMPLETED BASED ON UNIT PRICE QUANTITY.
- D.

SEE DRAWINGS FOR SPECIFIC MAINTENANCE AND REPAIR REQUIREMENTS AND CRITERIA FOR DETAILS.
- E.

UNIT PRICES AND ALLOWANCE ARE INCLUDED IN ACCORDANCE WITH SECTION 01 21 10, UNIT PRICES AND ALLOWANCE AND ARE TO BE INCLUDED IN THE BASE BID.

IBC/CODE ANALYSIS

1.

INTERNATIONAL BUILDING CODE (IBC), 2021
2.

INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2021

HISTORIC PRESERVATION TECHNICAL PROCEDURES

1.

PROJECT SHALL FOLLOW GUIDELINES, PROCEDURES, REQUIREMENTS, AND RECOMMENDED PRACTICES:

A.

GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS - GENERAL

B.

GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS - MASONRY

C.

GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS - ARCHITECTURAL METALS

D.

GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS - ROOFS

E.

A CHECKLIST FOR REHABILITATING HISTORIC BUILDINGS

2.

NATIONAL PARK SERVICE PRESERVATION BRIEFS:

A.

01 - ASSESSING CLEANING AND WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS

B.

02 - REPOINTING MORTAR HISTORIC BRICK BUILDINGS

C.

04 - ROOFING FOR HISTORIC BUILDINGS

D.

10 - EXTERIOR PAINT PROBLEMS ON HISTORIC WOODWORK

E.

49 - HISTORIC DECORATIVE METAL CEILINGS AND WALLS: USE, REPAIR, AND REPLACEMENT
- ## CONSTRUCTION NOTES
1.

AFTER INITIAL CLEANING, SURFACES OF THE BUILDING ENVELOPE SHALL BE INSPECTED AND REPAIRED AS SPECIFIED PRIOR TO INSTALLATION OF ANY WORK.

2.

COMPLETE BUILDING ENVELOPE WORK PER THE APPLICABLE SPECIFICATIONS, AND REFERENCES LISTED WITHIN.

3.

MASONRY WORK SHALL BE IN STRICT COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ANY CLARIFICATIONS WILL BE IN ACCORDANCE WITH THE BIA TECHNICAL NOTES.

4.

SHEET METAL WORK SHALL BE IN STRICT COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ANY CLARIFICATIONS OR ADDITIONAL INFORMATION SHALL BE IN ACCORDANCE WITH PUBLISHED GUIDELINES OF SWRI SEALANTS HANDBOOK EIFS MANUAL AND SMACNA ARCHITECTURAL SHEET METAL MANUAL (7th EDITION) TO THE MAXIMUM EXTENT POSSIBLE.

5.

ALL FLASHING TERMINATIONS SHALL HAVE CONFORMING WATERTIGHT SHEET METAL CLOSURES, AND WATERPROOF UNDERLAYMENT BELOW W/ SEALED LAPS.

6.

SEALANT WORK SHALL BE IN STRICT COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ANY CLARIFICATIONS SHALL BE IN ACCORDANCE WITH SWRI SEALANT HANDBOOK.

7.

SPECIFIC AND TYPICAL DETAILS ARE PROVIDED W/ GENERIC TYPE SUBSTRATE SHOWN. TYPICAL DETAILS APPLY TO ALL INSTANCES WHERE SIMILAR CONDITION OCCURS.

8.

ALL WORK SHALL BE CONDUCTED IN A SUBSTANTIAL WORKMANLIKE MANNER IN ACCORDANCE WITH SPECIFIED REQUIREMENTS.

9.

PROVIDE REQUIRED UNIT PRICE. QUANTITY WORK AS REQUIRED OF SECTION 01 21 10, UNIT PRICES AND ALLOWANCES.
- ## SPECIFIC EXTERIOR WALL NOTES:
1.

COMPLETE INITIAL CLEANING, AND FINAL CLEANING. USE ENVIRONMENTALLY FRIENDLY CLEANER, LOW PRESSURE AND STEAM.

2.

COMPLETE ALL EXTERIOR BUILDING ENVELOPE REPAIRS, RESTORATIONS, AND MODIFICATIONS IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND DRAWINGS OF THIS CONTRACT.

3.

BASED ON UNIT PRICES/QUANTITIES, REMOVE EXISTING MORTAR TO DEPTHS SHOWN AND PROVIDE REPOINTING IN ACCORDANCE WITH 04 50 01 MASONRY REPLACEMENT, RESTORATION AND CLEANING AND REPOINTING MORTAR DETAIL.

4.

BASED ON UNIT PRICES/QUANTITIES REMOVE OR PREPARE EXISTING MASONRY UNITS TO PROVIDE REPAIR OR REPLACEMENT IN ACCORDANCE WITH 04 50 01 MASONRY REPLACEMENT, RESTORATION AND CLEANING AND APPLICABLE DETAILS.

5.

PROVIDE SHEET METAL CLOSURES AND FLASHINGS FOR ALL WALL PENETRATIONS IN ACCORDANCE WITH 07 60 01 SHEET METAL FOR EXTERIOR WALLS, 07 92 10 SEALANTS FOR BUILDING ENVELOPE, AND THE APPLICABLE DETAILS.

6.

REMOVE ALL THE EXISTING SEALANT JOINT SYSTEMS IN THEIR ENTIRETY AND PROVIDE NEW SEALANT JOINTS IN ACCORDANCE WITH SECTION 07 92 10 SEALANTS FOR BUILDING ENVELOPE.

7.

REMOVE/MODIFY THE EXISTING GASKET FOR ALL GLASS FENESTRATIONS AND PREPARE SURFACES AT ALL FENESTRATIONS TO PROVIDE NEW FILLET JOINT WET SEAL IN ACCORDANCE BASE BID WITH 07 92 10 SEALANTS FOR BUILDING ENVELOPE AND THE WET SEAL DETAIL OF THE DRAWINGS.

8.

BASE BID INCLUDES REPAIRS AND MODIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH 08 81 00 GLASS AND GLAZING AND 08 81 01 GLAZING REPAIRS.

9.

THE EXACT LOCATION OF ALL UNIT PRICE ITEMS/QUANTITIES ARE NOT INDICATED ON THESE DRAWINGS. SPECIFICATION SECTION 01 21 10.

10.

DETAILS INDICATED AS "TYPICAL" ARE REQUIRED TO BE PROVIDED AT ALL SIMILAR LOCATIONS.
- ## GENERAL M/E/P AND COORDINATION NOTES
1.

DISCONNECT AND REMOVE ALL MECHANICAL AND ELECTRICAL EQUIPMENT AS NECESSARY TO COMPLETE THE WORK AND REINSTALL UPON COMPLETION OF WORK. PROVIDE FOR EXTENSION AND MODIFICATION OF SERVICE, UTILITIES, INTERIOR COMPONENTS AND ALL CONNECTIONS AS NECESSARY TO ACCOMMODATE NEW HEIGHTS AND LOCATIONS.

2.

ANY LIGHTNING PROTECTION, CABLES, WIRES, SATELLITE OR MICROWAVE DISHES, ANTENNAS, MECHANICAL, ELECTRICAL OR ELECTRONIC COMPONENTS SHALL BE TEMPORARILY DISCONNECTED AND RECONNECTED BY QUALIFIED CRAFTSMEN. THIS INCLUDES ROOF AREAS, FLASHINGS AND ALL WALL AREAS.

3.

EXTEND/RAISE ALL PENETRATIONS, CURBS, MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS TO A MINIMUM 4" FROM THE EXTERIOR SURFACE.

4.

A MINIMUM DISTANCE OF 12 INCHES SHALL EXIST BETWEEN ANY AND ALL PENETRATIONS AND/OR TERMINATIONS.

5.

USE ROUND SHAPES TO CONSTRUCT EQUIPMENT SUPPORTS AND DO NOT USE PITCH PANS.

6.

ANY LOCATIONS/CONDITIONS WHERE THE ABOVE REQUIREMENTS CANNOT BE MET, SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT/ENGINEER OR OWNER IMMEDIATELY.
- ## UNIT PRICE QUANTITIES
1.

IN ACCORDANCE WITH SECTION 01 11 00, SUMMARY OF WORK, THE CONTRACT DOCUMENTS INCLUDE WITHIN THE BASE BID SPECIFIC QUANTITIES.

2.

IN ADDITION TO AREAS SHOWN ON DRAWINGS, THE SPECIFIC QUANTITIES ARE LISTED IN THE SECTION 01 21 10 UNIT PRICES AND DEFINED IN THE INDIVIDUAL SPECIFICATION SECTIONS OF THIS PROJECT AND ARE INCLUDED WITHIN THE BID.

A.

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 21 10, UNIT PRICES AND ALLOWANCES, 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.

4.

PROVIDE SUMMARY OF UNIT QUANTITIES 'REQUIRED' VERSE 'USED' AND ABOVE DOCUMENTATION WHEN REQUESTED, AND AS PART OF PROJECT CLOSE-OUT REQUIREMENTS OF SECTION 01 77 00, CONTRACT CLOSE-OUT.
- ## DEMOLITION NOTES
1.

SEE SECTION 01 50 00, CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS, SECTION 02 04 00, CUTTING AND PATCHING AND SECTION 02 05 00, DEMOLITION AND REMOVAL.

2.

REMOVE AND REPLACE ALL EXISTING WORK/MATERIAL, TO THE EXISTING SUBSTRATES WITHIN THE SCOPE OF THIS WORK TO PERMIT COMPLETION OF ALL REPAIRS, RESTORATION AND MODIFICATIONS.

3.

REMOVE ALL MATERIALS, FLASHINGS AND ACCESSORIES AS NOTED, SPECIFIED OR REQUIRED TO COMPLETE THE WORK. ALL NEW SHEET METAL REQUIRED UNLESS OTHERWISE INDICATED.

4.

THE INTERIOR SIDE OF THE SUBSTRATE MAY HAVE HVAC, ELECTRICAL FIXTURES, ETC. ATTACHED. THE CONTRACTOR SHALL HAVE QUALIFIED CRAFTSMEN REMOVE AND REINSTALL ALL AFFECTED ITEMS OF THE DEMOLITION TO COMPLETE THE WORK. THE LOCATION AND METHOD OF ATTACHMENT SHALL BE THE SAME AS THE ORIGINAL, UNLESS DIRECTED OR APPROVED OTHERWISE BY THE CONSULTANT AND/OR THE OWNER.
- ## PROTECTION NOTES
1.

FACILITIES WILL BE OCCUPIED DURING CONSTRUCTION. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE FACILITY, CONTENTS, AND OCCUPANTS.

2.

CONTRACTOR SHALL MAINTAIN ALL PEDESTRIAN AND VEHICULAR TRAFFIC PROVIDING PROTECTION, SIGNAGE AND COVERED WALKWAYS.

3.

THE BUILDING SHALL BE WATERTIGHT AT THE END OF EACH DAY'S WORK AND WHEN INCLEMENT WEATHER THREATENS.

4.

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.

5.

ANY SURFACES STAINED, MARRED, OR DAMAGED BY THE WORK OR 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.

6.

APPLICATIONS / INSTALLATIONS WHICH MAY AFFECT ADJACENT FACILITIES, VEHICLES OR PEDESTRIANS MUST BE PLANNED AND COORDINATED TO ENSURE NO DAMAGE OCCURS.
- ## GENERAL NOTES
1.

PRIOR TO PERFORMING WORK, CONTRACTOR SHALL INSPECT WALL CONDITIONS AND 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. DAILY CLEAN UP OF FASTENERS IS REQUIRED. MAGNET SHALL BE UTILIZED DAILY TO ENSURE NO FASTENERS ARE IN PARKING LOTS AREAS.

5.

BUILDING ACCESS SHALL BE COORDINATED WITH THE OWNER AND SHALL BE ONLY AS REQUIRED TO ACCOMPLISH CONTRACT WORK.

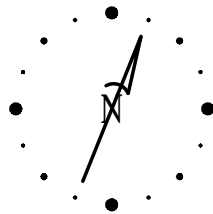
6.

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.

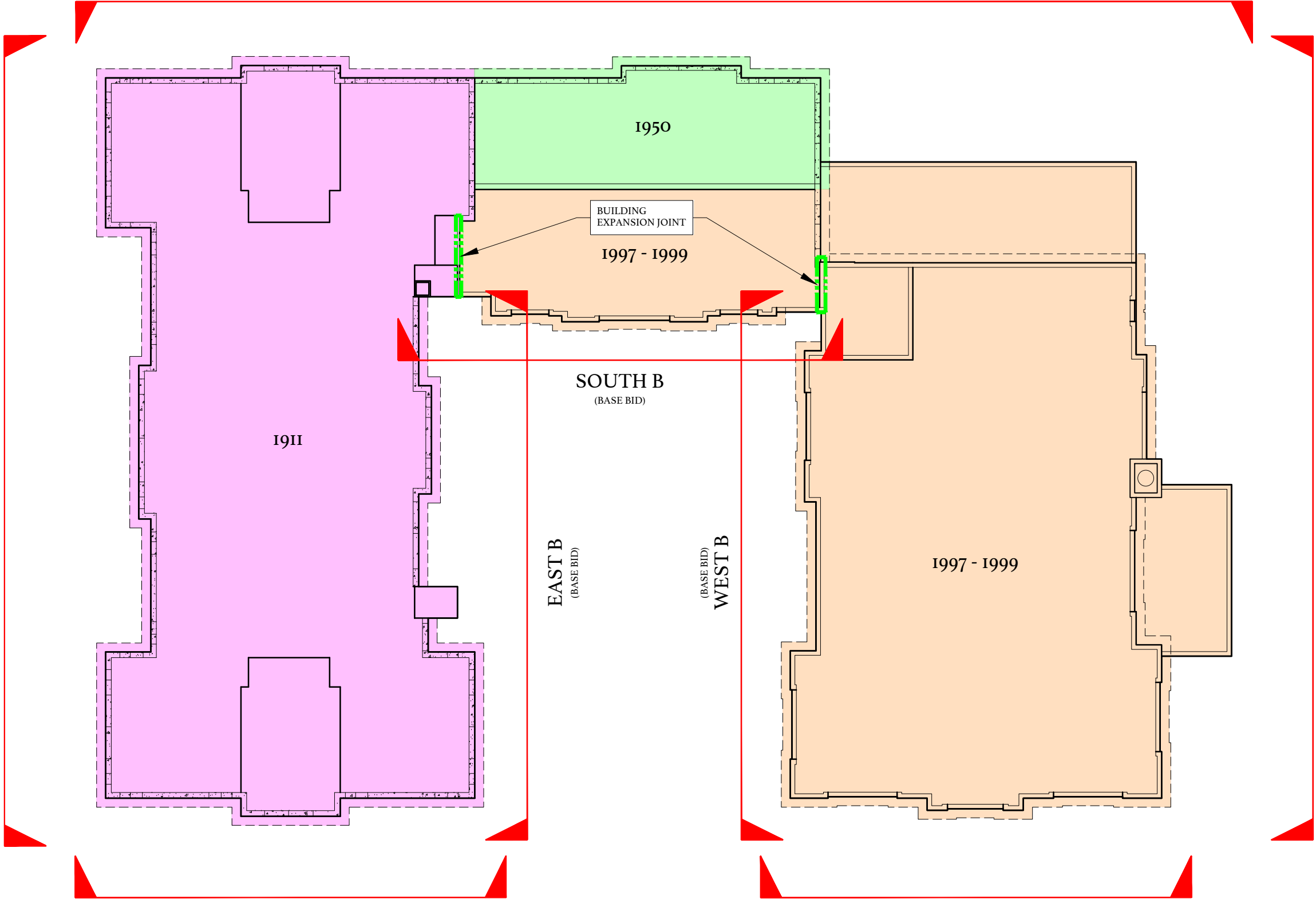
IN ADDITION TO INITIAL CLEANING, ENTIRE BUILDING ENVELOPE SHALL BE CLEANED AGAIN UPON COMPLETION OF CONSTRUCTION INCLUDING FENESTRATIONS, WALKWAYS, RAMPS, PORTICOS, SCREEN WALLS, STAIRS, AND ENTRANCES.
-
- 1226 YEAMANS HALL ROAD, STE C
HANAHAN, SC 29410
-
- UNIVERSITY OF SOUTH CAROLINA
McMASTER COLLEGE
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DESIGNED: RLC
CHECKED: JCG
DRAWN: BSC
REVISION:
- ## GENERAL NOTES
- T101
- SHEET 2 OF 31
- CONSTRUCTION DOCUMENTS

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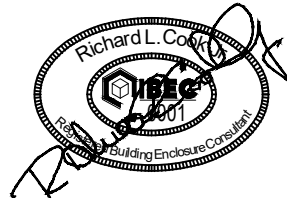
PLAN NORTH

(BASE BID)
WEST A



CONSTRUCTION HISTORY PLAN

NOT TO SCALE



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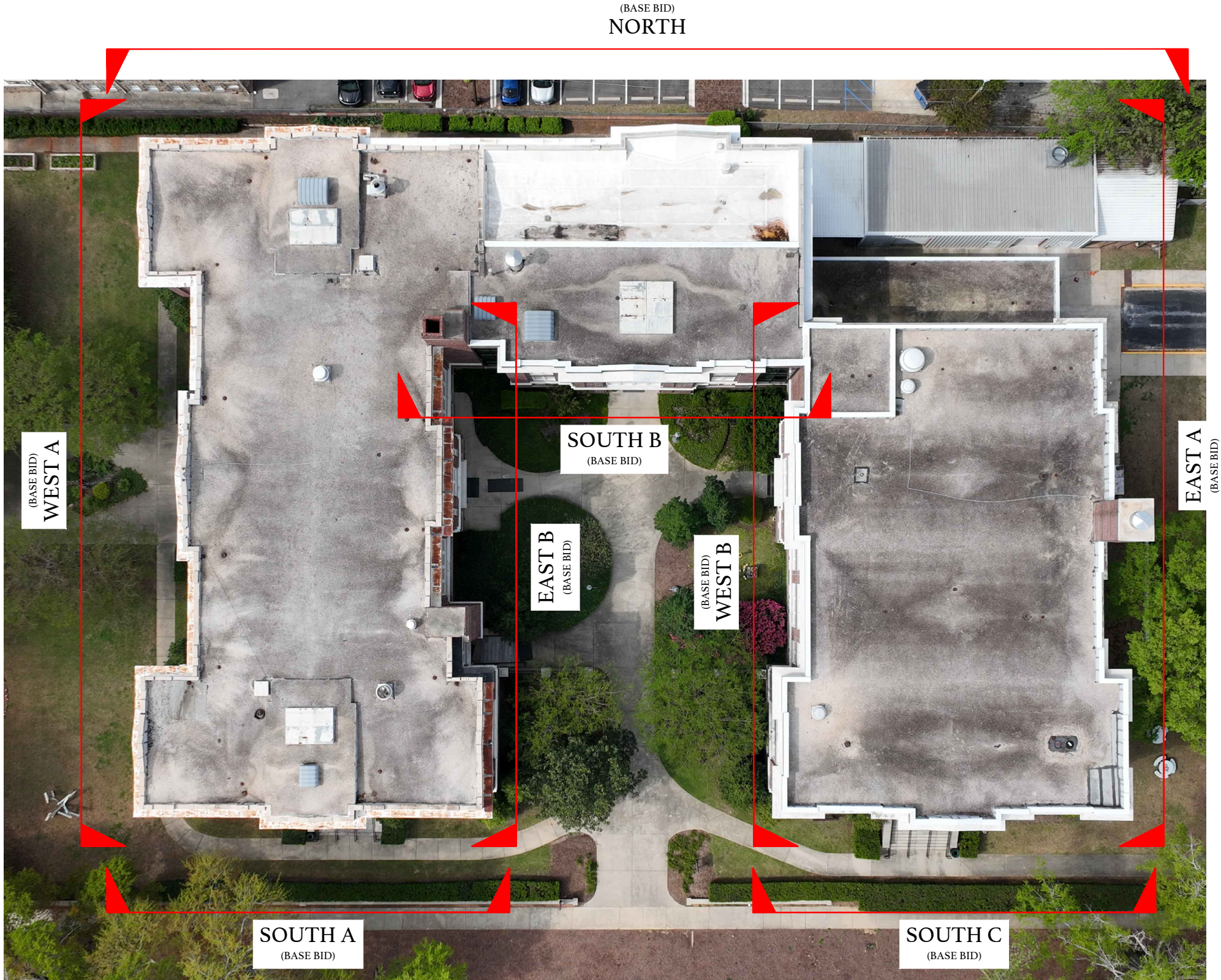
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CONSTRUCTION HISTORY PLAN

T102

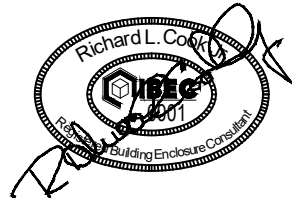
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- NOTES:**
1. LOW SLOPED ROOFS NOT IN SCOPE (REPLACED 2026).
 2. SEE USC FRONT END FOR PROTECTION OF ROOFS REQUIREMENTS DURING THIS PROJECT.

AERIAL PLAN

NOT TO SCALE

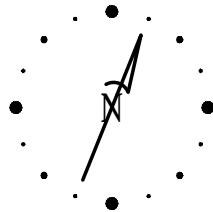


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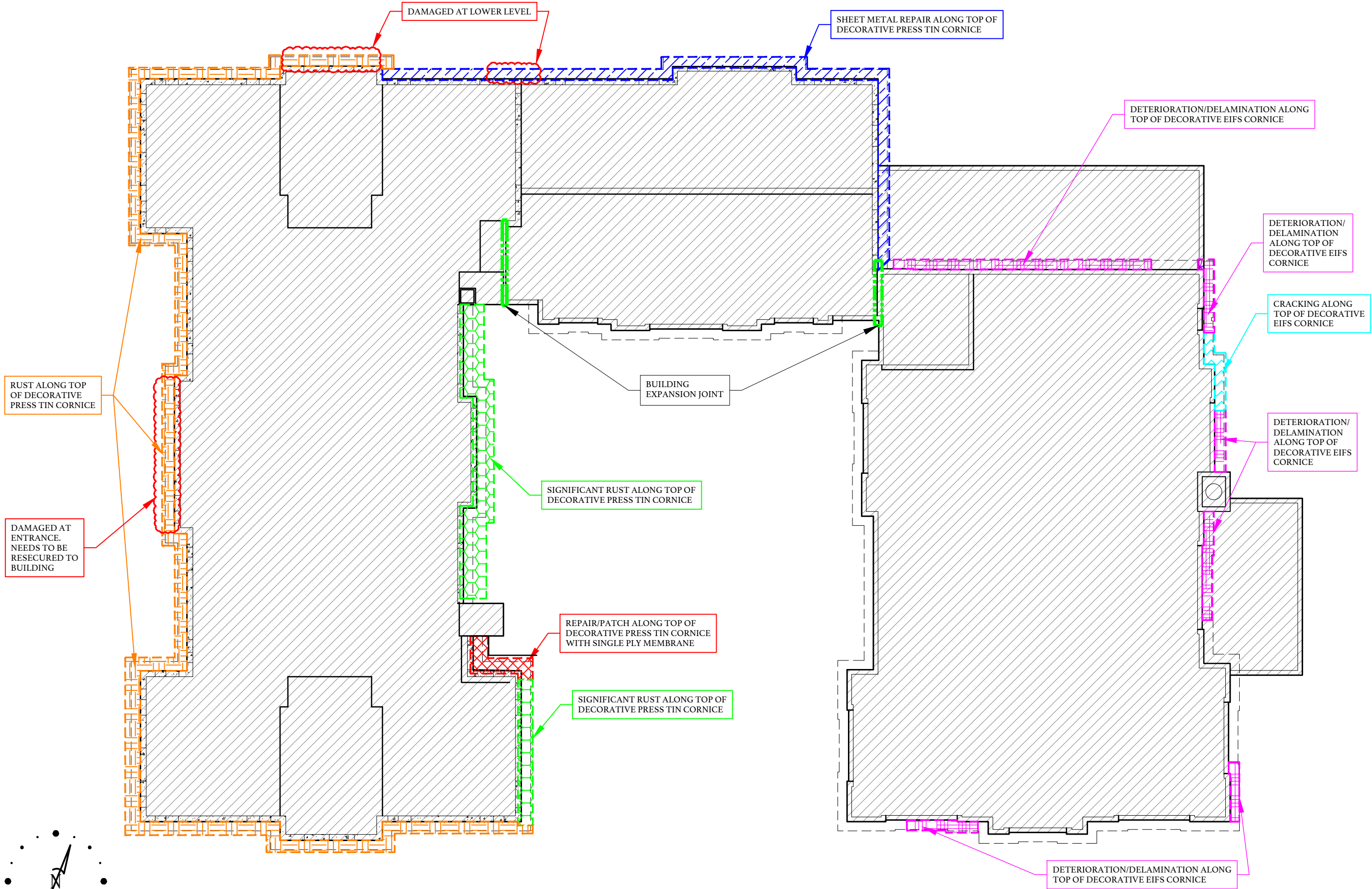
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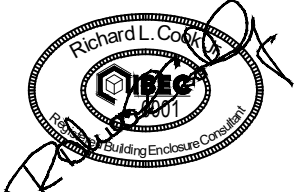


PLAN NORTH



EXISTING CORNICE CONDITION PLAN

NOT TO SCALE



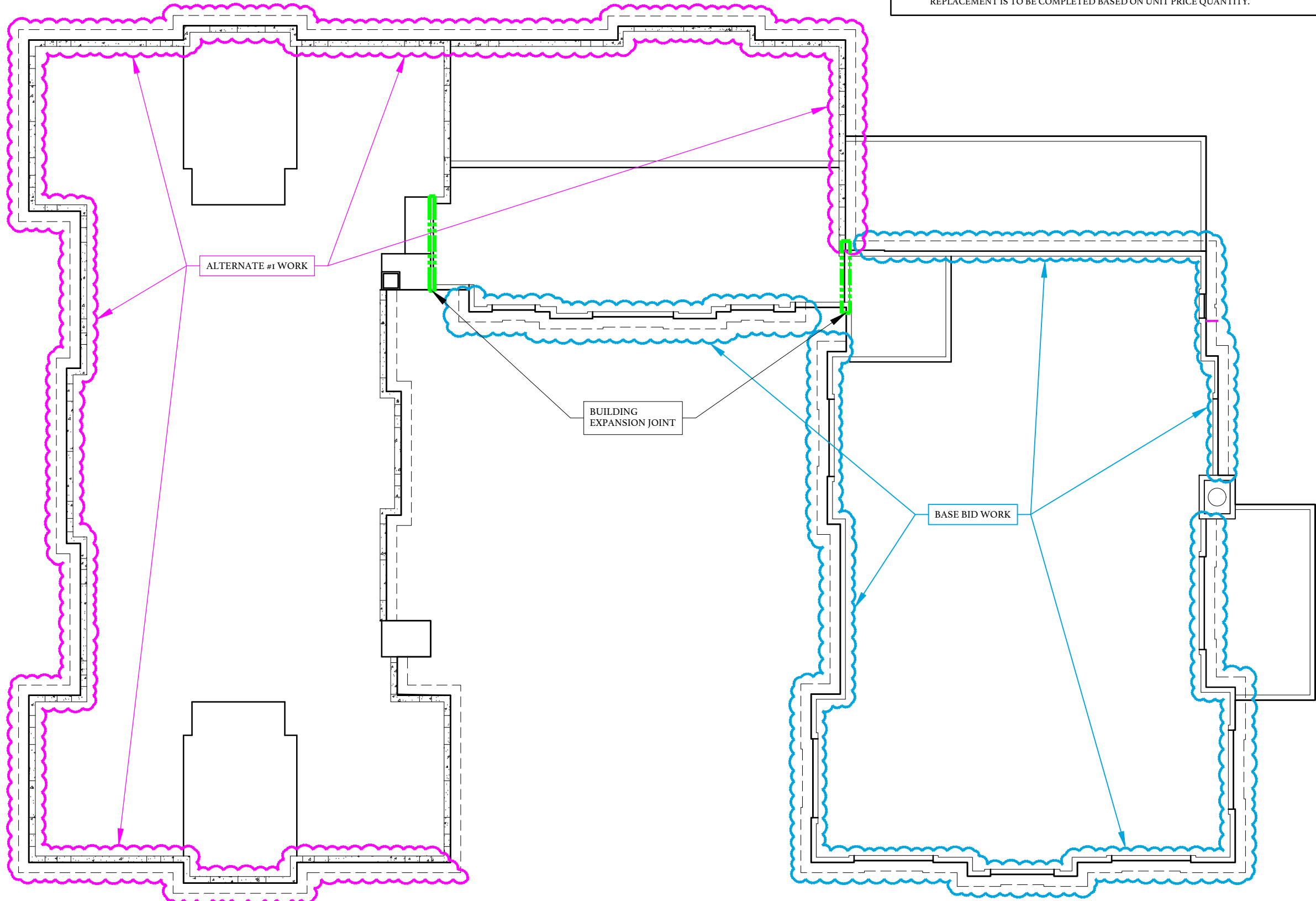
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EXISTING CORNICE
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SCOPE OF WORK: CORNICE

A.

BASE BID WORK INCLUDES MINOR REPAIRS/RESTORATION TO THE EIFS DECORATIVE CORNICE TO REPAIR THE LAMINA AND PROVIDE NEW ELASTOMERIC WALL COATING.

B.

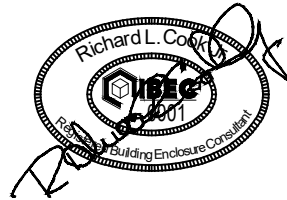
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The

BUILDING ENVELOPE ENCLOSURE

Group

1226 YEAMANS HALL ROAD, STE C
HANAHAN, SC 29410



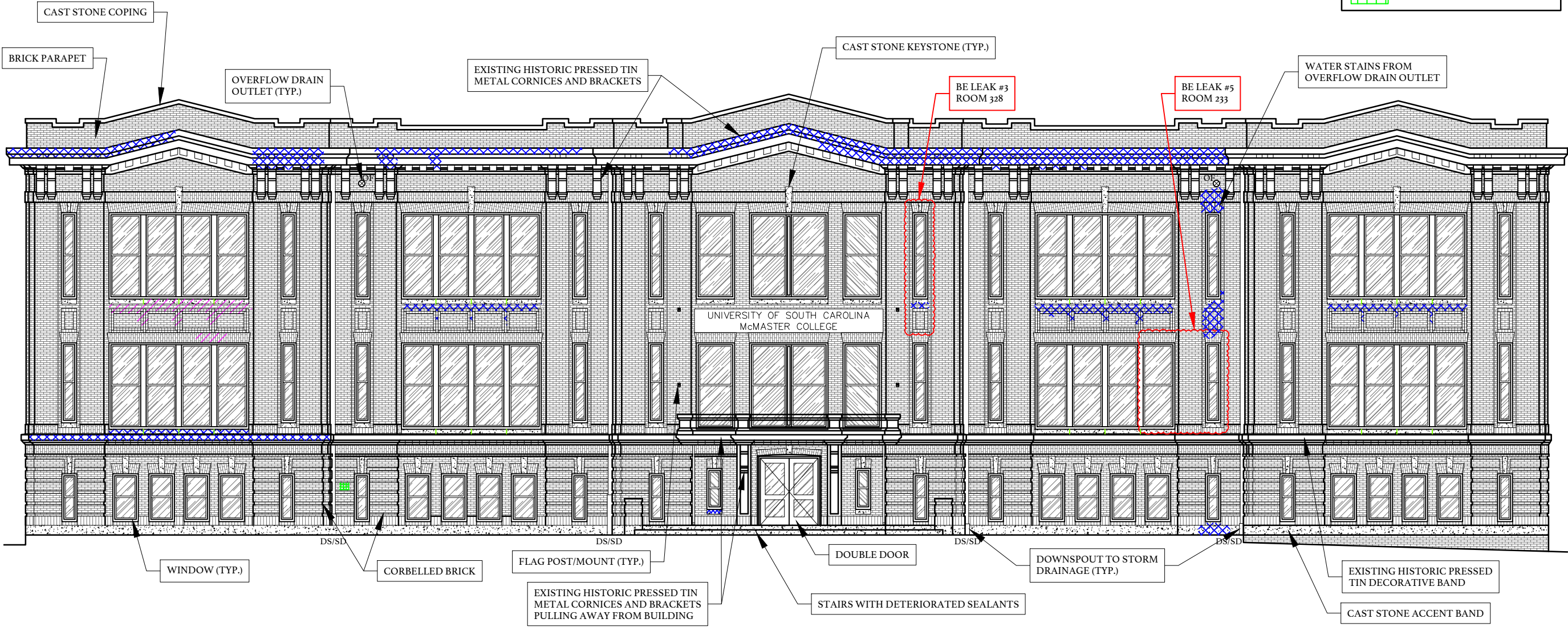
UNIVERSITY OF SOUTH CAROLINA
McMASTER COLLEGE
ENVELOPE RESTORATION

OWNER PROJECT NUMBER: H27-Z622/50003715
BEE PROJECT NUMBER: 24033
1106 PICKENS STREET
COLUMBIA, SOUTH CAROLINA

DATE:	08/05/2026
BEE PROJECT #:	24033
DESIGNED:	RLC
CHECKED:	ICG
DRAWN:	BSC
REVISION:	

NEW CORNICE
PLAN

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NOTES:

- SEE SHEET R102 FOR ALL WORK SPECIFICALLY RELATED TO THE DECORATIVE CORNICES.

WEST A ELEVATION QUANTITIES

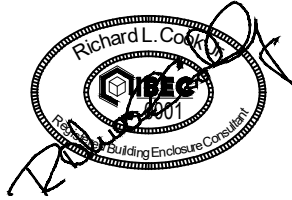
- THE DIMENSIONS/AREAS PROVIDED ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES, AND SHALL BE FIELD VERIFIED BY CONTRACTOR.
 - 63 FENESTRATIONS (DOORS, WINDOWS, & LOUVERS)
 - 1,385 LF +/- OF SEALANT AROUND FENESTRATIONS
 - 1,855 LF +/- OF WET SEALANT
 - 190 LF +/- OF HISTORIC PRESSED TIN CORNICE
 - 165 LF +/- OF HISTORIC PRESSED TIN DECORATIVE BAND
 - 24 LF +/- OF HISTORIC PRESSED TIN DECORATIVE ENTRYWAY

LEGEND

- OF OVERFLOW DRAIN OUTLET
- APPROXIMATE LEAK / DEFICIENCY LOCATION
- BRICK MASONRY
- CAST STONE
- STAINING
- EFFLORESCEENCE
- REPOINTING

The **BUILDING ENVELOPE ENCLOSURE** Group

1226 YEAMANS HALL ROAD, STE C
HANAHAN, SC 29410

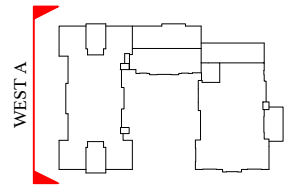


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DESIGNED:	RLC
CHECKED:	JCG
DRAWN:	BSC
REVISION:	

EXISTING WEST A ELEVATION



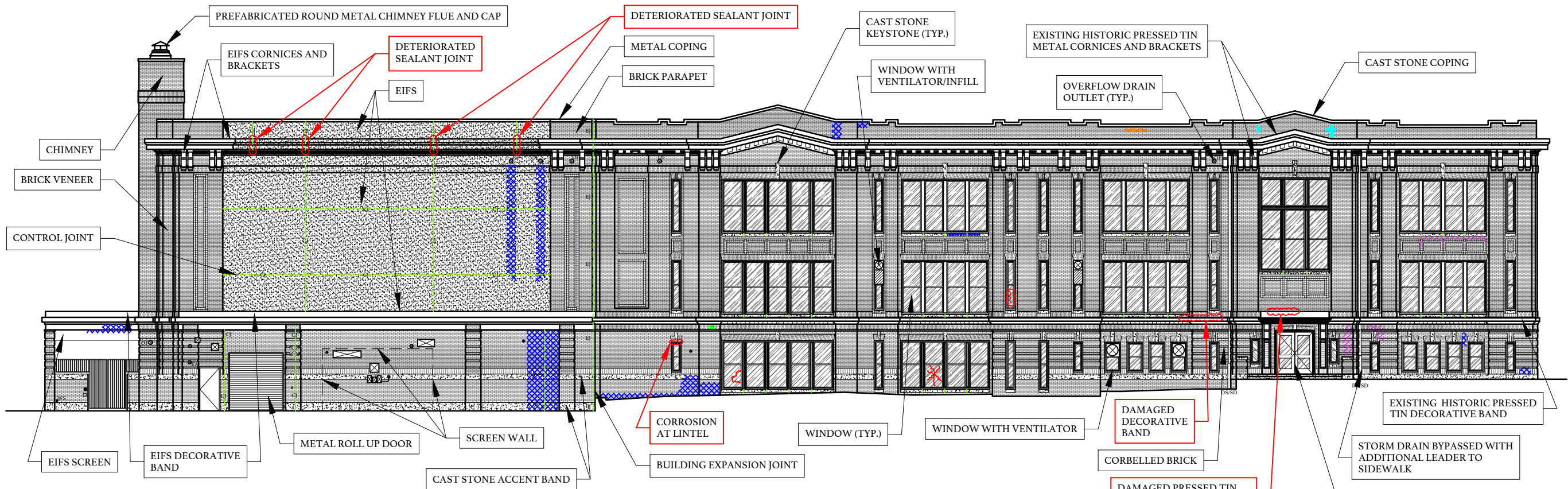
KEY PLAN

NOT TO SCALE

EXISTING WEST A ELEVATION

W201

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NOTES:

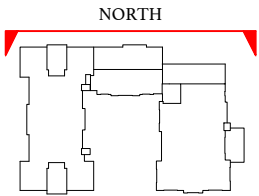
1. SEE SHEET R102 FOR ALL WORK SPECIFICALLY RELATED TO THE DECORATIVE CORNICES.

NORTH ELEVATION QUANTITIES

1. THE DIMENSIONS/AREAS PROVIDED ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES, AND SHALL BE FIELD VERIFIED BY CONTRACTOR.

- 49 FENESTRATIONS (DOORS, WINDOWS, & LOUVERS)
- 1,225 LF +/- OF SEALANT AROUND FENESTRATIONS
- 1,885 LF +/- OF WET SEALANT
- 174 LF +/- OF HISTORIC PRESSED TIN CORNICE
- 174 LF +/- OF HISTORIC PRESSED TIN DECORATIVE BAND
- 1,750 SF +/- OF EIFS WALL
- 71 LF +/- OF EIFS CORNICE
- 88 LF +/- OF EIFS DECORATIVE BAND

EXISTING NORTH ELEVATION



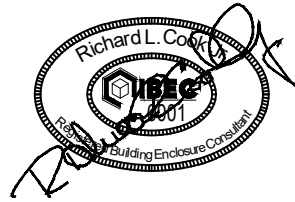
KEY PLAN

NOT TO SCALE

LEGEND			
	OF		APPROXIMATE LEAK / DEFICIENCY LOCATION
	PIPE PENETRATION		REPOINTING
	FA		STAINING
	SIGNAGE		EFFLORESCENCE
	WS		MORTAR POP
	ELECTRICAL BOX W/ CONDUIT		VEGETATION
	DUCT/WALL PENETRATION		CRACK
	CJ		
	EJ		
	BRICK MASONRY		
	CAST STONE		
	EIFS		

The **BUILDING ENVELOPE ENCLOSURE** Group

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ENVELOPE RESTORATION

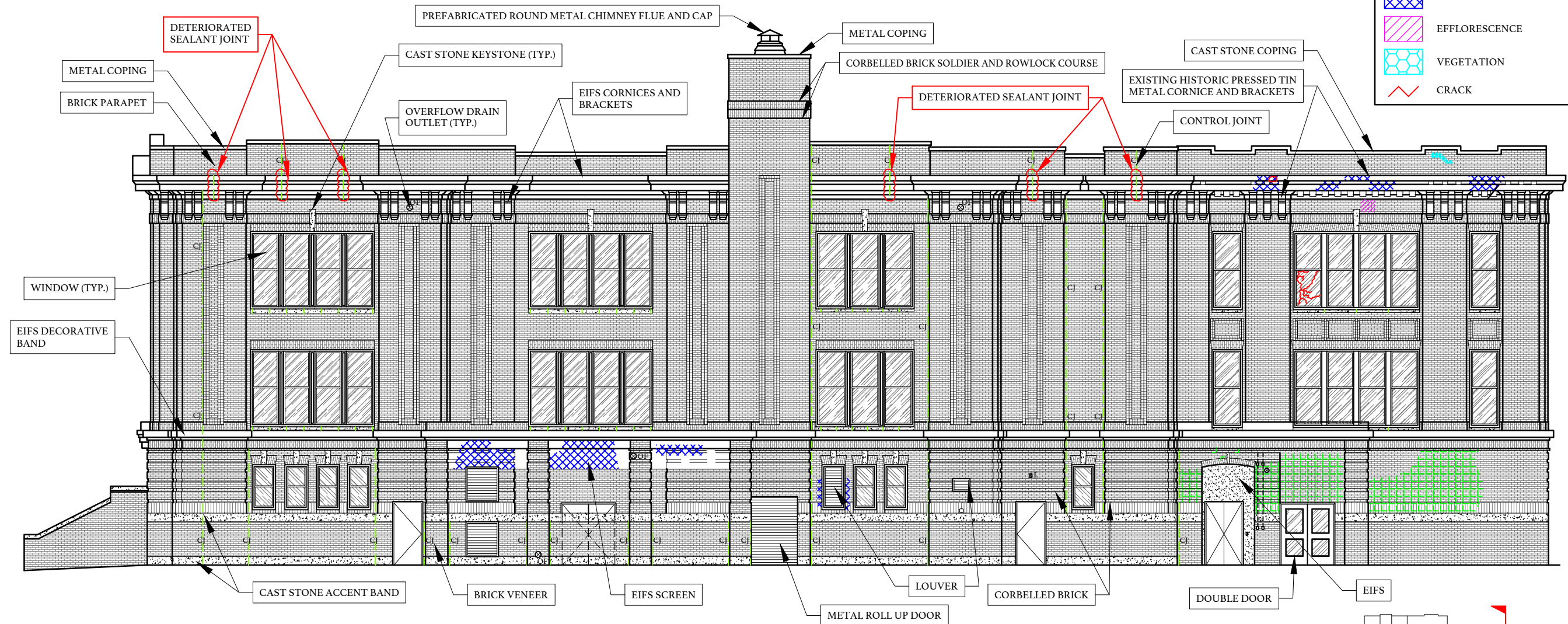
OWNER PROJECT NUMBER: H27-Z622/50003715
BEE PROJECT NUMBER: 24033
1106 PICKENS STREET
COLUMBIA, SOUTH CAROLINA

DATE: 08/05/2026
BEE PROJECT #: 24033
DESIGNED: RLC
CHECKED: JCG
DRAWN: BSC
REVISION:

EXISTING NORTH ELEVATION

W202

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EAST A ELEVATION QUANTITIES

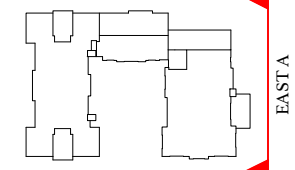
- THE DIMENSIONS/AREAS PROVIDED ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES, AND SHALL BE FIELD VERIFIED BY CONTRACTOR.
- 29 FENESTRATIONS (DOORS, WINDOWS, & LOUVERS)
 - 750 LF +/- OF SEALANT AROUND FENESTRATIONS
 - 1,065 LF +/- OF WET SEALANT
 - 43 LF +/- OF HISTORIC PRESSED TIN CORNICE
 - 124 LF +/- OF EIFS CORNICE
 - 167 LF +/- OF EIFS DECORATIVE BAND

NOTES:

- SEE SHEET R102 FOR ALL WORK SPECIFICALLY RELATED TO THE DECORATIVE CORNICES.

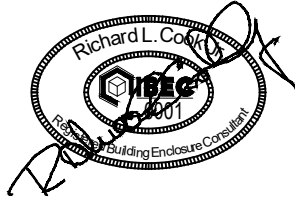
EXISTING EAST A ELEVATION

LEGEND	
	OVERFLOW DRAIN OUTLET
	PIPE PENETRATION
	LIGHT SIGNAGE
	ELECTRICAL BOX W/ CONDUIT
	LOUVER
	CONTROL JOINT
	BRICK MASONRY
	CAST STONE
	EIFS
	APPROXIMATE DEFICIENCY LOCATION
	REPOINTING
	STAINING
	EFFLORESCENCE
	VEGETATION
	CRACK



KEY PLAN

NOT TO SCALE



UNIVERSITY OF SOUTH CAROLINA
McMASTER COLLEGE
ENVELOPE RESTORATION

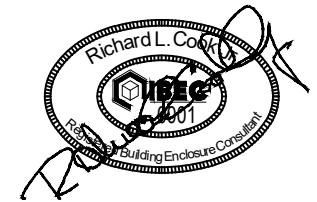
OWNER PROJECT NUMBER: H27-Z622/50003715
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1106 PICKENS STREET
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EXISTING EAST A ELEVATION

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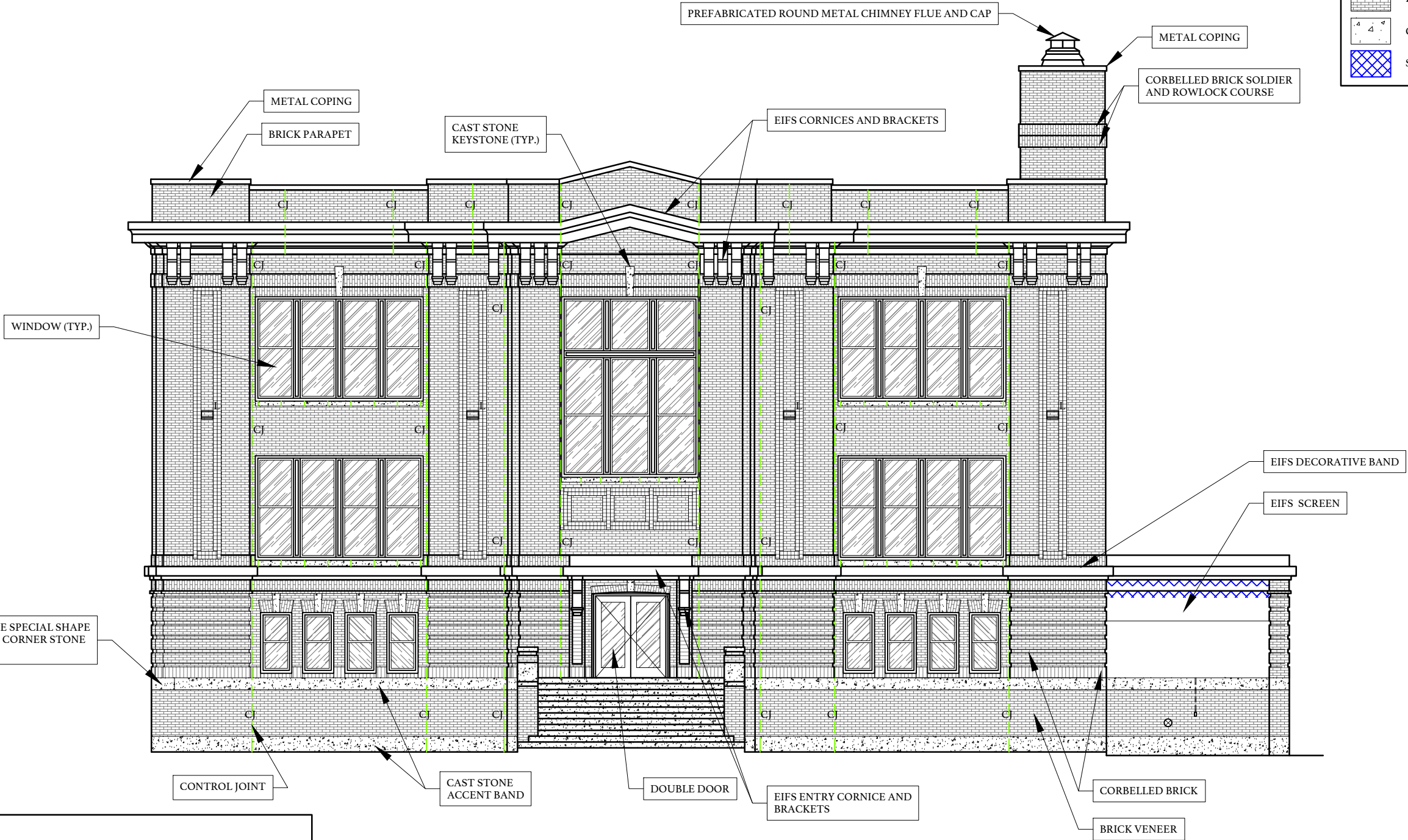
UNIVERSITY OF SOUTH CAROLINA
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CHECKED: JCG
DRAWN: BSC
REVISION:

EXISTING SOUTH C ELEVATION

LEGEND

- PIPE PENETRATION
- LIGHT
- ELECTRICAL BOX W/ CONDUIT
- CONTROL JOINT
- BRICK MASONRY
- CAST STONE
- STAINING



NOTES:

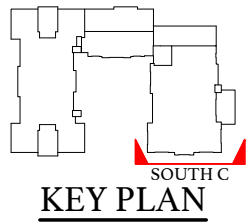
1. SEE SHEET R102 FOR ALL WORK SPECIFICALLY RELATED TO THE DECORATIVE CORNICES.

SOUTH C ELEVATION QUANTITIES

1. THE DIMENSIONS/AREAS PROVIDED ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES, AND SHALL BE FIELD VERIFIED BY CONTRACTOR.

- 14 FENESTRATIONS (DOORS, WINDOWS, & LOUVERS)
- 390 LF +/- OF SEALANT AROUND FENESTRATIONS
- 730 LF +/- OF WET SEALANT
- 94 LF +/- OF EIFS CORNICE
- 110 LF +/- OF EIFS DECORATIVE BAND

EXISTING SOUTH C ELEVATION



NOT TO SCALE

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LEGEND

WS

WATER SPIGOT

CJ

CONTROL JOIN

APPROXIMATE DEFICIENCY LOCATION

BRICK MASONRY

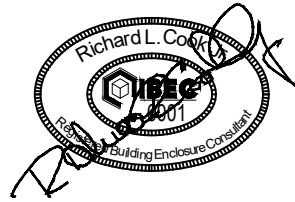
CAST STONE

STAINING

The

BUILDING ENVELOPE ENCLOSURE Group

1226 YEAMANS HALL ROAD, STE C
HANAHAN, SC 29410



UNIVERSITY OF SOUTH CAROLINA
McMASTER COLLEGE
ENVELOPE RESTORATION

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REVISION:	

EXISTING WEST B ELEVATION



NOTES:

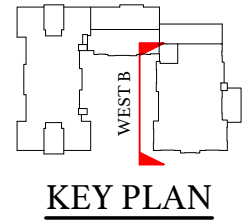
1. SEE SHEET R102 FOR ALL WORK SPECIFICALLY RELATED TO THE DECORATIVE CORNICES.

WEST B ELEVATION QUANTITIES

1. THE DIMENSIONS/AREAS PROVIDED ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES, AND SHALL BE FIELD VERIFIED BY CONTRACTOR.

- 24 FENESTRATIONS (DOORS, WINDOWS, & LOUVERS)
- 595 LF +/- OF SEALANT AROUND FENESTRATIONS
- 980 LF +/- OF WET SEALANT
- 123 LF +/- OF EIFS CORNICE
- 140 LF +/- OF EIFS DECORATIVE BAND

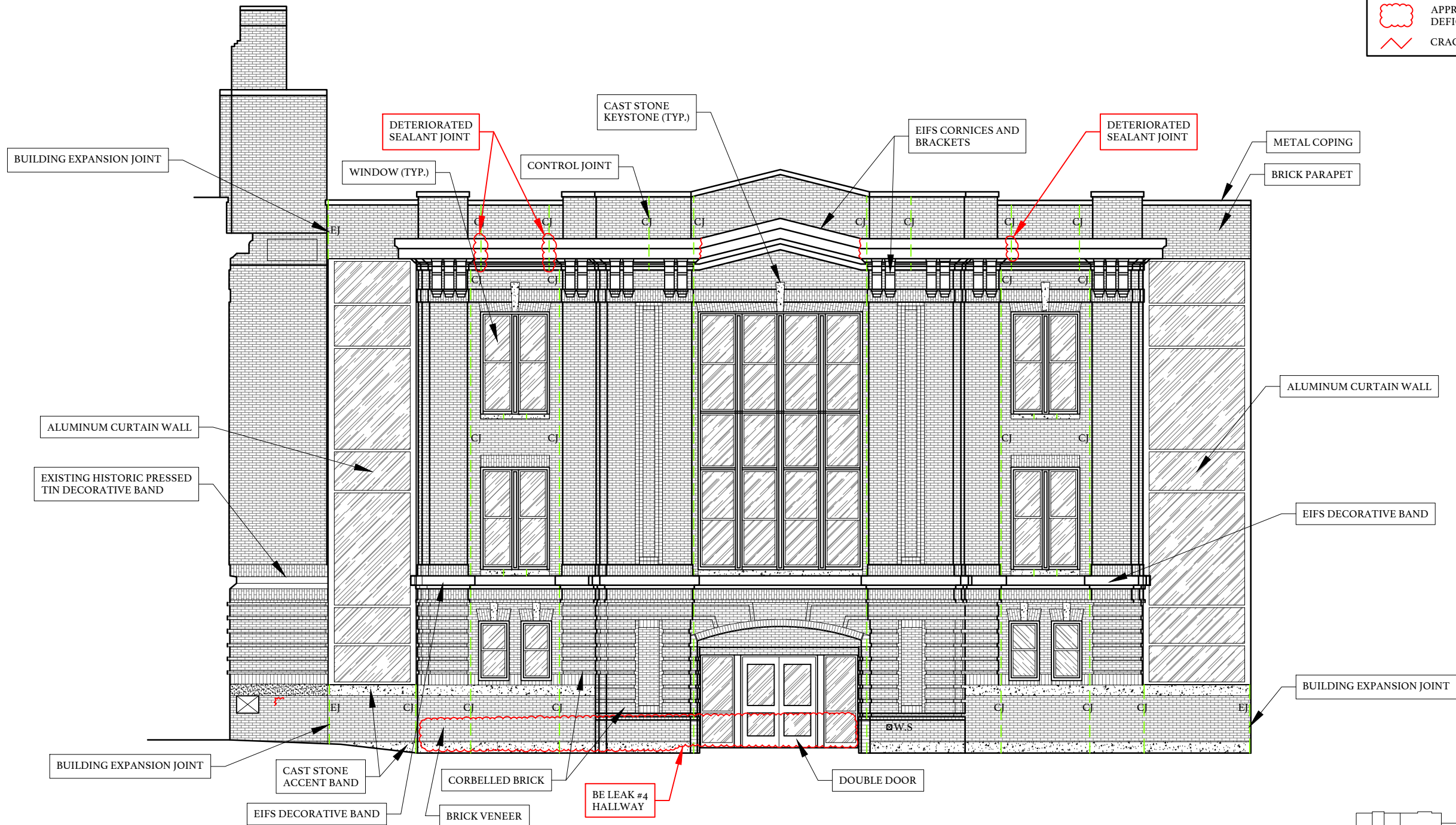
EXISTING WEST B ELEVATION



KEY PLAN

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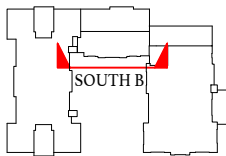
SOUTH B ELEVATION QUANTITIES

- THE DIMENSIONS/AREAS PROVIDED ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES, AND SHALL BE FIELD VERIFIED BY CONTRACTOR.
- 12 FENESTRATIONS (DOORS, WINDOWS, & LOUVERS)
- 470 LF +/- OF SEALANT AROUND FENESTRATIONS
- 975 LF +/- OF WET SEALANT
- 8 LF +/- OF HISTORIC PRESSED TIN DECORATIVE BAND
- 83 LF +/- OF EIFS CORNICE
- 83 LF +/- OF EIFS DECORATIVE BAND

NOTES:

- SEE SHEET R102 FOR ALL WORK SPECIFICALLY RELATED TO THE DECORATIVE CORNICES.

EXISTING SOUTH B ELEVATION



KEY PLAN

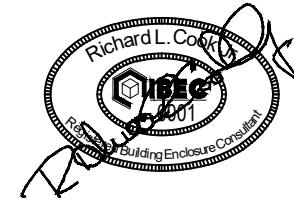
NOT TO SCALE

LEGEND

- WS WATER SPIGOT
- DUCT/WALL PENETRATION
- CJ CONTROL JOINT
- EJ BUILDING EXPANSION JOINT
- BRICK MASONRY
- CAST STONE
- APPROXIMATE LEAK / DEFICIENCY LOCATION
- CRACK

The BUILDING ENVELOPE ENCLOSURE Group

1226 YEAMANS HALL ROAD, STE C
HANAHAN, SC 29410



UNIVERSITY OF SOUTH CAROLINA McMASTER COLLEGE ENVELOPE RESTORATION

OWNER PROJECT NUMBER: H27-Z622/50003715
BEE PROJECT NUMBER: 24033
1106 PICKENS STREET
COLUMBIA, SOUTH CAROLINA

DATE: 08/05/2026
BEE PROJECT #: 24033
DESIGNED: RLC
CHECKED: JCG
DRAWN: BSC
REVISION:

EXISTING SOUTH B ELEVATION

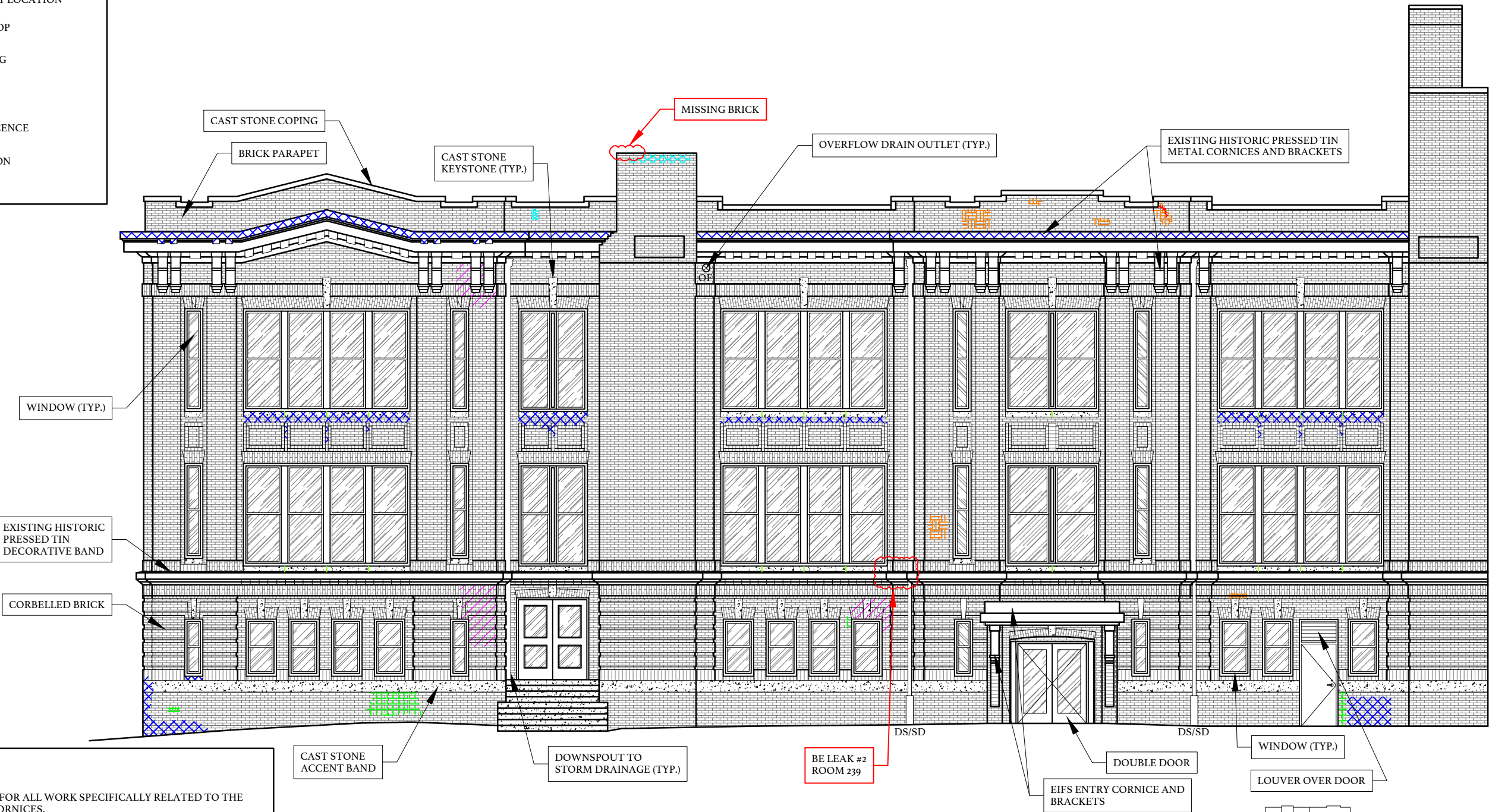
W206

SHEET 12 OF 31

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LEGEND

- ⊗ OF OVERFLOW DRAIN OUTLET
- LOUVER
- BRICK MASONRY
- CAST STONE
- APPROXIMATE LEAK / DEFICIENCY LOCATION
- MORTAR POP
- REPOINTING
- STAINING
- EFFLORESCENCE
- VEGETATION
- CRACK



NOTES:

- SEE SHEET R102 FOR ALL WORK SPECIFICALLY RELATED TO THE DECORATIVE CORNICES.

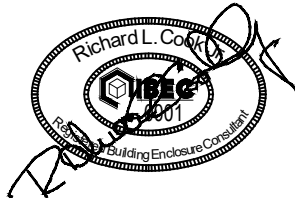
EAST B ELEVATION QUANTITIES

- THE DIMENSIONS/AREAS PROVIDED ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES, AND SHALL BE FIELD VERIFIED BY CONTRACTOR.
 - 37 FENESTRATIONS (DOORS, WINDOWS, & LOUVERS)
 - 870 LF +/- OF SEALANT AROUND FENESTRATIONS
 - 1,305 LF +/- OF WET SEALANT
 - 123 LF +/- OF HISTORIC PRESSED TIN CORNICE
 - 145 LF +/- OF HISTORIC PRESSED TIN DECORATIVE BAND
 - 17 LF +/- OF EIFS DECORATIVE BAND

EXISTING EAST B ELEVATION

KEY PLAN

NOT TO SCALE



UNIVERSITY OF SOUTH CAROLINA
McMASTER COLLEGE
ENVELOPE RESTORATION

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REVISION:

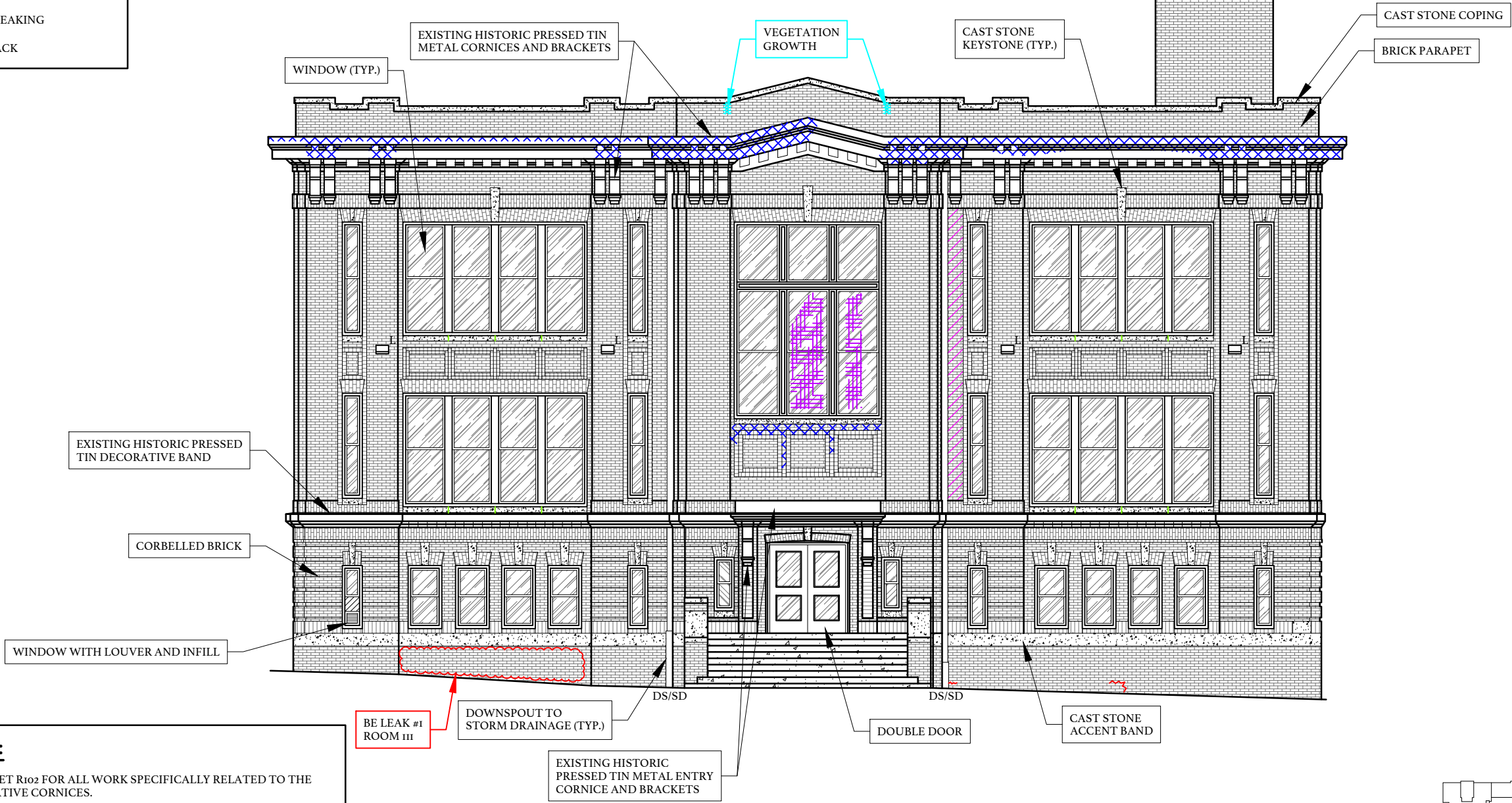
EXISTING EAST B ELEVATION

W207

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LEGEND

- LIGHT
- LOUVER
- BRICK MASONRY
- CAST STONE
- APPROXIMATE LEAK LOCATION
- STAINING
- EFFLORESCENCE
- VEGETATION
- STREAKING
- CRACK



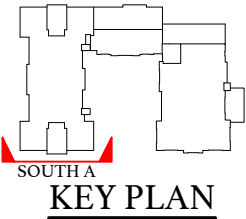
NOTES:

- SEE SHEET R102 FOR ALL WORK SPECIFICALLY RELATED TO THE DECORATIVE CORNICES.

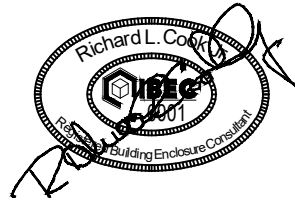
SOUTH A ELEVATION QUANTITIES

- THE DIMENSIONS/AREAS PROVIDED ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES, AND SHALL BE FIELD VERIFIED BY CONTRACTOR.
 - 28 FENESTRATIONS (DOORS, WINDOWS, & LOUVERS)
 - 630 LF +/- OF SEALANT AROUND FENESTRATIONS
 - 950 LF +/- OF WET SEALANT
 - 94 LF +/- OF HISTORIC PRESSED TIN CORNICE
 - 94 LF +/- OF HISTORIC PRESSED TIN DECORATIVE BAND

EXISTING SOUTH A ELEVATION



NOT TO SCALE



UNIVERSITY OF SOUTH CAROLINA
McMASTER COLLEGE
ENVELOPE RESTORATION

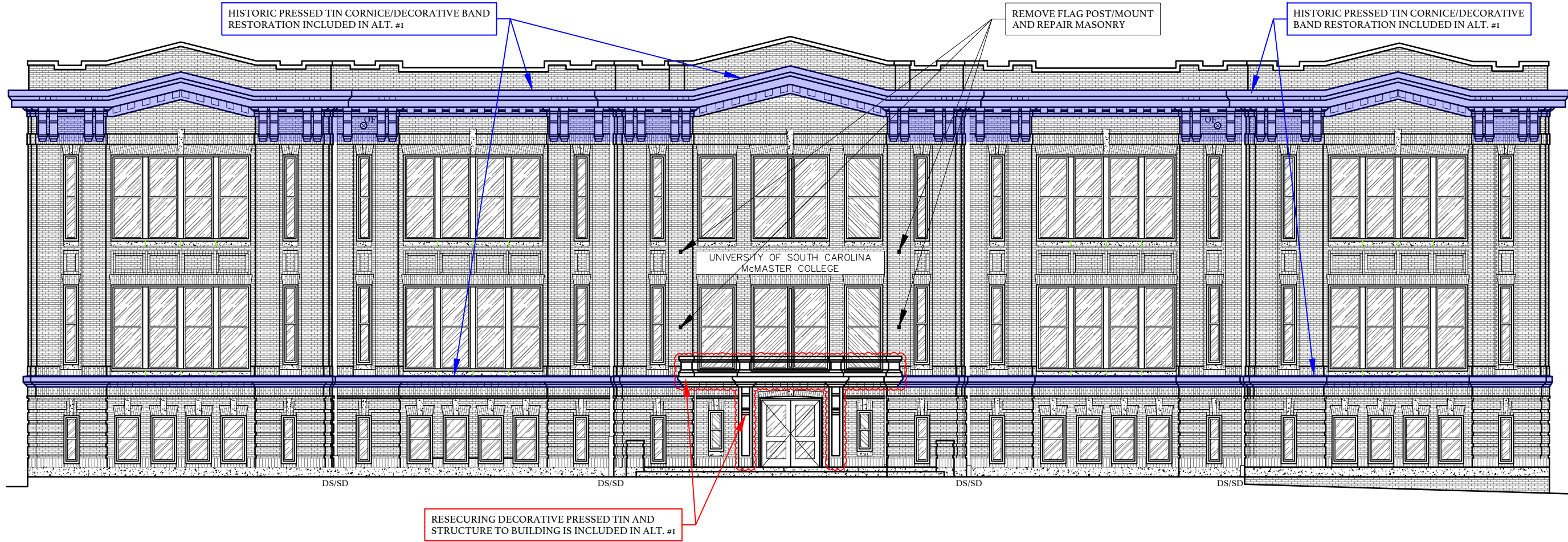
OWNER PROJECT NUMBER: H27-Z622/50003715
BEE PROJECT NUMBER: 24033
1106 PICKENS STREET
COLUMBIA, SOUTH CAROLINA

DATE:	08/05/2026
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DRAWN:	BSC
REVISION:	

EXISTING SOUTH A
ELEVATION

W208

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SCOPE OF WORK: EXTERIOR WALLS

- A. SEALANT
 - 1. COMPLETELY REMOVE, PREPARE SURFACE, AND REPLACE ALL EXTERIOR SEALANT JOINTS AT PENETRATIONS, TERMINATIONS, AND TRANSITIONS.
 - 2. COMPLETELY REMOVE EXISTING GASKET, PREPARE SURFACES AND PROVIDE NEW FILLET JOINT (WET GLAZE) AT ALL GLASS SURFACES.
 - 3. COMPLETELY REMOVE EXISTING SEALANT, PREPARE SURFACES, AND PROVIDE NEW SEALANT JOINT AT PERIMETER OF ALL NON-GLASS FENESTRATIONS.
- B. SHEET METAL
 - 1. PROVIDE SHEET METAL CLOSURE SIMILAR TO DETAIL FOR DUCT, PIPES GREATER THAN 4"Ø AND MULTIPLE PENETRATIONS.
 - 2. AT HOLE/ABANDONED PENETRATIONS, PROVIDE SHEET METAL COVER PLATE WITH 1/2" HEMMED EDGES ON ALL SIDES. SET IN TWO BEADS OF SEALANT ON ALL SIDES.
 - 3. EXTEND ALL PENETRATIONS THRU VERTICAL SURFACES 4 INCHES TO PROVIDE SUFFICIENT CLEARANCE FOR FLASHINGS/CLOSURES.
- C. BUILDING EXPANSION JOINT
 - 1. COMPLETELY REMOVE, PREPARE SURFACES, REPLACE EXISTING PREFORMED SILICONE BELLOW EXPANSION JOINT, AND PROVIDE NEW SHEET METAL COVER ASSEMBLY.
- D. COATING
 - 1. SPECIFIC TO THE EIFS BAND AND EIFS WALL, COMPLETELY REMOVE ALL LOOSE, DELAMINATED AND/OR PEELING COATING, PREPARE AND PRIME SURFACE, AND PROVIDE NEW COATING SYSTEM.
- E. SHEET METAL
 - 1. REMOVE LOUVERS, TO PROVIDE NEW SILL FLASHINGS, AND REINSTALL WITH NEW BACKER ROD FOAM CLOSURE WITHIN JOINT AND BOND BREAKER SEALANT JOINT ON EXTERIOR.
- F. DOORS
 - 1. COMPLETELY REMOVE EXISTING WEATHERSTRIPPING AND DOOR SWEEPS, PREPARE SURFACES, AND PROVIDE NEW, PROPERLY SIZED, WEATHERSTRIPPING AT JAMBS AND HEAD CONDITIONS, AND DOOR SWEEP AT ALL SILLS.

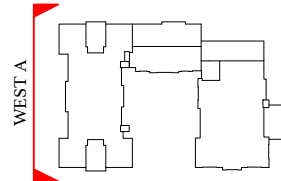
- G. PENETRATIONS
 - 1. DISCONNECT CONDUITS, CABLES, JUNCTION BOXES, SIGNAGE, SECURITY CAMERAS, COMMUNICATION EQUIPMENT, ETC. TO EXTEND COATING BEHIND ITEM. WHERE ITEM PENETRATES WALL, PROVIDE EXTERIOR SEALANT JOINT ON ALL SIDES WITH WEEP AT BOTTOM/BASE.
 - a. COORDINATE WITH OWNER FOR ANY/ALL COMMUNICATION/SAFETY EQUIPMENT.
- H. CLEAN SURFACES TO EXTENT NEEDED TO COMPLETE WORK, BUT UPON COMPLETION, CLEAN ALL EXTERIOR SURFACES WITH ENVIRONMENTALLY FRIENDLY SAFE CLEANER, STEAM AND LOW PRESSURE WASHING.
- I. BRICK
 - 1. COMPLETE REPOINTING PER THE THREE STEP DETAIL AND UNIT PRICE QUANTITY.
 - 2. COMPLETE THE BRICK REPLACEMENT PER THE THREE STEP DETAIL AND UNIT PRICE QUANTITY.
- J. METAL
 - 1. CLEAN, PREPARE, AND PRIME EXPOSED METAL SURFACES (LINTELS, SHELF ANGLES, FRAMINGS, STAIRS, LADDERS, PLATFORMS, ETC.) AND PROVIDE TWO COATS OF MARINE-GRADE EPOXY PAINT.
- K. EIFS
 - 1. COMPLETE CRACK REPAIRS PER THREE STEP DETAILS, BASED ON TYPE OF CRACK AND WIDTH.
 - 2. COMPLETELY REMOVE ALL LOOSE, DELAMINATED AND/OR PEELING LAMINA AND/OR COATING, REPAIR EIFS, AND PROVIDE NEW LAMINA/COMPATIBLE COATING SYSTEM.
 - 3. ENSURE SEALANTS ARE APPLIED TO THE BASE COAT AND DO NOT EXTEND THE COATING OVER SEALANT JOINTS.

SCOPE OF WORK: CORNICE

- A. BASE BID WORK INCLUDES MINOR REPAIRS/RESTORATION TO THE EIFS DECORATIVE CORNICE TO REPAIR THE LAMINA AND PROVIDE NEW ELASTOMERIC WALL COATING.
- B. ALTERNATE NUMBER 1 WORK INCLUDES REPAIRS/RESTORATION OF THE HISTORIC DECORATIVE CORNICE METAL ON ALL ELEVATIONS WHERE HISTORIC CORNICE EXISTS. REPAIRS/RESTORATION INCLUDES SHEET METAL REPAIRS, SECURING METAL TO STRUCTURE, PREPARING ALL SHEET METAL TO RECEIVE RUST INHIBITOR PRIMER AND TWO COATS OF EPOXY COATING. REPLACEMENT IS TO BE COMPLETED BASED ON UNIT PRICE QUANTITY.

LEGEND

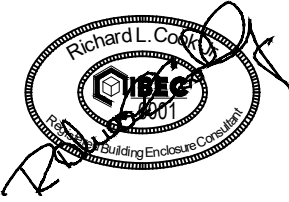
-  HISTORIC PRESSED TIN CORNICE/DECORATIVE BAND RESTORATION INCLUDED IN ALT. #1
-  AREA OF WORK, SEE SPECIFIC NOTE



KEY PLAN

NOT TO SCALE

NEW WEST A ELEVATION



UNIVERSITY OF SOUTH CAROLINA
McMASTER COLLEGE
ENVELOPE RESTORATION
OWNER PROJECT NUMBER: H27-Z62150003715
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COLUMBIA, SOUTH CAROLINA

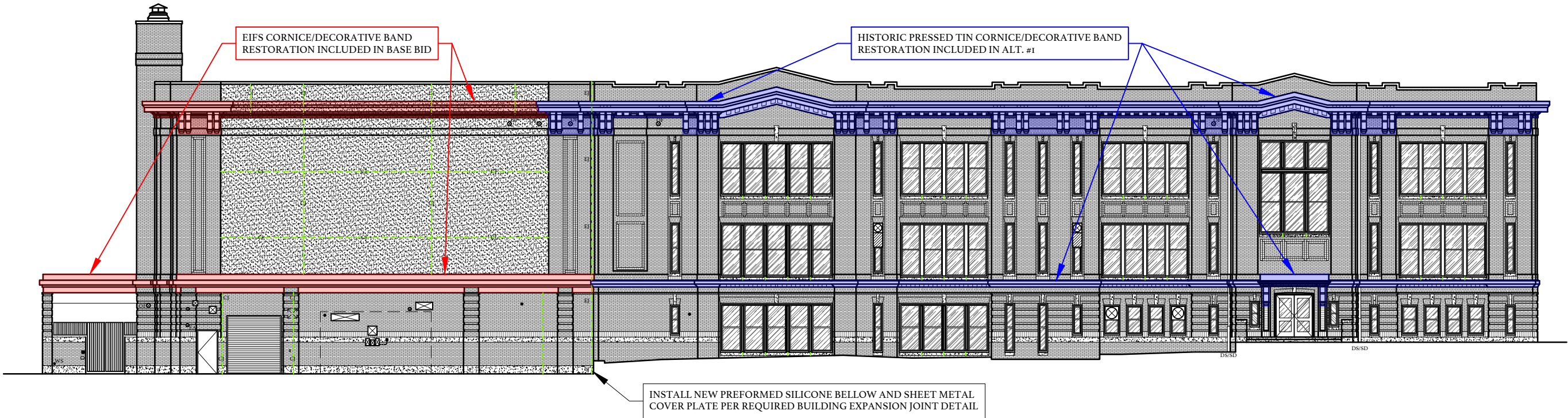
DATE: 08/05/2026
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DESIGNED: RLC
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DRAWN: BSC
REVISION:

NEW WEST A
ELEVATION

W209

SHEET 15 OF 31

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SCOPE OF WORK: EXTERIOR WALLS

- A. SEALANT**
1. COMPLETELY REMOVE, PREPARE SURFACE, AND REPLACE ALL EXTERIOR SEALANT JOINTS AT PENETRATIONS, TERMINATIONS, AND TRANSITIONS.
 2. COMPLETELY REMOVE EXISTING GASKET, PREPARE SURFACES AND PROVIDE NEW FILLET JOINT (WET GLAZE) AT ALL GLASS SURFACES.
 3. COMPLETELY REMOVE EXISTING SEALANT, PREPARE SURFACES, AND PROVIDE NEW SEALANT JOINT AT PERIMETER OF ALL NON-GLASS FENESTRATIONS.
- B. SHEET METAL**
1. PROVIDE SHEET METAL CLOSURE SIMILAR TO DETAIL FOR DUCT, PIPES GREATER THAN 4"Ø AND MULTIPLE PENETRATIONS.
 2. AT HOLE/ABANDONED PENETRATIONS, PROVIDE SHEET METAL COVER PLATE WITH 1/2" HEMMED EDGES ON ALL SIDES. SET IN TWO BEADS OF SEALANT ON ALL SIDES.
 3. EXTEND ALL PENETRATIONS THRU VERTICAL SURFACES 4 INCHES TO PROVIDE SUFFICIENT CLEARANCE FOR FLASHINGS/CLOSURES.
- C. BUILDING EXPANSION JOINT**
1. COMPLETELY REMOVE, PREPARE SURFACES, REPLACE EXISTING PREFORMED SILICONE BELLOW EXPANSION JOINT, AND PROVIDE NEW SHEET METAL COVER ASSEMBLY.
- D. COATING**
1. SPECIFIC TO THE EIFS BAND AND EIFS WALL, COMPLETELY REMOVE ALL LOOSE, DELAMINATED AND/OR PEELING COATING, PREPARE AND PRIME SURFACE, AND PROVIDE NEW COATING SYSTEM.
- E. SHEET METAL**
1. REMOVE LOUVERS, TO PROVIDE NEW SILL FLASHINGS, AND REINSTALL WITH NEW BACKER ROD FOAM CLOSURE WITHIN JOINT AND BOND BREAKER SEALANT JOINT ON EXTERIOR.
- F. DOORS**
1. COMPLETELY REMOVE EXISTING WEATHERSTRIPPING AND DOOR SWEEPS, PREPARE SURFACES, AND PROVIDE NEW, PROPERLY SIZED, WEATHERSTRIPPING AT JAMBS AND HEAD CONDITIONS, AND DOOR SWEEP AT ALL SILLS.

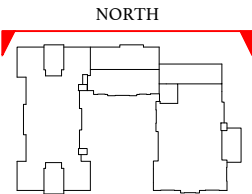
- G. PENETRATIONS**
1. DISCONNECT CONDUITS, CABLES, JUNCTION BOXES, SIGNAGE, SECURITY CAMERAS, COMMUNICATION EQUIPMENT, ETC. TO EXTEND COATING BEHIND ITEM. WHERE ITEM PENETRATES WALL, PROVIDE EXTERIOR SEALANT JOINT ON ALL SIDES WITH WEEP AT BOTTOM/BASE.
 - a. COORDINATE WITH OWNER FOR ANY/ALL COMMUNICATION/SAFETY EQUIPMENT.
- H. CLEAN SURFACES TO EXTENT NEEDED TO COMPLETE WORK, BUT UPON COMPLETION, CLEAN ALL EXTERIOR SURFACES WITH ENVIRONMENTALLY FRIENDLY SAFE CLEANER, STEAM AND LOW PRESSURE WASHING.**
- I. BRICK**
1. COMPLETE REPOINTING PER THE THREE STEP DETAIL AND UNIT PRICE QUANTITY.
 2. COMPLETE THE BRICK REPLACEMENT PER THE THREE STEP DETAIL AND UNIT PRICE QUANTITY.
- J. METAL**
1. CLEAN, PREPARE, AND PRIME EXPOSED METAL SURFACES (LINTELS, SHELF ANGLES, FRAMINGS, STAIRS, LADDERS, PLATFORMS, ETC.) AND PROVIDE TWO COATS OF MARINE-GRADE EPOXY PAINT.
- K. EIFS**
1. COMPLETE CRACK REPAIRS PER THREE STEP DETAILS, BASED ON TYPE OF CRACK AND WIDTH.
 2. COMPLETELY REMOVE ALL LOOSE, DELAMINATED AND/OR PEELING LAMINA AND/OR COATING, REPAIR EIFS, AND PROVIDE NEW LAMINA/COMPATIBLE COATING SYSTEM.
 3. ENSURE SEALANTS ARE APPLIED TO THE BASE COAT AND DO NOT EXTEND THE COATING OVER SEALANT JOINTS.

SCOPE OF WORK: CORNICE

- A. BASE BID WORK INCLUDES MINOR REPAIRS/RESTORATION TO THE EIFS DECORATIVE CORNICE TO REPAIR THE LAMINA AND PROVIDE NEW ELASTOMERIC WALL COATING.**
- B. ALTERNATE NUMBER 1 WORK INCLUDES REPAIRS/RESTORATION OF THE HISTORIC DECORATIVE CORNICE METAL ON ALL ELEVATIONS WHERE HISTORIC CORNICE EXISTS. REPAIRS/RESTORATION INCLUDES SHEET METAL REPAIRS, SECURING METAL TO STRUCTURE, PREPARING ALL SHEET METAL TO RECEIVE RUST INHIBITOR PRIMER AND TWO COATS OF EPOXY COATING. REPLACEMENT IS TO BE COMPLETED BASED ON UNIT PRICE QUANTITY.**

LEGEND

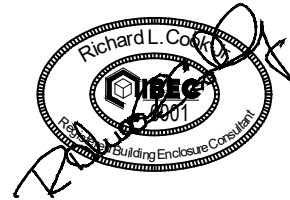
-  EIFS CORNICE AND DECORATIVE BAND RESTORATION INCLUDED IN BASE BID
-  HISTORIC PRESSED TIN CORNICE/DECORATIVE BAND RESTORATION INCLUDED IN ALT. #1



KEY PLAN

NOT TO SCALE

NEW NORTH ELEVATION



UNIVERSITY OF SOUTH CAROLINA
McMASTER COLLEGE
ENVELOPE RESTORATION

OWNER PROJECT NUMBER: H27-Z621/50003715
BEE PROJECT NUMBER: 24033
1106 PICKENS STREET
COLUMBIA, SOUTH CAROLINA

DATE: 08/05/2026
BEE PROJECT #: 24033
DESIGNED: RLC
CHECKED: JCG
DRAWN: BSC
REVISION:

**NEW NORTH
ELEVATION**

W210

SHEET 16 OF 31

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SCOPE OF WORK: EXTERIOR WALLS

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 - 2. AT HOLE/ABANDONED PENETRATIONS, PROVIDE SHEET METAL COVER PLATE WITH 1/2" HEMMED EDGES ON ALL SIDES. SET IN TWO BEADS OF SEALANT ON ALL SIDES.
 - 3. EXTEND ALL PENETRATIONS THRU VERTICAL SURFACES 4 INCHES TO PROVIDE SUFFICIENT CLEARANCE FOR FLASHINGS/CLOSURES.
- C. BUILDING EXPANSION JOINT
 - 1. COMPLETELY REMOVE, PREPARE SURFACES, REPLACE EXISTING PREFORMED SILICONE BELLOW EXPANSION JOINT, AND PROVIDE NEW SHEET METAL COVER ASSEMBLY.
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- E. SHEET METAL
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- F. DOORS
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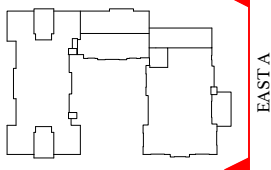
- G. PENETRATIONS
 - 1. DISCONNECT CONDUITS, CABLES, JUNCTION BOXES, SIGNAGE, SECURITY CAMERAS, COMMUNICATION EQUIPMENT, ETC. TO EXTEND COATING BEHIND ITEM. WHERE ITEM PENETRATES WALL, PROVIDE EXTERIOR SEALANT JOINT ON ALL SIDES WITH WEEP AT BOTTOM/BASE.
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- H. CLEAN SURFACES TO EXTENT NEEDED TO COMPLETE WORK, BUT UPON COMPLETION, CLEAN ALL EXTERIOR SURFACES WITH ENVIRONMENTALLY FRIENDLY SAFE CLEANER, STEAM AND LOW PRESSURE WASHING.
- I. BRICK
 - 1. COMPLETE REPOINTING PER THE THREE STEP DETAIL AND UNIT PRICE QUANTITY.
 - 2. COMPLETE THE BRICK REPLACEMENT PER THE THREE STEP DETAIL AND UNIT PRICE QUANTITY.
- J. METAL
 - 1. CLEAN, PREPARE, AND PRIME EXPOSED METAL SURFACES (LINTELS, SHELF ANGLES, FRAMINGS, STAIRS, LADDERS, PLATFORMS, ETC.) AND PROVIDE TWO COATS OF MARINE-GRADE EPOXY PAINT.
- K. EIFS
 - 1. COMPLETE CRACK REPAIRS PER THREE STEP DETAILS, BASED ON TYPE OF CRACK AND WIDTH.
 - 2. COMPLETELY REMOVE ALL LOOSE, DELAMINATED AND/OR PEELING LAMINA AND/OR COATING, REPAIR EIFS, AND PROVIDE NEW LAMINA/COMPATIBLE COATING SYSTEM.
 - 3. ENSURE SEALANTS ARE APPLIED TO THE BASE COAT AND DO NOT EXTEND THE COATING OVER SEALANT JOINTS.

SCOPE OF WORK: CORNICE

- A. BASE BID WORK INCLUDES MINOR REPAIRS/RESTORATION TO THE EIFS DECORATIVE CORNICE TO REPAIR THE LAMINA AND PROVIDE NEW ELASTOMERIC WALL COATING.
- B. ALTERNATE NUMBER 1 WORK INCLUDES REPAIRS/RESTORATION OF THE HISTORIC DECORATIVE CORNICE METAL ON ALL ELEVATIONS WHERE HISTORIC CORNICE EXISTS. REPAIRS/RESTORATION INCLUDES SHEET METAL REPAIRS, SECURING METAL TO STRUCTURE, PREPARING ALL SHEET METAL TO RECEIVE RUST INHIBITOR PRIMER AND TWO COATS OF EPOXY COATING. REPLACEMENT IS TO BE COMPLETED BASED ON UNIT PRICE QUANTITY.

LEGEND

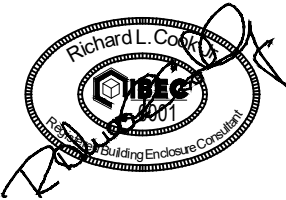
- EIFS CORNICE AND DECORATIVE BAND RESTORATION INCLUDED IN BASE BID
- HISTORIC PRESSED TIN CORNICE/DECORATIVE BAND RESTORATION INCLUDED IN ALT. #1



KEY PLAN

NOT TO SCALE

NEW EAST A ELEVATION



UNIVERSITY OF SOUTH CAROLINA
McMASTER COLLEGE
ENVELOPE RESTORATION
OWNER PROJECT NUMBER: H27-Z62150003715
BEE PROJECT NUMBER: 24033
1106 PICKENS STREET
COLUMBIA, SOUTH CAROLINA

DATE: 08/05/2026
BEE PROJECT #: 24033
DESIGNED: RLC
CHECKED: JCG
DRAWN: BSC
REVISION:

NEW EAST A
ELEVATION

W211

SHEET 17 OF 31

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SCOPE OF WORK: EXTERIOR WALLS

- A. SEALANT
1.

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3.

COMPLETELY REMOVE EXISTING SEALANT, PREPARE SURFACES, AND PROVIDE NEW SEALANT JOINT AT PERIMETER OF ALL NON-GLASS FENESTRATIONS.
- B. SHEET METAL
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PROVIDE SHEET METAL CLOSURE SIMILAR TO DETAIL FOR DUCT, PIPES GREATER THAN 4"Ø AND MULTIPLE PENETRATIONS.
2.

AT HOLE/ABANDONED PENETRATIONS, PROVIDE SHEET METAL COVER PLATE WITH 1/2" HEMMED EDGES ON ALL SIDES. SET IN TWO BEADS OF SEALANT ON ALL SIDES.
3.

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- C. BUILDING EXPANSION JOINT
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COMPLETELY REMOVE, PREPARE SURFACES, REPLACE EXISTING PREFORMED SILICONE BELLOW EXPANSION JOINT, AND PROVIDE NEW SHEET METAL COVER ASSEMBLY.
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SPECIFIC TO THE EIFS BAND AND EIFS WALL, COMPLETELY REMOVE ALL LOOSE, DELAMINATED AND/OR PEELING COATING, PREPARE AND PRIME SURFACE, AND PROVIDE NEW COATING SYSTEM.
- E. SHEET METAL
1.

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- F. DOORS
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COMPLETELY REMOVE EXISTING WEATHERSTRIPPING AND DOOR SWEEPS, PREPARE SURFACES, AND PROVIDE NEW, PROPERLY SIZED, WEATHERSTRIPPING AT JAMBS AND HEAD CONDITIONS, AND DOOR SWEEP AT ALL SILLS.
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- I. BRICK
1.

COMPLETE REPOINTING PER THE THREE STEP DETAIL AND UNIT PRICE QUANTITY.

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- J. METAL
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CLEAN, PREPARE, AND PRIME EXPOSED METAL SURFACES (LINTELS, SHELF ANGLES, FRAMINGS, STAIRS, LADDERS, PLATFORMS, ETC.) AND PROVIDE TWO COATS OF MARINE-GRADE EPOXY PAINT.
- K. EIFS
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COMPLETE CRACK REPAIRS PER THREE STEP DETAILS, BASED ON TYPE OF CRACK AND WIDTH.

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COMPLETELY REMOVE ALL LOOSE, DELAMINATED AND/OR PEELING LAMINA AND/OR COATING, REPAIR EIFS, AND PROVIDE NEW LAMINA/COMPATIBLE COATING SYSTEM.

3.

ENSURE SEALANTS ARE APPLIED TO THE BASE COAT AND DO NOT EXTEND THE COATING OVER SEALANT JOINTS.

SPECIFIC TO CORNICE WORK:

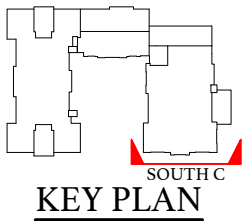
- A.
- BASE BID WORK INCLUDES MINOR REPAIRS/RESTORATION TO THE EIFS DECORATIVE CORNICE TO REPAIR THE LAMINA AND PROVIDE NEW ELASTOMERIC WALL COATING.
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LEGEND

- EIFS CORNICE AND DECORATIVE BAND RESTORATION INCLUDED IN BASE BID

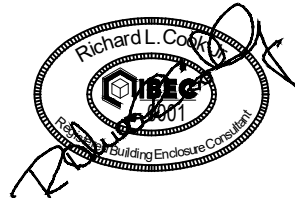


EIFS CORNICE/DECORATIVE BAND RESTORATION INCLUDED IN BASE BID



NEW SOUTH C ELEVATION

NOT TO SCALE



UNIVERSITY OF SOUTH CAROLINA
McMASTER COLLEGE
ENVELOPE RESTORATION

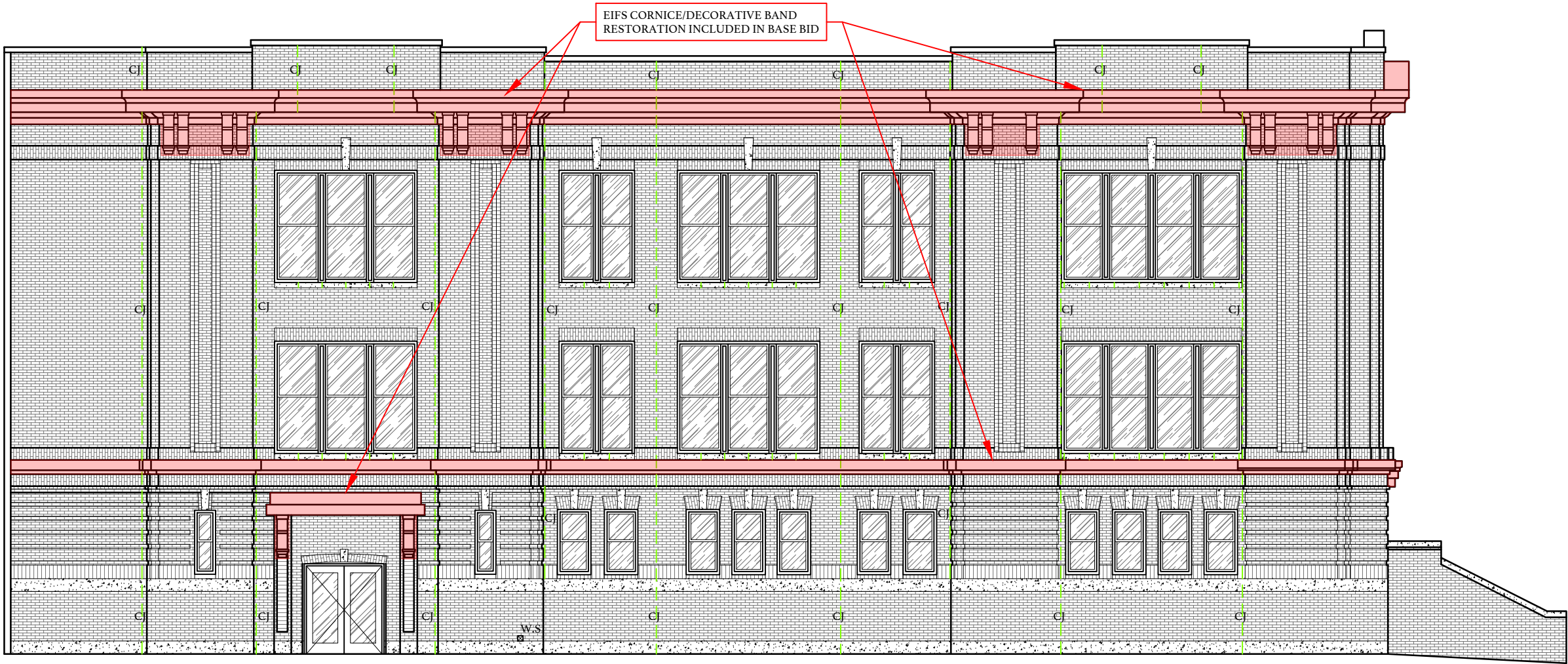
OWNER PROJECT NUMBER: H27-Z622/50003715
BEE PROJECT NUMBER: 24033
1106 PICKENS STREET
COLUMBIA, SOUTH CAROLINA

DATE:	08/05/2026
BEE PROJECT #:	24033
DESIGNED:	RLC
CHECKED:	ICG
DRAWN:	BSC
REVISION:	

NEW SOUTH C
ELEVATION

W212

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SCOPE OF WORK: EXTERIOR WALLS

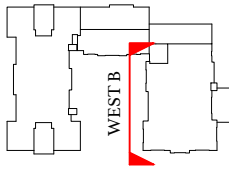
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LEGEND

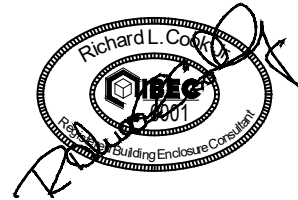
EIFS CORNICE AND DECORATIVE BAND RESTORATION INCLUDED IN BASE BID



KEY PLAN

NEW WEST B ELEVATION

NOT TO SCALE



UNIVERSITY OF SOUTH CAROLINA
McMASTER COLLEGE
ENVELOPE RESTORATION

OWNER PROJECT NUMBER: H27-Z62150003715
BEE PROJECT NUMBER: 24033
1106 PICKENS STREET
COLUMBIA, SOUTH CAROLINA

DATE: 08/05/2026
BEE PROJECT #: 24033
DESIGNED: RLC
CHECKED: JCG
DRAWN: BSC
REVISION:

**NEW WEST B
ELEVATION**

W213

SHEET 19 OF 31

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3. ENSURE SEALANTS ARE APPLIED TO THE BASE COAT AND DO NOT EXTEND THE COATING OVER SEALANT JOINTS.

SCOPE OF WORK: CORNICE

- A. BASE BID WORK INCLUDES MINOR REPAIRS/RESTORATION TO THE EIFS DECORATIVE CORNICE TO REPAIR THE LAMINA AND PROVIDE NEW ELASTOMERIC WALL COATING.
- B. ALTERNATE NUMBER 1 WORK INCLUDES REPAIRS/RESTORATION OF THE HISTORIC DECORATIVE CORNICE METAL ON ALL ELEVATIONS WHERE HISTORIC CORNICE EXISTS. REPAIRS/RESTORATION INCLUDES SHEET METAL REPAIRS, SECURING METAL TO STRUCTURE, PREPARING ALL SHEET METAL TO RECEIVE RUST INHIBITOR PRIMER AND TWO COATS OF EPOXY COATING. REPLACEMENT IS TO BE COMPLETED BASED ON UNIT PRICE QUANTITY.

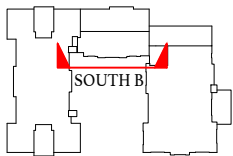
LEGEND

EIFS CORNICE AND DECORATIVE BAND RESTORATION INCLUDED IN BASE BID

HISTORIC PRESSED TIN CORNICE/DECORATIVE BAND RESTORATION INCLUDED IN ALT. #1

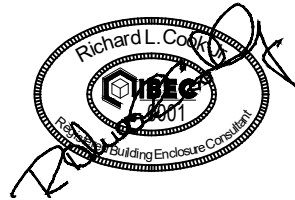


NEW SOUTH B ELEVATION



KEY PLAN

NOT TO SCALE

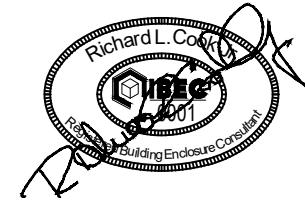


UNIVERSITY OF SOUTH CAROLINA
McMASTER COLLEGE
ENVELOPE RESTORATION
OWNER PROJECT NUMBER: H27-Z622/50003715
BEE PROJECT NUMBER: 24033
1106 PICKENS STREET
COLUMBIA, SOUTH CAROLINA

DATE:	08/05/2026
BEE PROJECT #:	24033
DESIGNED:	RLC
CHECKED:	ICG
DRAWN:	BSC
REVISION:	

NEW SOUTH B
ELEVATION

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COLUMBIA, SOUTH CAROLINA

DATE: 08/05/2026

BEE PROJECT #: 24033

DESIGNED: RLC

CHECKED: JCG

DRAWN: BSC

REVISION:

NEW EAST B
ELEVATION



SCOPE OF WORK: CORNICE

A. BASE BID WORK INCLUDES MINOR REPAIRS/RESTORATION TO THE EIFS DECORATIVE CORNICE TO REPAIR THE LAMINA AND PROVIDE NEW ELASTOMERIC WALL COATING.

B. ALTERNATE NUMBER 1 WORK INCLUDES REPAIRS/RESTORATION OF THE HISTORIC DECORATIVE CORNICE METAL ON ALL ELEVATIONS WHERE HISTORIC CORNICE EXISTS. REPAIRS/RESTORATION INCLUDES SHEET METAL REPAIRS, SECURING METAL TO STRUCTURE, PREPARING ALL SHEET METAL TO RECEIVE RUST INHIBITOR PRIMER AND TWO COATS OF EPOXY COATING. REPLACEMENT IS TO BE COMPLETED BASED ON UNIT PRICE QUANTITY.

LEGEND

EIFS CORNICE AND DECORATIVE BAND RESTORATION INCLUDED IN BASE BID

HISTORIC PRESSED TIN CORNICE/DECORATIVE BAND RESTORATION INCLUDED IN ALT. #1

SCOPE OF WORK: EXTERIOR WALLS

A. SEALANT

1. COMPLETELY REMOVE, PREPARE SURFACE, AND REPLACE ALL EXTERIOR SEALANT JOINTS AT PENETRATIONS, TERMINATIONS, AND TRANSITIONS.

2. COMPLETELY REMOVE EXISTING GASKET, PREPARE SURFACES AND PROVIDE NEW FILLET JOINT (WET GLAZE) AT ALL GLASS SURFACES.

3. COMPLETELY REMOVE EXISTING SEALANT, PREPARE SURFACES, AND PROVIDE NEW SEALANT JOINT AT PERIMETER OF ALL NON-GLASS FENESTRATIONS.

B. SHEET METAL

1. PROVIDE SHEET METAL CLOSURE SIMILAR TO DETAIL FOR DUCT, PIPES GREATER THAN 4"Ø AND MULTIPLE PENETRATIONS.

2. AT HOLE/ABANDONED PENETRATIONS, PROVIDE SHEET METAL COVER PLATE WITH 1/2" HEMMED EDGES ON ALL SIDES. SET IN TWO BEADS OF SEALANT ON ALL SIDES.

3. EXTEND ALL PENETRATIONS THRU VERTICAL SURFACES 4 INCHES TO PROVIDE SUFFICIENT CLEARANCE FOR FLASHINGS/CLOSURES.

C. BUILDING EXPANSION JOINT

1. COMPLETELY REMOVE, PREPARE SURFACES, REPLACE EXISTING PREFORMED SILICONE BELOW EXPANSION JOINT, AND PROVIDE NEW SHEET METAL COVER ASSEMBLY.

D. COATING

1. SPECIFIC TO THE EIFS BAND AND EIFS WALL, COMPLETELY REMOVE ALL LOOSE, DELAMINATED AND/OR PEELING COATING, PREPARE AND PRIME SURFACE, AND PROVIDE NEW COATING SYSTEM.

E. SHEET METAL

1. REMOVE LOUVERS, TO PROVIDE NEW SILL FLASHINGS, AND REINSTALL WITH NEW BACKER ROD FOAM CLOSURE WITHIN JOINT AND BOND BREAKER SEALANT JOINT ON EXTERIOR.

F. DOORS

1. COMPLETELY REMOVE EXISTING WEATHERSTRIPPING AND DOOR SWEEPS, PREPARE SURFACES, AND PROVIDE NEW, PROPERLY SIZED, WEATHERSTRIPPING AT JAMBS AND HEAD CONDITIONS, AND DOOR SWEEP AT ALL SILLS.

G. PENETRATIONS

1. DISCONNECT CONDUITS, CABLES, JUNCTION BOXES, SIGNAGE, SECURITY CAMERAS, COMMUNICATION EQUIPMENT, ETC. TO EXTEND COATING BEHIND ITEM. WHERE ITEM PENETRATES WALL, PROVIDE EXTERIOR SEALANT JOINT ON ALL SIDES WITH WEEP AT BOTTOM/BASE.

a. COORDINATE WITH OWNER FOR ANY/ALL COMMUNICATION/SAFETY EQUIPMENT.

H. CLEAN SURFACES TO EXTENT NEEDED TO COMPLETE WORK, BUT UPON COMPLETION, CLEAN ALL EXTERIOR SURFACES WITH ENVIRONMENTALLY FRIENDLY SAFE CLEANER, STEAM AND LOW PRESSURE WASHING.

I. BRICK

1. COMPLETE REPOINTING PER THE THREE STEP DETAIL AND UNIT PRICE QUANTITY.

2. COMPLETE THE BRICK REPLACEMENT PER THE THREE STEP DETAIL AND UNIT PRICE QUANTITY.

J. METAL

1. CLEAN, PREPARE, AND PRIME EXPOSED METAL SURFACES (LINTELS, SHELF ANGLES, FRAMINGS, STAIRS, LADDERS, PLATFORMS, ETC.) AND PROVIDE TWO COATS OF MARINE-GRADE EPOXY PAINT.

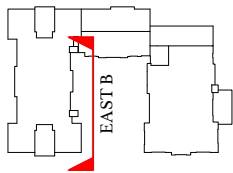
K. EIFS

1. COMPLETE CRACK REPAIRS PER THREE STEP DETAILS, BASED ON TYPE OF CRACK AND WIDTH.

2. COMPLETELY REMOVE ALL LOOSE, DELAMINATED AND/OR PEELING LAMINA AND/OR COATING, REPAIR EIFS, AND PROVIDE NEW LAMINA/COMPATIBLE COATING SYSTEM.

3. ENSURE SEALANTS ARE APPLIED TO THE BASE COAT AND DO NOT EXTEND THE COATING OVER SEALANT JOINTS.

EIFS CORNICE/DECORATIVE BAND RESTORATION INCLUDED IN BASE BID



KEY PLAN

NOT TO SCALE

NEW EAST B ELEVATION

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SCOPE OF WORK: EXTERIOR WALLS

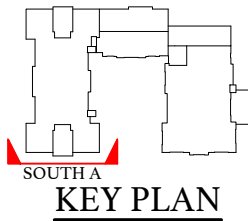
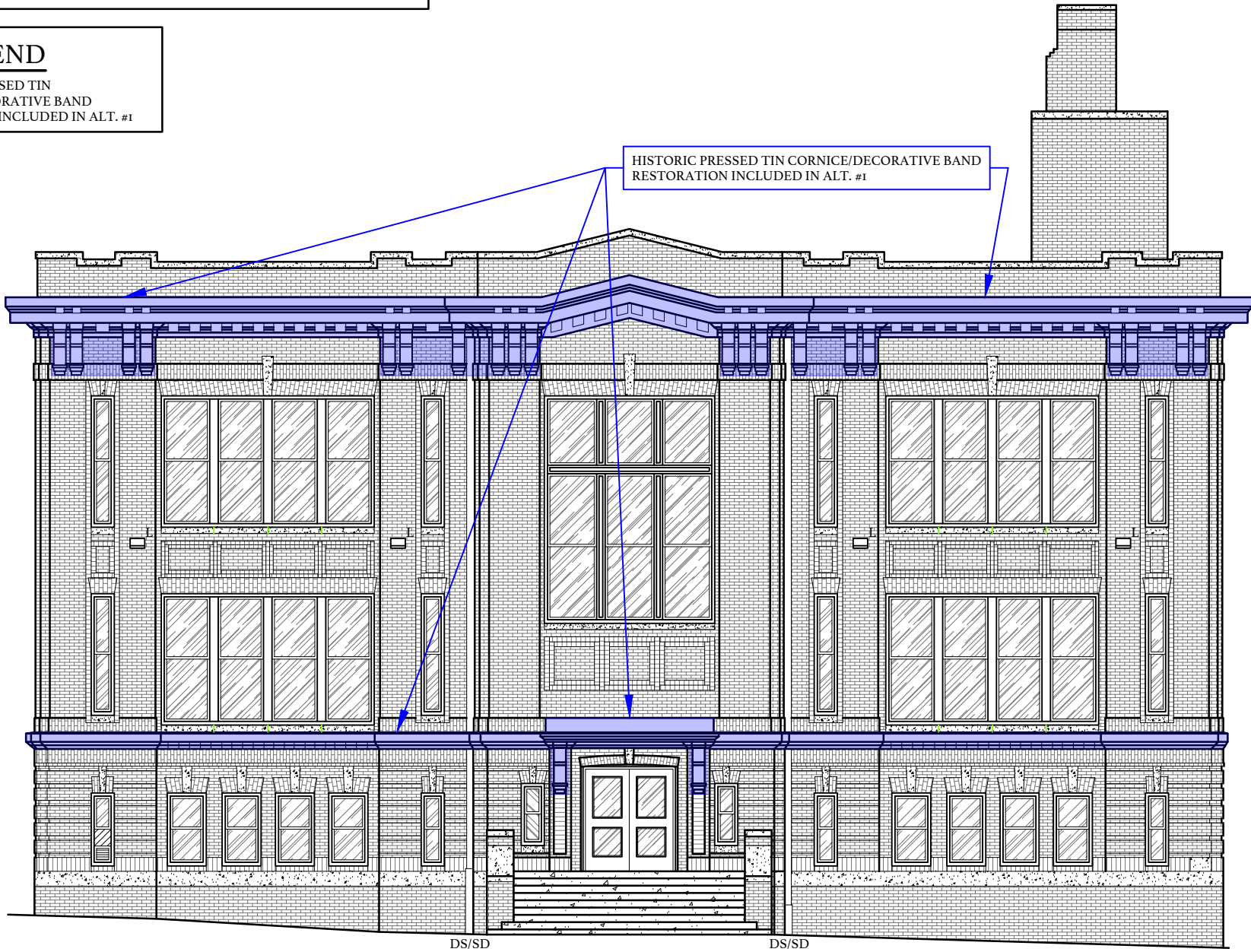
- A. SEALANT
 - 1. COMPLETELY REMOVE, PREPARE SURFACE, AND REPLACE ALL EXTERIOR SEALANT JOINTS AT PENETRATIONS, TERMINATIONS, AND TRANSITIONS.
 - 2. COMPLETELY REMOVE EXISTING GASKET, PREPARE SURFACES AND PROVIDE NEW FILLET JOINT (WET GLAZE) AT ALL GLASS SURFACES.
 - 3. COMPLETELY REMOVE EXISTING SEALANT, PREPARE SURFACES, AND PROVIDE NEW SEALANT JOINT AT PERIMETER OF ALL NON-GLASS FENESTRATIONS.
- B. SHEET METAL
 - 1. PROVIDE SHEET METAL CLOSURE SIMILAR TO DETAIL FOR DUCT, PIPES GREATER THAN 4"Ø AND MULTIPLE PENETRATIONS.
 - 2. AT HOLE/ABANDONED PENETRATIONS, PROVIDE SHEET METAL COVER PLATE WITH 1/2" HEMMED EDGES ON ALL SIDES. SET IN TWO BEADS OF SEALANT ON ALL SIDES.
 - 3. EXTEND ALL PENETRATIONS THRU VERTICAL SURFACES 4 INCHES TO PROVIDE SUFFICIENT CLEARANCE FOR FLASHINGS/CLOSURES.
- C. BUILDING EXPANSION JOINT
 - 1. COMPLETELY REMOVE, PREPARE SURFACES, REPLACE EXISTING PREFORMED SILICONE BELOW EXPANSION JOINT, AND PROVIDE NEW SHEET METAL COVER ASSEMBLY.
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 - a. COORDINATE WITH OWNER FOR ANY/ALL COMMUNICATION/SAFETY EQUIPMENT.
- H. CLEAN SURFACES TO EXTENT NEEDED TO COMPLETE WORK, BUT UPON COMPLETION, CLEAN ALL EXTERIOR SURFACES WITH ENVIRONMENTALLY FRIENDLY SAFE CLEANER, STEAM AND LOW PRESSURE WASHING.
- I. BRICK
 - 1. COMPLETE REPOINTING PER THE THREE STEP DETAIL AND UNIT PRICE QUANTITY.
 - 2. COMPLETE THE BRICK REPLACEMENT PER THE THREE STEP DETAIL AND UNIT PRICE QUANTITY.
- J. METAL
 - 1. CLEAN, PREPARE, AND PRIME EXPOSED METAL SURFACES (LINTELS, SHELF ANGLES, FRAMINGS, STAIRS, LADDERS, PLATFORMS, ETC.) AND PROVIDE TWO COATS OF MARINE-GRADE EPOXY PAINT.
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 - 1. COMPLETE CRACK REPAIRS PER THREE STEP DETAILS, BASED ON TYPE OF CRACK AND WIDTH.
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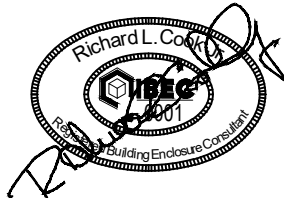
LEGEND

HISTORIC PRESSED TIN CORNICE/DECORATIVE BAND RESTORATION INCLUDED IN ALT. #1



NEW SOUTH A ELEVATION

NOT TO SCALE

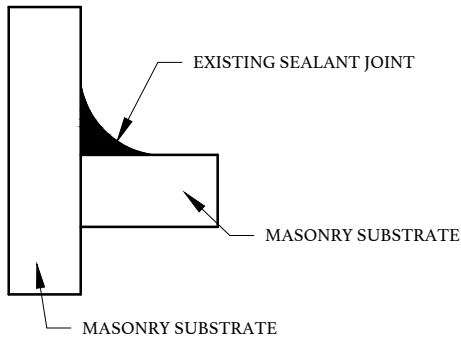


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1106 PICKENS STREET
COLUMBIA, SOUTH CAROLINA

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DESIGNED:	RLC
CHECKED:	ICG
DRAWN:	BSC
REVISION:	

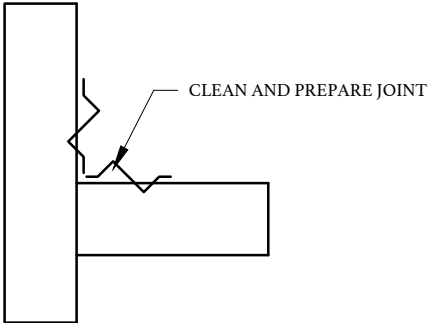
NEW SOUTH A ELEVATION

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EXISTING CORNER/FILLET JOINT

STEP ONE

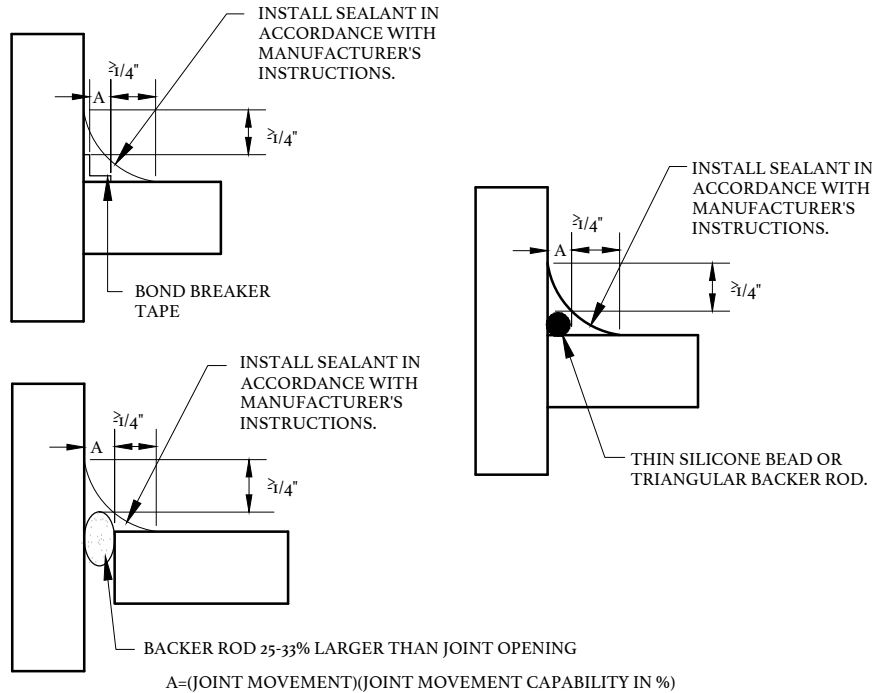


NOTES:

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

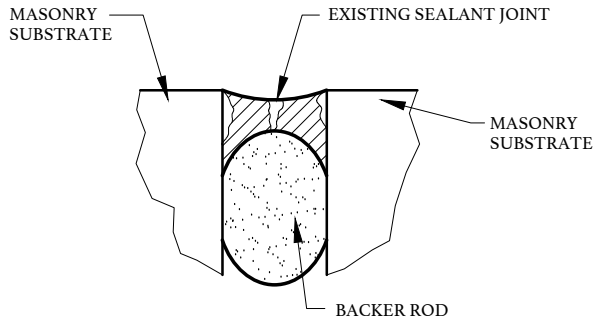


NOTES:

1. EXISTING CONDITIONS WILL DICTATE TYPE OF FILLET JOINT OPTIONS (SHOWN ABOVE) TO BE USED.
2. CONTRACTOR OPTIONS FOR BOND BREAKER/BACKER ROD FOR CORNER/FILLET JOINT.
3. SEALANT SHALL BE MINIMUM 1/4" THICK.

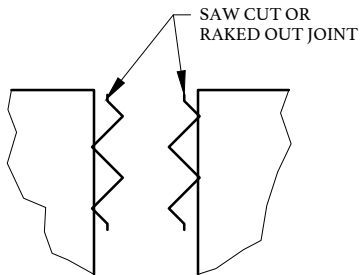
PROVIDE CORNER/FILLET JOINT OPTIONS

STEP THREE



EXISTING STANDARD JOINT

STEP ONE

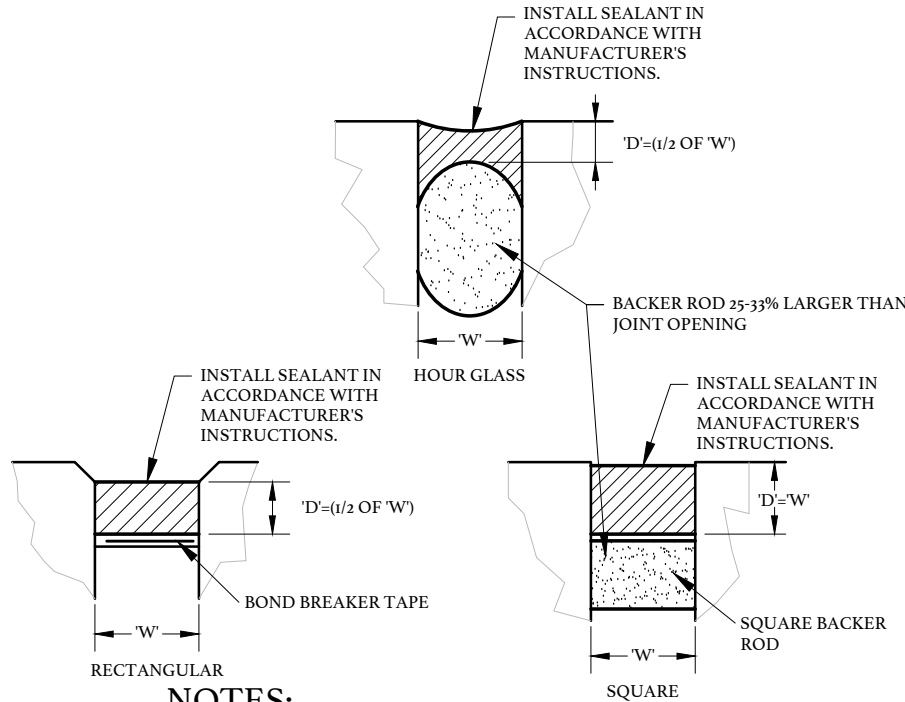


NOTES:

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.
4. CONTRACTOR OPTIONS FOR BOND BREAKER/BACKER ROD FOR STANDARD JOINT.

PREPARE STANDARD JOINT

STEP TWO

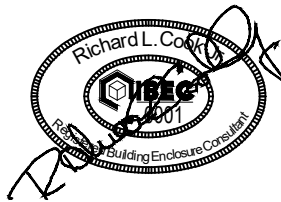


NOTES:

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

PROVIDE STANDARD JOINT OPTIONS

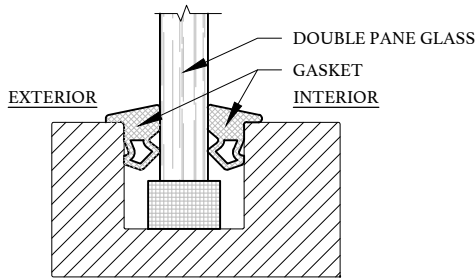
STEP THREE



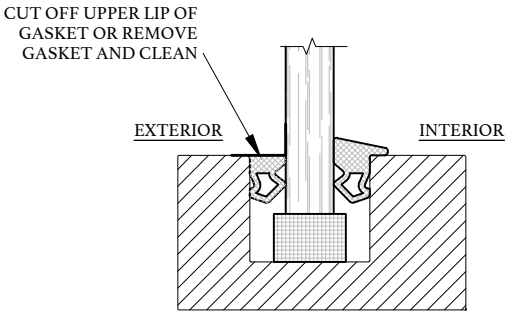
DATE:	08/05/2026
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CHECKED:	JCG
DRAWN:	BSC
REVISION:	

DETAILS / SECTIONS

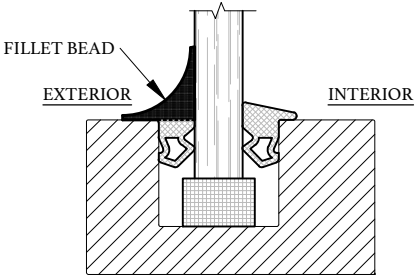
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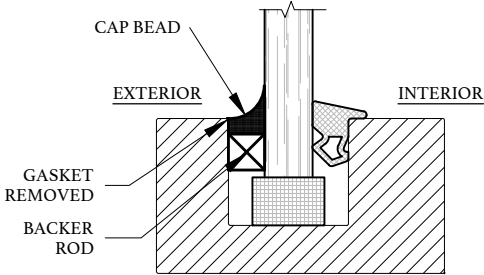
EXISTING WINDOW GLAZING
STEP ONE



PREPARE, CUT OFF LIP OF GASKET
OR REMOVE
STEP TWO



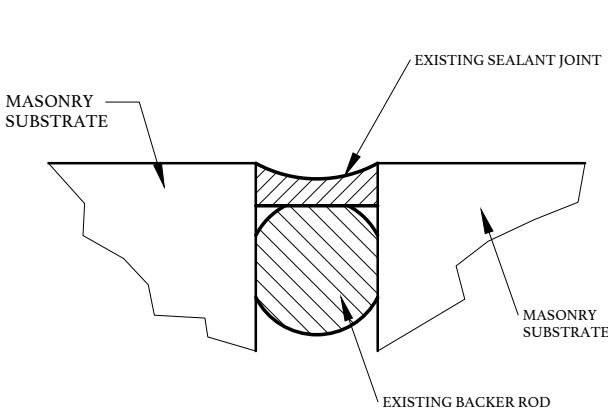
WET SEAL



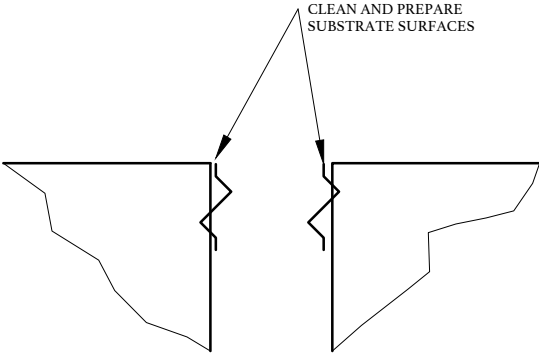
CAP BEAD

PROVIDE CAP BEAD OR FILLET JOINT
STEP THREE

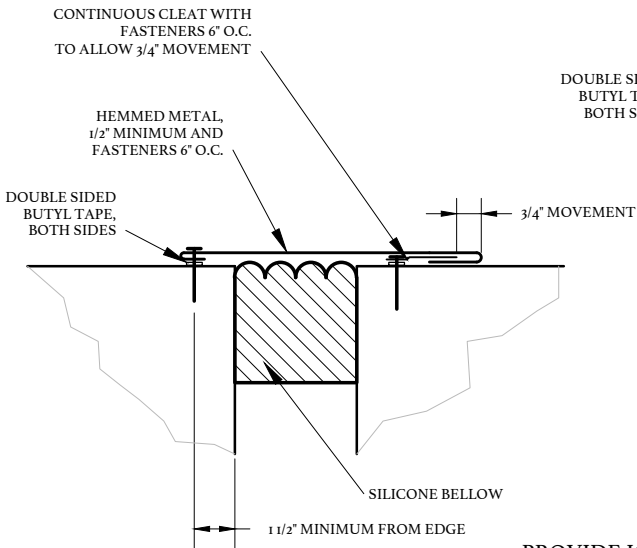
3 WET SEAL REPAIR
W302 NOT TO SCALE (TYPICAL)



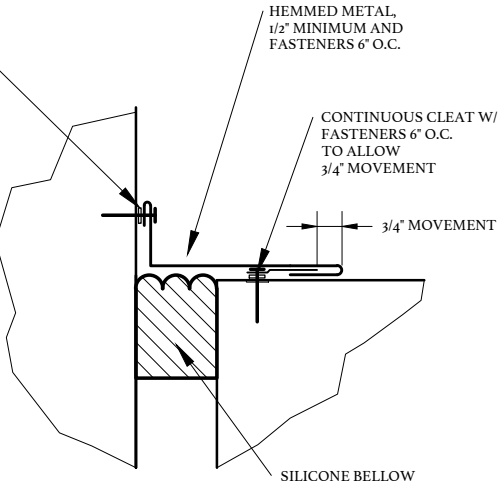
EXISTING JOINT
STEP ONE



PREPARE JOINT
STEP TWO



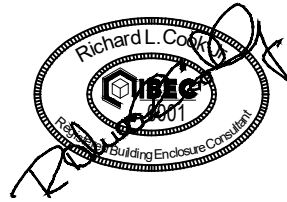
PROVIDE JOINT
STEP THREE



NOTES:
1. PRE-FABRICATED EXPANSION JOINT MATERIAL,
ARE ALSO PRESENTLY EXISTING.

NOTE:
1. AT INTERSECTION/JUNCTION OF ADJACENT/ADJOINING BUILDINGS.

4 COVER PLATE FOR VERTICAL BUILDING EXPANSION
JOINTS IN WALLS GREATER THAN 1-1/2" WIDE
W302 NOT TO SCALE (TYPICAL)

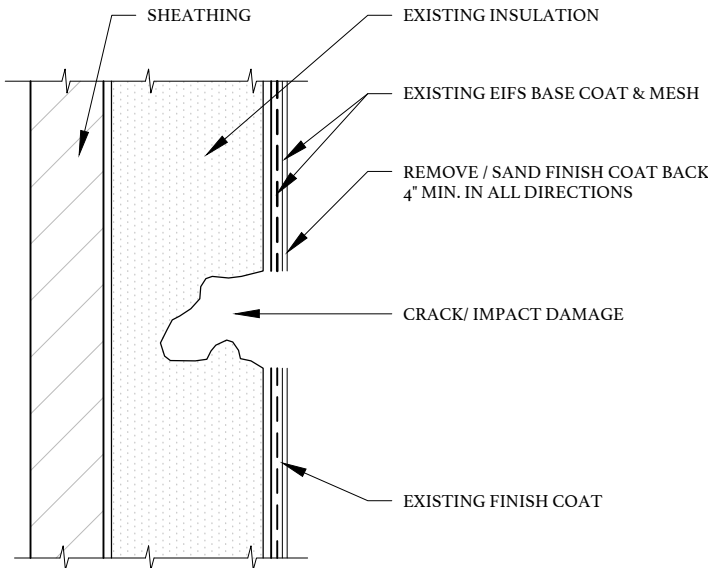


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DRAWN:	BSC
REVISION:	

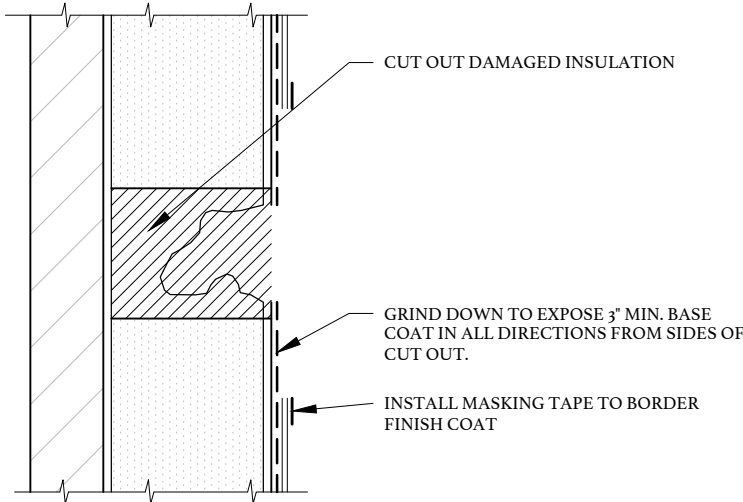
DETAILS / SECTIONS

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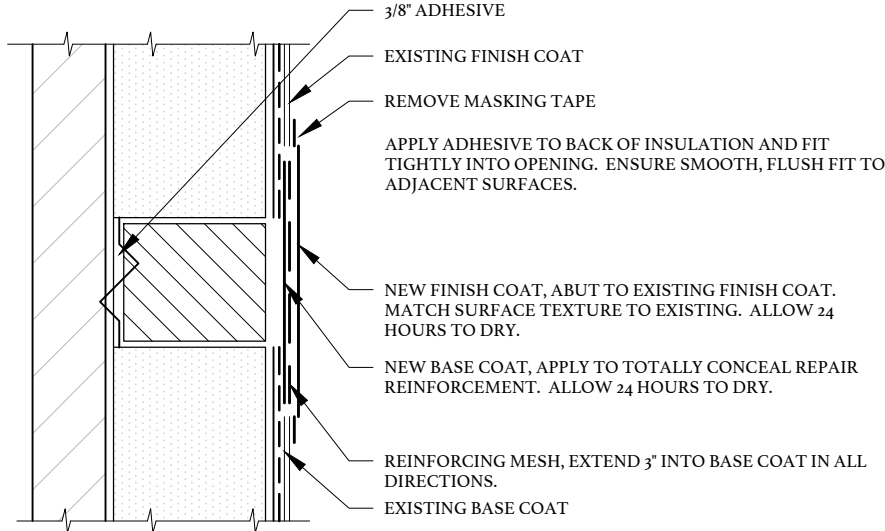
EXISTING CRACK/ IMPACT
DAMAGE IN SUBSTRATE

STEP ONE



EXPOSING THE BASE COAT AND
REMOVAL OF INSULATION

STEP TWO



REPAIRING INSULATION AND
INSTALLING THE LAMINAS

STEP THREE

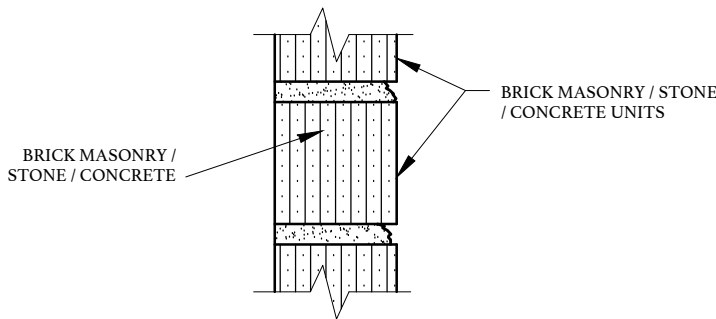
NOTES:

1. CARE SHOULD BE TAKEN WHEN GRINDING EXISTING BASE COAT TO NOT OVERHEAT EXISTING BASE COAT AND NOT TO DAMAGE INSULATION.
2. EXTEND, REPAIR REINFORCEMENT A MIN. 2 1/2" ONTO EXISTING BASE COAT.
3. DO NOT ALLOW BASE COAT TO GET ON EXISTING FINISH COAT.
4. CRACK REPAIRS AT OPENING CORNERS REQUIRE INSULATION TO BE INSTALLED IN L-SHAPED CONFIGURATION.



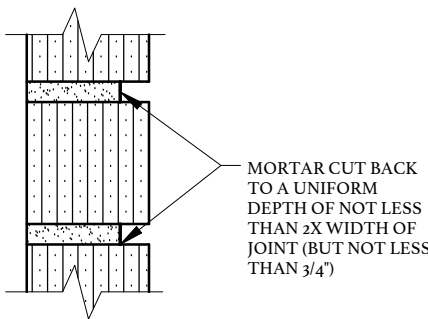
**CRACK/IMPACT DAMAGE
REPAIRS TO BARRIER EIFS**

NOT TO SCALE (TYPICAL)



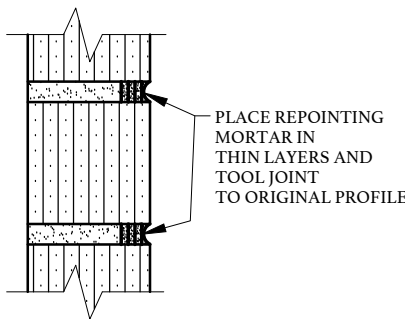
EXISTING DETERIORATED
MASONRY/STONE/CONCRETE MORTAR

STEP ONE



PREPARE FOR MASONRY/
STONE/CONCRETE MORTAR REPOINTING

STEP TWO



REPAIR, MASONRY/STONE/CONCRETE MORTAR

STEP THREE

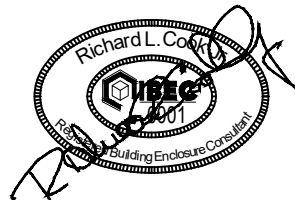
NOTES:

1. TO BE COMPLETED BASED ON UNIT PRICE QUANTITY.



REPOINTING MORTAR DETAIL

NOT TO SCALE (TYPICAL)



DATE: 08/05/2026

BEE PROJECT #: 24033

DESIGNED: RLC

CHECKED: JCG

DRAWN: BSC

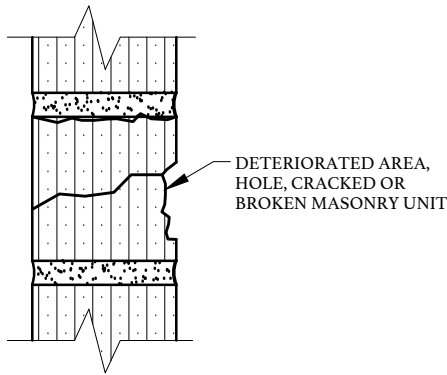
REVISION:

DETAILS / SECTIONS

W303

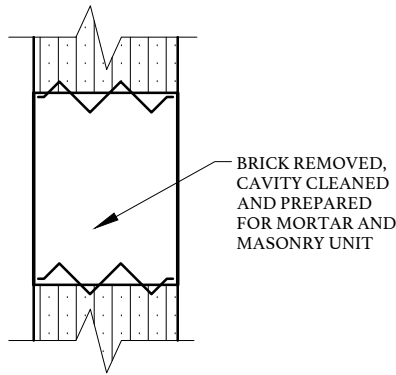
SHEET 25 OF 31

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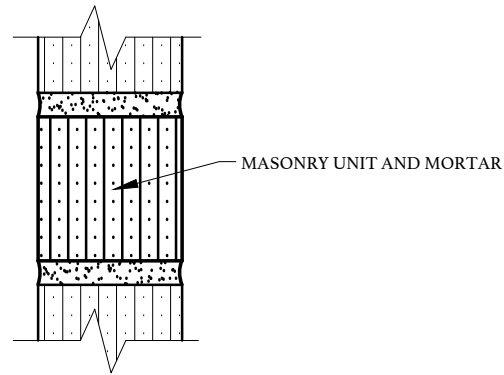
EXISTING CRACKED/DAMAGED MASONRY UNIT

STEP ONE



PREPARE FOR MASONRY UNIT REPLACEMENT

STEP TWO



REPAIR MASONRY UNIT REPLACEMENT

STEP THREE



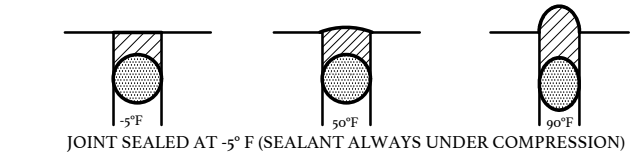
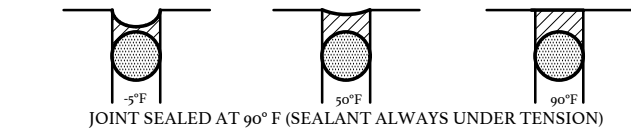
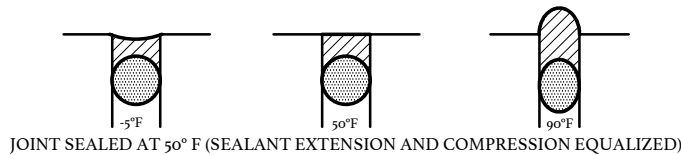
BROKEN MASONRY UNIT REPLACEMENT

NOT TO SCALE

(TYPICAL)

NOTES:

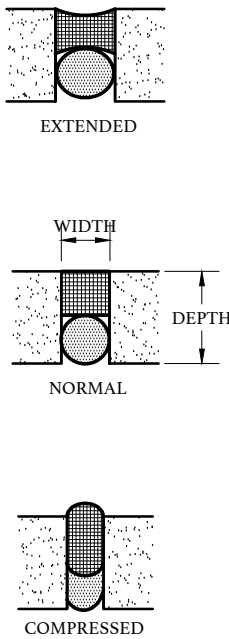
1. TO BE COMPLETED BASED ON UNIT PRICE QUANTITY.



NOTES:

1. TEMPERATURE AT TIME OF APPLICATION IS RELATIVE TO SEALANT PERFORMANCE

JOINT WIDTH AND DEPTH RELATIVE TO TEMPERATURE



NOTES:

1. SEALANT GENERALLY REQUIRES A MINIMUM JOINT WIDTH OF 1/4" AND SHOULD NOT EXCEED 1-1/2".

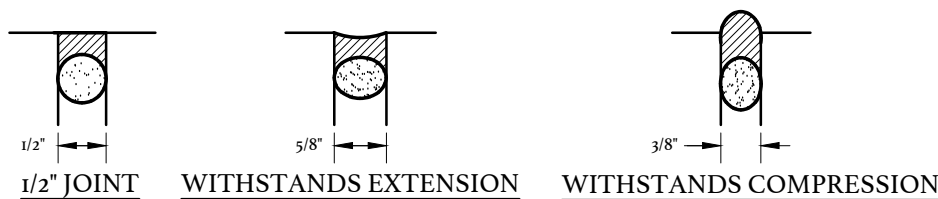
JOINT WIDTH AND DEPTH



SEALANT JOINT DESIGN & APPLICATION

NOT TO SCALE

(TYPICAL)



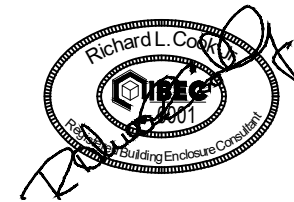
NOTES:

1. MOVEMENT SHOULD NOT EXCEED 25% IN EITHER EXTENSION OR COMPRESSION FROM ITS INSTALLED SHAPE.

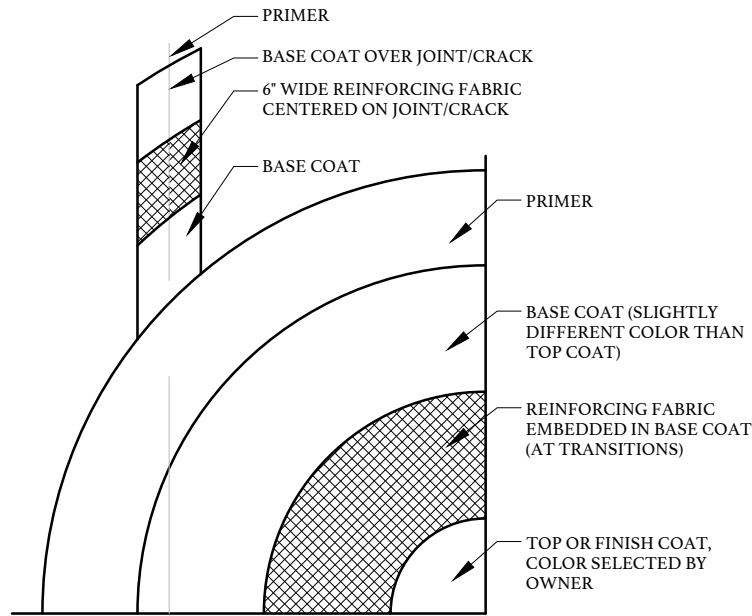


NOTES:

1. THE PERCENTAGE OF MOVEMENT IS DIRECTLY RELATED TO JOINT SIZE. EXAMPLE: IF EXPECTED MOVEMENT IS 1/4" IN ONE DIRECTION, MINIMUM JOINT SIZE SHOULD BE 1".



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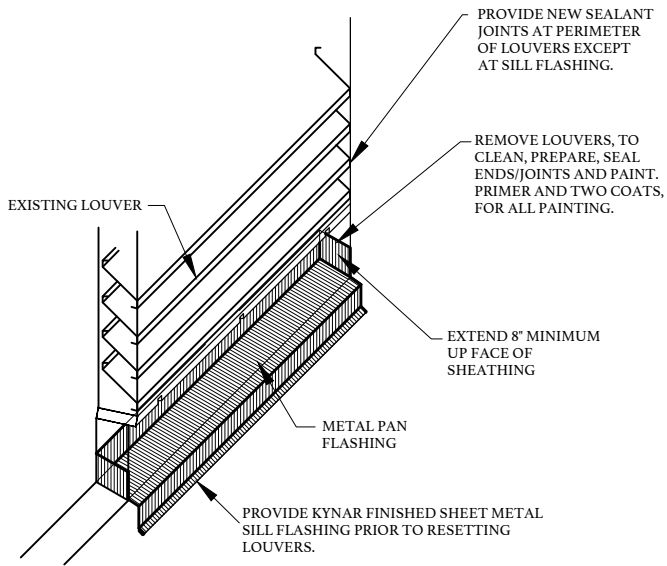


NOTES:

1. PREPARE ALL EXTERIOR SURFACES IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS.
2. WORK INCLUDES EXTERIOR WALL REPAIRS AND COATING SYSTEM ON THE EXTERIOR WALLS FOR THE BASE BID AND ALTERNATES.
3. SEE MOCK UP REQUIREMENTS FOR EIFS REPAIRS AND OWNER REVIEW/APPROVAL

**FLUID APPLIED ELASTOMERIC COATING
OVER EIFS/DAFS WALLS/CORNICE**

9
W305 NOT TO SCALE (TYPICAL)

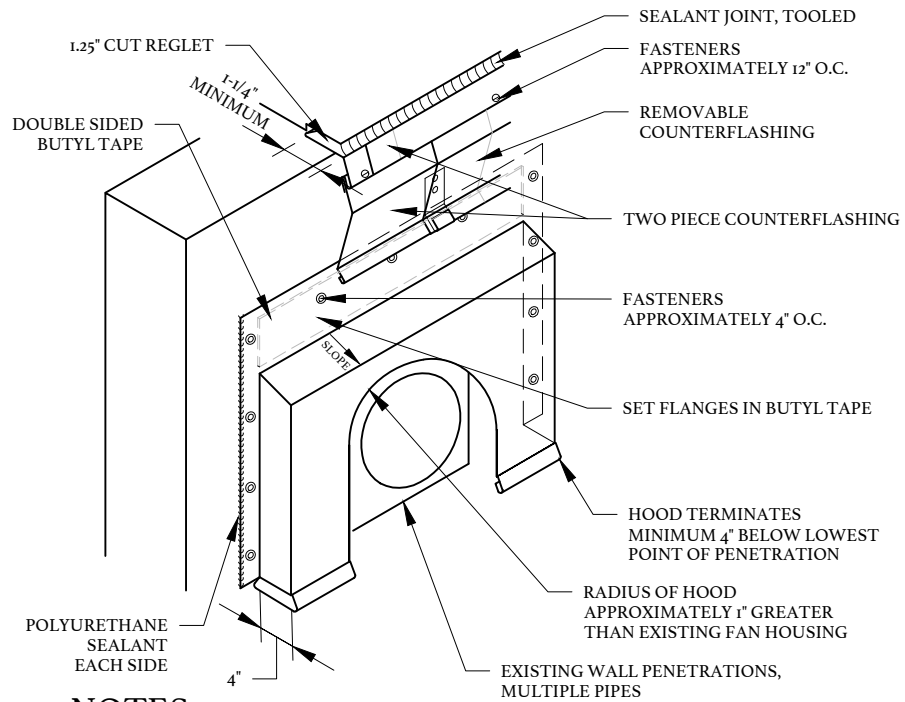


NOTES:

1. AT ALL LOUVER LOCATIONS SHOWN ON ELEVATIONS.

SILL FLASHING AT LOUVERS

10
W305 NOT TO SCALE (TYPICAL)

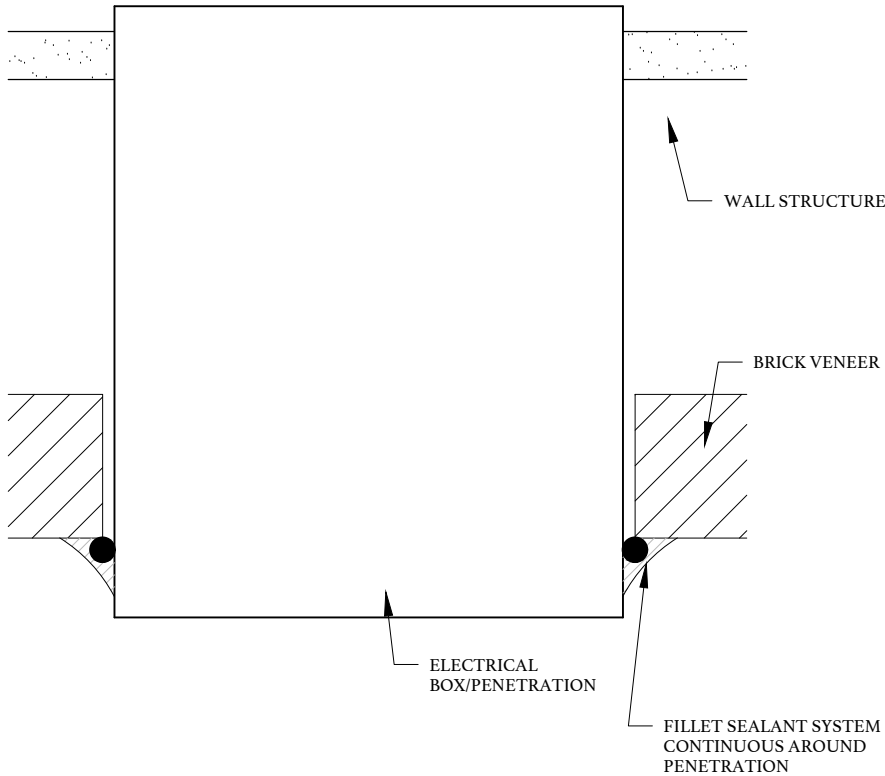


NOTES:

1. EXTEND COUNTERFLASHING MINIMUM 4\"/>
2. FOR LARGE PIPES, OR DUCT. SEE SMACNA MANUAL, 7TH EDITION FOR FURTHER CLARIFICATION.

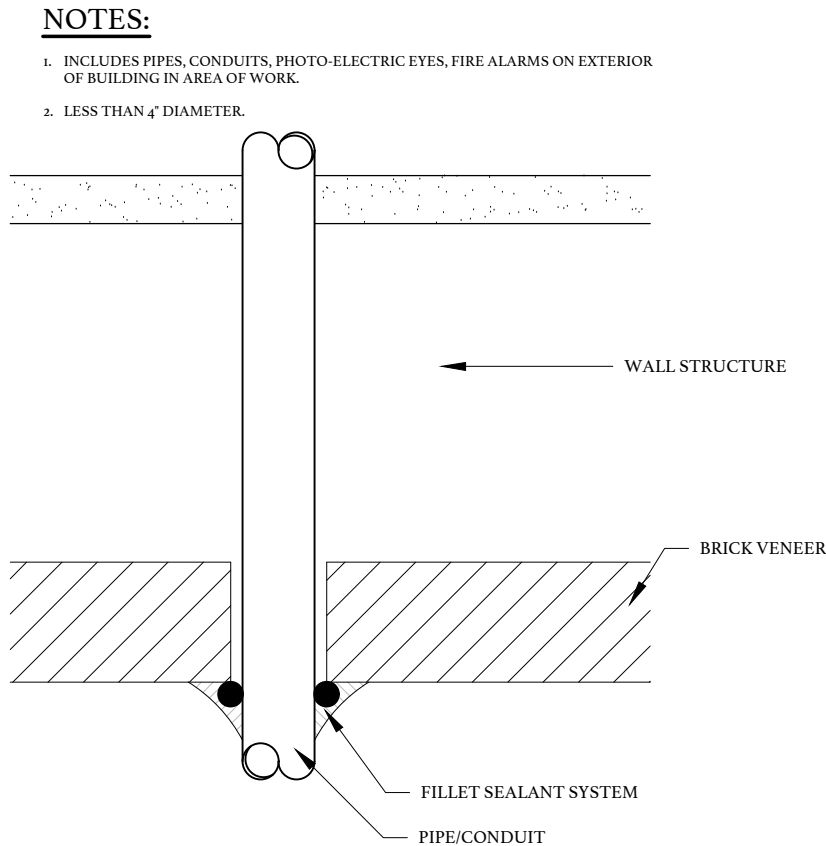
**WALL PENETRATION
SHEET METAL HOOD**

11
W305 NOT TO SCALE (TYPICAL)



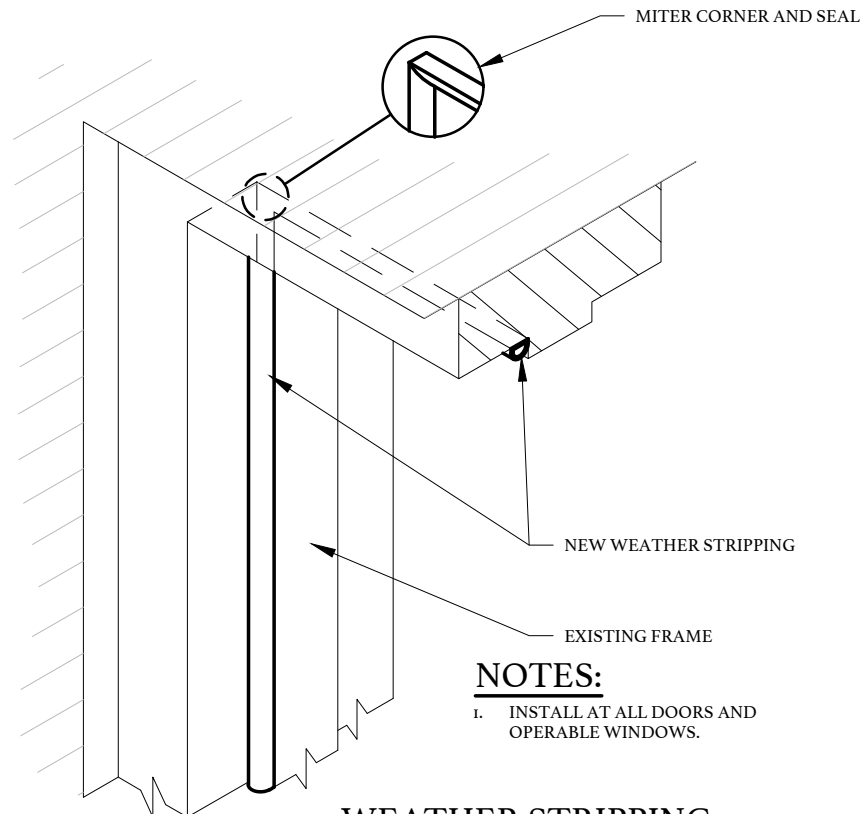
WALL (LARGE) PENETRATION

12
W305 NOT TO SCALE (TYPICAL)



WALL (SMALL PIPE) PENETRATION

13
W305 NOT TO SCALE (TYPICAL)

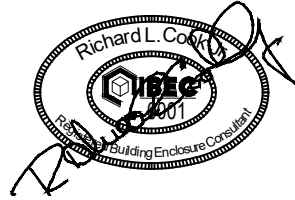


NOTES:

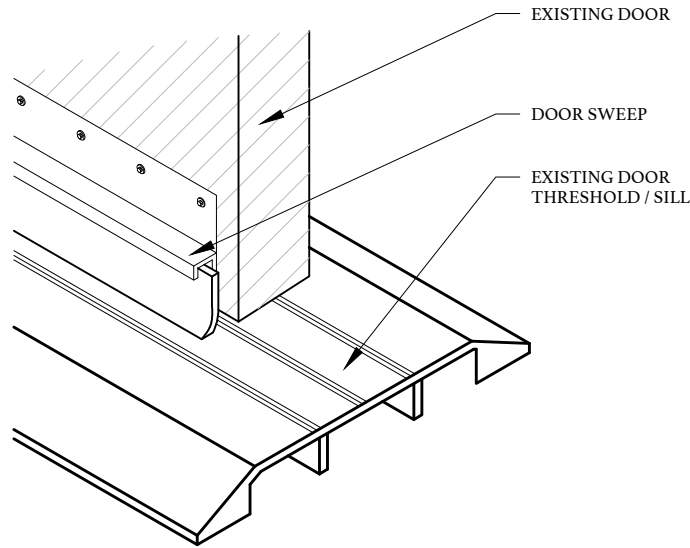
1. INSTALL AT ALL DOORS AND OPERABLE WINDOWS.

**WEATHER STRIPPING
AT HEAD/JAMBS**

14
W305 NOT TO SCALE (TYPICAL)

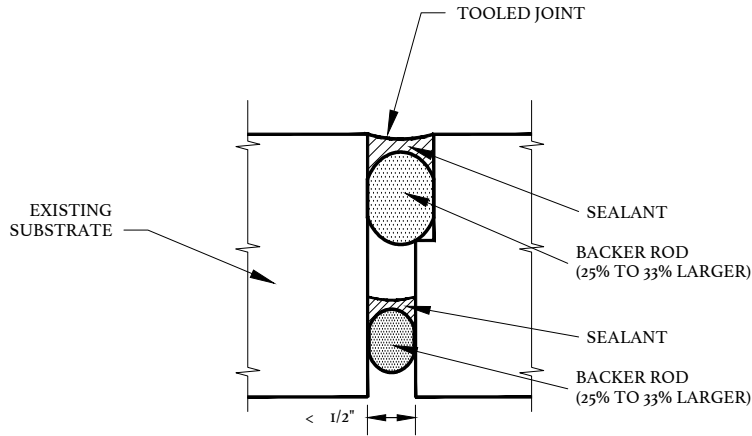


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NOTE:
1. INSTALL NEW WEATHER STRIPPING AND SWEEPS AT ALL DOORS.

15 DOOR SWEEP
W306 NOT TO SCALE (TYPICAL)



NOTES:
1. THIS DETAIL IS TO BE INSTALLED AT ALL PENETRATIONS.

16 DOUBLE JOINT
W306 NOT TO SCALE (TYPICAL)

INTENTIONALLY LEFT BLANK

17 NOT USED
W306

INTENTIONALLY LEFT BLANK

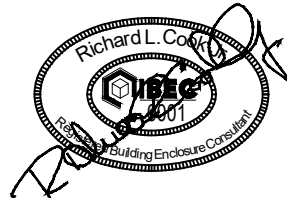
18 NOT USED
W306

INTENTIONALLY LEFT BLANK

19 NOT USED
W306

INTENTIONALLY LEFT BLANK

20 NOT USED
W306

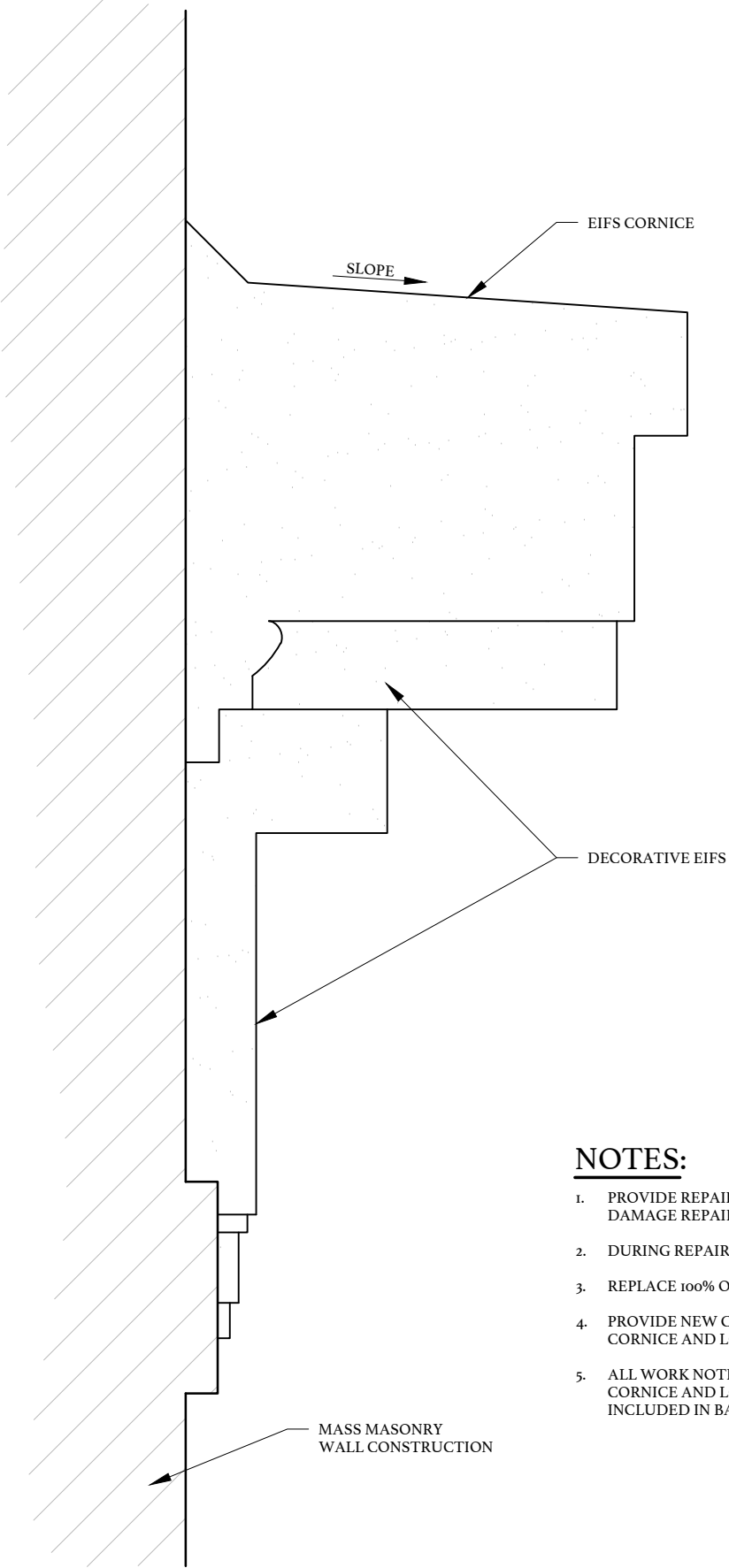


UNIVERSITY OF SOUTH CAROLINA
McMASTER COLLEGE
ENVELOPE RESTORATION
OWNER PROJECT NUMBER: H27-Z622/50003715
BEE PROJECT NUMBER: 24033
1106 PICKENS STREET
COLUMBIA, SOUTH CAROLINA

DATE:	08/05/2026
BEE PROJECT #:	24033
DESIGNED:	RLC
CHECKED:	ICG
DRAWN:	BSC
REVISION:	

DETAILS / SECTIONS

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NOTES:

1. PROVIDE REPAIRS ON EIFS PER CRACK/IMPACT DAMAGE REPAIRS TO BARRIER EIFS DETAIL.
2. DURING REPAIR, INCREASE SLOPE OF EIFS.
3. REPLACE 100% OF SEALANT JOINTS.
4. PROVIDE NEW COATING SYSTEM FOR 100% OF EIFS CORNICE AND LOWER DECORATIVE BAND.
5. ALL WORK NOTED ABOVE IS APPLICABLE TO EIFS CORNICE AND LOWER EIFS DECORATIVE BAND. INCLUDED IN BASE BID.

21
W307

EIFS CORNICE REPAIR/RESTORATION (BASE BID)
NOT TO SCALE (TYPICAL)



PHOTO #1



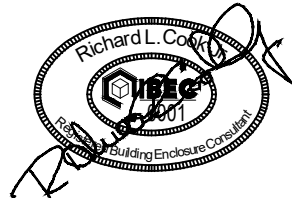
PHOTO #2



PHOTO #3



PHOTO #4

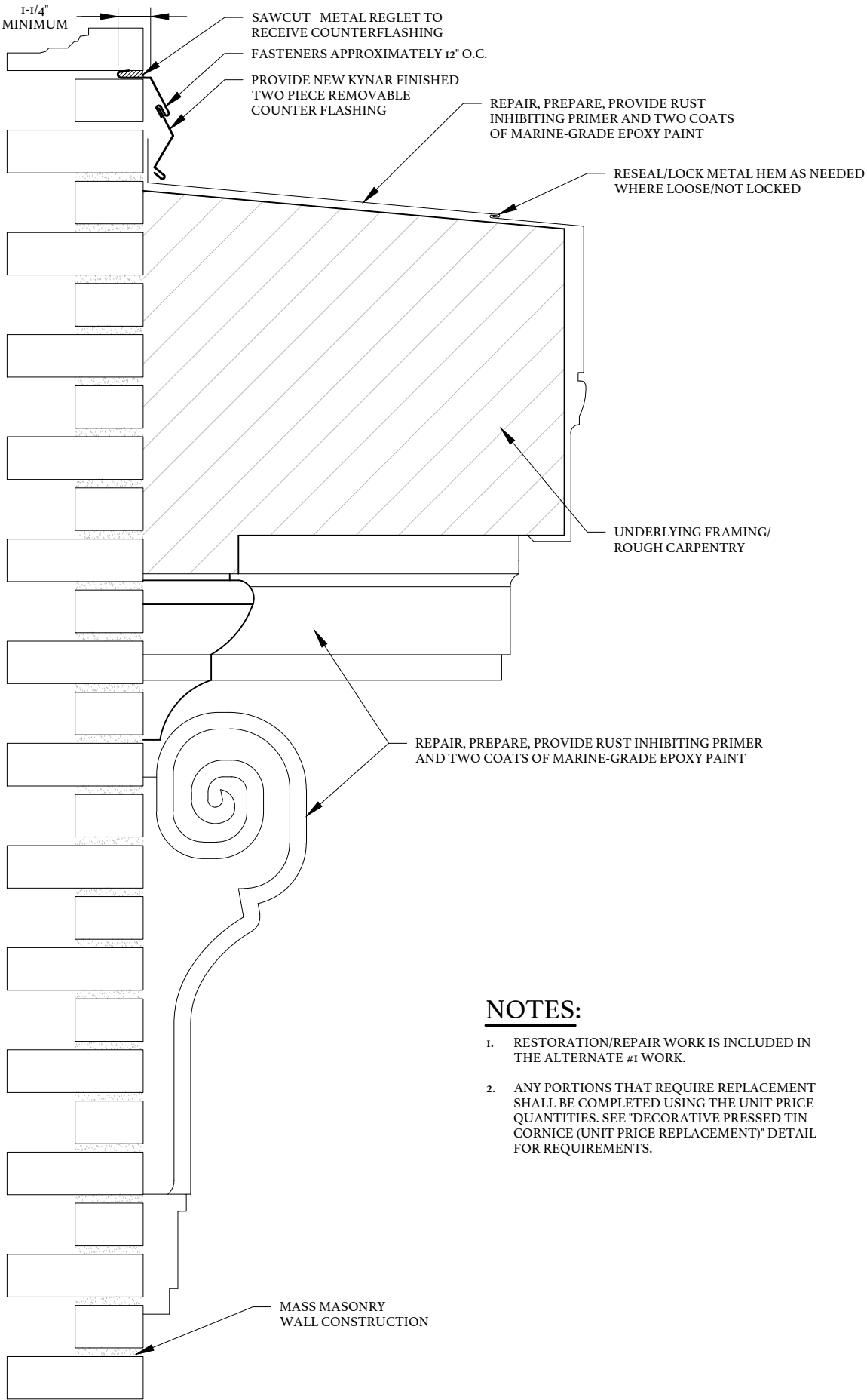


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NOTES:

- 1. RESTORATION/REPAIR WORK IS INCLUDED IN THE ALTERNATE #1 WORK.
- 2. ANY PORTIONS THAT REQUIRE REPLACEMENT SHALL BE COMPLETED USING THE UNIT PRICE QUANTITIES. SEE "DECORATIVE PRESSED TIN CORNICE (UNIT PRICE REPLACEMENT)" DETAIL FOR REQUIREMENTS.



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4

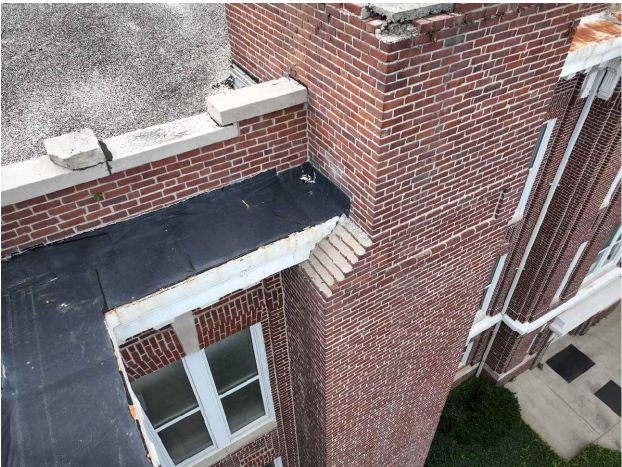


PHOTO #5

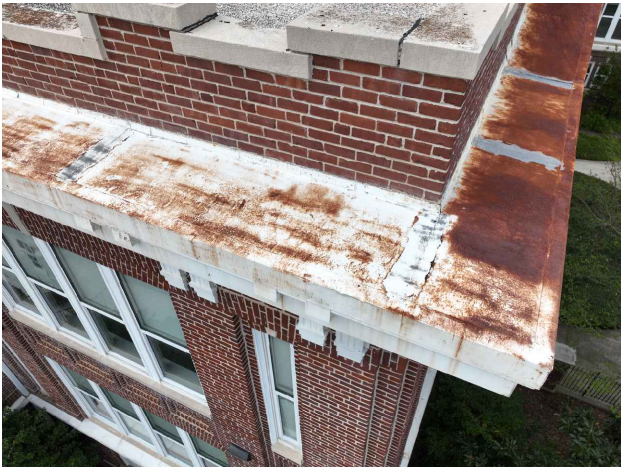
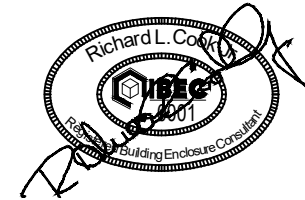


PHOTO #6



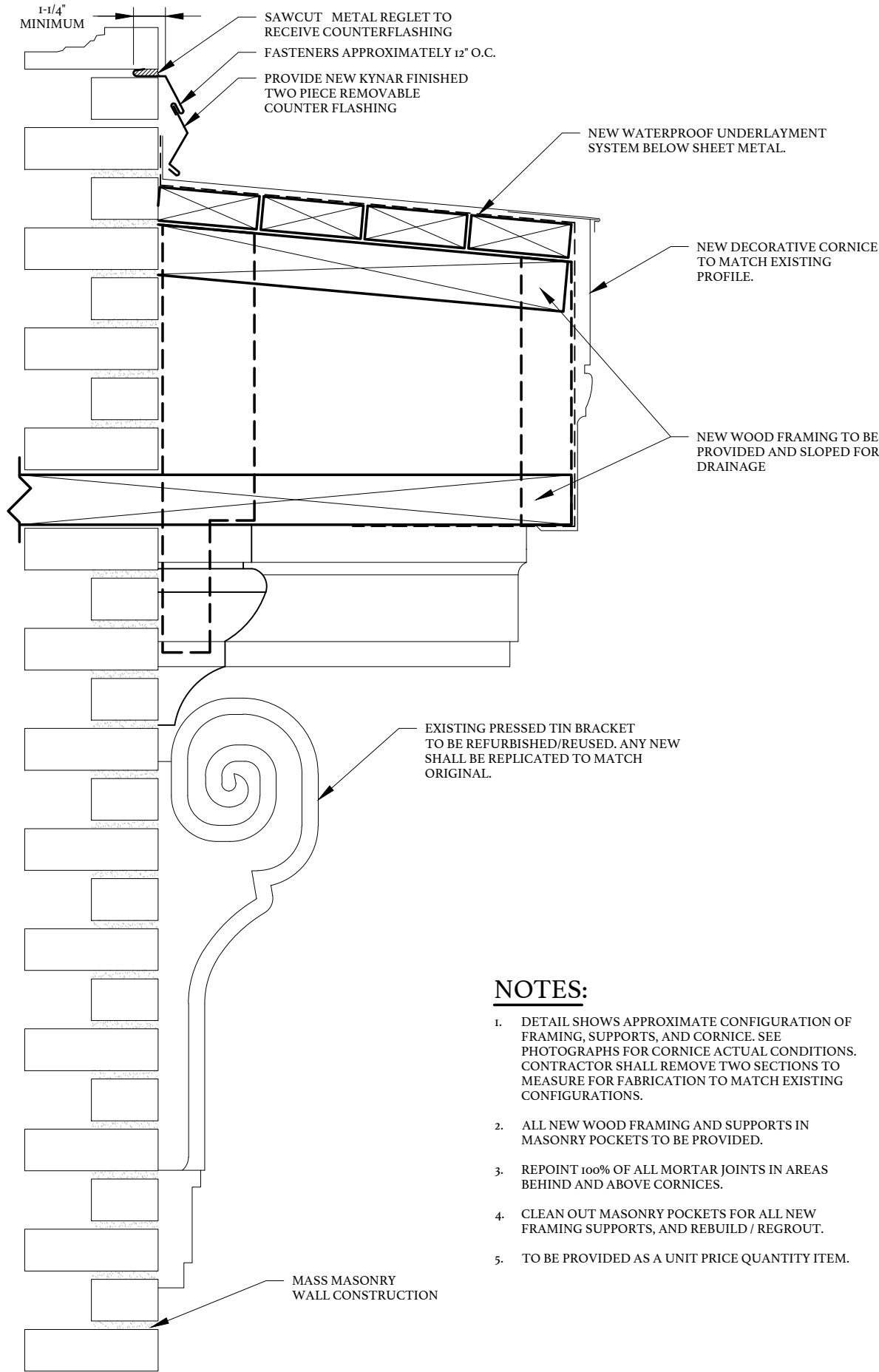
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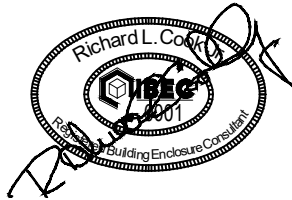
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NOTES:

1. DETAIL SHOWS APPROXIMATE CONFIGURATION OF FRAMING, SUPPORTS, AND CORNICE. SEE PHOTOGRAPHS FOR CORNICE ACTUAL CONDITIONS. CONTRACTOR SHALL REMOVE TWO SECTIONS TO MEASURE FOR FABRICATION TO MATCH EXISTING CONFIGURATIONS.
2. ALL NEW WOOD FRAMING AND SUPPORTS IN MASONRY POCKETS TO BE PROVIDED.
3. REPOINT 100% OF ALL MORTAR JOINTS IN AREAS BEHIND AND ABOVE CORNICES.
4. CLEAN OUT MASONRY POCKETS FOR ALL NEW FRAMING SUPPORTS, AND REBUILD / REGROUT.
5. TO BE PROVIDED AS A UNIT PRICE QUANTITY ITEM.

23
W309
DECORATIVE PRESSED TIN CORNICE (UNIT PRICE REPLACEMENT)
NOT TO SCALE (TYPICAL)



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