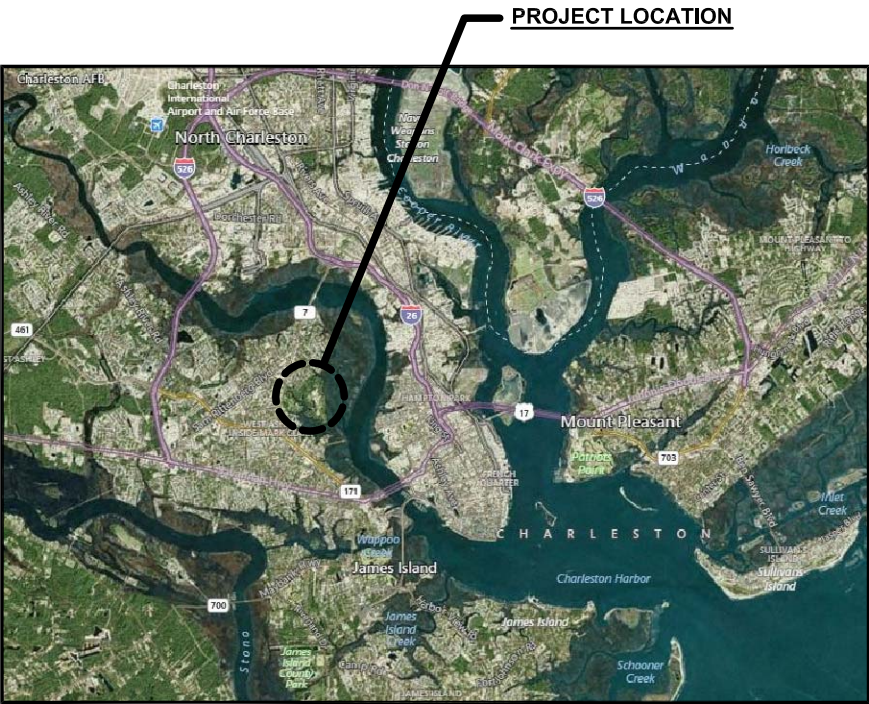


CHARLESTON COUNTY PARK & RECREATION COMMISSION

OLD TOWNE CREEK: STABLE 1 REPAIRS

CHARLESTON, SOUTH CAROLINA
COLLINS PROJECT NO. 40-8065
NOT FOR CONSTRUCTION

Approximate Location of Project:	
LATITUDE	32° 48' 21"
LONGITUDE	79° 59' 37"



SOURCE: BING MAPS



SOURCE: BING MAPS



INDEX OF SHEETS	
T-1	TITLE SHEET
G-1	GENERAL NOTES
S-1	EXISTING CONDITIONS PLAN AND SECTION
S-2	EXISTING CONDITIONS AT ROOF
S-3	EXISTING CONDITIONS AT NORTH AND SOUTH ELEVATIONS
S-4	EXISTING CONDITIONS AT WEST AND EAST ELEVATIONS
S-5	REPAIR PLANS
S-6	NORTH AND SOUTH ELEVATION REPAIRS
S-7	WEST AND EAST ELEVATION REPAIRS

PROJECT LOCATION

OLD TOWNE CREEK COUNTY PARK
1400 OLD TOWNE ROAD
CHARLESTON, SC 29407

PLANS PREPARED FOR

CHARLESTON COUNTY PARK & RECREATION COMMISSION 861 RIVERLAND DRIVE CHARLESTON, SC 29412 PH: (843) 762-9951

PLANS PREPARED BY
COLLINS ENGINEERS INC.
225 SEVEN FARMS DRIVE SUITE 200 CHARLESTON, SC 29492 PH: (843) 884-2027 24 Hour Service 1-877-FIND-CEI

CODES AND DOCUMENTS

1. ALL CONSTRUCTION SHALL BE PERFORMED IN CONFORMANCE WITH THE BUILDING AND DESIGN CODES REFERENCED WITHIN THESE DOCUMENTS. THE PROJECT DOCUMENTS REFER TO THE FOLLOWING CODES AND STANDARDS, UON:

BUILDING CODE
INTERNATIONAL BUILDING CODE 2012

WOOD
"NATIONAL SPECIFICATION FOR WOOD CONSTRUCTION" AMERICAN NATIONAL
STANDARDS INSTITUTE / AMERICAN FOREST AND PAPER, LATEST EDITION

2. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS ARE ONE PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN CONJUNCTION WITH THE REMAINING PARTS OF THE CONTRACT DOCUMENTS. SPECIFICATIONS HAVE BEEN ISSUED IN CONJUNCTION WITH THESE DRAWINGS.
3. "DRAWINGS" MEANS THE LATEST STRUCTURAL DESIGN DRAWINGS, UON
"SPECIFICATIONS" MEANS THE LATEST PROJECT SPECIFICATIONS, UON.
4. THE SPECIFICATIONS ARE AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND SHALL BE USED IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS. IN CASES, IF ANY WHERE REQUIREMENTS INDICATED ON THE STRUCTURAL DRAWINGS DIFFER FROM THE SPECIFICATIONS, NOTIFY THE STRUCTURAL ENGINEER.
5. ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL WHERE CONDITIONS ARE SIMILAR TO THOSE INDICATED BY DETAIL OR DETAIL TITLE OR NOTE.
6. ASSUME EQUAL SPACING IF NOT INDICATED ON DRAWINGS.
7. USE ONLY DIMENSIONS INDICATED ON THE DRAWINGS. DO NOT SCALE DRAWINGS OR USE ANY DIMENSIONS TAKEN FROM ELECTRONIC DRAWING FILES.

CONTRACTOR RESPONSIBILITIES AND COORDINATION

1. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS FOR SUCCESSFUL COMPLETION OF THIS PROJECT.
2. THE SPECIFICATIONS AND STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION, UON. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND OPERATION OF CONSTRUCTION AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS, NEW AND EXIST BY MEASUREMENTS AND SURVEYS AT THE JOB SITE, PRIOR TO SUBMITTAL OF SHOP DRAWINGS. THE CONTRACTOR SHALL TAKE ANY AND ALL OTHER MEASUREMENTS NECESSARY TO VERIFY CONFORMANCE WITH THE DRAWINGS AND TO PERFORM THE WORK PROPERLY. AN ALLOWANCE FOR THE COST OF EXPOSING EXIST STRUCTURAL MEMBERS TO VERIFY AND MEASURE THE EXIST CONDITIONS SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE STRUCTURAL WORK WITH THE MECHANICAL AND ELECTRICAL DRAWINGS, AS WELL AS ANY OTHER APPLICABLE TRADES. IN CASE OF CONFLICT BETWEEN THE STRUCTURAL WORK AND DRAWINGS RELATED TO OTHER TRADES, THE CONTRACTOR SHALL MAKE ALLOWANCES IN HIS BID FOR THE MORE SEVERE REQUIREMENTS. CONFLICTS BETWEEN THE STRUCTURAL WORK AND THE DRAWINGS OF OTHER TRADES SHALL NOT BE REASON FOR ANY EXTRA COST OR DELAY IN THE EXECUTION OF THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO THE START OF WORK.
6. ALL FIELDWORK SHALL BE COORDINATED AND CONTINUOUSLY SUPERVISED BY THE CONTRACTOR.
7. MATERIALS AND EQUIPMENT SHALL BE STORED AND TRANSPORTED IN A MANNER SO AS NOT TO EXCEED THE ALLOWABLE FLOOR LOADINGS INDICATED IN THE DRAWINGS.
8. THE CONTRACTOR SHALL MAKE NO DEVIATION FROM THE DESIGN DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL DOCUMENTS AND ANY OTHER DOCUMENTS OR EXIST CONDITIONS FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.
10. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS, DETAILS, AND SPECIFICATIONS, FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK. DO NOT ASSUME THAT EITHER THE DRAWINGS OR SPECIFICATIONS TAKE PRECEDENCE.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE UNTIL THE CONSTRUCTION OF THE STRUCTURE REACHES ITS FINISHED STATE.
12. CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY ENGINEER IF CRACKS OR MOVEMENT ARE OBSERVED AT EXISTING STRUCTURES.

REMOVAL

1. ALL EXIST FRAMING SHOWN IS FOR REFERENCE ONLY AND IS TO BE FIELD VERIFIED BY THE CONTRACTOR.
2. REMOVED MATERIALS, UNLESS NOTED OTHERWISE, BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS.
3. THE CONTRACTOR SHALL USE QUALIFIED, EXPERIENCED PERSONNEL FOR REMOVAL OPERATIONS. REMOVAL OPERATIONS SHALL BE PERFORMED IN A CAREFUL AND ORDERLY MANNER TO AVOID HAZARDS TO PERSONS, DAMAGE TO PROPERTY, AND THE SPREADING OF DUST AND FLYING PARTICLES.
4. THE EXACT EXTENT OF REMOVAL TO BE DONE SHALL BE VERIFIED AT THE SITE. DETERMINE THE NATURE AND EXTENT OF REMOVAL THAT WILL BE NECESSARY BY COMPARING THE DRAWINGS WITH THE EXIST CONDITIONS.
5. THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE MEANS AND METHODS OF REMOVAL AND THE SAFETY OF THE EXIST STRUCTURE.
6. NO PORTIONS OF THE STRUCTURE SHALL BE PERMITTED TO FALL NOR SHALL ANY DEBRIS BE DROPPED EXCEPT BY METHODS WHICH WILL INSURE LIFE SAFETY AND OTHER INSURANCE.
7. DO NOT REMOVE MORE MATERIAL THAN NECESSARY. DO NOT DAMAGE, MAR, OR DEFACE THE REMAINING STRUCTURE OR MATERIALS TO BE REUSED.

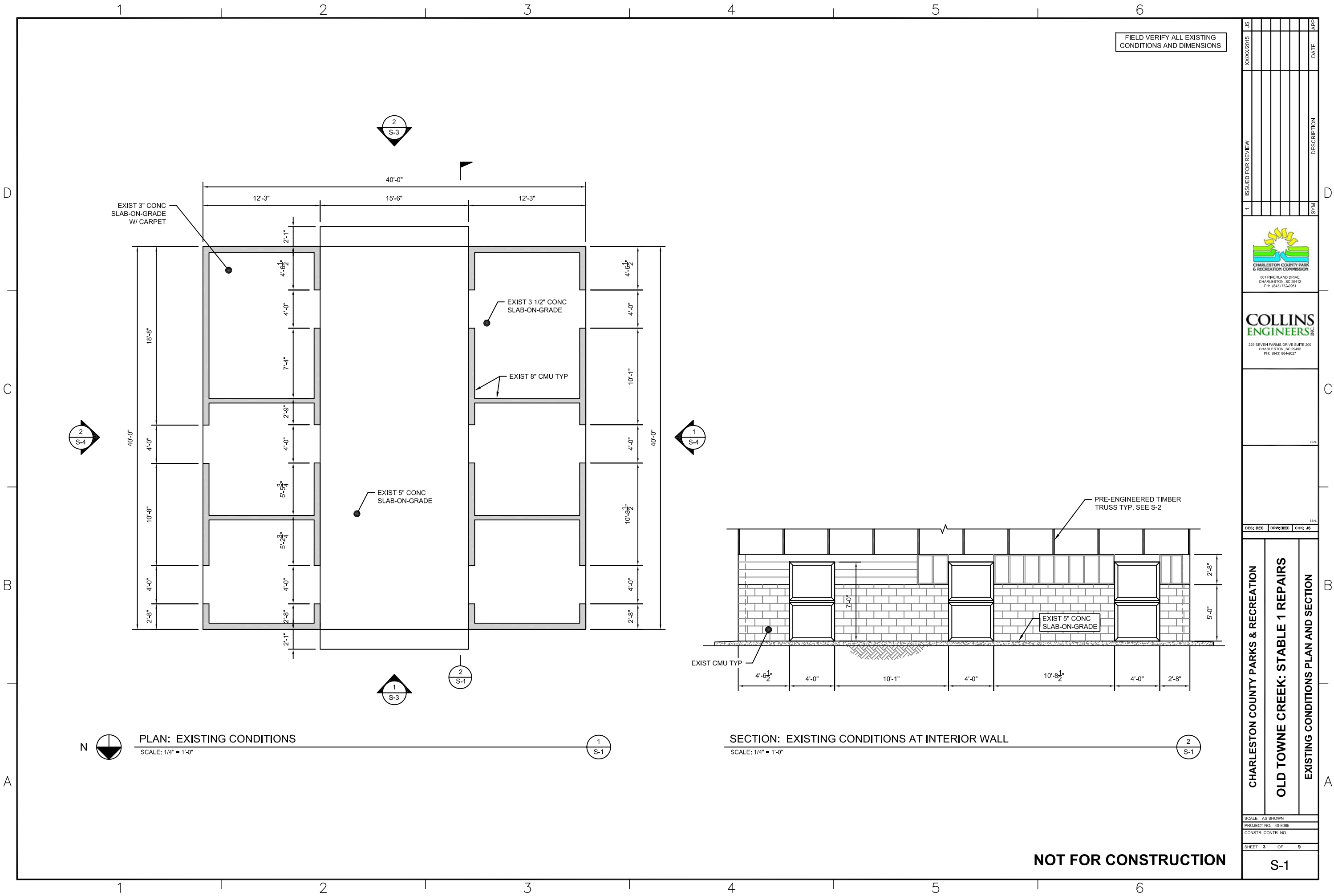
TIMBER

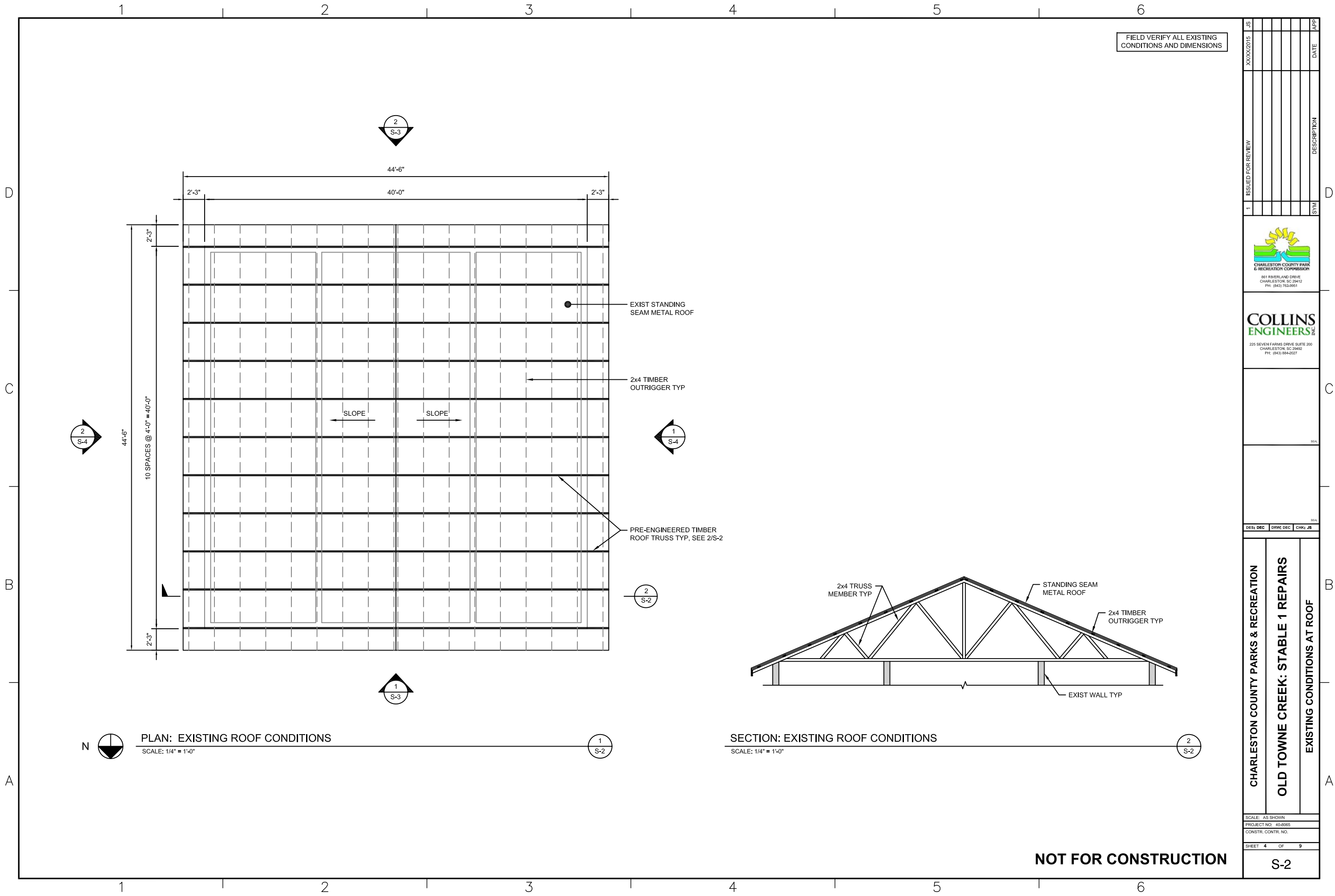
1. ALL LUMBER SHALL BE VISUALLY GRADED IN ACCORDANCE WITH CURRENT W.W.P.A. GRADING RULES. ALL DIMENSIONAL LUMBER SHOWN ON PLANS SHALL BE S4S SEASONED LUMBER OF THE FOLLOWING GRADES
A. 1X AND WIDER LUMBER - SOUTHERN PINE #2
2. ALL WOOD MEMBERS WERE DESIGNED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", AMERICAN NATIONAL STANDARDS INSTITUTE / AMERICAN FOREST AND PAPER ASSOCIATION (ANSI / AF&PA NDS-2012).

ABBREVIATIONS



APPROX	APPROXIMATELY
BM	BEAM
BTW	BETWEEN
CONN	CONNECTION
CORR	CORROSION
CLSM	CONTROLLED LOW STRENGTH MATERIAL
DET	DETERIORATION
DIA	DIAMETER
EL	ELEVATION
EXIST	EXISTING
FIN	FINISHED
FLR	FLOOR
F.S.	FAR SIDE
HDG	HOT DIPPED GALVANIZED
HORIZ	HORIZONTAL
HVY	HEAVY
LF	LINEAR FOOT
MANUF	MANUFACTURER
MAX	MAXIMUM
MIN	MINIMUM
MOD	MODERATE
MSL	MEAN SEA LEVEL
N.S.	NEAR SIDE
PEN	PENETRATION
REINF	REINFORCING
REQTS	REQUIREMENTS
SF	SQUARE FEET
SM	SIMILAR
SSMR	STANDING SEAM METAL ROOF
TEMP	TEMPORARY
TYP	TYPICAL
OC	ON CENTER
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VIF	VERIFY IN FIELD

[illegible]

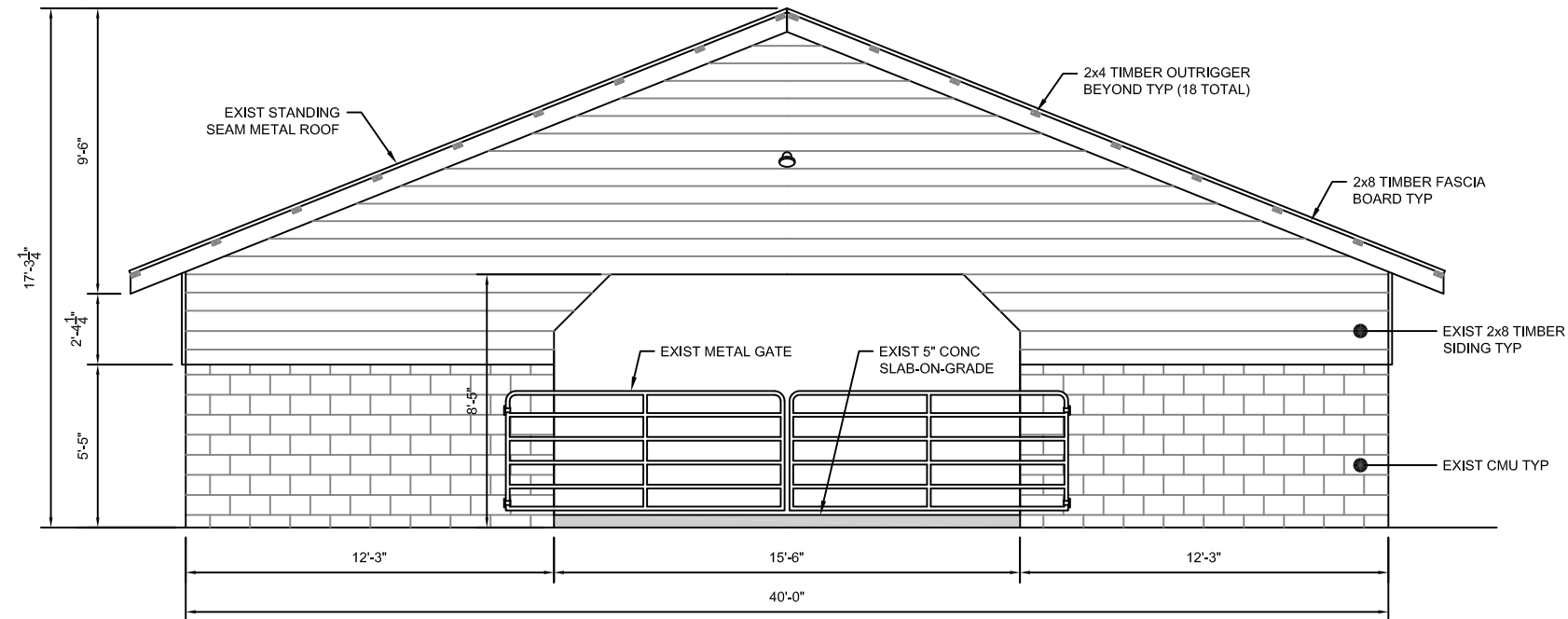




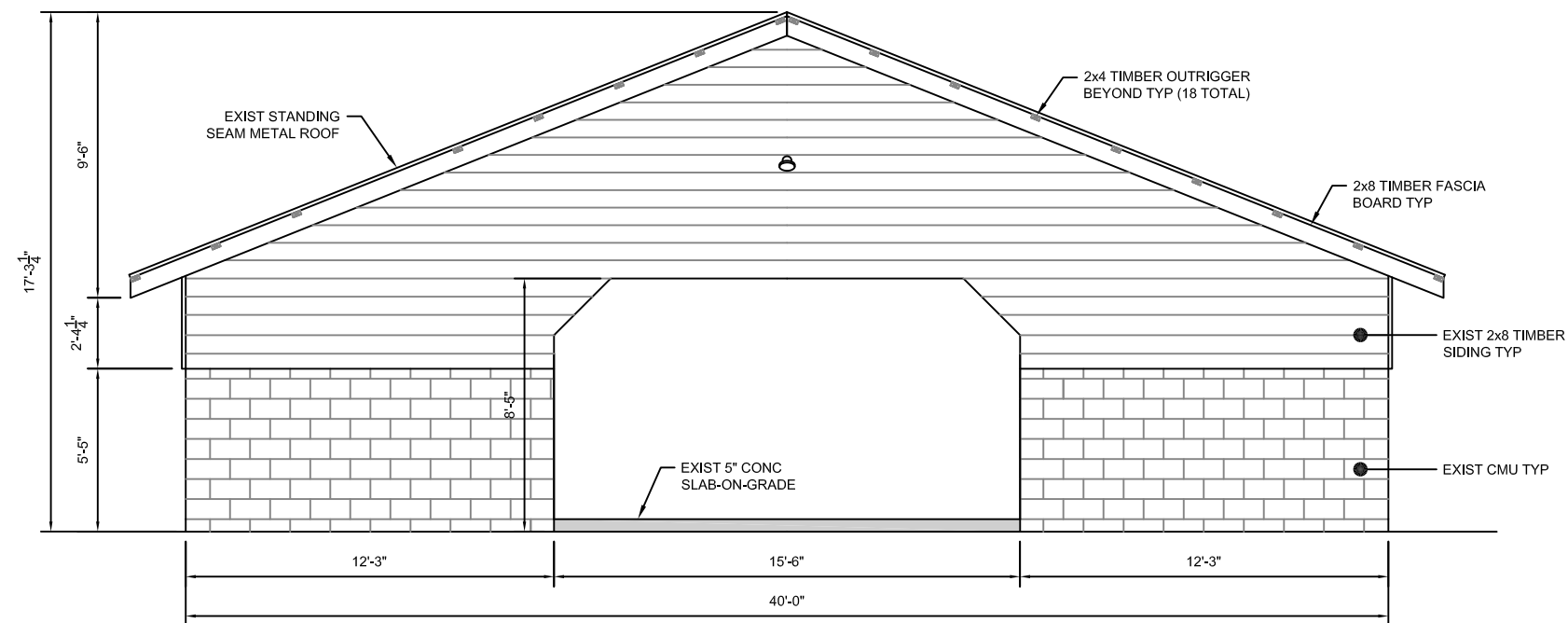
FIELD VERIFY ALL EXISTING
CONDITIONS AND DIMENSIONS

ISSUED FOR REVIEW	DATE	APP
1	XX/XX/2015	
DESCRIPTION	SYM	
 CHARLESTON COUNTY PARKS & RECREATION COMMISSION 851 RIVERLAND DRIVE CHARLESTON, SC 29412 PH: (843) 762-9551		
 COLLINS ENGINEERS INC. 225 SEVEN FARMS DRIVE SUITE 200 CHARLESTON, SC 29492 PH: (843) 884-2027		
DES: DEC	DRWG: DEC	CHK: JS
CHARLESTON COUNTY PARKS & RECREATION		
OLD TOWNE CREEK: STABLE 1 REPAIRS		
EXISTING CONDITIONS AT ROOF		
SCALE: AS SHOWN		
PROJECT NO: 40-8085		
CONSTR. CONTR. NO.		
SHEET 4 OF 9		
S-2		

FIELD VERIFY ALL EXISTING
CONDITIONS AND DIMENSIONS



NORTH ELEVATION: EXISTING CONDITIONS
SCALE: 3/8" = 1'-0"



SOUTH ELEVATION: EXISTING CONDITIONS
SCALE: 3/8" = 1'-0"

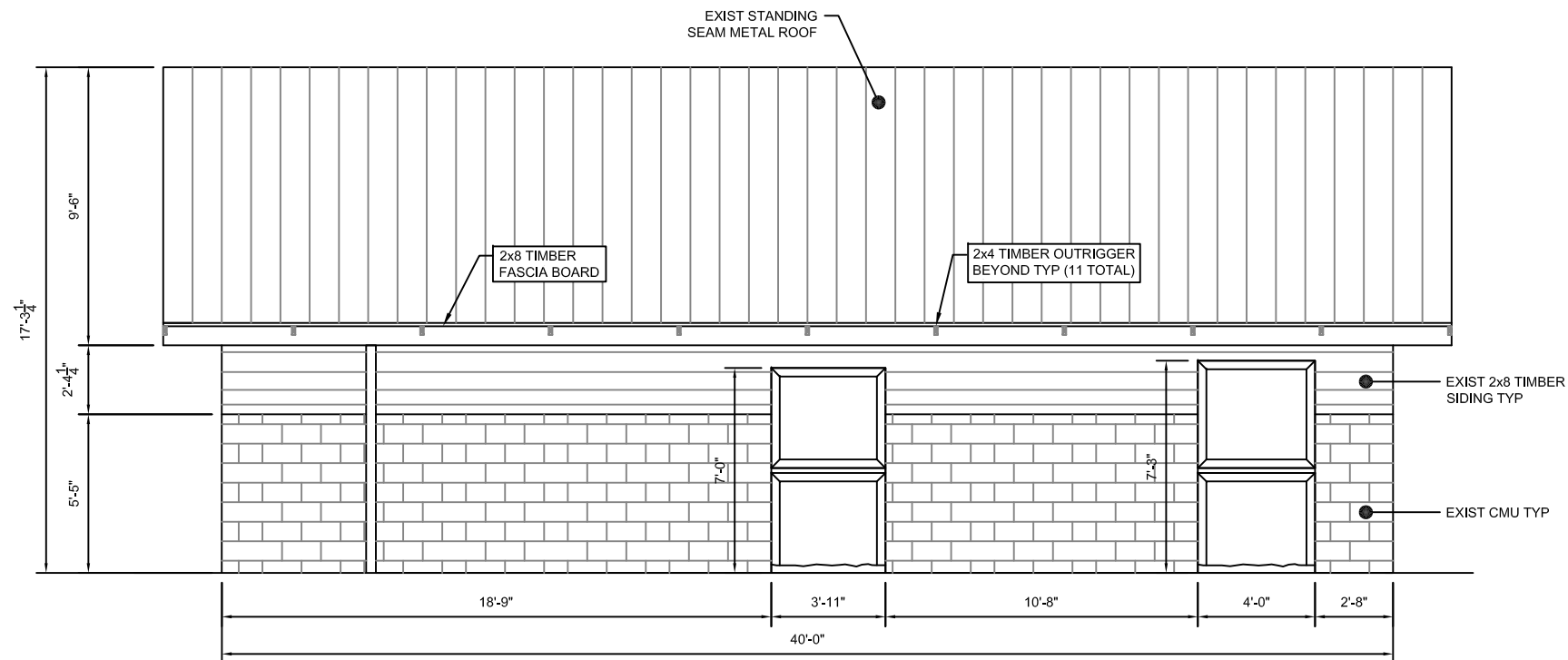
NOTES

1. EXISTING METAL GATES NOT SHOWN FOR CLARITY.

NOT FOR CONSTRUCTION

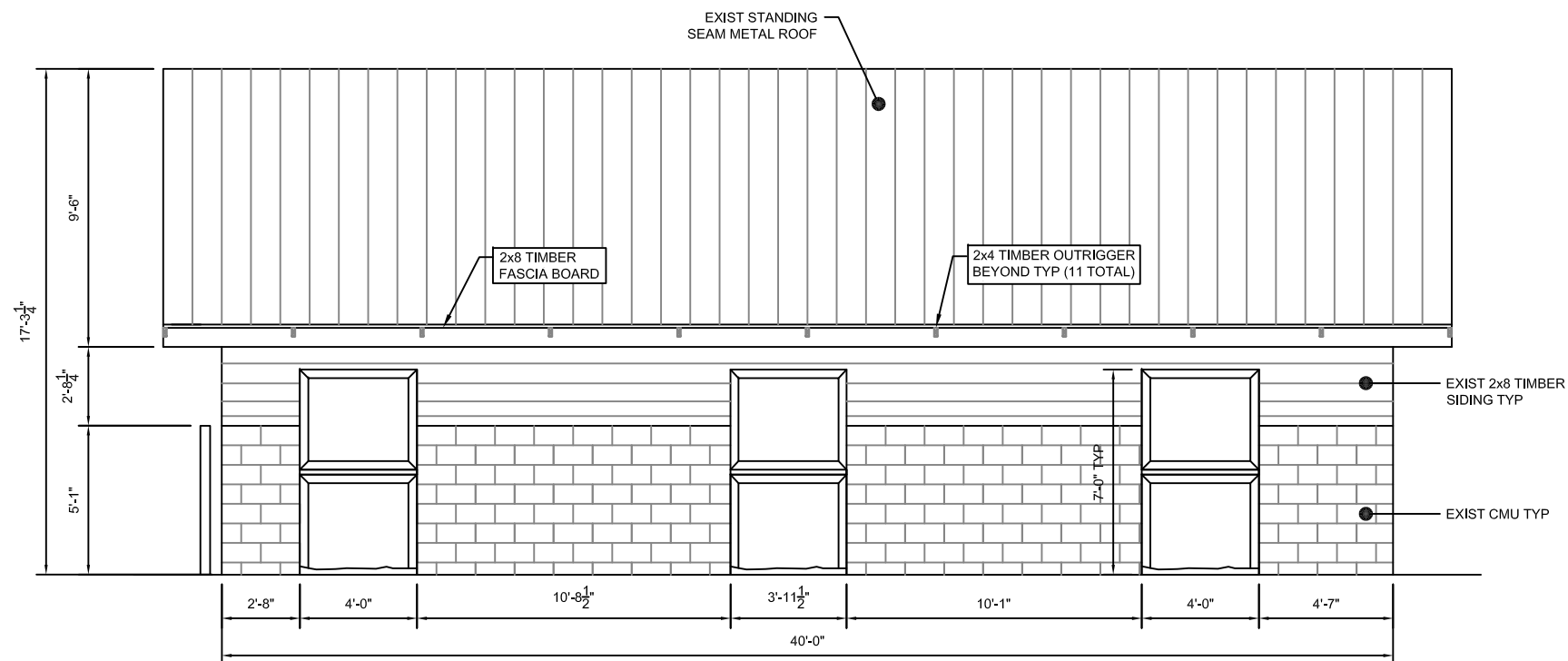
[illegible]

FIELD VERIFY ALL EXISTING
CONDITIONS AND DIMENSIONS



WEST ELEVATION: EXISTING CONDITIONS

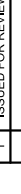

SCALE: 3/8" = 1'-0"

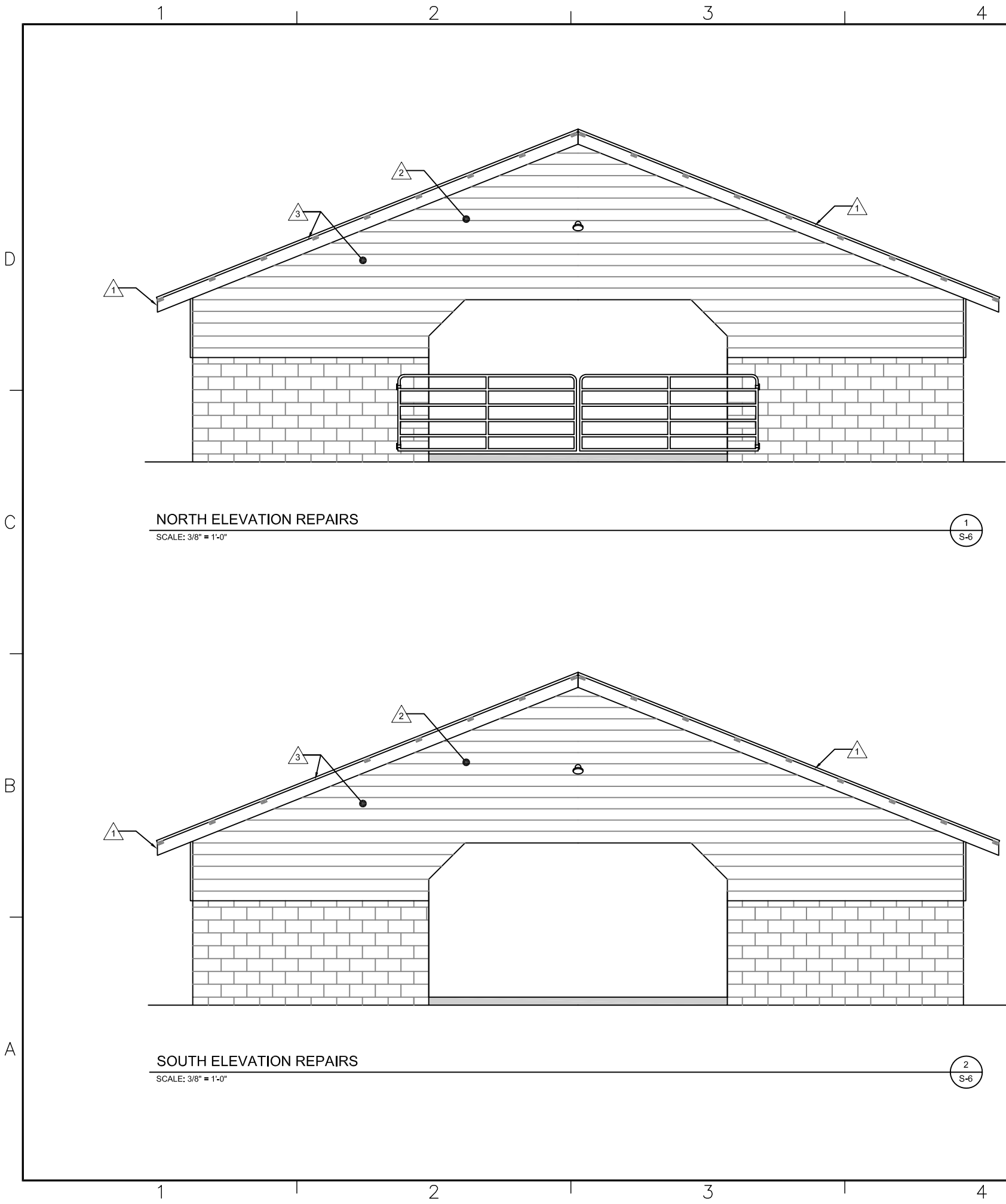


EAST ELEVATION: EXISTING CONDITIONS

SCALE: 3/8" = 1'-0"

NOT FOR CONSTRUCTION

 <p>CHARLESTON COUNTY PARK & RECREATION COMMISSION 661 RIVERLAND DRIVE CHARLESTON, SC 29412 PH: (843) 762-9951</p>		1 ISSUED FOR REVIEW JS	
 <p>COLLINS ENGINEERS INC. 225 SEVEN FARMS DRIVE SUITE 200 CHARLESTON, SC 29412 PH: (843) 684-2027</p>		SYM DESCRIPTION APP DATE	
DES: DEC DRWG: DEC CHK: JS		SCALE: AS SHOWN PROJECT NO: 40-8085 CONSTR. CONTR. NO.	
SHEET 6 OF 9		S-4	



PHOTOGRAPH 1



PHOTOGRAPH 2

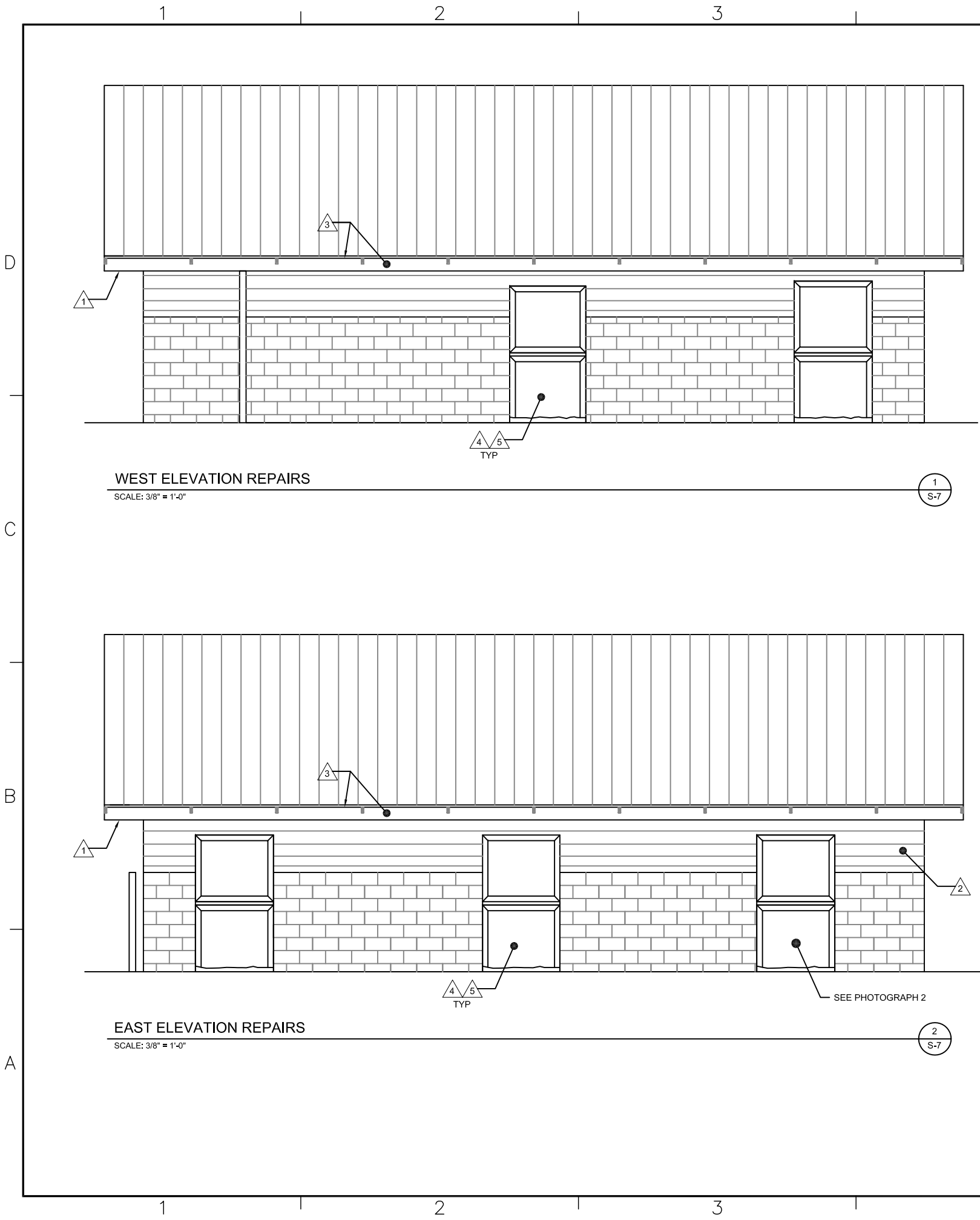
REPAIR NOTES

- NUMBERS DO NOT REPRESENT SEQUENCE OF REPAIRS
- ROT WAS OBSERVED AT MULTIPLE LOCATIONS ALONG THE TIMBER FASCIA (SEE PHOTOGRAPH 1). REPLACE ALL TIMBER FASCIA.
- APPROXIMATELY 15% OF THE TIMBER SIDING NEEDS TO BE RENAILED AT BOTH THE NORTH AND SOUTH ELEVATIONS (SEE PHOTOGRAPH 2). ALL ROTTEN SIDING SHOULD BE REMOVED AND REPLACED WITH TREATED TIMBER.
- PAINT ALL EXTERIOR TIMBER FASCIA AND SIDING WITH EXTERIOR GRADE PAINT SELECTED BY CCPRC.

REFER TO SHEET S-3 FOR
EXISTING DIMENSIONS

ISSUED FOR REVIEW	DATE	APP
1	XX/XX/2015	
DESCRIPTION	SYM	
CHARLESTON COUNTY PARKS & RECREATION COMMISSION		
851 RIVERLAND DRIVE CHARLESTON, SC 29412 PH: (843) 762-0951		
COLLINS ENGINEERS INC.		
225 SEVEN FARMS DRIVE SUITE 200 CHARLESTON, SC 29402 PH: (843) 684-2027		
DES: DEC	DRWC: DEC	CHK: JS
CHARLESTON COUNTY PARKS & RECREATION	OLD TOWNE CREEK: STABLE 1 REPAIRS	NORTH AND SOUTH ELEVATION REPAIRS
SCALE: AS SHOWN	PROJECT NO: 40-8085	CONSTR. CONTR. NO.
SHEET 8	OF 9	
S-6		

NOT FOR CONSTRUCTION



PHOTOGRAPH 1



PHOTOGRAPH 2

REPAIR NOTES

- NUMBERS DO NOT REPRESENT SEQUENCE OF REPAIRS
- 1 ROT WAS OBSERVED AT MULTIPLE LOCATIONS ALONG THE TIMBER FASCIA. REPLACE ALL TIMBER FASCIA (PHOTOGRAPH 1).
- 2 APPROXIMATELY 15% OF THE TIMBER SIDING NEEDS TO BE RENAILED AT THE EAST ELEVATION. ALL ROTTEN SIDING SHOULD BE REMOVED AND REPLACED IN-KIND WITH TREATED TIMBER.
- 3 PAINT ALL EXTERIOR TIMBER FASCIA AND SIDING WITH EXTERIOR GRADE PAINT SELECTED BY CCPRC.
- 4 ALL DETERIORATED DUTCH DOOR HARDWARE SHOULD BE REMOVED AND REPLACED IN-KIND.
- 5 ALL TIMBER COMPONENTS OF THE UPPER PORTION OF THE DUTCH DOORS SHOULD BE REPLACED WITH TREATED TIMBER. THE LOWER PORTION OF THE DOORS SHOULD BE REMOVED AND REPLACED WITH AN INOPERABLE DECORATIVE PANEL SELECTED BY CCPRC. THE DOORS SHOULD BE RE-SET WITH WIDER TRIM PIECES TO PREVENT FUTURE SPLITTING OF THE TRIM.

NOT FOR CONSTRUCTION

ISSUED FOR REVIEW	DATE	APP
1	XXXX/2015	
SYN	DESCRIPTION	
CHARLESTON COUNTY PARKS & RECREATION		
OLD TOWNE CREEK: STABLE 1 REPAIRS		
WEST AND EAST ELEVATION REPAIRS		
SCALE: AS SHOWN		
PROJECT NO: 40-8085		
CONSTR. CONTR. NO.		
SHEET 9	OF 9	
S-7		