

TROUP COUNTY GA - 900 DALLIS STREET,

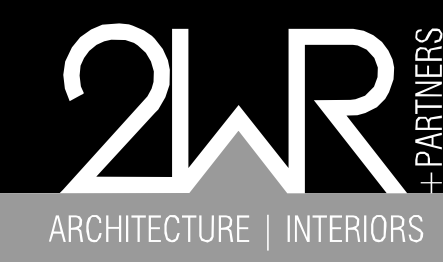
RE-ROOF

TROUP COUNTY
LAGRANGE, GA 30240

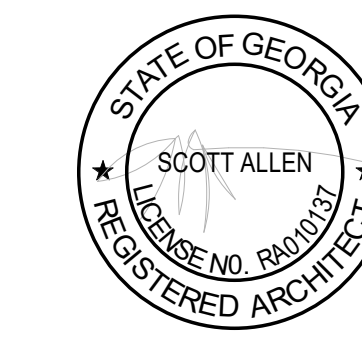
CONSTRUCTION DOCUMENTS

29 SEPTEMBER 2023

2WR # 23-01599



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INDEX TO DRAWINGS

ARCHITECTURAL		GENERAL NOTES	NEW CONSTRUCTION	DEMOLITION AND DECONSTRUCTION
T1.1	COVER SHEET	<p>1. DRAWINGS AND SPECIFICATIONS OF ALL DISCIPLINES INCLUDED HEREIN CONSTITUTE THE FULL SCOPE OF THIS PROJECT. THESE DOCUMENTS ARE INTENDED TO ESTABLISH THE FULL CONTRACTUAL OBLIGATION OF THE GENERAL CONTRACTOR TO COMPLETE THE WORK SHOWN AND SPECIFIED. IT SHALL BE THE GENERAL CONTRACTOR'S ULTIMATE RESPONSIBILITY TO COORDINATE THE PROPOSALS AND WORK OF ALL TRADES.</p> <p>2. ARCHITECTURAL AND ENGINEERING DRAWINGS ARE COMPLIMENTARY. ITEMS INDICATED ON ARCHITECTURAL DRAWINGS SHALL BE PROVIDED WHETHER OR NOT THEY ARE INDICATED ON AND/OR COORDINATED WITH CONSULTANTS' DRAWINGS. ANY CONFLICTS BETWEEN ARCHITECTURAL AND ENGINEERING WORK SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.</p> <p>3. CONTRACTORS SHALL COORDINATE THE SCOPE OF THEIR WORK WITH THE CONTRACT DOCUMENTS. PLANS AND SPECIFICATIONS SHALL NOT BE SEPARATED. NO CLAIMS FOR EXTRAS WILL BE CONSIDERED DUE TO SUB-CONTRACTOR NOT RELATING SCOPE OF WORK TO CONTRACT DOCUMENTS.</p> <p>4. ALL WORK IS TO BE IN STRICT COMPLIANCE WITH ALL STATE LAWS AND CODES WHICH APPLY TO THIS USE AND TO GENERALLY ACCEPTED CONSTRUCTION TRADE PRACTICES.</p> <p>5. THE ARCHITECT WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.</p> <p>6. SECTIONS AND DETAILS CONTAINED IN THE CONTRACT DOCUMENTS ARE TYPICAL. CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPONENTS AND/OR CONSTRUCTION NOTED OR INDICATED IN OTHER SIMILAR AREAS OF THE PROJECT IF THEY CAN BE REASONABLY INFERRED TO BE A PART OF THE ASSEMBLY BASED ON OTHER SIMILAR SECTIONS AND DETAILS CONTAINED IN THE CONTRACT DOCUMENTS.</p> <p>7. NOT ALL COMPONENTS IN EACH DETAIL MAY BE SPECIFICALLY CALLED OUT ON THAT PARTICULAR ARCHITECTURAL DETAIL. CONTRACTOR SHALL STILL BE RESPONSIBLE FOR PROVIDING THESE ITEMS IF THEY CAN BE REASONABLY INFERRED TO BE A PART OF THE ASSEMBLY BASED ON OTHER SIMILAR DETAILS CONTAINED WITHIN THE CONTRACT DOCUMENTS.</p> <p>8. DO NOT SCALE ANY DRAWINGS TO DETERMINE DIMENSIONS. RELY ONLY ON FIELD MEASUREMENT AND WRITTEN DIMENSIONS FOR NEW WORK.</p> <p>9. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY (JUNO).</p> <p>10. ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO PROCEEDING WITH THE WORK OF THIS CONTRACT. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONTRACT DOCUMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.</p> <p>11. "SCALE" INDICATED ON THE ELEVATIONS MAY NOT BE REPRESENTATIVE OF A SCALED DRAWING. THE CONTRACTOR SHALL MAKE FIELD MEASUREMENTS AS REQUIRED TO ASCERTAIN THE EXTENT AND QUANTITY OF WORK TO BE PERFORMED.</p> <p>12. SUBCONTRACTORS SHALL INVESTIGATE ALL EXISTING CONDITIONS ASSOCIATED WITH THEIR SCOPE OF WORK AND VERIFY REQ'D QUANTITIES OF MATERIALS PRIOR TO PROVIDING A BID TO THE GENERAL CONTRACTOR. NO CHANGE ORDERS WILL BE GRANTED FOR ADDITIONAL WORK REQ'D WHICH IS EVIDENT FROM FIELD INVESTIGATION AND IS CONSISTENT WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.</p> <p>13. SUBCONTRACTORS SHALL VERIFY REQ'D QUANTITIES OF MATERIALS WITH THE GENERAL CONTRACTOR PRIOR TO PURCHASING. NO CHANGE ORDERS WILL BE GRANTED FOR ADDITIONAL QUANTITIES OR DETAIL WORK REQ'D WHICH IS EVIDENT FROM FIELD CONDITIONS AND IS CONSISTENT WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.</p> <p>14. ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER, ARCHITECT, OR CONSULTANTS.</p>	<p>1. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.</p> <p>2. ALL INSULATIONS NOTED ON PLANS SHALL BE NONCOMBUSTIBLE AND MAINTAIN THERMAL AND MOISTURE PROTECTION AS NOTED IN THE SPECIFICATIONS.</p> <p>3. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILINGS (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSULATION, CONDUITS, RACEWAYS, SPRINKLER SYSTEM, LIGHT FIXTURES, CEILING SYSTEMS, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING.) CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.</p> <p>4. ACCESS PANELS SHALL BE PROVIDED AND INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION, AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTORS' WORK AND RECEIVE APPROVAL OF THE ARCHITECT. ACCESS PANEL SHALL BE AS SPECIFIED. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.</p> <p>5. ALL DUCT PENETRATIONS THROUGH PARTITIONS AND CEILINGS SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING AND SHALL BE PROVIDED WITH AUTOMATIC FIRE DAMPERS AS REQUIRED BY THE BUILDING DEPARTMENT FOR FIRE-RATED PENETRATIONS.</p> <p>6. HORIZONTAL JOINT REINFORCEMENT IS GENERALLY NOT SHOWN FOR REASONS OF CLARITY. TIES AND ANCHORS SPECIFICALLY NOTED ON DETAILS ARE IN ADDITION TO HORIZONTAL JOINT REINFORCEMENT UNLESS SPECIFICALLY NOTED OTHERWISE.</p> <p>7. SIZE OF MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY DIMENSIONS WITH RESPECTIVE EQUIPMENT MANUFACTURER.</p> <p>8. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES, BLOCKING, AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ACCESSORIES AND ALL FLOOR-MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT.</p> <p>9. ALL DISSIMILAR METALLIC MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT GALVANIC ACTION.</p> <p>10. FILLED CMU CELLS ON ARCHITECTURAL DRAWINGS ARE IN ADDITION TO THOSE SHOWN ON STRUCTURAL DRAWINGS AND SHALL BE REINFORCED AS INDICATED THEREIN.</p>	<p>1. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2013 EDITION OF NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.</p> <p>2. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL APPLICABLE CODES.</p> <p>3. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.</p> <p>4. CONTRACTOR SHALL COORDINATE SEQUENCE OF DEMOLITION WITH PHASES OF CONSTRUCTION AGREED TO WITH OWNER AND ARCHITECT. COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION DRAWINGS.</p> <p>5. CONTRACTOR SHALL COORDINATE EXTENT OF DEMOLITION WITH OTHER DRAWINGS IN THIS SET. NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH DEMOLITION IN CASE OF A CONFLICT.</p> <p>6. DRAWINGS OF EXISTING CONDITIONS HAVE BEEN DERIVED FROM VISUAL INVESTIGATION AND EXISTING DRAWINGS PROVIDED BY THE OWNER. THE ARCHITECT MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING INFORMATION RECORDED. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.</p> <p>7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO DEMOLITION. DIMENSIONS INDICATED ON DEMOLITION PLAN ARE FOR REFERENCE ONLY.</p> <p>8. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR ENCOUNTERS MATERIALS THAT ARE SHOWN AS EXISTING TO REMAIN, WHICH HAVE ROT, TERMITE DAMAGE OR OTHER HIDDEN PROPERTIES WHICH REQUIRE ATTENTION, THE ARCHITECT SHALL IMMEDIATELY BE NOTIFIED PRIOR TO PROCEEDING WITH THE WORK IN THE AREA OF DISCOVERY.</p> <p>9. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER ALL APPLICABLE CODES.</p> <p>10. CONTACT ARCHITECT IMMEDIATELY, IF DURING THE COURSE OF DEMOLITION, CIRCUMSTANCES ARE ENCOUNTERED IN WHICH THE EXTENT OR INTENT OF DEMOLITION INDICATED IN THE CONTRACT DOCUMENTS IS UNCLEAR. DO NOT PROCEED WITH DEMOLITION IN THESE AREAS IN QUESTION UNTIL CLARIFICATION IS GIVEN BY ARCHITECT.</p> <p>11. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.</p> <p>12. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF THE DEMOLITION.</p> <p>13. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, CIVIL, AND STRUCTURAL SHEETS FOR DEMOLITION OF ITEMS RELATED TO EACH DISCIPLINE. ALL EXISTING PENETRATIONS FOR BUILDING SYSTEMS NOT BEING RE-USED SHALL BE DEMOLISHED AND HOLES INFILLED TO MATCH ADJACENT CONSTRUCTION.</p> <p>14. WHERE EXISTING WALLS ARE PARTIALLY DEMOLISHED, FINISH ENDS OF REMAINING WALLS TO MATCH ADJACENT CONSTRUCTION AND PROVIDE SMOOTH, EVEN SURFACES AT JAMES OF NEW OPENINGS.</p> <p>15. THE INTENT OF THESE DRAWINGS IS NOT TO DISTURB ANY EXISTING STRUCTURAL FRAMING OR SUPPORT IN OR ON ANY EXISTING STRUCTURE TO REMAIN UNLESS SPECIFICALLY NOTED OTHERWISE.</p> <p>16. WHERE EXISTING MATERIALS/FINISHES ARE DISTURBED BY WORK OF THIS PROJECT, CUT, PATCH, AND REPAIR THOSE AREAS AS REQUIRED TO MATCH THE ADJACENT EXISTING MATERIALS/FINISHES IN CONFIGURATION, TEXTURE, COLOR, ETC., WITH SMOOTH AND LEVEL TRANSITION UNLESS OTHERWISE NOTED.</p> <p>17. WHERE NEW MATERIALS/FINISHES ARE INSTALLED WITHIN EXISTING DOOR, WINDOW OR OTHER OPENINGS, WITHIN NEW OPENINGS IN EXISTING CONSTRUCTION OR SUCH THAT THEY ABUT EXISTING CONSTRUCTION TO REMAIN, THOSE NEW MATERIALS/FINISHES SHALL MATCH THE ADJACENT EXISTING MATERIALS/FINISHES IN CONFIGURATION, TEXTURE, COLOR, ETC., WITH SMOOTH AND LEVEL TRANSITION.</p> <p>18. CUTTING AND PATCHING WILL BE REQUIRED AS NECESSARY FOR BOTH THE INSTALLATION OF NEW ITEMS AND DUE TO THE REMOVAL OF EXISTING ITEMS. CONTRACTOR SHALL COORDINATE THIS WORK.</p> <p>19. EXISTING FLOORS TO RECEIVE NEW FLOOR COVERING SHALL HAVE ALL HOLES FILLED, RIDGES MOVED AND FLOORS LEVELED AS REQ'D & ANY OTHER REPAIR WORK REQUIRED TO READY THE FLOORS FOR THE NEW FLOOR COVERING PER THE MFR'S RECOMMENDATIONS.</p> <p>20. INVESTIGATE LOCATION OF NEW OPENINGS FOR CONFLICTS WITH EXISTING COLUMNS, PLUMBING, ELECTRICAL, MECHANICAL, AND OTHER EXISTING CONSTRUCTION AND REPORT CONFLICTS TO ARCHITECT PRIOR TO CUTTING FOR NEW OPENINGS.</p> <p>21. EXISTING STRUCTURAL ITEMS - DO NOT CUT, DRILL, NOTCH, OR MODIFY WITHOUT SPECIFIC, PRIOR APPROVAL OF ARCHITECT/STRUCTURAL ENGINEER.</p> <p>22. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.</p> <p>23. WHETHER OR NOT SPECIFICALLY NOTED REMOVE ALL MISC. NAILS, SCREWS, BOLTS, ETC., WHICH PENETRATE EXISTING WALLS, CEILING, FLOOR SURFACES TO REMAIN. PATCH ALL VOIDS IN EXISTING WALLS LEFT FROM REMOVAL OF SUCH ITEMS AND FROM ELECTRICAL, MECHANICAL, AND PLUMBING ITEMS INCLUDING WIRING, PIPING, CONDUIT, DUCTWORK, ETC., TO OBTAIN A SMOOTH LEVEL SURFACE FOR NEW FINISHES. PERFORMANCE OBJECTIVE IS TO HAVE EXISTING SURFACE CONDITION MATCH NEW SURFACES.</p> <p>24. EXISTING WALLS AND CEILING (IF ANY) TO RECEIVE NEW FINISHES SHALL HAVE HOLES FILLED, RIDGES REMOVED, AND OTHER OBSTRUCTIONS WHICH WILL TELEGRAPH OR HINDER INSTALLATION OF NEW FINISH.</p> <p>25. WHERE EXISTING PLUMBING FIXTURES ARE TO BE REMOVED, AND THE EXISTING PLUMBING LINES SERVING THEM TO BE ABANDONED, CAP THOSE LINES AS REQUIRED SUCH THAT THE CAP CAN BE CONCEALED BEHIND THE FINISH MATERIAL AT THE SURFACE.</p> <p>26. WHERE EXISTING CONSTRUCTION MATERIALS/FINISHES ARE TO BE REMOVED, MAKE CLEAN BREAK (SAW CUT ACCEPTABLE), AND DO NOT DISTURB ADJACENT EXISTING CONSTRUCTION TO REMAIN.</p>
D1.1	DEMOLITION ROOF PLAN			
D1.2	DETAILS			
A3.1	ROOF PLAN			
A3.2	ROOF DETAILS			

TROUP COUNTY GA - 900 DALLIS STREET, RE-ROOF

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LAGRANGE, GA 30240

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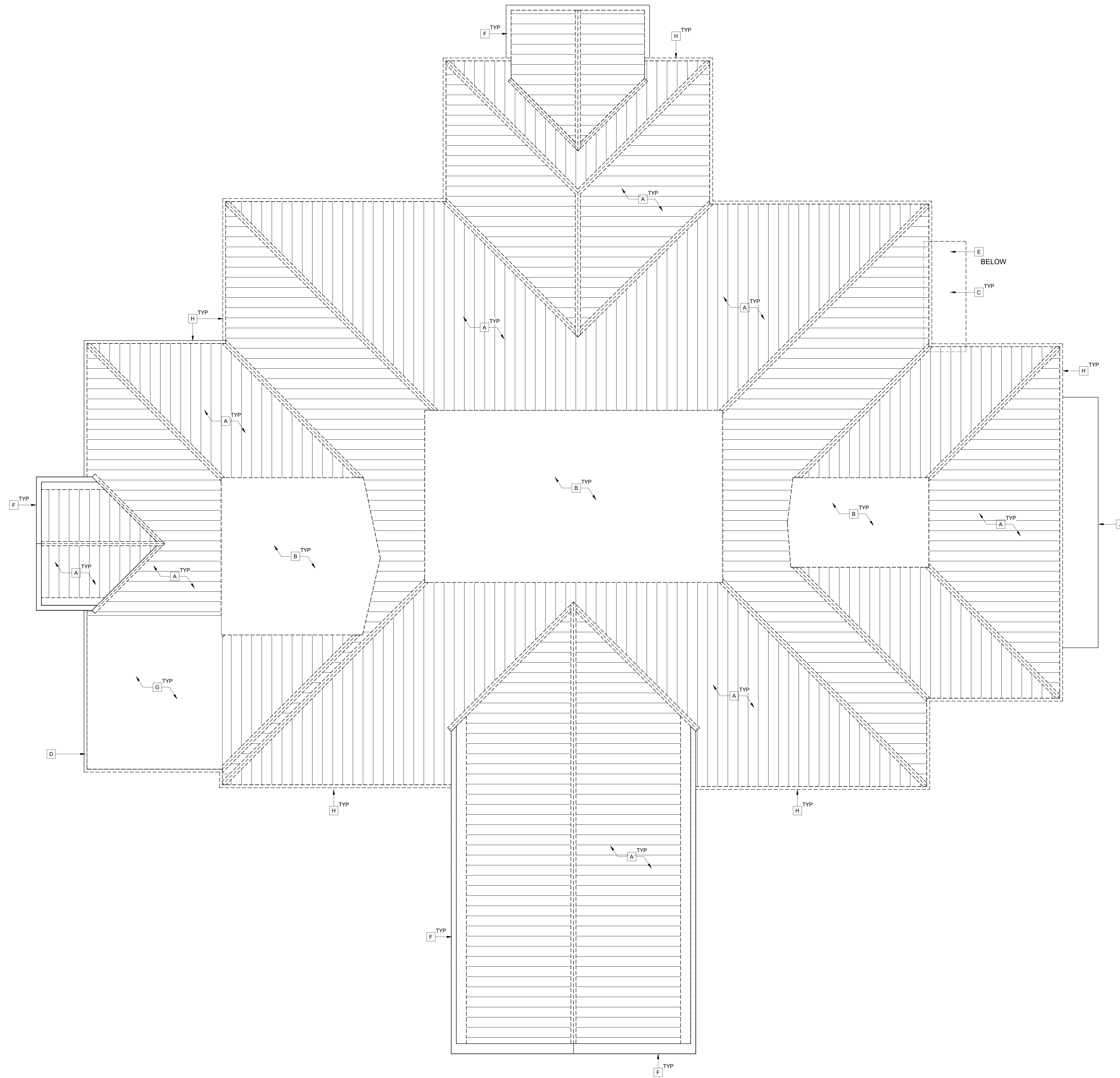
T1.1

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GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.
2. DRAWINGS ARE BASED ON PARTIAL PLANS PROVIDED BY OWNER AND UPON FIELD OBSERVATION.
3. FIELD VERIFY CURB CONDITIONS FOR EXISTING EQUIPMENT TO REMAIN. EQUIPMENT CURB FRAMING AND FLASHING TO BE PROTECTED, REUSED, AND UNDAMAGED TO THE GREATEST EXTENT POSSIBLE. REMOVAL OF EQUIPMENT SHOULD ONLY OCCUR WHERE NEW CURB AND FLASHING IS REQUIRED PER ROOFING MANUFACTURER'S WRITTEN SPECIFICATIONS TO ACHIEVE SPECIFIED WARRANTY. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO BEGINNING NEW WORK.
4. ELECTRICAL, PLUMBING, GAS PIPING, AND OTHER MECHANICAL STUB UP PENETRATIONS NOT SHOWN FOR CLARITY. CONTRACTOR SHALL FIELD VERIFY THE QUANTITY NEEDED FOR NEW ROOFING.
5. COORDINATE REMOVAL AND REINSTALLATION OF ROOF TOP STRUCTURES AND EQUIPMENT WITH OTHERS AS REQUIRED TO INSTALL NEW ROOF SYSTEM.
6. REMOVE ALL EXISTING COPING TO FACILITATE INSTALLATION OF NEW ROOFING.
7. REPLACE ANY DAMAGED WOOD AS REQUIRED FOR PROPER ANCHORING OF NEW ROOFING SYSTEM AND NEW METAL COPING.
8. COORDINATE WITH OWNER THE RELOCATION OF FURNISHINGS THAT COULD BE DISTURBED DURING NEW WORK CONSTRUCTION.
9. PROTECT INTERIOR BUILDING ELEMENTS WHILE EXTERIOR DEMOLITION AND NEW CONSTRUCTION OCCUR. PROTECTION FROM WEATHER AND CONSTRUCTION RELATED DAMAGES SHALL BE IN PLACE TO MINIMIZE IMPACT TO INTERIOR SPACES THAT ARE NOT PART OF THE PROJECT SCOPE.
10. PROTECT FROM DAMAGE ALL BUILDING COMPONENTS AND FINISHES THAT ARE EXISTING TO REMAIN.
11. EXISTING VENTS, EQUIPMENT, AND OTHER ROOFTOP PENETRATIONS TO REMAIN. (UNO) REMOVE ANY PIPE BOOTS, FLASHING, AND SEALANTS AROUND EQUIPMENT. RAISE AS REQUIRED TO RECEIVE NEW ROOFING AND INSULATION SYSTEM.

LEGEND

RD	ROOF DRAIN
OD	OVERFLOW DRAIN
OS	OVERFLOW SCUPPER
VTR	VENT THRU ROOF
HSV	HOT STACK VENT
EF	EXHAUST FAN
SJ	SPLICE JOINT IN COPING
	SLOPE TO DRAIN
RA	ROOF ANCHOR
GD	GUTTER DRAIN
GEJ	GUTTER EXPANSION JOINT

KEYED CONSTRUCTION NOTES

- A** REMOVE EXISTING COPPER, TECTUM, AND ALL RELATED ITEMS.
- B** REMOVE AND DISPOSE OF EXISTING MODIFIED BITUMEN ROOF SYSTEM.
- C** DISPOSE OF CONCRETE BLOCKS, ANTENNA, ROOF SYSTEM, AND ALL RELATED ITEMS. PREPARE AREA TO RECEIVE NEW ROOF SYSTEM.
- D** REPOINT EXISTING BRICK VENEER.
- E** DISPOSE OF WOOD SOFFIT, TRIM, AND LIGHT FIXTURES. PREPARE AREA TO RECEIVE NEW CEILING SYSTEM. COORDINATE WITH THE OWNER TEMPORARILY DISCONNECT SECURITY CAMERA AND REINSTALLATION AFTER COMPLETION OF WORK.
- F** EXISTING PRECAST CORNICE TO REMAIN.
- G** DISPOSE OF TARP AND ALL RELATED ROOF SYSTEMS.
- H** REMOVE EXISTING GUTTER AND DOWNSPOUT SYSTEM.
- J** EXISTING CONCRETE CANOPY TO REMAIN.



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Sheet Description

**DEMOLITION
ROOF PLAN**

Sheet Number

D1.1



(A) REMOVE AND TURN OVER TO THE OWNER EXISTING COPPER ROOF SYSTEM AND ALL RELATED ITEMS DOWN TO TECTUM DECK.



(A) REMOVE AND TURN OVER TO THE OWNER EXISTING COPPER ROOF SYSTEM AND ALL RELATED ITEMS DOWN TO TECTUM DECK.



(B) REMOVE AND DISPOSE OF EXISTING MODIFIED BITUMEN ROOF SYSTEM AND ASSOCIATED ITEMS.



(C) DISPOSE OF CONCRETE BLOCKS, ANTENNA, ROOF SYSTEM, AND ALL RELATED ITEMS. PREPARE AREA TO RECEIVE NEW ROOF SYSTEM.



(D) REPOINT EXISTING BRICK VENEER.



(E) DISPOSE OF WOOD SOFFIT, TRIM, AND LIGHT FIXTURES. PREPARE AREA TO RECEIVE NEW CEILING SYSTEM. COORDINATE WITH THE OWNER TEMPORARILY DISCONNECT SECURITY CAMARA AND REINSTALLATION AFTER COMPLETION OF WORK.



(F) EXISTING PRECAST CORNICE TO REMAIN.



(G) DISPOSE OF TARP. REPLACE ANY DAMAGED TECTUM DECK - MATCH ADJACENT SURFACES. PREPARE AREA TO RECEIVE NEW ROOF SYSTEM.



(H) REMOVE AND TURN OVER TO THE OWNER EXISTING COPPER GUTTER AND DOWNSPOUT SYSTEM.

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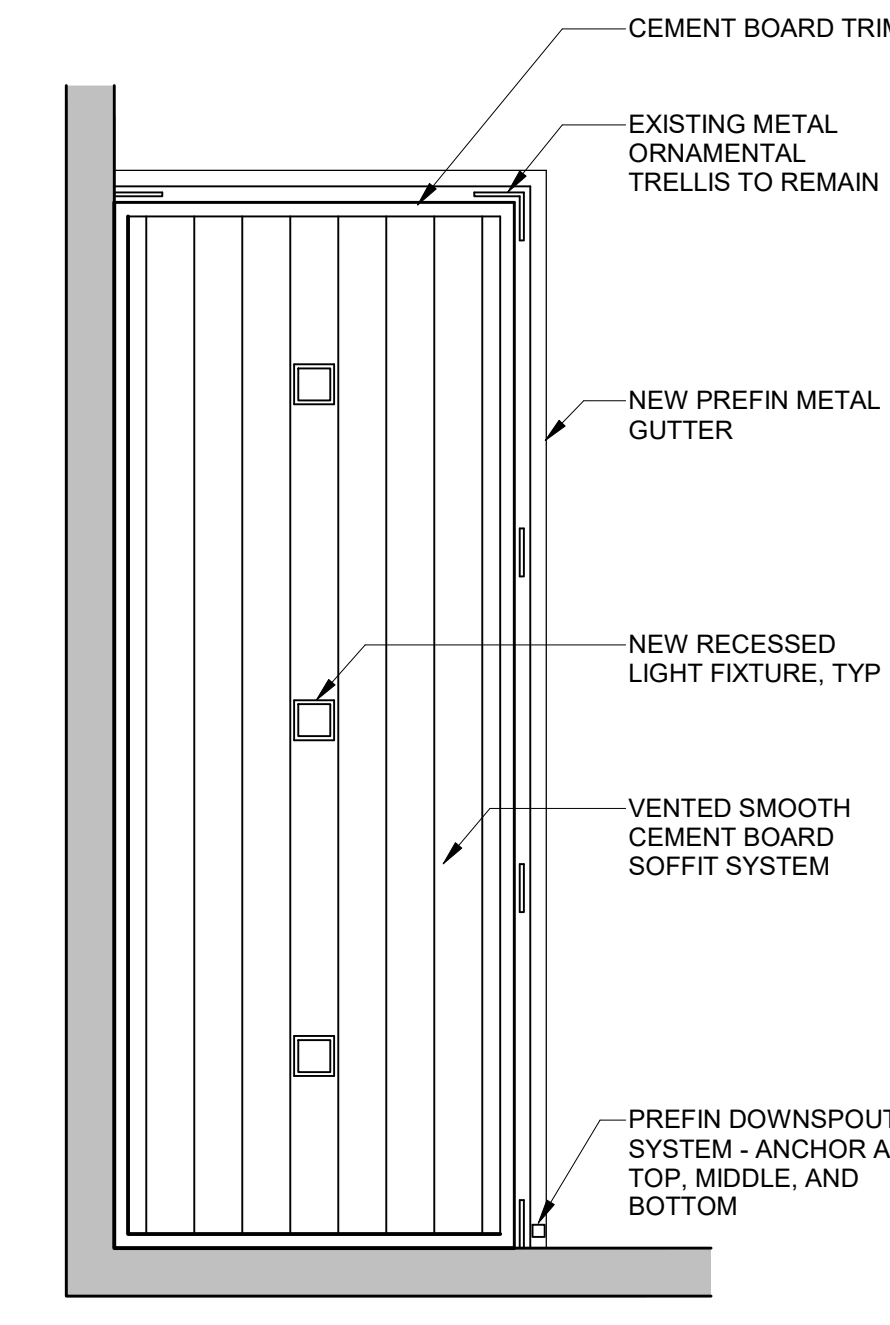
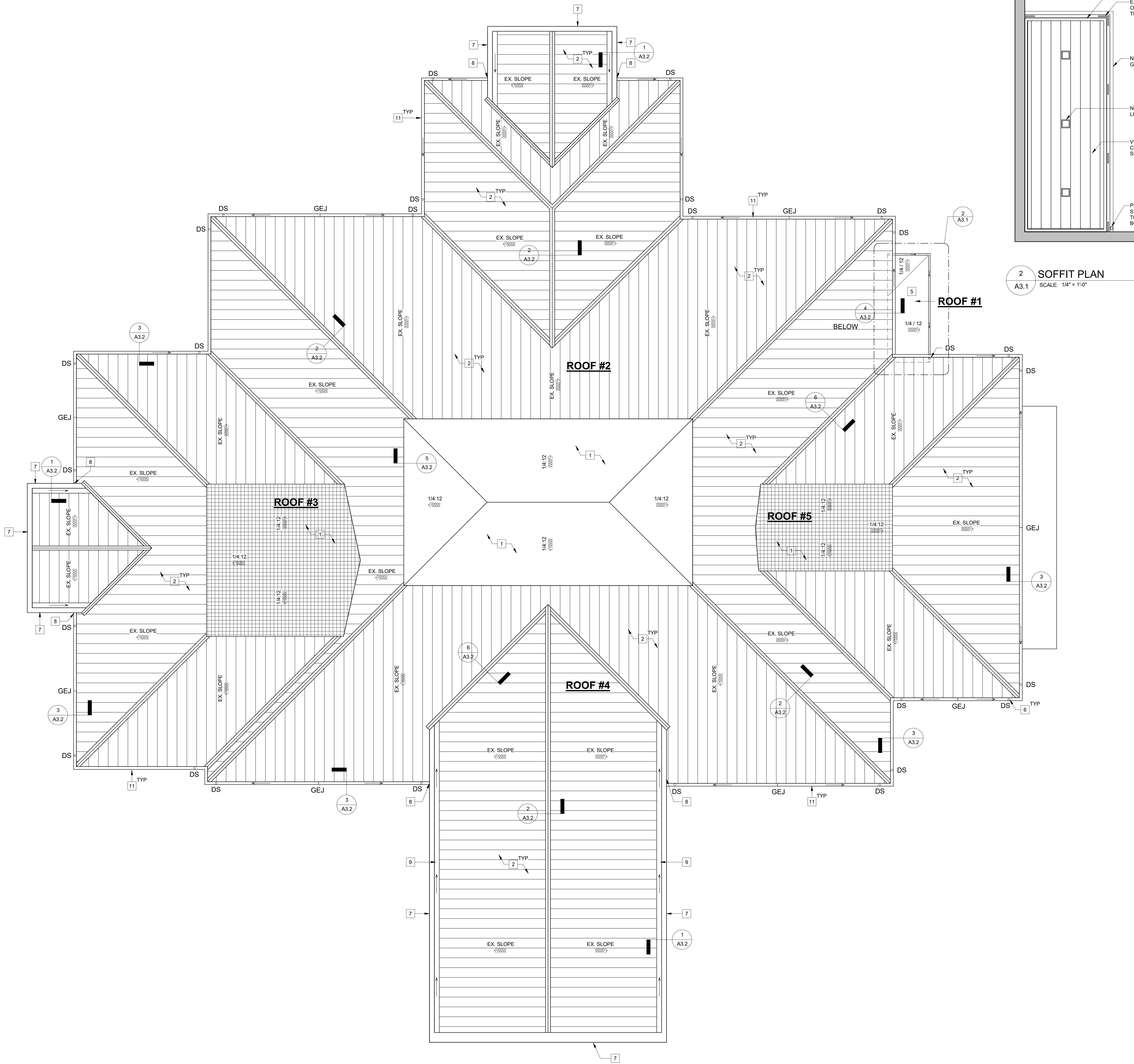
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Sheet Description

DETAILS

Sheet Number

D1.2



2 SOFFIT PLAN
A3.1 SCALE: 1/4" = 1'-0"

1 ROOF PLAN
A3.1 SCALE: 1/8" = 1'-0"

GENERAL ROOF NOTES

- A. PROVIDE ALL COMPONENTS FOR A COMPLETE ROOF SYSTEM AND FLASHING AT THE ENTIRE SCOPE OF WORK. PROVIDE COMPLETE WEATHER TIGHT CONDITION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- B. PROTECT ALL EXISTING BUILDING FACADES, DOORS, AND WINDOWS ADJACENT TO WORK AREA FROM DAMAGE.
- C. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS SHOWN ON PLAN INDICATE APPROXIMATE ROOF SIZES.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MISCELLANEOUS REPAIRS AND MODIFICATIONS ASSOCIATED WITH THE SCOPE OF THE WORK DIRECTED.
- E. MINIMUM FINISHED ROOF SLOPE 1/4"/FT TO DRAINS, U.N.O.
- F. FLASHING DETAILS ARE TYPICAL FOR ALL SIDES OF ROOF SYSTEM (UNLESS NOTED OTHERWISE).
- G. ALL CONTINUOUS MTL CLEATS OR REVERSE MTL CLEATS SHALL BE A MIN (1) GAUGE HEAVIER THAN SPECIFIED THICKNESS OF MTL FLASHING.
- H. ALL ROOFING AND SHEET MTL FLASHING WORK SHALL BE DONE IN ACCORDANCE WITH ALL CURRENT PRACTICES OF SMACNA AND NRCA.
- I. STAGGER ALL INSULATION AND COVER BOARDS.
- J. ALL WOOD TO BE PRESSURE TREATED (UNLESS NOTED OTHERWISE).
- K. SEE SPECIFICATIONS FOR INSULATION TYPE AND THICKNESS. WOOD NAILERS TO MATCH INSULATION THICKNESS.
- L. TAPER FIELD INSULATION A MINIMUM OF 1/4" PER FOOT WHERE THE ROOF DECK IS NOT SLOPED. TAPER CRICKETS AND SADDLES A MINIMUM OF 1/2" PER FOOT.
- M. PROVIDE PROPER BOOTS, STORM COLLARS, AND FLASHING FOR ALL PENETRATIONS THROUGH THE ROOF. NOTE THAT NOT ALL EXISTING PENETRATIONS ARE INDICATED ON THE ROOF PLANS.
- N. WHEREVER PRACTICALLY POSSIBLE, ROOF TOP PENETRATIONS SHALL OCCUR BETWEEN STANDING SEAMS. STANDING SEAMS SHALL BE INTERRUPTED ONLY WHEN ABSOLUTELY NECESSARY.
- O. PROVIDE SCREEN AT ALL DOWNSPOUT INLETS AND CONNECT ALL TO STORMWATER SYSTEM (UNO).

KEYED ROOF NOTES

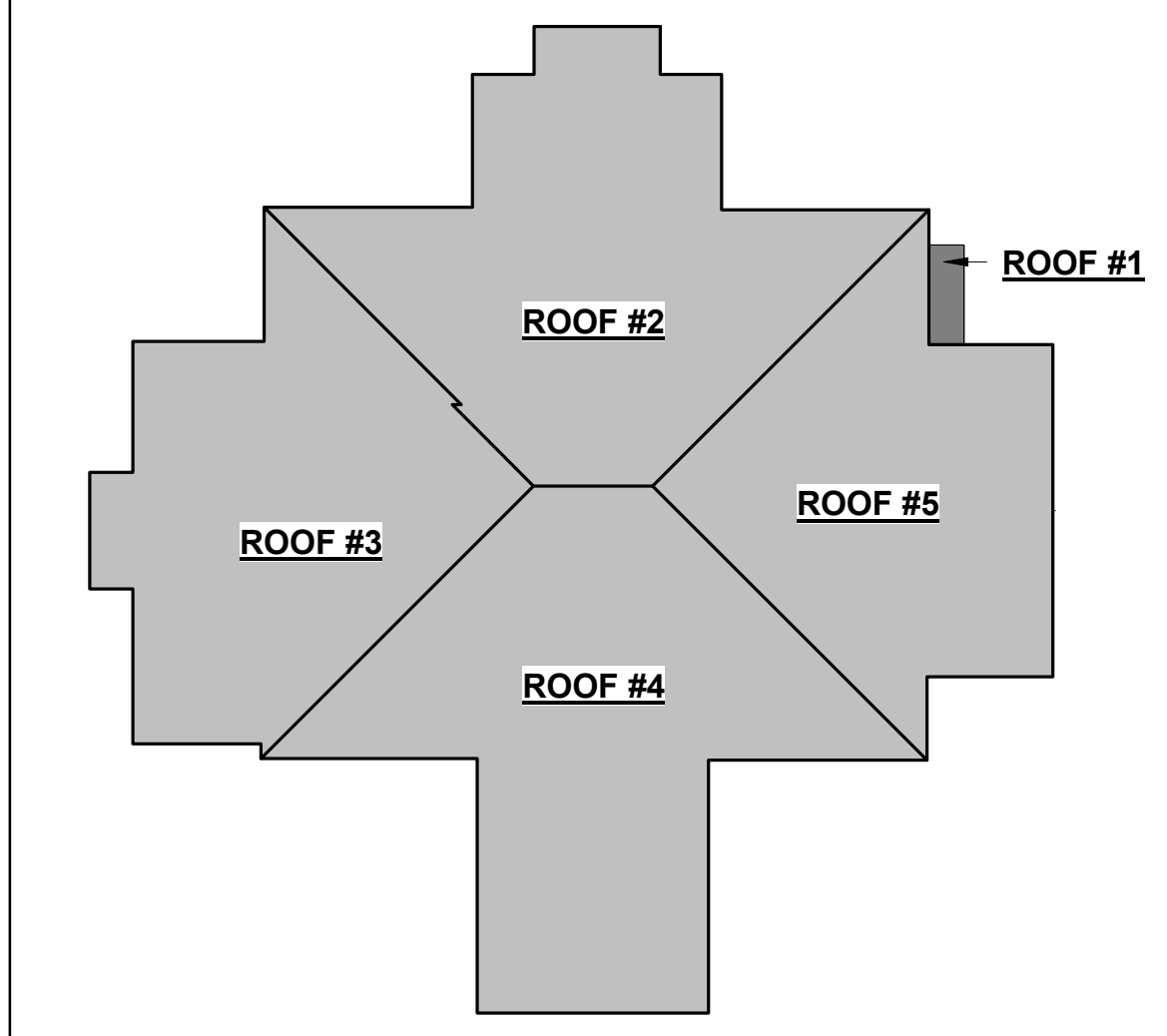
- 1 NEW 60 MIL TPO ROOF MEMBRANE FULLY ADHERED SYSTEM OVER 1/2" COVER BOARD ON R-25 POLYISO INSULATION. SLOPE WITH MINIMUM 1/4" PER FOOT.
- 2 NEW PREFIN STANDING SEAM METAL ROOF SYSTEM ON 16 GA 6" Z PURLINS AT 3'-0" OC. PROVIDE (2) LAYERS OF R-19 BATT INSULATION WITH 1" MINIMUM STEEL BANDS AT 30" OC FOR INSULATION SUPPORT.
- 3 NEW PREFIN METAL GUTTER AND DOWNSPOUT SYSTEM. ANCHOR DOWNSPOUTS TO BUILDING AT TOP, MIDDLE, AND BOTTOM MAX 8'-0" OC.
- 4 ROOF RIDGE. SEE DETAIL 2/A3.2
- 5 NEW 60 MIL TPO ROOF MEMBRANE FULLY ADHERED SYSTEM OVER 1/2" COVER BOARD ON TAPERED INSULATION. SLOPE WITH MINIMUM 1/4" PER FOOT.
- 6 ALIGN CENTER LINE OF DOWNSPOUT WITH CENTER LINE OF WALL BELOW. CONNECT TO
- 7 CLEAN EXISTING PRECAST CORNICE. COORDINATE EXTENTS OF WORK WITH OWNER.
- 8 PROVIDE KICK-OUT FLASHING WITH WELDED SEAMS.
- 9 FORMED METAL BOX GUTTER. PROVIDE SLOPE ON GUTTER WITH A MINIMUM OF 1/4" PER FOOT AND DISCHARGE DIRECTLY ONTO ADJACENT ROOF.
- 10 EXTEND EXISTING VTRS TO REMAIN TO A MINIMUM OF 8" ABOVE NEW FINISHED ROOF PLANE AND INSTALL NEW FLASHING.
- 11 INFILL EXISTING WALL VENTS. PROVIDE CEMENT BOARD WITH WEATHER BARRIER AND 2" OF RIGID INSULATION. TAPE ALL SEAMS.

ROOF LEGEND

VTR	VTR (REFER TO PLUMBING)
RD	ROOF DRAIN
O.F.	OVERFLOW ROOF DRAIN
EF	EXHAUST FAN (REFER TO MECHANICAL)
OS	OVERFLOW SCUPPER
DS	DOWNSPOUT
GEJ	GUTTER EXPANSION JOINT
0'-0"	ELEVATION OF RAISED ELEMENTS
12	SLOPE
4:12	SLOPE TO DRAIN

ROOF DESIGN

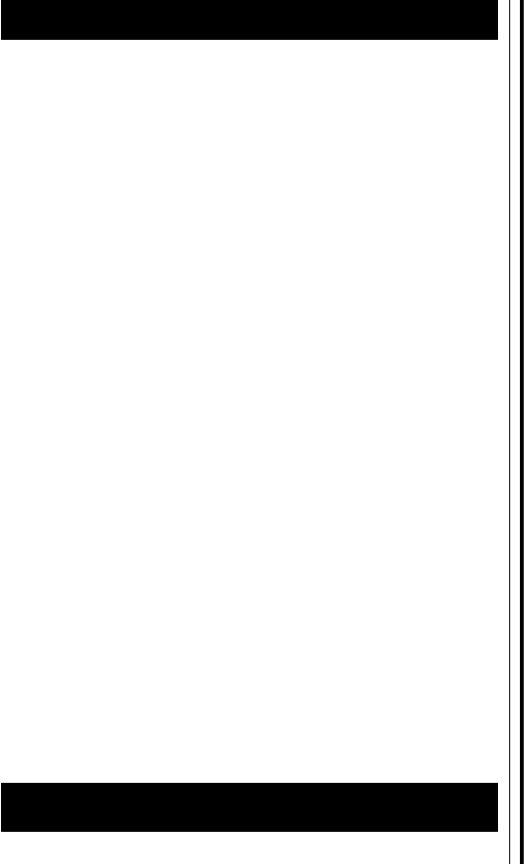
- ROOF #1**
100 YEARS OF RAINFALL INTENSITY
ROOF AREA: 200 SF
GUTTER SIZE: MINIMUM 4" X 4"
NUMBER OF DOWNSPOUTS: MINIMUM (1)
DOWNSPOUT SIZE: 3" X 3"
- ROOF #2**
100 YEARS OF RAINFALL INTENSITY
ROOF AREA: 6,435 SF
GUTTER SIZE: MINIMUM 7" X 5"
NUMBER OF DOWNSPOUTS: MINIMUM (2)
DOWNSPOUT SIZE: 4" X 4"
- ROOF #3**
100 YEARS OF RAINFALL INTENSITY
ROOF AREA: 5,761 SF
GUTTER SIZE: MINIMUM 7" X 5"
NUMBER OF DOWNSPOUTS: MINIMUM (2)
DOWNSPOUT SIZE: 4" X 4"
- ROOF #4**
100 YEARS OF RAINFALL INTENSITY
ROOF AREA: 7,232 SF
GUTTER SIZE: MINIMUM 7" X 5"
NUMBER OF DOWNSPOUTS: MINIMUM (2)
DOWNSPOUT SIZE: 4" X 4"
- ROOF #5**
100 YEARS OF RAINFALL INTENSITY
ROOF AREA: 5,110 SF
GUTTER SIZE: MINIMUM 7" X 5"
NUMBER OF DOWNSPOUTS: MINIMUM (2)
DOWNSPOUT SIZE: 4" X 4"



KEY PLAN

2WR PARTNERS
ARCHITECTURE | INTERIORS

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Suite 120
Columbus, GA 31901
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TROUP COUNTY GA - 900 DALLIS STREET, RE-ROOF

TROUP COUNTY
LAGRANGE, GA 30240

CONSTRUCTION DOCUMENTS

Project Number: 23-01599
Date: 29 SEPTEMBER 2023
Drawn By: EE
Checked By:
Revisions:

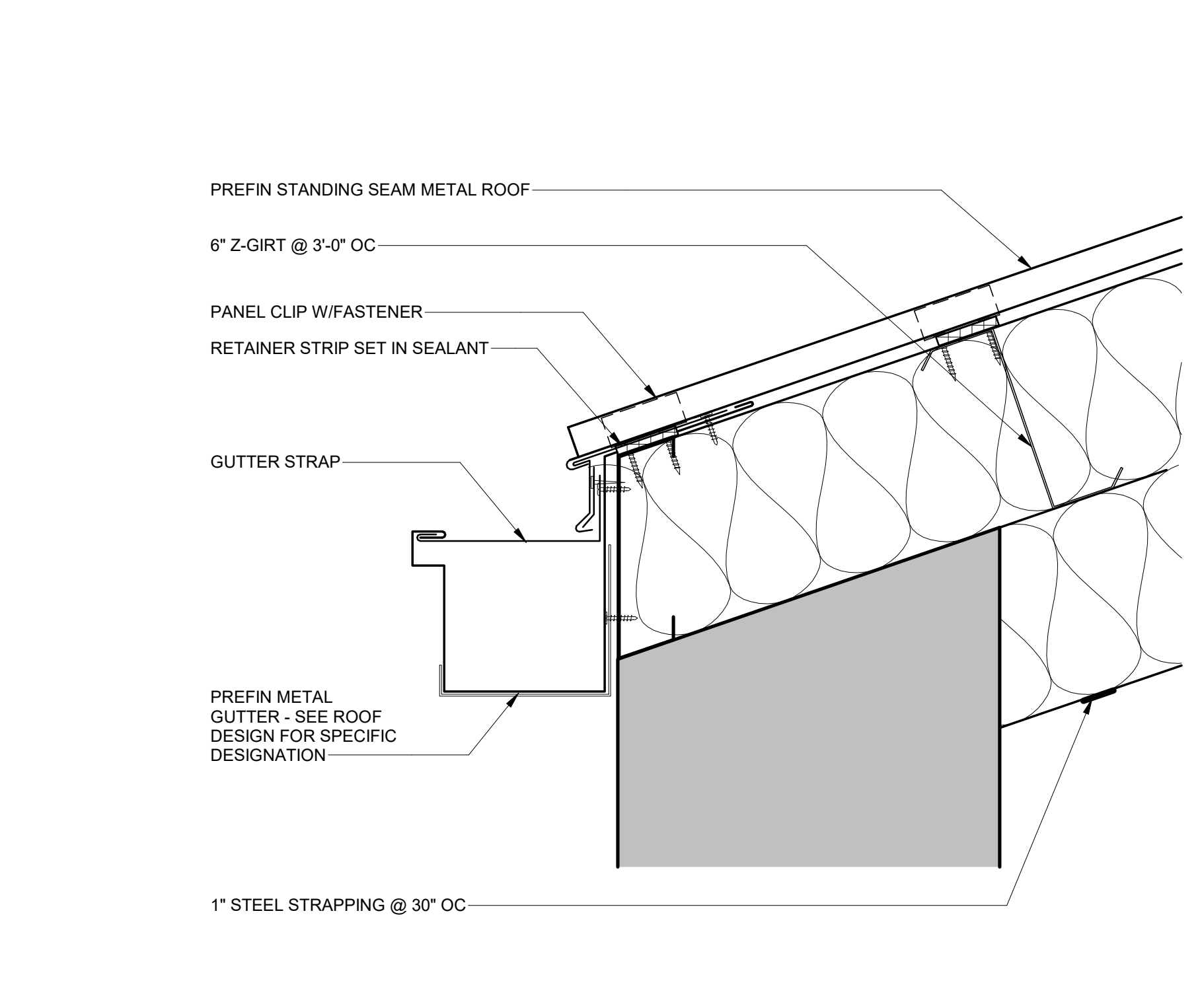
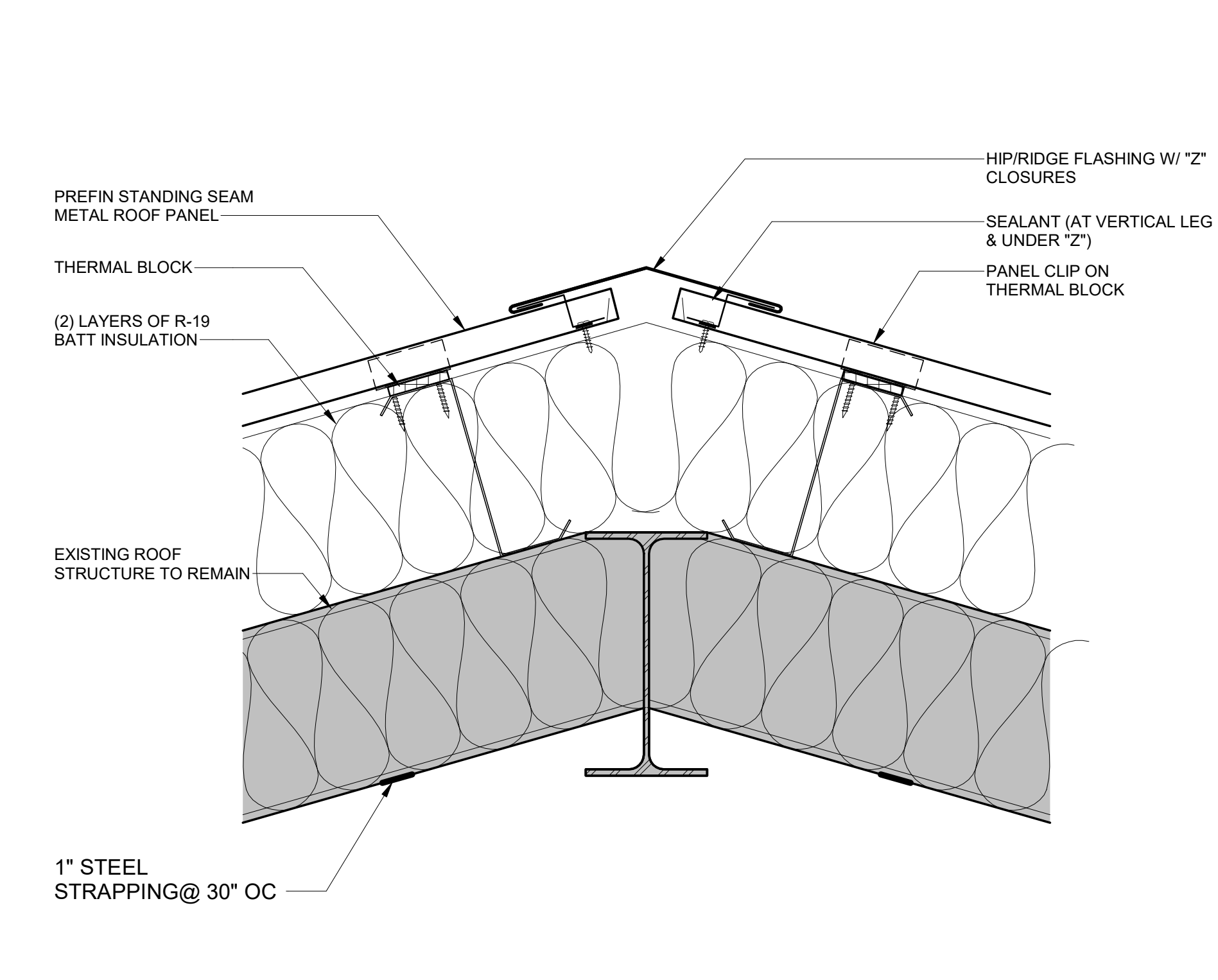
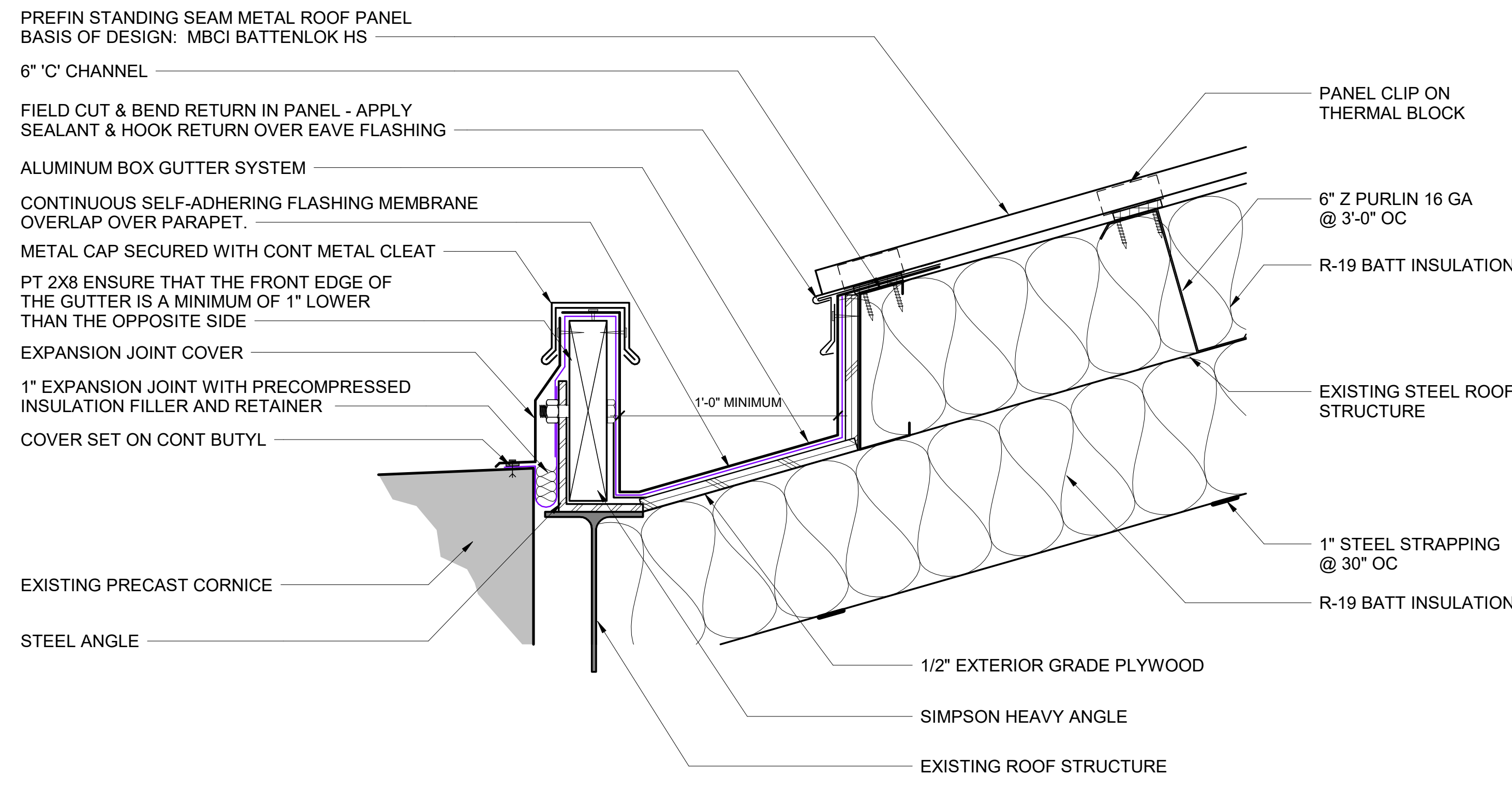
No.	Date	Description

Sheet Description

ROOF PLAN

Sheet Number

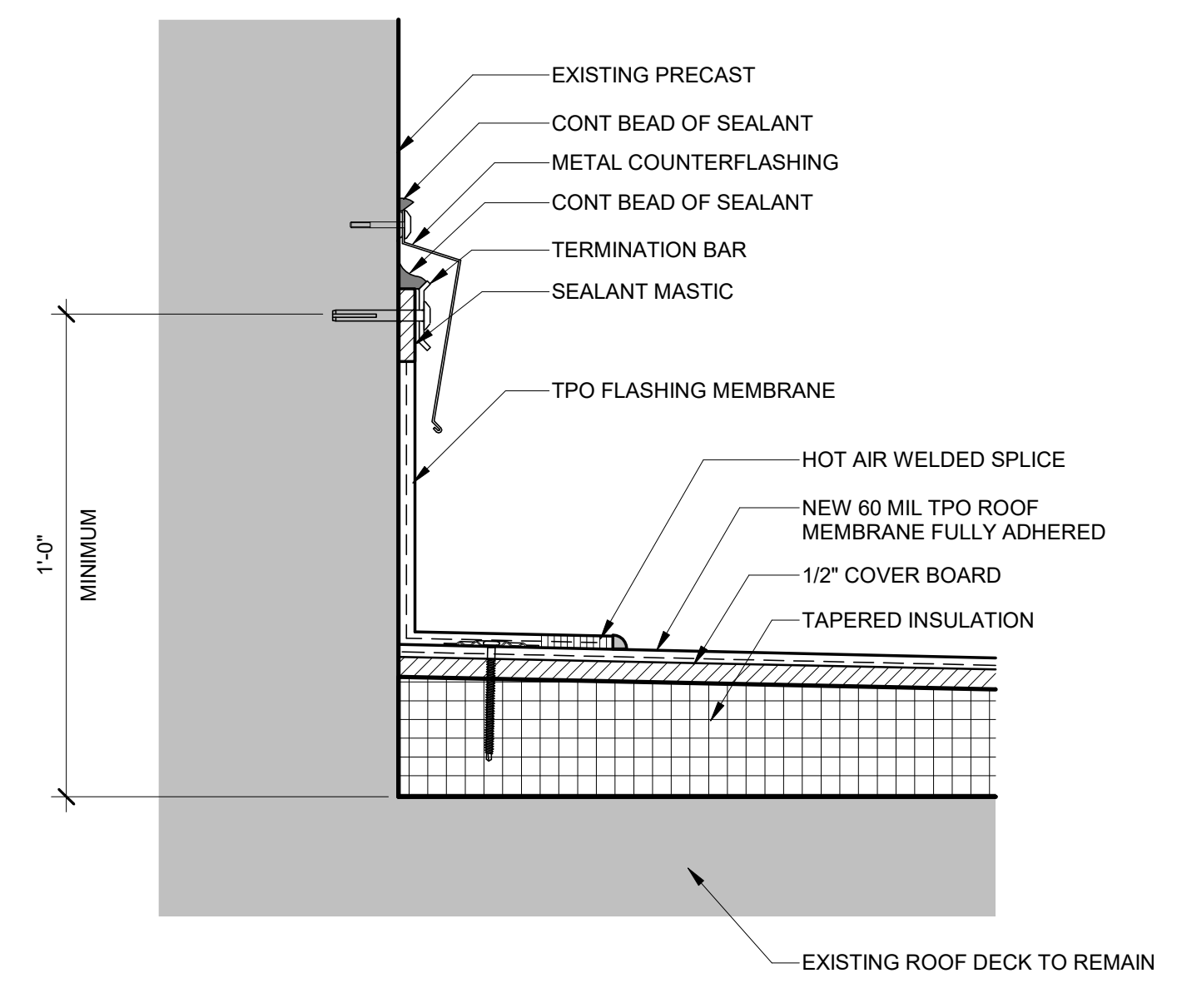
A3.1



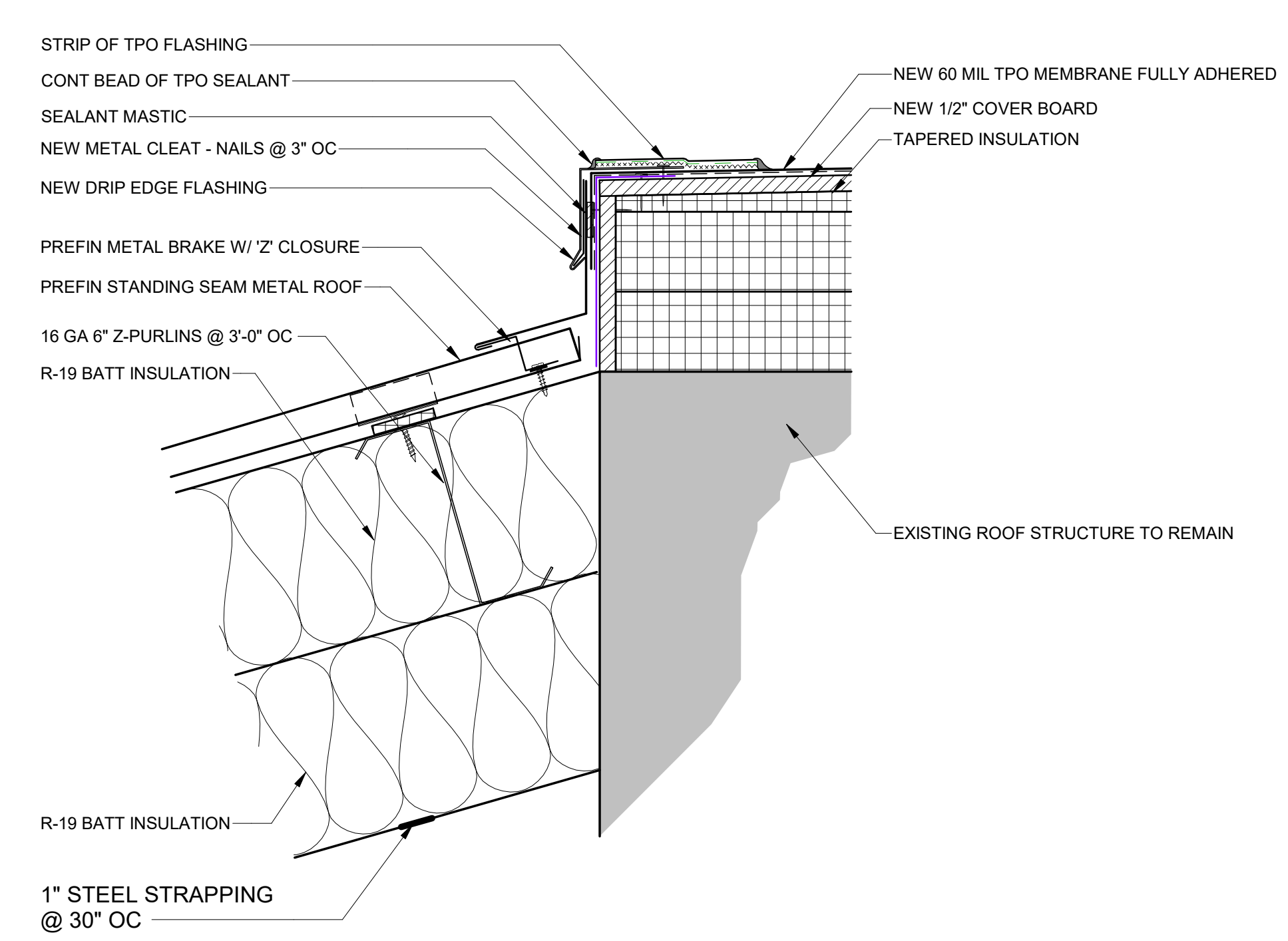
1 GUTTER DETAIL AT CORNICE
A3.2 SCALE: 3" = 1'-0"

2 TYPICAL RIDGE DETAIL
A3.2 SCALE: 3" = 1'-0"

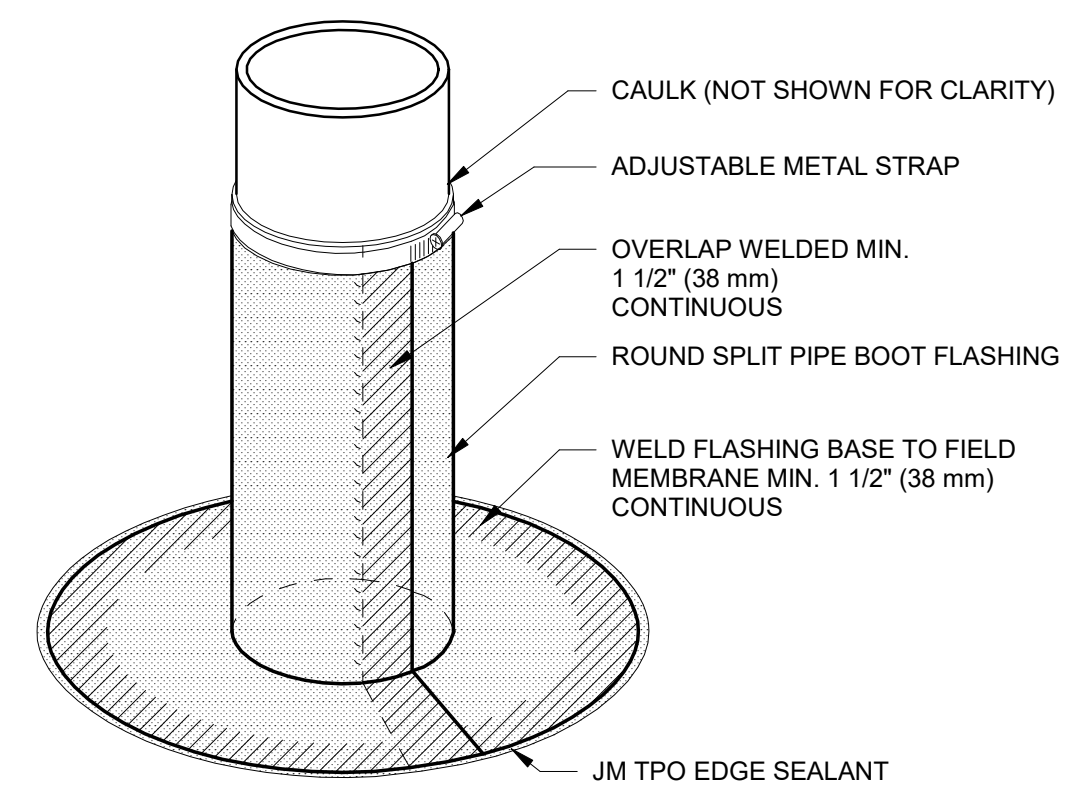
3 GUTTER DETAIL
A3.2 SCALE: 3" = 1'-0"



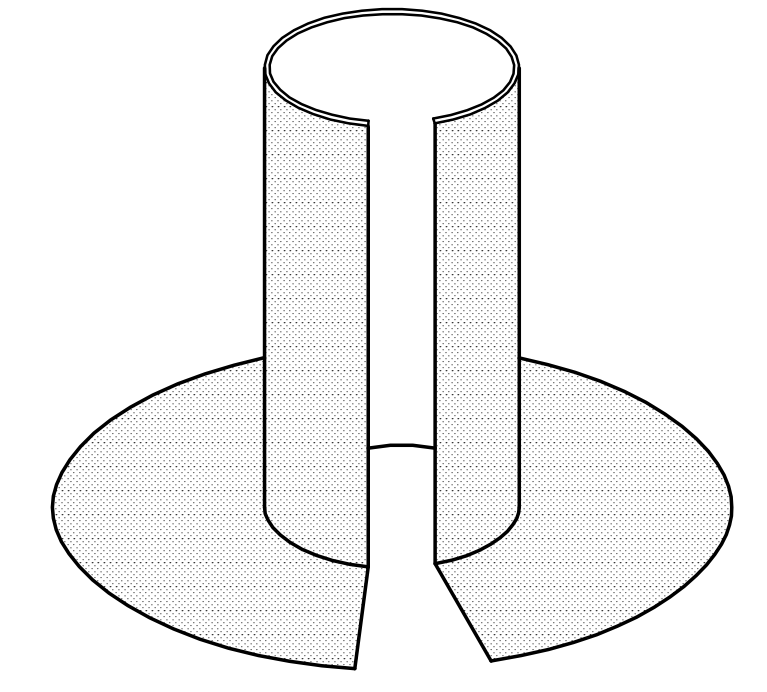
4 ROOF / WALL DETAIL
A3.2 SCALE: 3" = 1'-0"



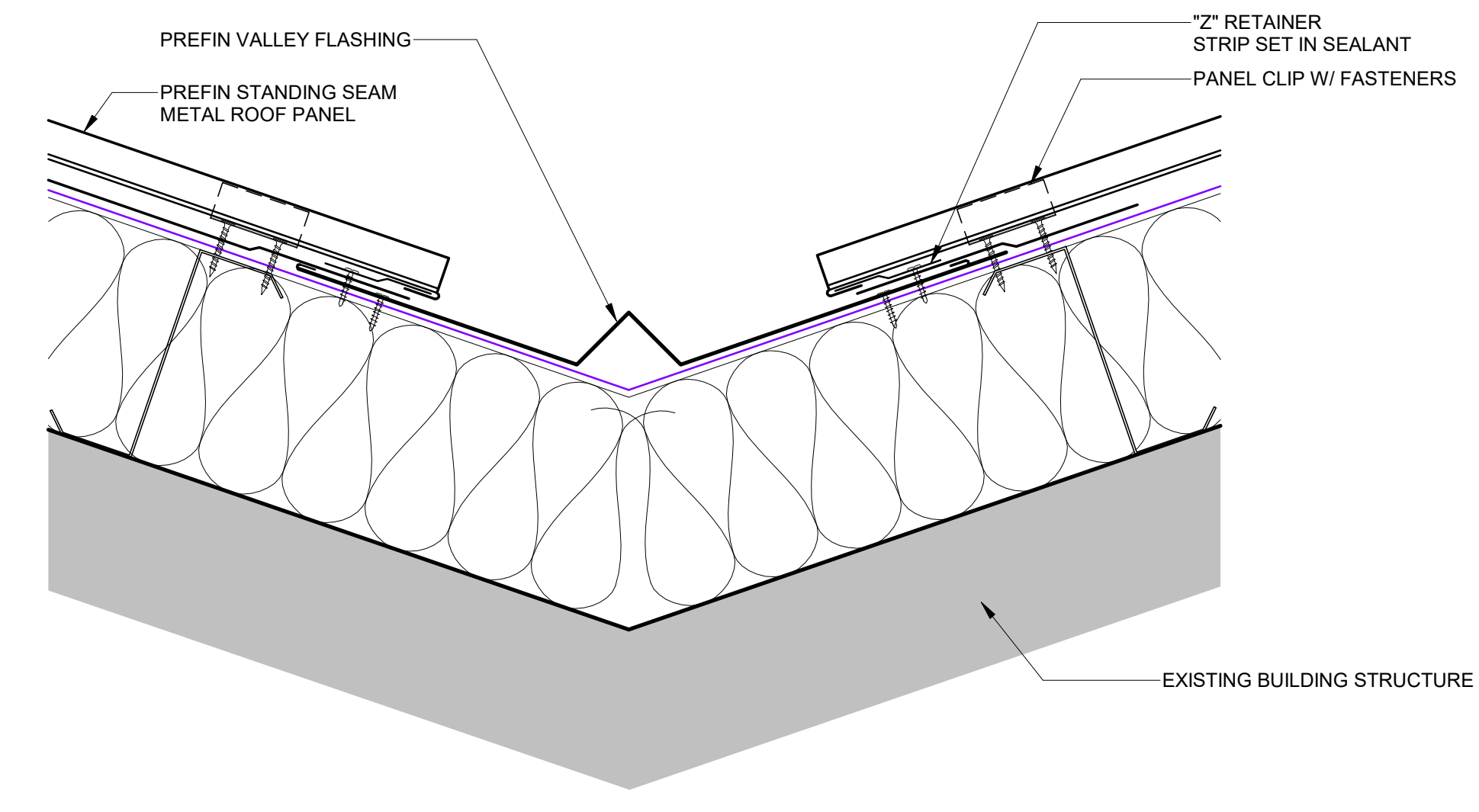
5 ROOF EDGE DETAIL
A3.2 SCALE: 3" = 1'-0"



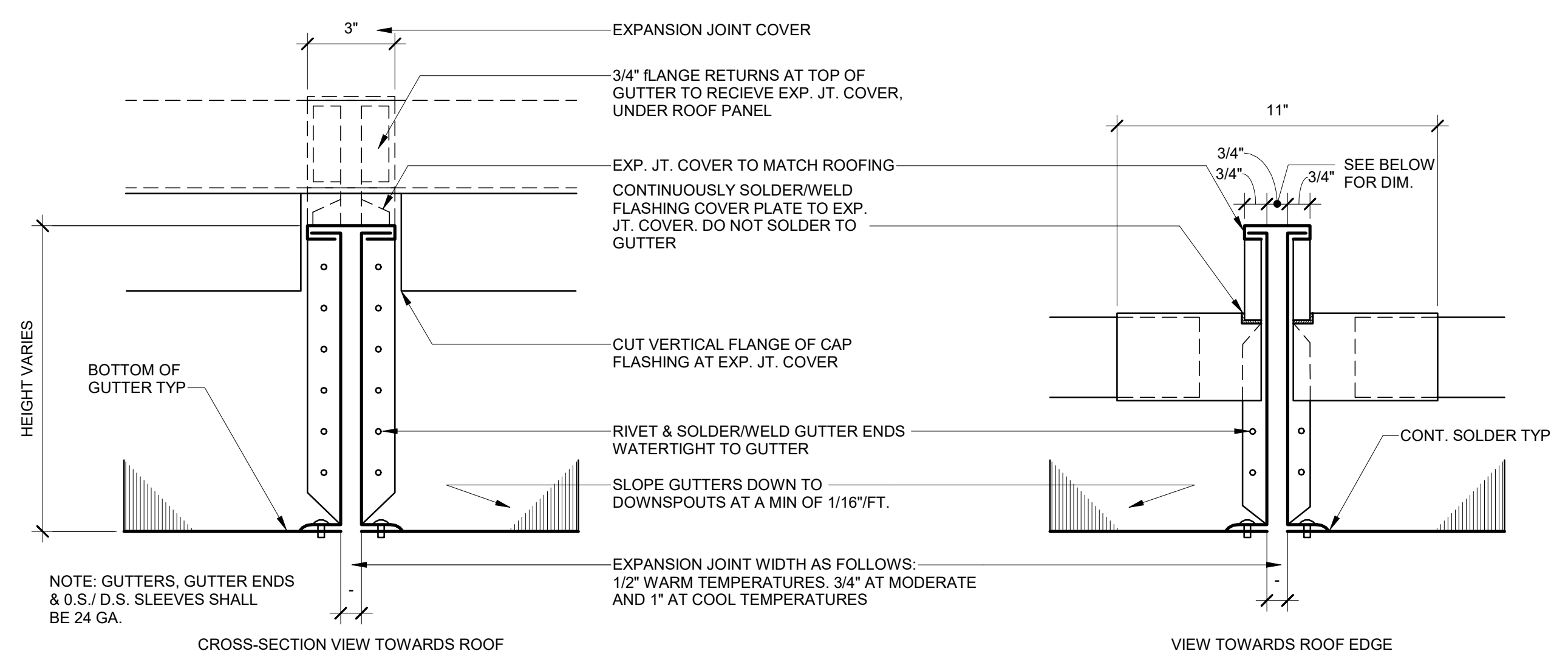
INSTALLED BOOT ISOMETRIC VIEW



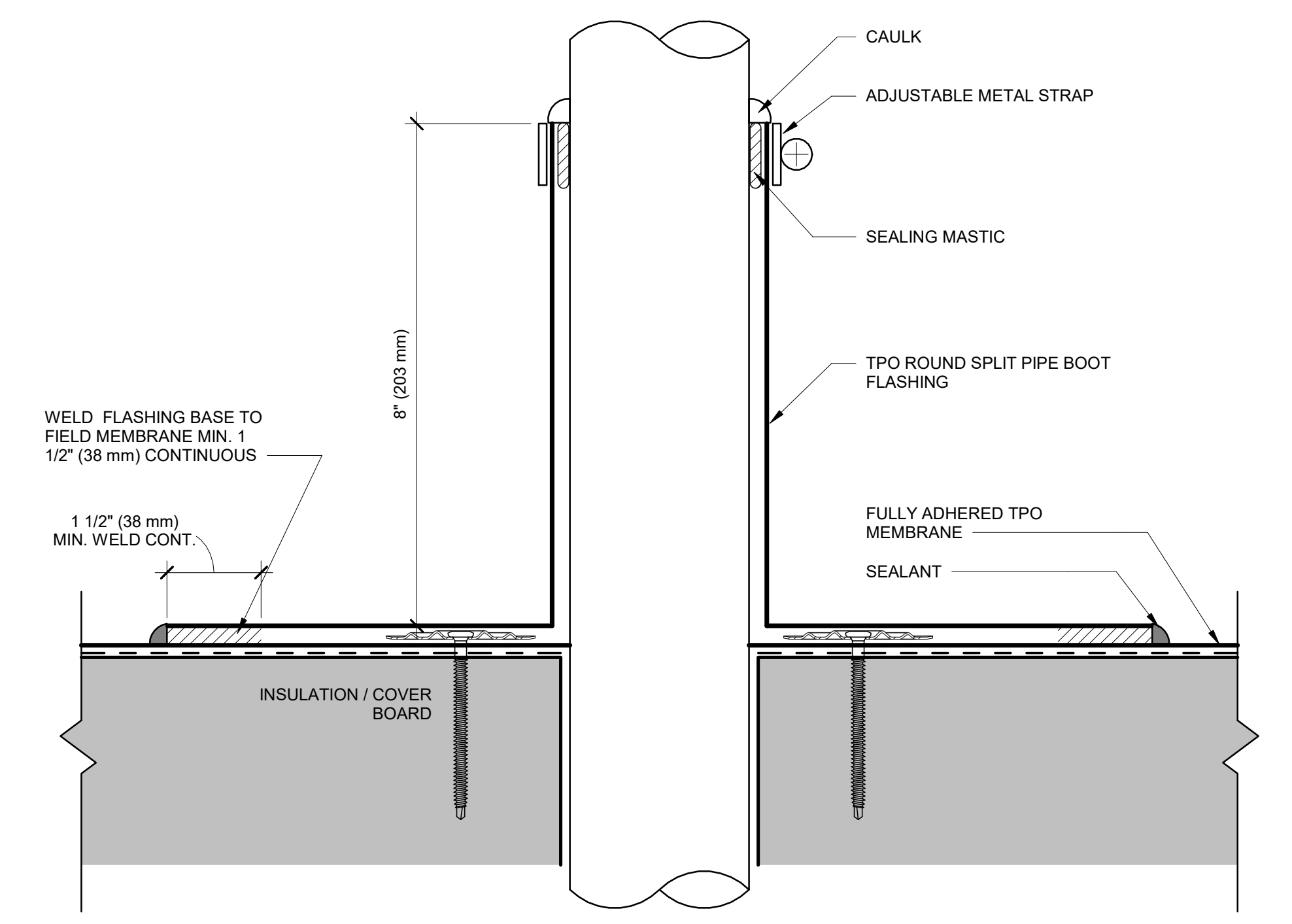
UNINSTALLED BOOT ISOMETRIC VIEW



6 VALLEY DETAIL
A3.2 SCALE: 3" = 1'-0"



7 GUTTER EXPANSION JOINT DETAIL
A3.2 SCALE: 3" = 1'-0"



8 ROOF PENETRATION DETAIL
A3.2 SCALE: 6" = 1'-0"

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FILE PATH: Autodesk Docs:\23-01599 Troup County - 900 Dallas St Re-roof\23-01599 - TROUP CO. 900 DALLIS ST.rvt

No.	Date	Description
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