

12TH STREET ELEMENTARY SCHOOL

ROOF REPLACEMENT

PORTAGE PUBLIC SCHOOLS

Portage, Michigan

CONSTRUCTION DOCUMENTS

DESIGN TEAM

ARCHITECT/ENGINEER

TowerPinkster
Architecture · Engineering · Interiors

242 E. KALAMAZOO AVE, SUITE 100
KALAMAZOO, MICHIGAN 49007
PHONE: 269.343.6133
FAX: 269.343.6633

REFERENCED CODES

BUILDING: 2015 MICHIGAN BUILDING CODE AND 2012 NFPA 101 LIFE SAFETY CODE
ENERGY: 2015 MICHIGAN ENERGY CODE
PLUMBING: 2018 MICHIGAN PLUMBING CODE
MECHANICAL: 2015 MICHIGAN MECHANICAL CODE
FUEL GAS: (IFGC) 2015 INTERNATIONAL FUEL GAS CODE
ELECTRICAL: 2017 NATIONAL ELECTRICAL CODE WITH MICHIGAN AMENDMENTS
BARRIER-FREE: 2015 MICHIGAN BUILDING CODE AND 2009 ICC & C A117.1
USE GROUP: E
CONSTRUCTION TYPE: II-B
AUTOMATIC SPRINKLERS: YES

PROJECT AREA

TOTAL FINISHED PROJECT: 38,906 SQ. FT.

DRAWING INDEX

GENERAL
G 001 COVER SHEET

ARCHITECTURAL DEMOLITION
AD 101 OVERALL ROOF DEMOLITION PLAN

ARCHITECTURAL
A 101 OVERALL ROOF PLAN

SITE ADDRESS

PORTAGE PUBLIC SCHOOLS
6501 S 12TH STREET
PORTAGE, MI 49024

TowerPinkster
Architecture · Engineering · Interiors

ISSUED FOR DATE

PROJECT TITLE
12TH STREET ELEMENTARY SCHOOL
ROOF REPLACEMENT

OWNER
PORTAGE PUBLIC SCHOOLS

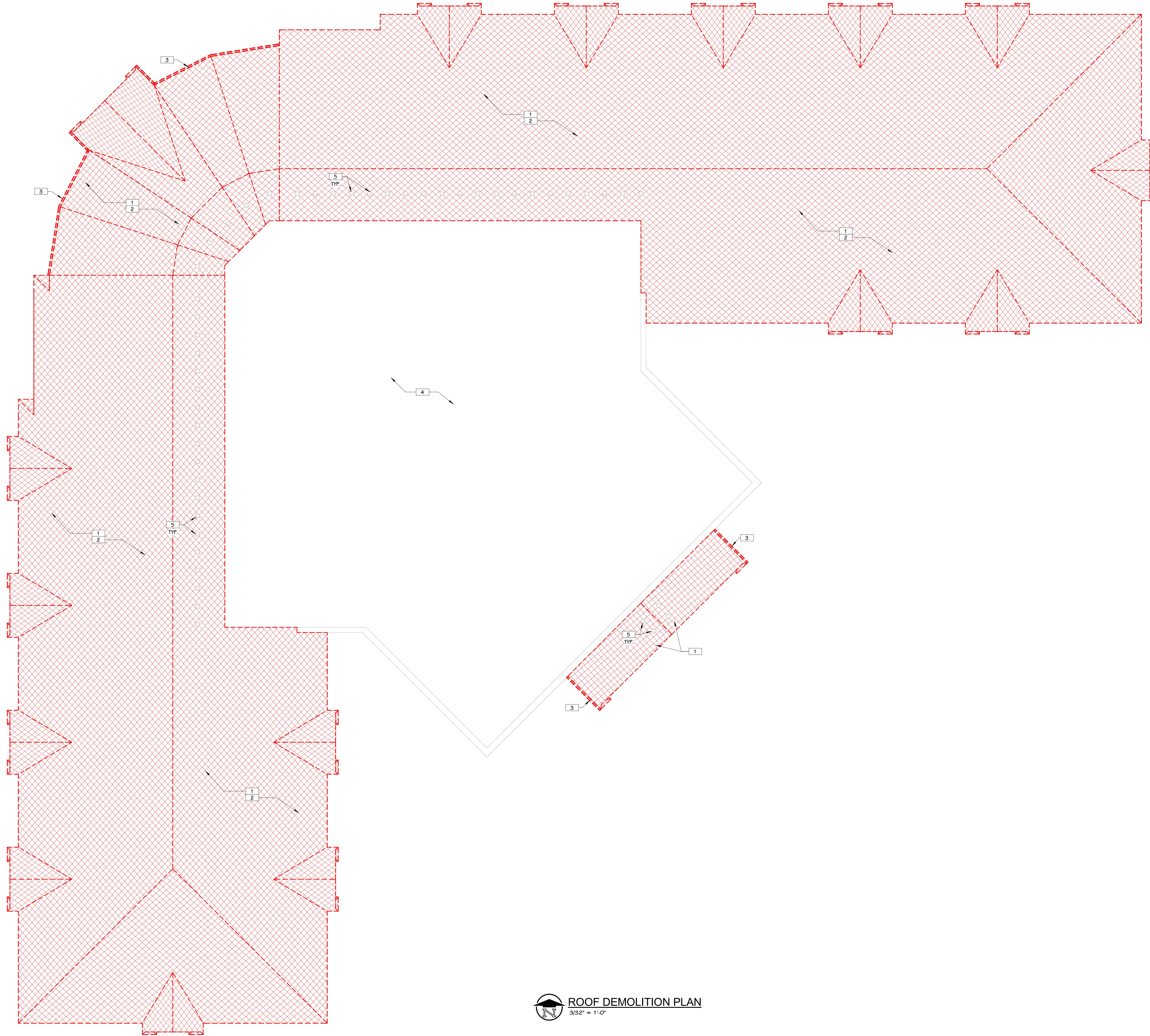
Portage, Michigan

DATE
FEBRUARY 2, 2024

SHEET TITLE
COVER SHEET

SHEET NUMBER
G 001
23-187.00

TowerPinkster
Architecture · Engineering · Interiors
© 2023. ALL RIGHTS RESERVED




ROOF DEMOLITION PLAN
 3/32" = 1'-0"

- GENERAL NOTES - ARCHITECTURAL - DEMOLITION**
1. CONTRACTORS ARE REQUIRED TO INSPECT/REVIEW THE EXISTING BUILDING PRIOR TO RELATED DEMOLITION WORK. UNLESS NOTED OTHERWISE, REMOVAL OF ANY WALL, FLOOR OR CEILING INCLUDES ALL GENERAL MECHANICAL AND ELECTRICAL ITEMS WHICH ARE A PART OF, OR ATTACHED TO IT.
 2. CONTRACTOR SHALL VERIFY ALL EXISTING JOB SITE CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. ADVISE CONSTRUCTION MANAGER OF ANY AND ALL DISCREPANCIES.
 3. PATCH FLOORS, WALLS AND CEILINGS DAMAGED DURING CONSTRUCTION AND DEMOLITION AS REQUIRED. FINISH TO MATCH EXISTING.
 4. ACCOMMODATE NEW CONSTRUCTION IF NOT INDICATED.
 5. PROTECT ALL EXISTING FINISHES THROUGHOUT PROJECT.

- KEYED NOTES - ARCHITECTURAL - ROOF DEMOLITION**
1. REMOVE AND DISCARD ALL SHINGLES AND METAL EDGING IN ITS ENTIRETY
 2. CUT OUT SHEATHING WHERE DETERIORATED, DELAMINATED, OR ROTTED AS REQD AND PATCH FLUSH WITH SIMILAR
 3. REMOVE AND DISCARD GUTTERS AND DOWNSPOUTS, COORD. WITH NEW CONSTRUCTION
 4. EXISTING MEMBRANE ROOF TO REMAIN
 5. EXISTING VENTS TO REMAIN, TYPICAL

THIS DRAWING SHEET IS INTENDED TO BE PLOTTED IN COLOR. IF THIS TEXT APPEARS IN BLACK AND WHITE, IT IS PLOTTED INCORRECTLY. DISCARD AND OBTAIN AN ACCURATE DRAWING

TowerPinkster
 Architecture · Engineering · Interiors
TOWERPINKSTER.COM © 2023 ALL RIGHTS RESERVED

OWNER PORTAGE PUBLIC SCHOOLS
 Portage, Michigan

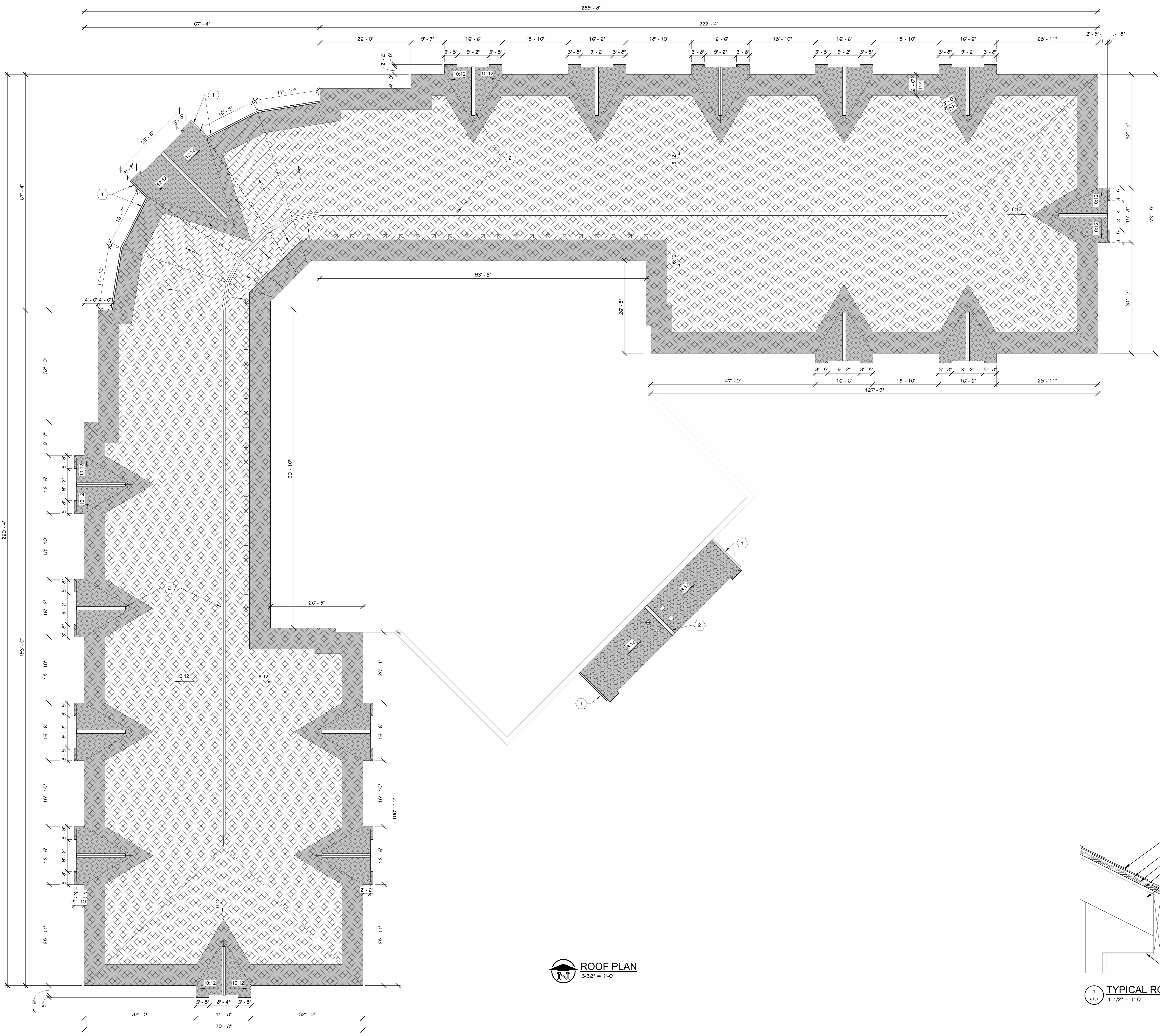
PROJECT TITLE 12TH STREET ELEMENTARY SCHOOL ROOF REPLACEMENT

ISSUED FOR DATE

SHEET NUMBER AD 101
 23-187.00

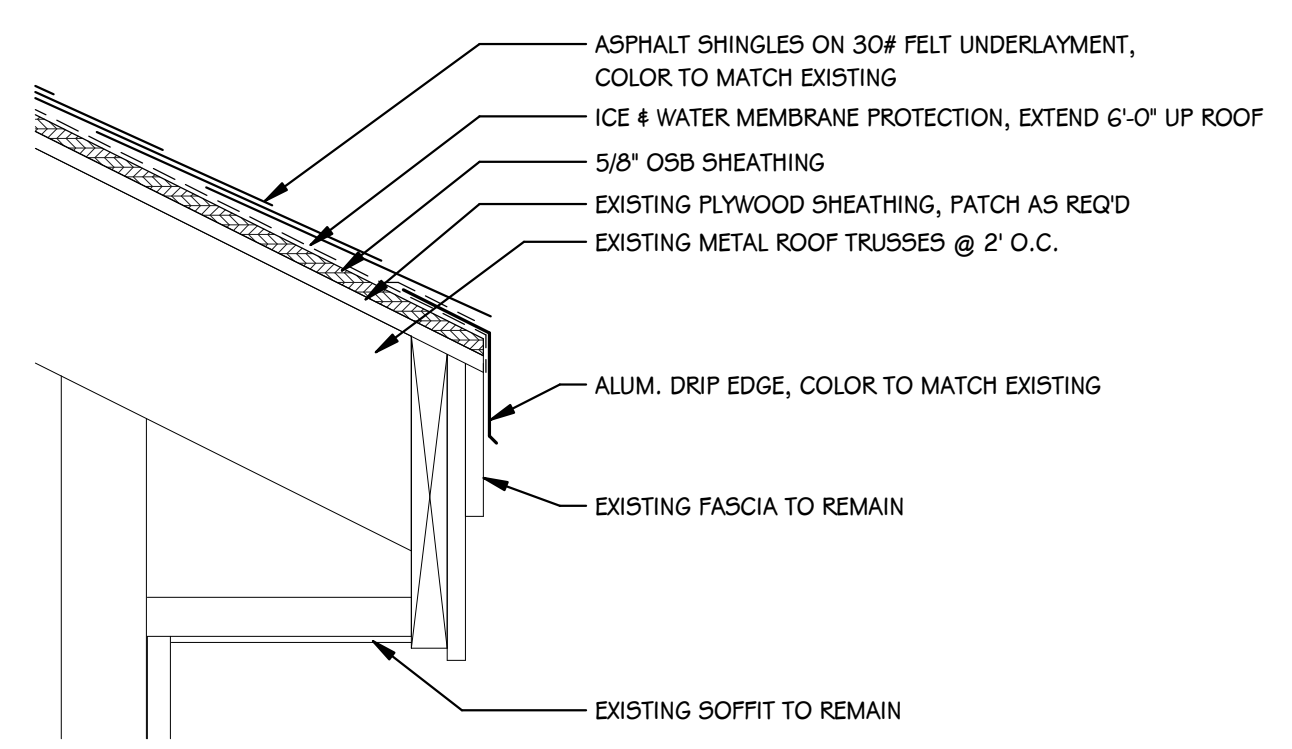
DATE FEBRUARY 2, 2024

SHEET TITLE OVERALL ROOF DEMOLITION PLAN



ROOF PLAN
3/32" = 1'-0"

GENERAL NOTES - ARCHITECTURAL - NEW CONSTRUCTION	
1.	THE OWNER RESERVES THE RIGHT TO REMOVE ANY ITEM FROM THE PROJECT PRIOR TO COMMENCEMENT OF CONTRACTED DEMOLITION WORK.
2.	ALL EXISTING CONDITIONS SHOULD BE FIELD VERIFIED BEFORE WORK BEGINS.
3.	DETAILS SHOWN ILLUSTRATE DESIGN INTENT, NOT ALL POSSIBLE CONDITIONS. FOR CONDITIONS NOT SHOWN, USE DETAILS CLOSEST TO CONDITION IN QUESTION.
4.	FIRESTOP ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES AND CONCEAL WALL SPACES AT CEILING, FLOOR AND ROOF LEVELS.
5.	FIRESEAL ALL PENETRATIONS, SUCH AS, PIPES, DUCTS, CONDUITS, ETC. THROUGH FIRE AND/OR SMOKE RATED ASSEMBLIES.
6.	ALL EXISTING ROOF TOP PENETRATIONS BEING REMOVED REQUIRE ROOF PATCHING TO MATCH EXISTING ADJACENT.
KEYED NOTES - ARCHITECTURAL - ROOF	
1	GUTTERS AND DOWNSPOUTS, MATCH EXISTING
2	RIDGE VENT, TYPICAL
ROOF KEY	
	ASPHALT SHINGLES ON 30# FELT UNDERLAYMENT ON 5/8" OSB APPLIED OVER EXISTING SHEATHING SHINGLE COLOR TO MATCH EXISTING
	ASPHALT SHINGLES ON 30# FELT UNDERLAYMENT ON EXISTING SHEATHING SHINGLE COLOR TO MATCH EXISTING
	ICE & WATER MEMBRANE PROTECTION, EXTEND 6" UP ROOF AND 3" BOTH SIDES OF VALLEYS UNLESS SHOWN OTHERWISE
	EXISTING TO REMAIN: SINGLE-PLY MEMBRANE ROOF
	EXISTING TO REMAIN: ROOF VENT



TYPICAL ROOF EAVE DETAIL
1/2" = 1'-0"

TowerPinkster
Architecture · Engineering · Interiors
TOWERPINKSTER.COM
© 2023 ALL RIGHTS RESERVED

PROJECT TITLE
12TH STREET ELEMENTARY SCHOOL
ROOF REPLACEMENT

OWNER
PORTAGE PUBLIC SCHOOLS

Portage, Michigan

DATE
FEBRUARY 2, 2024

SHEET NUMBER
A 101
23-187.00

ISSUED FOR _____ **DATE** _____

SHEET TITLE
OVERALL ROOF PLAN