

PROJECT INFORMATION

SA&E PROJECT NUMBER: 01-920-038
BID PACKAGE: BP#1
ISSUED FOR CONSTRUCTION: 04-10-2024

PROJECT TITLE

REROOF TO: CHATTANOOGA VALLEY ELEMENTARY SCHOOL

3240 CHATTANOOGA VALLEY ROAD, FLINSTONE, GA 30725

FOR:

WALKER COUNTY SCHOOLS

201 SOUTH DUKE STREET, LAFAYETTE, GA 30728

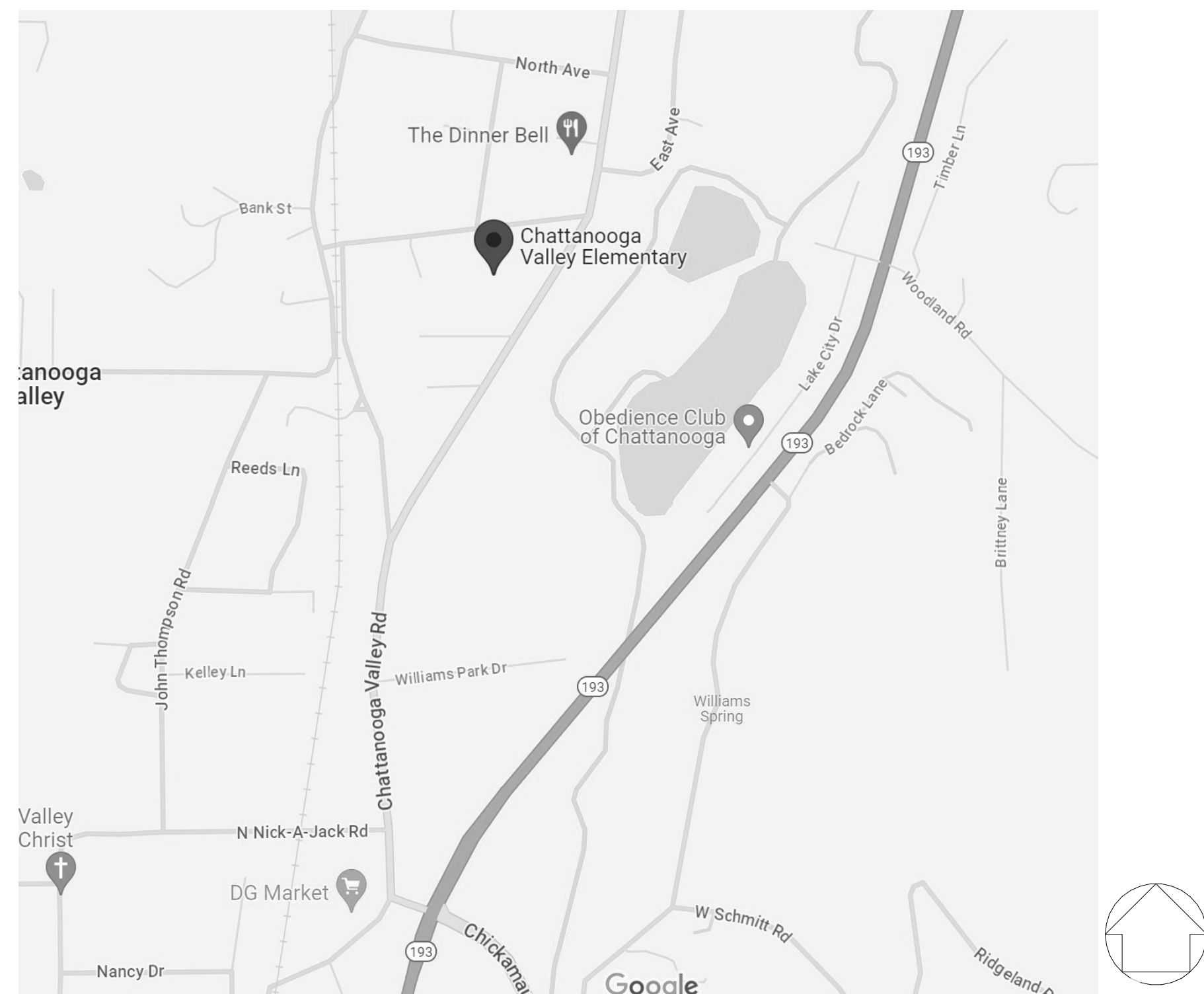
FACILITY CODE NUMBER: 746-4050

PROJECT FUNDING : FY 2024 / LOCAL

PROJECT DESCRIPTION

FACILITY DESCRIPTION: THIS IS EXISTING FACILITY CONSISTING OF MULTIPLE BUILDINGS.
SCOPE OF WORK DESCRIPTION: WORK IN THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO: REROOFING OF ENTIRE FACILITY WITH NEW TPO MEMBRANE SYSTEM
CONSTRUCTION DELIVERY METHOD: GENERAL CONTRACTOR
PHASING: PROJECT CONSISTS OF SINGLE BID PACKAGE. WORK SHALL BE CONDUCTED IN SINGLE PHASE.

LOCATION MAP



LIST OF KEYNOTES

Table listing keynotes for various construction items such as Site Clearing, Earth Moving, Drainage Course, Athletic Surfacing, etc.

LIST OF DRAWINGS

Table listing drawing sheets: G001 COVER SHEET, A101 OVERALL ROOF PLAN, A501 DETAILS, S601 COMPONENTS & CLADDING WIND PRESSURES.

FACILITY INFORMATION

FACILITY FULL TIME ENROLLMENT (FTE) :

UNCHANGED

FACILITY NUMBER OF INSTRUCTIONAL UNITS:

UNCHANGED

SQUARE FOOTAGE: 74,320 S.F.

Table showing wing areas: WING "A" 11,136 S.F., WING "B" 7,571 S.F., WING "C" 7,641 S.F., WING "D" 9,272 S.F., WING "E" 8,348 S.F., WING "F" 7,372 S.F., WING "G" 22,980 S.F.

EXISTING BUILDING CODE CLASSIFICATIONS:

TYPE OF OCCUPANCY : EDUCATIONAL
TYPE OF CONSTRUCTION: IBC-IIB NFPA-II (000)

CODES

DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES:

GENERAL: International Building Code 2018 Edition with Georgia Amendments.
FIRE PROTECTION SYSTEM: Fire Protection Equipment List Published by Underwriters Laboratories.
PLUMBING: International Plumbing Code, 2018 Edition with Georgia Amendments.
HEATING, VENTILATION, & AIR CONDITIONING: International Mechanical Code, 2018 Edition.
ELECTRICAL GENERAL: NFPA 70 (National Electrical Code), 2020 Edition.

LIST OF CONTACTS

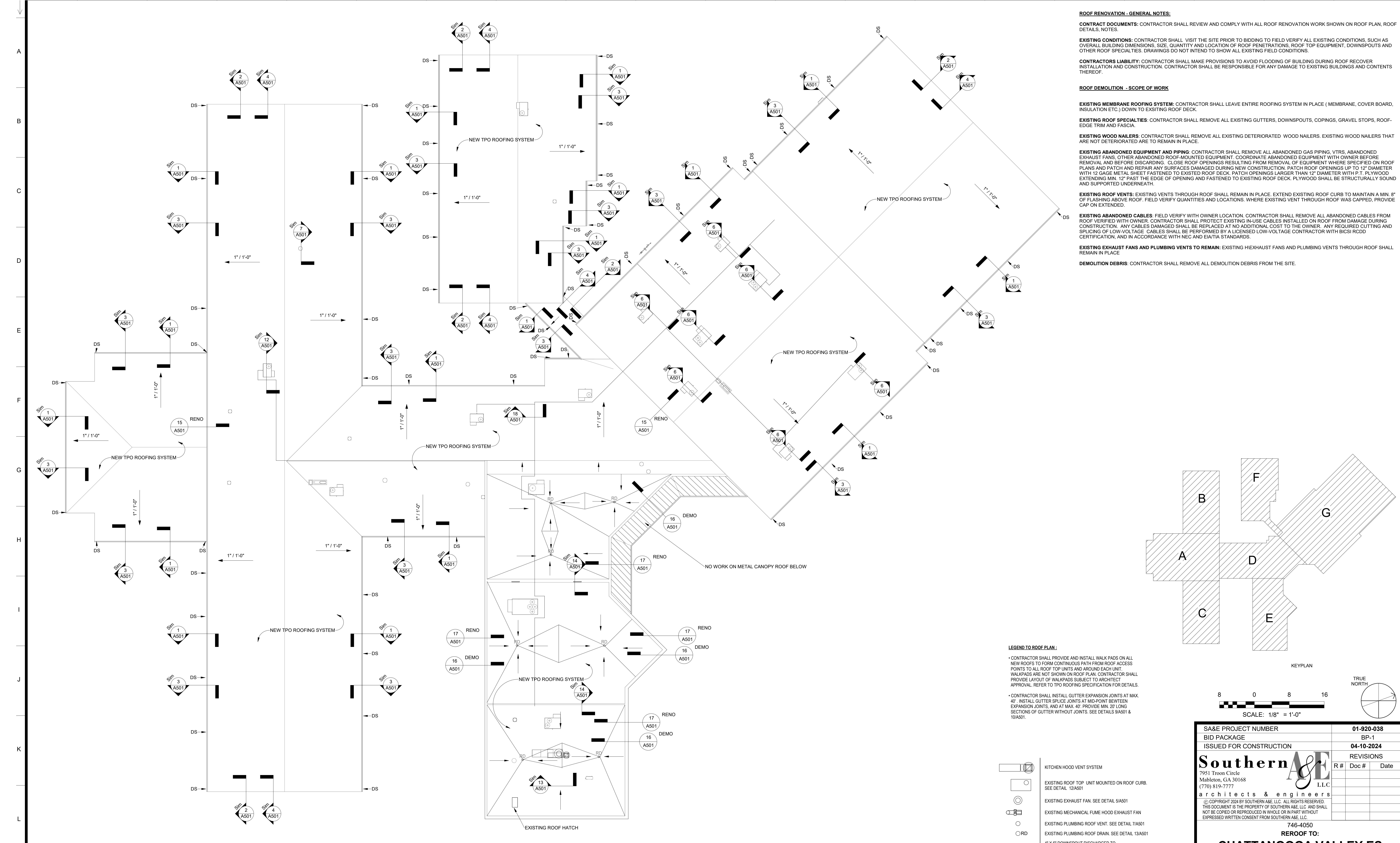
Owner's Representative: Chris Jones, Director of Facilities
Architect of Record: Gregory J. Schillinger, A.I.A.
Landscape Architect of Record: Patrick Hallahan
Structural Engineer of Record: Michael Eidson, P.E.
Mechanical Engineer of Record: Laban Busieny, P.E.
Electrical Engineer of Record: Frank Campo, P.E.

WARNING: Contractors, subcontractors, vendors and suppliers are advised that the Contract Documents consist of Drawings, Specifications, Addenda, Post-Bid Addenda and Change Orders that have been printed, bound and numbered by the Architect.



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STATE OF GEORGIA ARCHITECTS BOARD REGISTERED ARCHITECT SHEET NAME COVER SHEET DRAWING NUMBER G001



ROOF RENOVATION - GENERAL NOTES:

CONTRACT DOCUMENTS: CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL ROOF RENOVATION WORK SHOWN ON ROOF PLAN, ROOF DETAILS, NOTES.

EXISTING CONDITIONS: CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO FIELD VERIFY ALL EXISTING CONDITIONS, SUCH AS OVERALL BUILDING DIMENSIONS, SIZE, QUANTITY AND LOCATION OF ROOF PENETRATIONS, ROOF TOP EQUIPMENT, DOWNSPOUTS AND OTHER ROOF SPECIALTIES. DRAWINGS DO NOT INTEND TO SHOW ALL EXISTING FIELD CONDITIONS.

CONTRACTORS LIABILITY: CONTRACTOR SHALL MAKE PROVISIONS TO AVOID FLOODING OF BUILDING DURING ROOF RECOVER INSTALLATION AND CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING BUILDINGS AND CONTENTS THEREOF.

ROOF DEMOLITION - SCOPE OF WORK

EXISTING MEMBRANE ROOFING SYSTEM: CONTRACTOR SHALL LEAVE ENTIRE ROOFING SYSTEM IN PLACE (MEMBRANE, COVER BOARD, INSULATION ETC.) DOWN TO EXISTING ROOF DECK.

EXISTING ROOF SPECIALTIES: CONTRACTOR SHALL REMOVE ALL EXISTING GUTTERS, DOWNSPOUTS, COPINGS, GRAVEL STOPS, ROOF-EDGE TRIM AND FASCIA.

EXISTING WOOD NAILERS: CONTRACTOR SHALL REMOVE ALL EXISTING DETERIORATED WOOD NAILERS. EXISTING WOOD NAILERS THAT ARE NOT DETERIORATED ARE TO REMAIN IN PLACE.

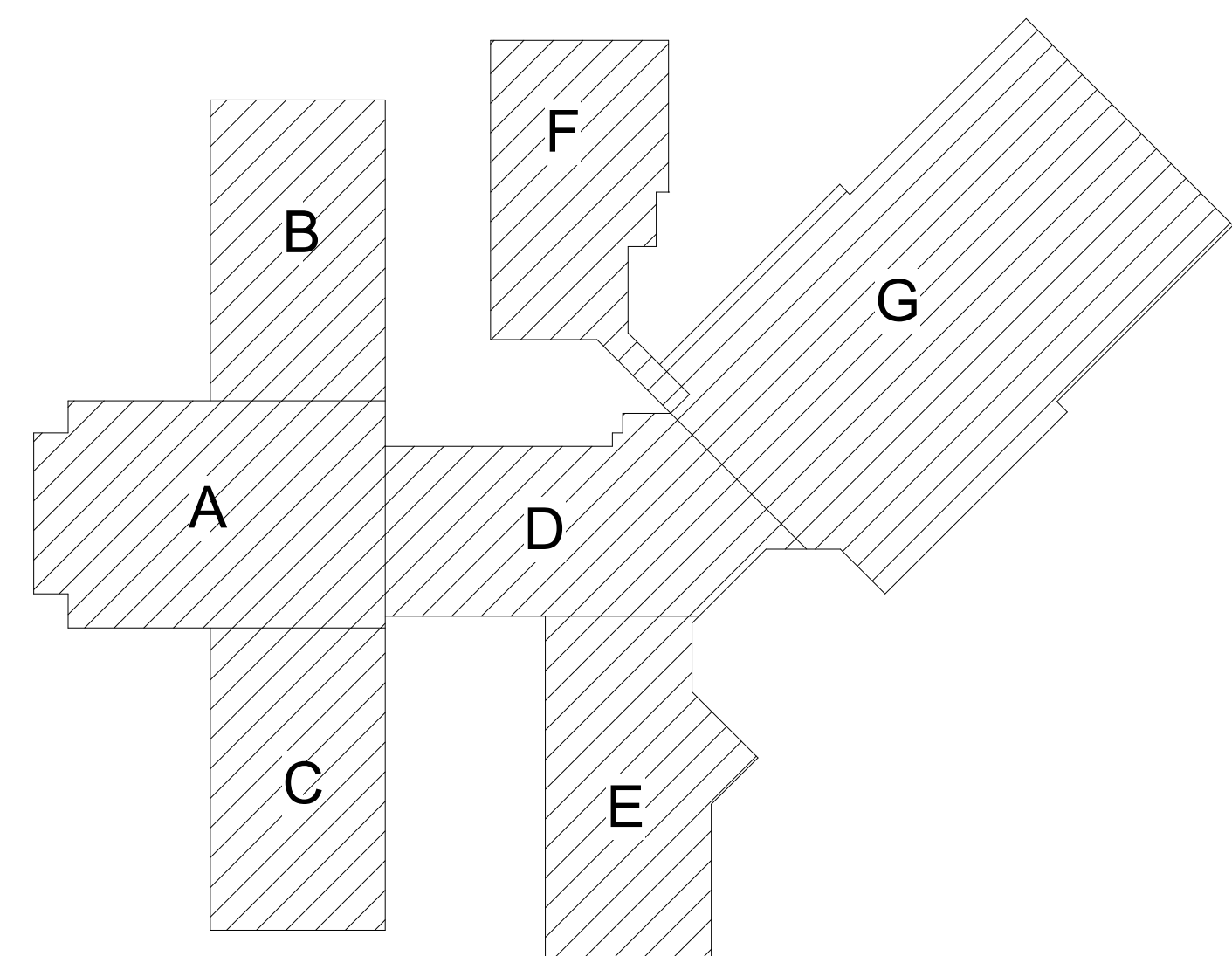
EXISTING ABANDONED EQUIPMENT AND PIPING: CONTRACTOR SHALL REMOVE ALL ABANDONED GAS PIPING, VTRS, ABANDONED EXHAUST FANS, OTHER ABANDONED ROOF-MOUNTED EQUIPMENT. COORDINATE ABANDONED EQUIPMENT WITH OWNER BEFORE REMOVAL AND BEFORE DISCARDING. CLOSE ROOF OPENINGS RESULTING FROM REMOVAL OF EQUIPMENT WHERE SPECIFIED ON ROOF PLANS AND PATCH AND REPAIR ANY SURFACES DAMAGED DURING NEW CONSTRUCTION. PATCH ROOF OPENINGS UP TO 12" DIAMETER WITH 12 GAUGE METAL SHEET FASTENED TO EXISTED ROOF DECK. PATCH OPENINGS LARGER THAN 12" DIAMETER WITH P.T. PLYWOOD EXTENDING MIN. 12" PAST THE EDGE OF OPENING AND FASTENED TO EXISTING ROOF DECK. PLYWOOD SHALL BE STRUCTURALLY SOUND AND SUPPORTED UNDERNEATH.

EXISTING ROOF VENTS: EXISTING VENTS THROUGH ROOF SHALL REMAIN IN PLACE. EXTEND EXISTING ROOF CURB TO MAINTAIN A MIN. 8" OF FLASHING ABOVE ROOF. FIELD VERIFY QUANTITIES AND LOCATIONS. WHERE EXISTING VENT THROUGH ROOF WAS CAPPED, PROVIDE CAP ON EXTENDED.

EXISTING ABANDONED CABLES: FIELD VERIFY WITH OWNER LOCATION. CONTRACTOR SHALL REMOVE ALL ABANDONED CABLES FROM ROOF VERIFIED WITH OWNER. CONTRACTOR SHALL PROTECT EXISTING IN-USE CABLES INSTALLED ON ROOF FROM DAMAGE DURING CONSTRUCTION. ANY CABLES DAMAGED SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. ANY REQUIRED CUTTING AND SPLICING OF LOW-VOLTAGE CABLES SHALL BE PERFORMED BY A LICENSED LOW-VOLTAGE CONTRACTOR WITH BICSI RCDD CERTIFICATION, AND IN ACCORDANCE WITH NEC AND EIA/TIA STANDARDS.

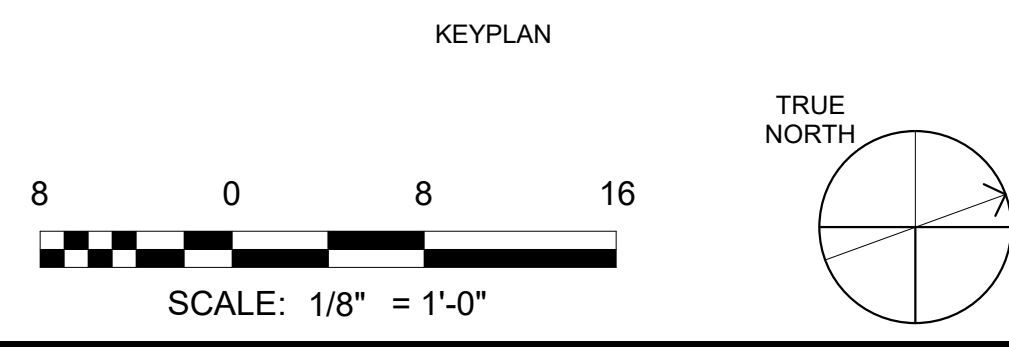
EXISTING EXHAUST FANS AND PLUMBING VENTS TO REMAIN: EXISTING EXHAUST FANS AND PLUMBING VENTS THROUGH ROOF SHALL REMAIN IN PLACE

DEMOLITION DEBRIS: CONTRACTOR SHALL REMOVE ALL DEMOLITION DEBRIS FROM THE SITE.



LEGEND TO ROOF PLAN:

- CONTRACTOR SHALL PROVIDE AND INSTALL WALK PADS ON ALL NEW ROOFS TO FORM CONTINUOUS PATH FROM ROOF ACCESS POINTS TO ALL ROOF TOP UNITS AND AROUND EACH UNIT. WALKPADS ARE NOT SHOWN ON ROOF PLAN. CONTRACTOR SHALL PROVIDE LAYOUT OF WALKPADS SUBJECT TO ARCHITECT APPROVAL. REFER TO TPO ROOFING SPECIFICATION FOR DETAILS.
- CONTRACTOR SHALL INSTALL GUTTER EXPANSION JOINTS AT MAX. 40'. INSTALL GUTTER SPLICE JOINTS AT MID-POINT BETWEEN EXPANSION JOINTS, AND AT MAX. 40'. PROVIDE MIN. 20' LONG SECTIONS OF GUTTER WITHOUT JOINTS. SEE DETAILS 9/A501 & 10/A501.



1 OVERALL ROOF PLAN
1/16" = 1'-0"

ROOF RENOVATION - SCOPE OF WORK

NEW TPO ROOFING SYSTEM: CONTRACTOR SHALL INSTALL NEW TPO ROOFING MEMBRANE OVER EXISTING PVC MEMBRANE ROOF SYSTEM WITH FULLY ADHERED TPO ROOFING MEMBRANE AS SHOWN ON ROOF PLAN, DETAILS AND SPECIFIED IN SECTION 07 54 23.

ALL ROOF SLOPES TO BE A MINIMUM OF 1/4" : 12"

INDICATES SLOPE DOWN

NEW ROOF SPECIALTIES: CONTRACTOR SHALL INSTALL ALL NEW ROOF SPECIALTIES (ROOF-EDGE DRAINAGE SYSTEM, ROOF-EDGE FLASHING, COPINGS AND REGLETS AND COUNTERFLASHING) AS SHOWN ON ROOF PLAN, ROOF DETAILS, AND SPECIFIED IN SECTION 07 71 00.

NEW DOWNSPOUTS: SHALL BE 4" X 6" AND INSTALLED AT LOCATIONS SHOWN ON ROOF PLAN. ALWAYS COORDINATE LOCATION OF DOWNSPOUTS FOR LOCATION OF DOOR AND WINDOW OPENINGS. CONTRACTOR SHALL INSTALL NEW CONCRETE SPLASHBLOCK AT EACH UN-PIPED DOWNSPOUT LOCATION. INSTALL SPLASH DIVERTER AT ALL DOWNSPOUT DISCHARGING ONTO LOWER ROOF.

NEW GUTTER: SHALL BE AS SHOWN ON DETAIL. CONTRACTOR SHALL PROVIDE MIN. 20' LONG SECTION OF GUTTER WITHOUT JOINTS AND INSTALL GUTTER EXPANSION JOINTS AT 40' ON CENTER.

NEW ROOF-EDGE FLASHING, TRIM, COPINGS, REGLETS AND COUNTERFLASHING: SHALL BE AS SHOWN ON DETAILS.

NEW WOOD BLOCKING / NAILERS: CONTRACTOR REMOVE ALL EXISTING DETERIORATED WOOD BLOCKING / NAILERS AND REPLACE WITH NEW WOOD BLOCKING / NAILERS. ROOF RENOVATION WILL REQUIRE INSTALLATION OF ADDITIONAL PRESSURE TREATED WOOD BLOCKING / NAILERS. THICKNESS OF NEW PRESSURE TREATED WOOD BLOCKING SHALL MATCH THICKNESS OF EXISTING INSULATION. REFER TO DETAILS FOR MORE INFORMATION.

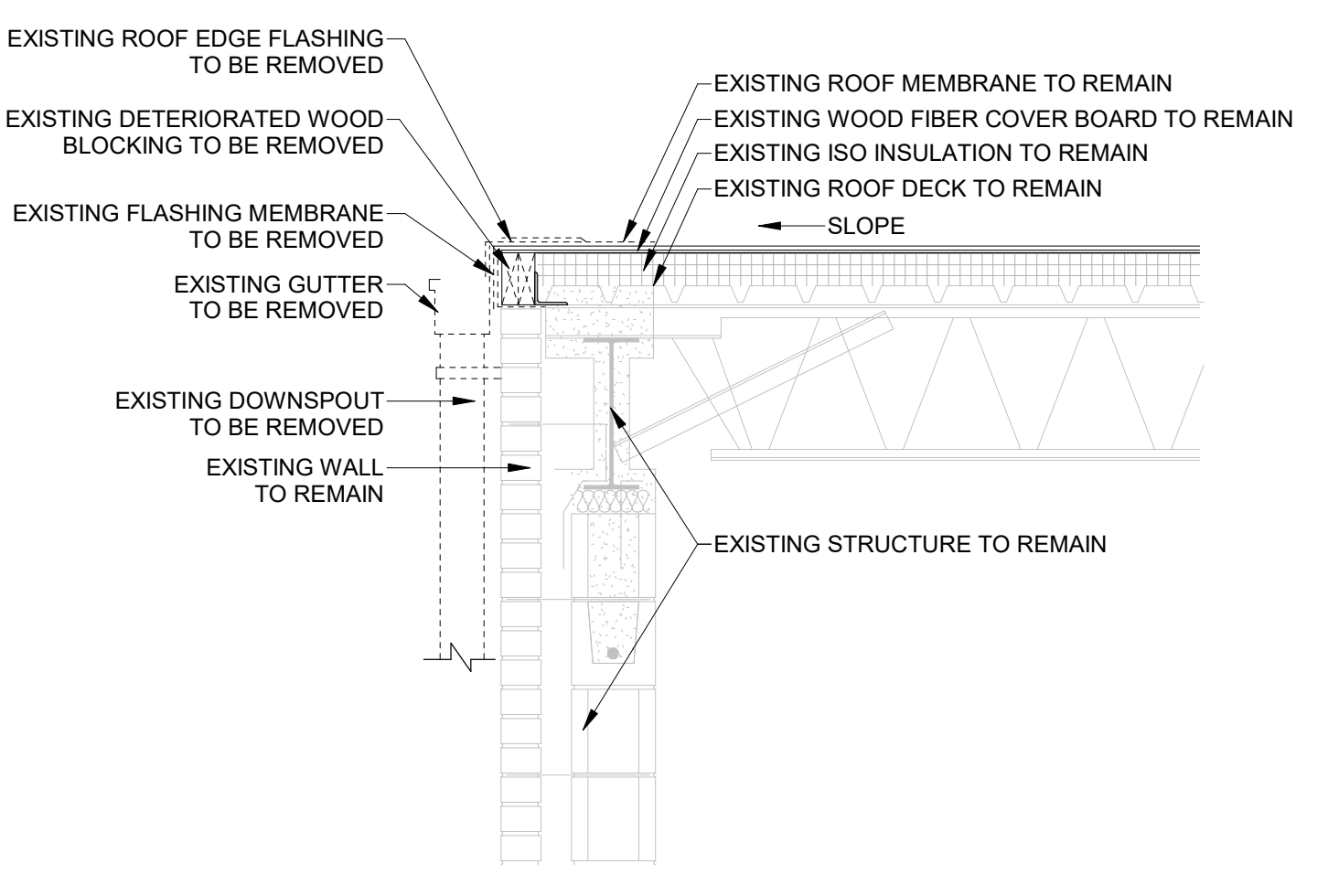
EXISTING MECHANICAL ROOF TOP FANS AND VENTSTACKS: EXISTING FUNCTIONING MECHANICAL ROOF TOP FANS AND VENTSTACKS SHALL REMAIN IN PLACE.

NEW AND EXISTING CONDUIT PENETRATION WITH WEATHERHEAD: CONTRACTOR SHALL DISCONNECT EXISTING CABLES FOR INSTALLATION OF NEW BOOT. REINSTALL AND RECONNECT EXISTING CABLES.

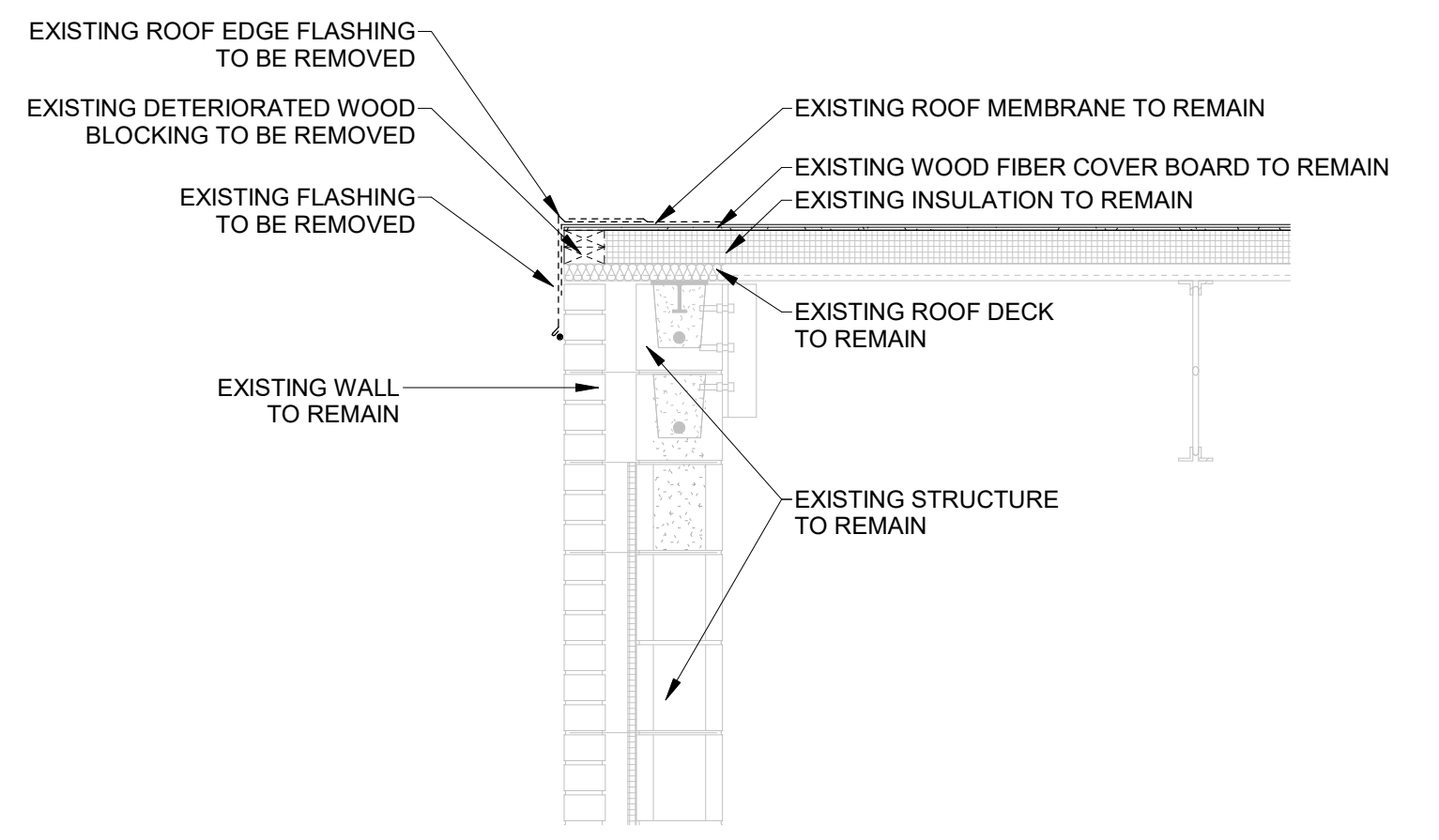
EXISTING GAS PIPING: ALL EXISTING GAS PIPING TO BE REPAINTED YELLOW. SEE DETAIL 18/A501 FOR NEW PIPE SUPPORTS AND SPACING.

- KITCHEN HOOD VENT SYSTEM
- EXISTING ROOF TOP UNIT MOUNTED ON ROOF CURB. SEE DETAIL 12/A501
- EXISTING EXHAUST FAN. SEE DETAIL 9/A501
- EXISTING MECHANICAL FUME HOOD EXHAUST FAN
- EXISTING PLUMBING ROOF VENT. SEE DETAIL 7/A501
- EXISTING PLUMBING ROOF DRAIN. SEE DETAIL 13/A501
- 4" X 6" DOWNSPOUT DISCHARGED TO LOWER ROOF BELOW
- 4" X 6" DOWNSPOUT PIPED AWAY
- 4" X 6" DOWNSPOUT TO NEW SPLASHBLOCK. SEE DETAIL 11/A501

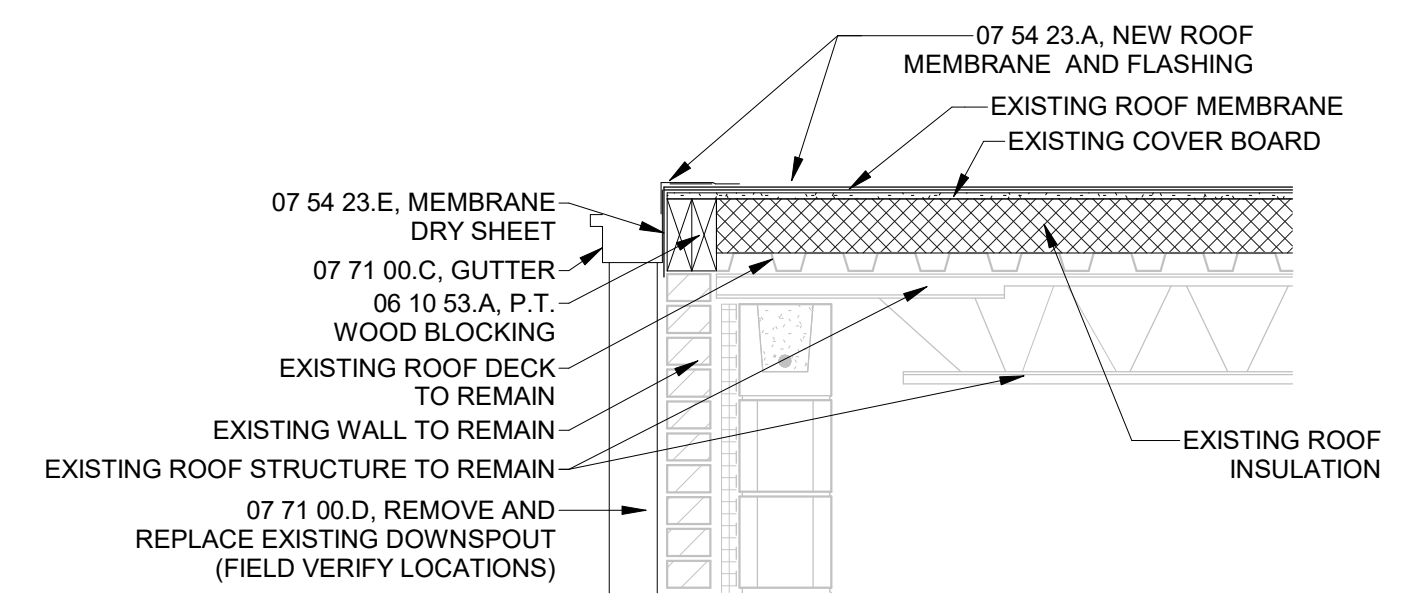
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Southern A&E 7951 Tron Circle Mableton, GA 30168 (770) 819-7777 architects & engineers <small>© COPYRIGHT 2024 BY SOUTHERN A&E, LLC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF SOUTHERN A&E, LLC AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT EXPRESSED WRITTEN CONSENT FROM SOUTHERN A&E, LLC.</small>	REVISIONS R# Doc# Date
	746-4050 REROOF TO: CHATTANOOGA VALLEY ES 3420 CHATTANOOGA VALLEY RD, FLINTSTONE, GA 30725 WALKER COUNTY SCHOOLS 301 N CHEROKEE ST, LAFAYETTE, GA 30728



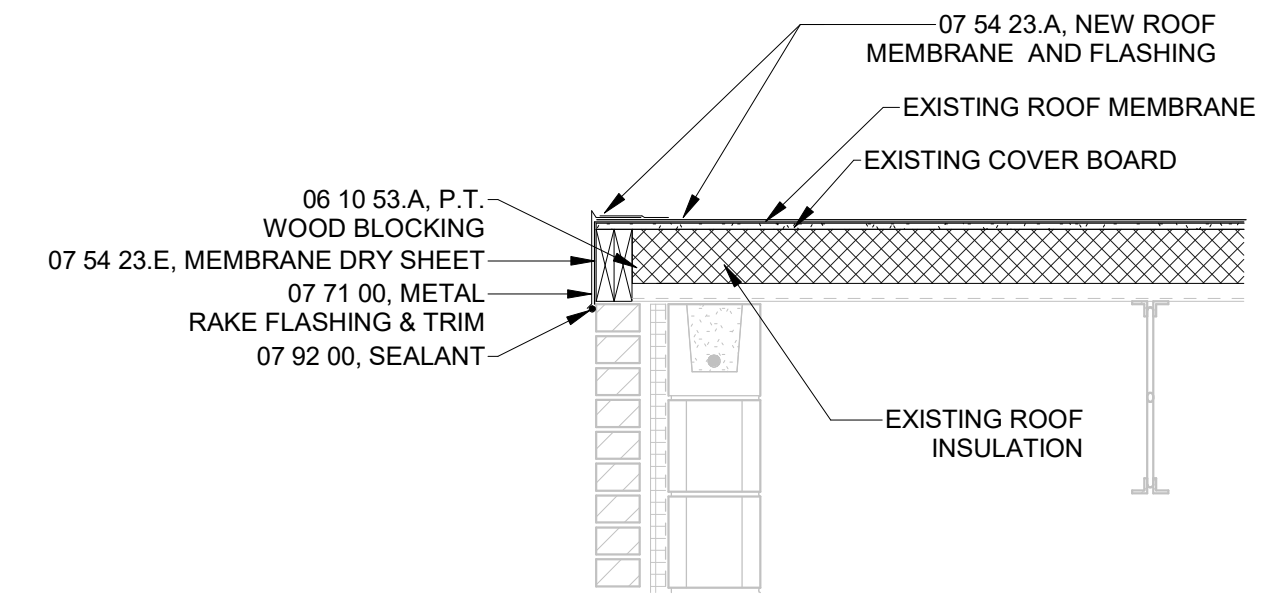
1 TYPICAL SECTION EAVE DEMO
A501 3/4" = 1'-0"



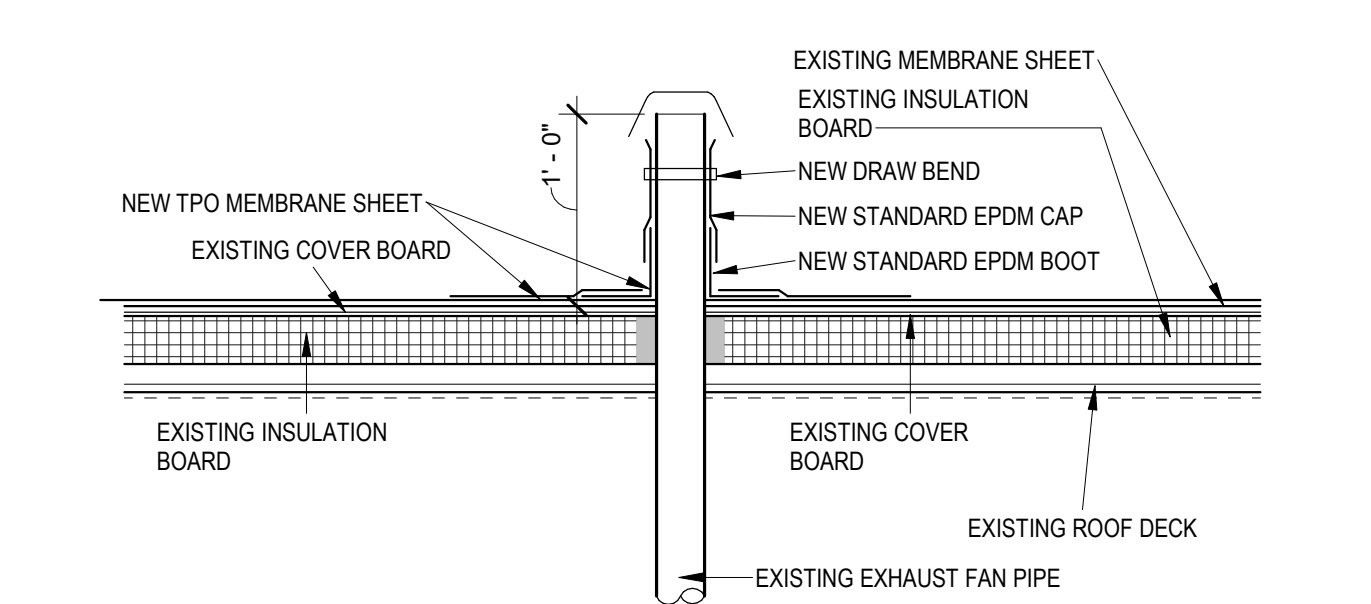
2 TYPICAL SECTION RAKE DEMO
A501 3/4" = 1'-0"



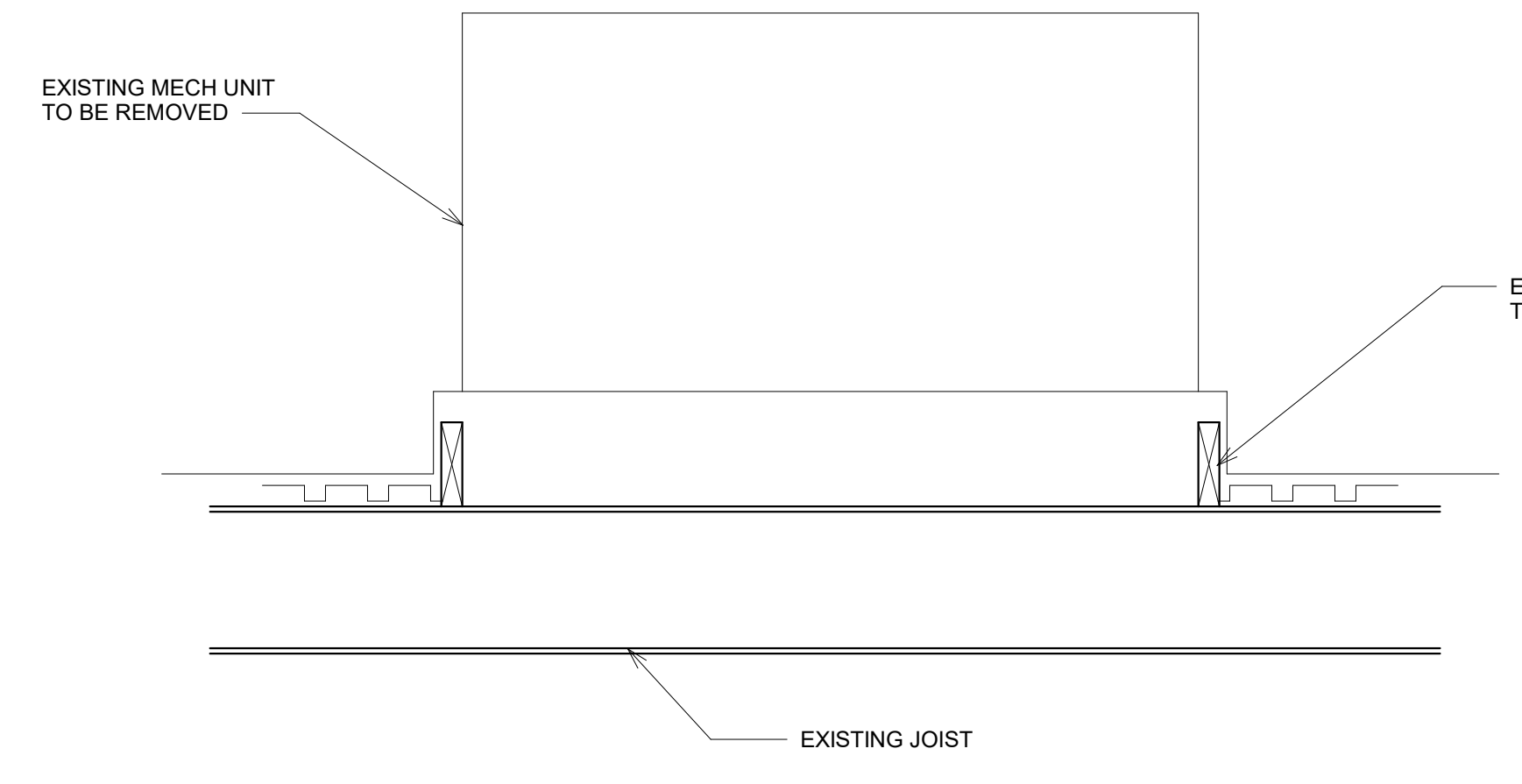
3 SECTION EAVE DETAIL AT TPO ROOF
A501 3/4" = 1'-0"



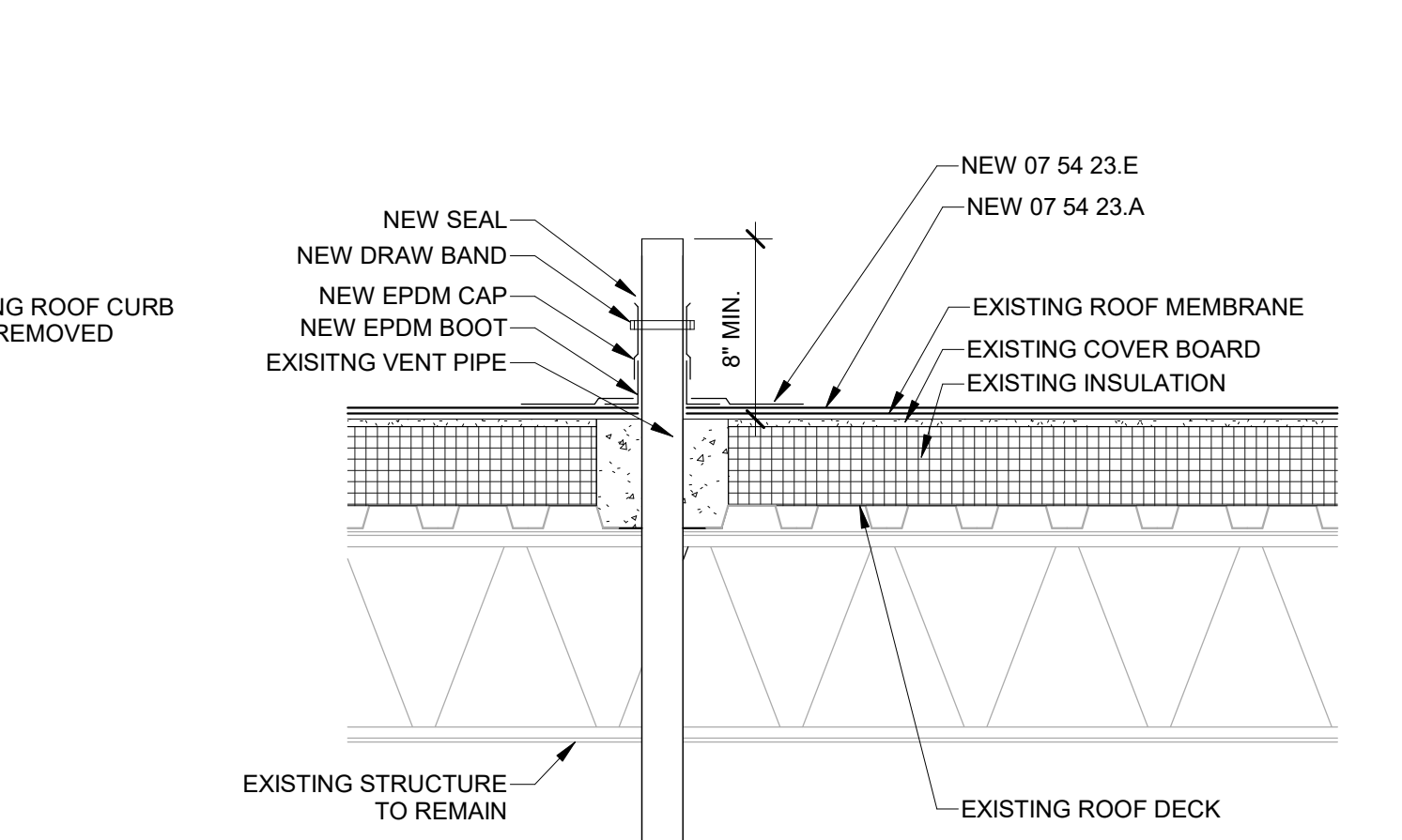
4 SECTION RAKE DETAIL AT TPO ROOF
A501 3/4" = 1'-0"



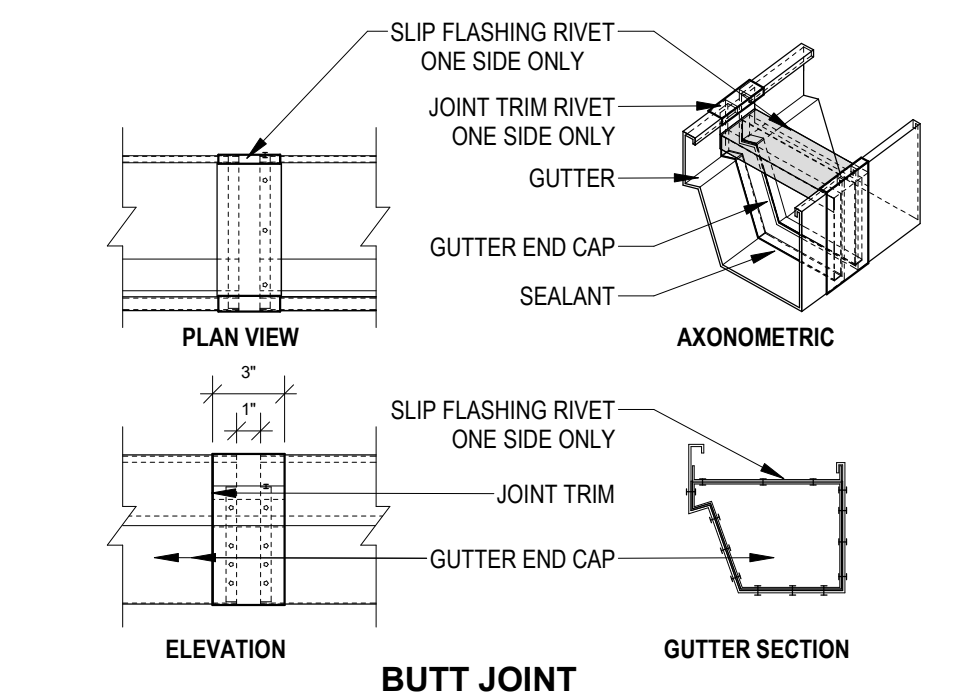
5 EXHAUST FAN THRU ROOF DETAIL - PLY ROOF
A501 1" = 1'-0"



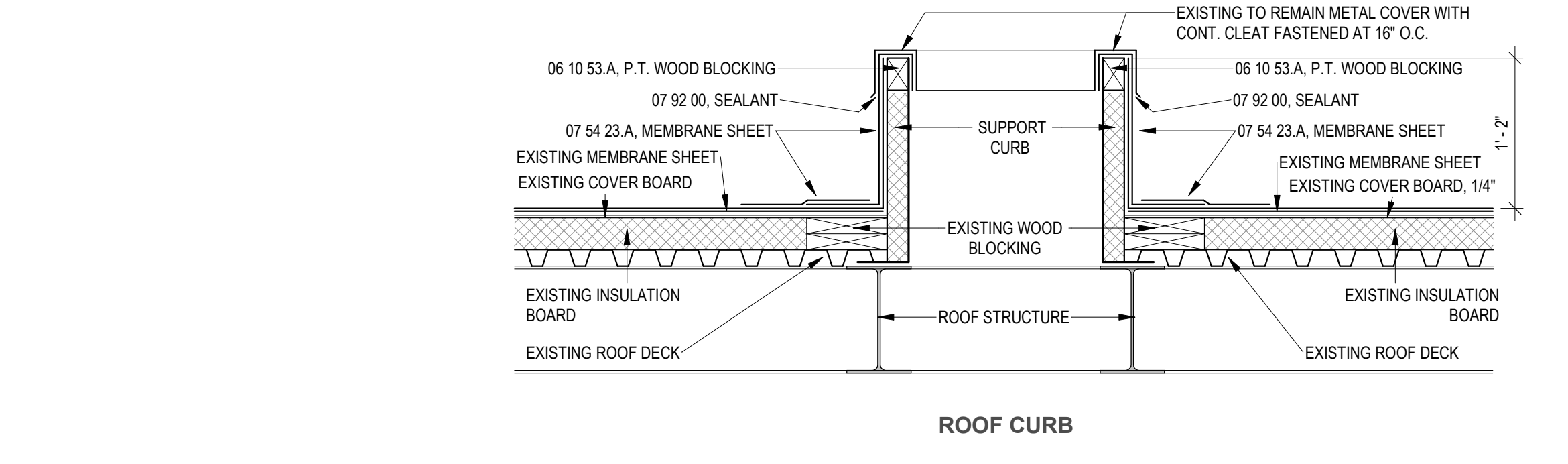
6 REPAIR DECK AT ABANDONED ROOF CURB
A501 3/4" = 1'-0"



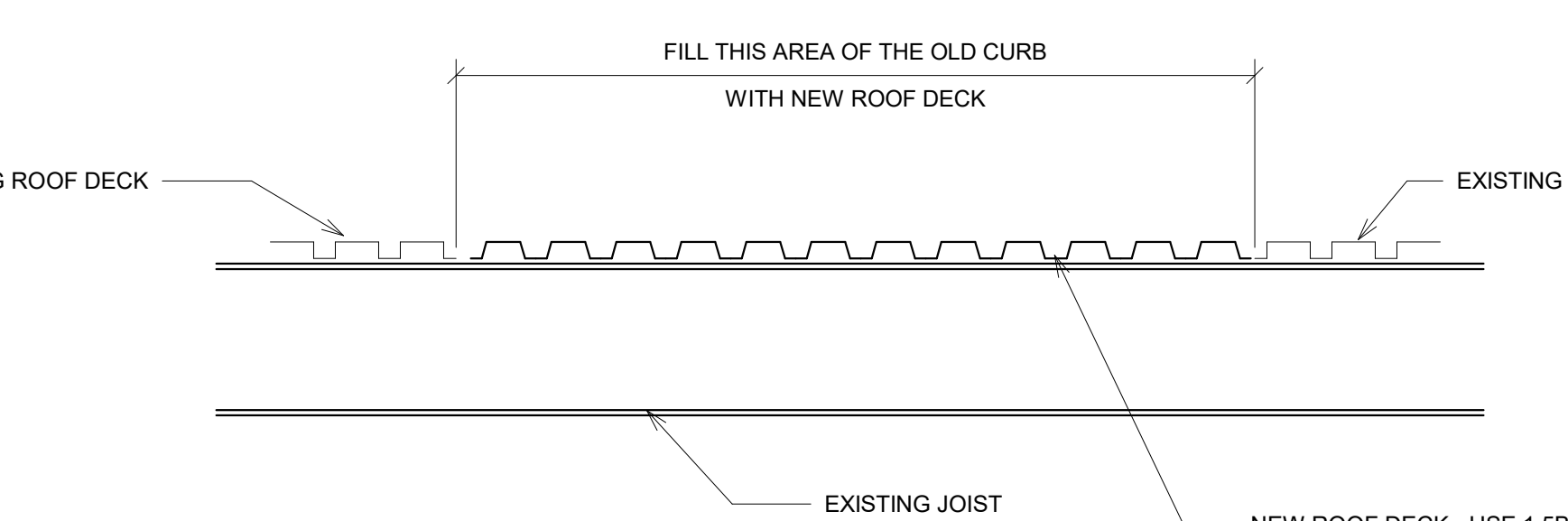
7 TYPICAL PLUMBING VENT THRU ROOF DETAIL
A501 1" = 1'-0"



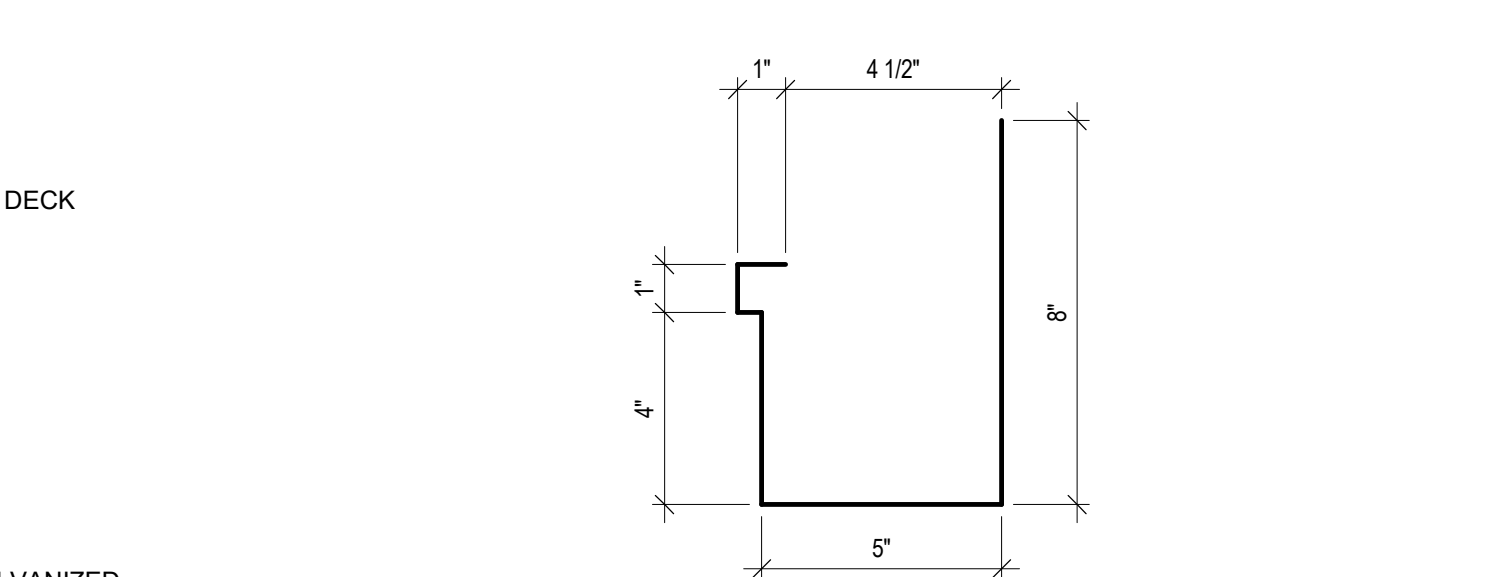
8 X - DETAIL - TYPICAL GUTTER EXPANSION JOINT
A501 1 1/2" = 1'-0"



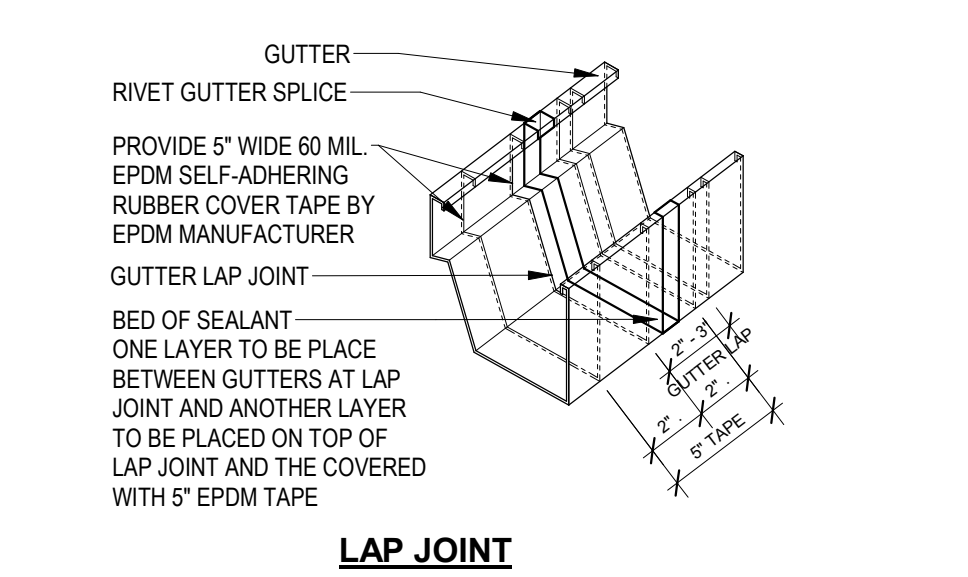
9 DETAILS - TYPICAL ROOF PENETRATIONS - PLY ROOF CURB
A501 1" = 1'-0"



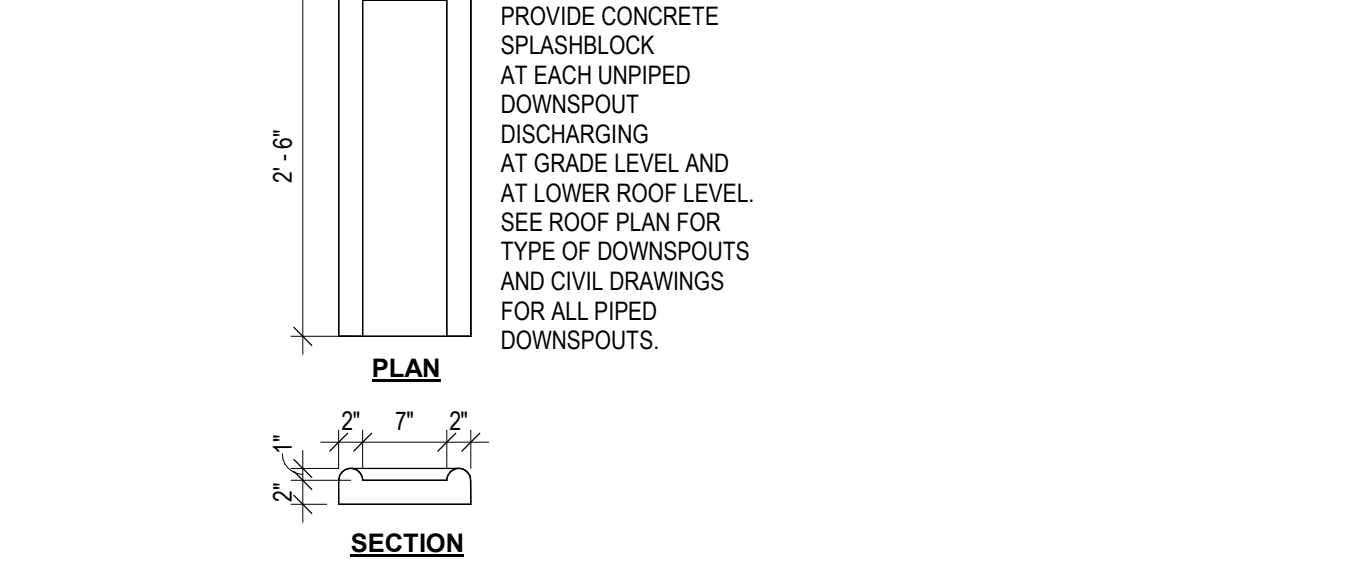
10 SECTION SHOWING DEMO



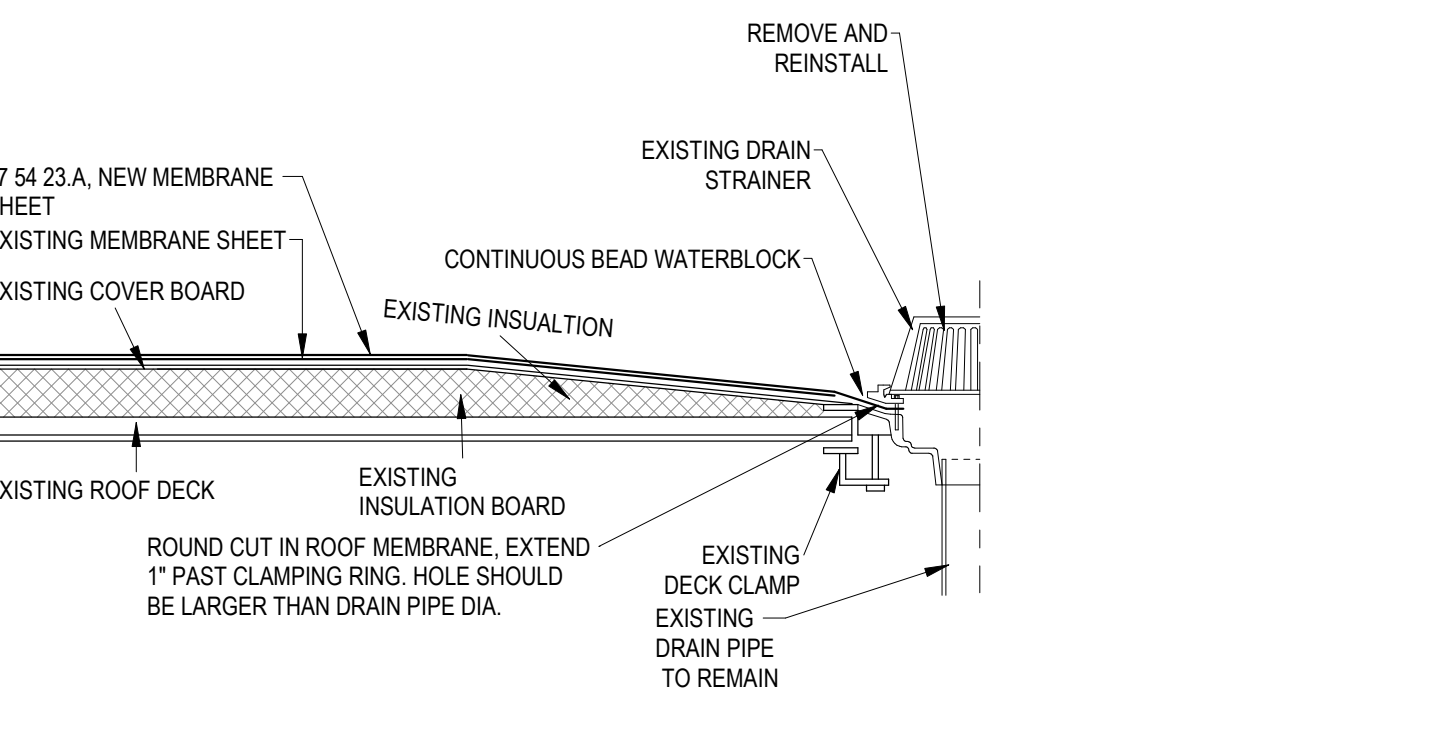
11 TYPICAL GUTTER
A501 3" = 1'-0"



12 X - DETAIL - TYPICAL GUTTER SPLICE
A501 1 1/2" = 1'-0"



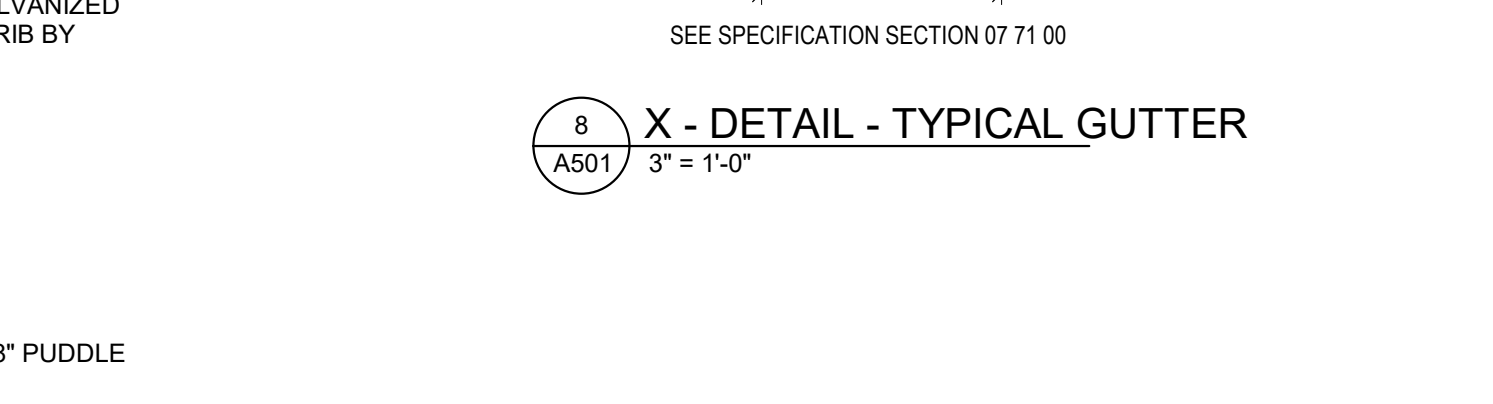
13 X - DETAIL - TYPICAL SPLASHBLOCK
A501 3/4" = 1'-0"



14 DETAILS - TYPICAL ROOF PENETRATIONS - PLY ROOF DRAIN
A501 1" = 1'-0"



15 NEW SECTION



16 X - DETAIL - TYPICAL GUTTER
A501 3" = 1'-0"



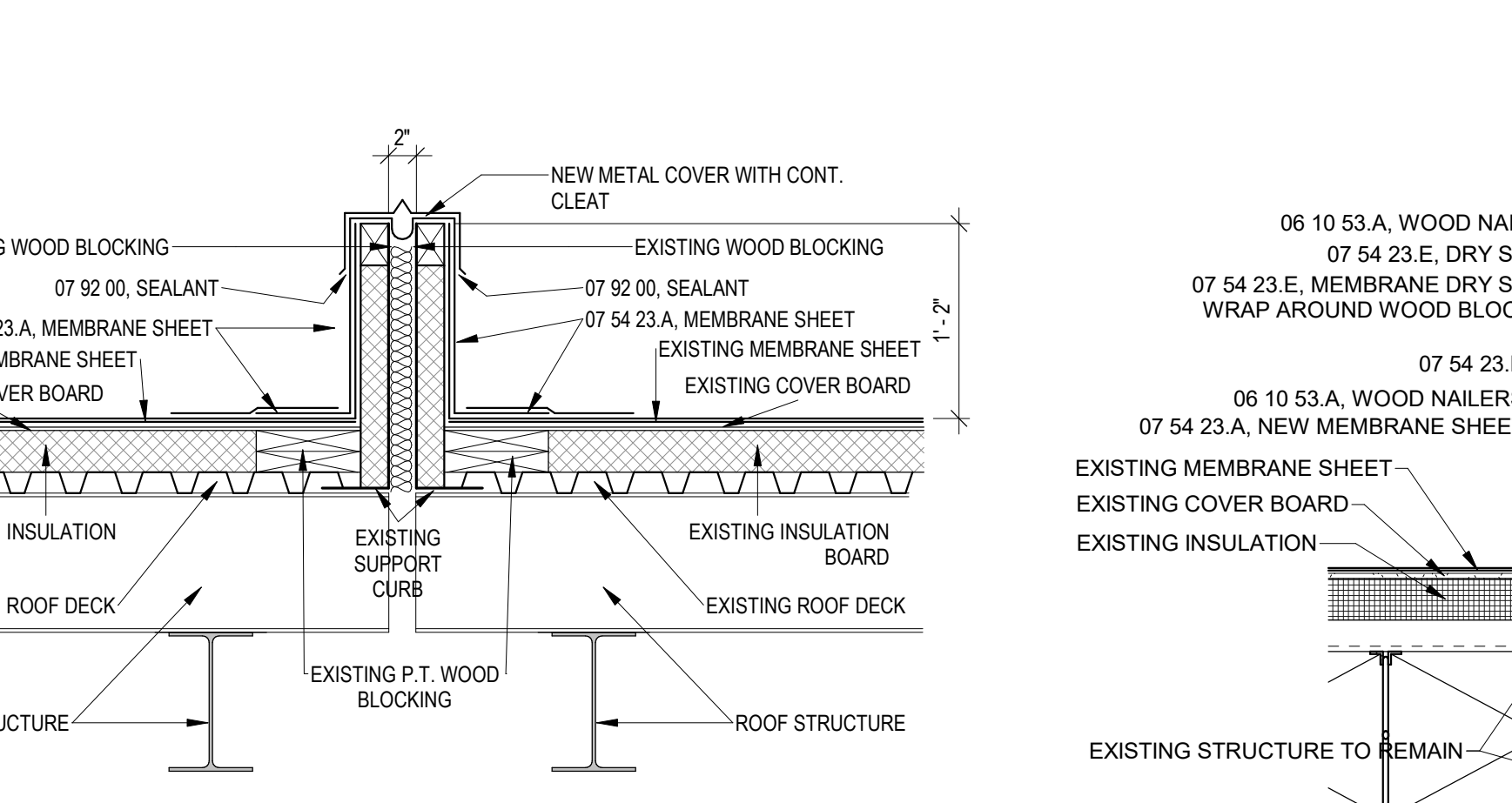
17 X - DETAIL - TYPICAL GUTTER SPLICE
A501 1 1/2" = 1'-0"



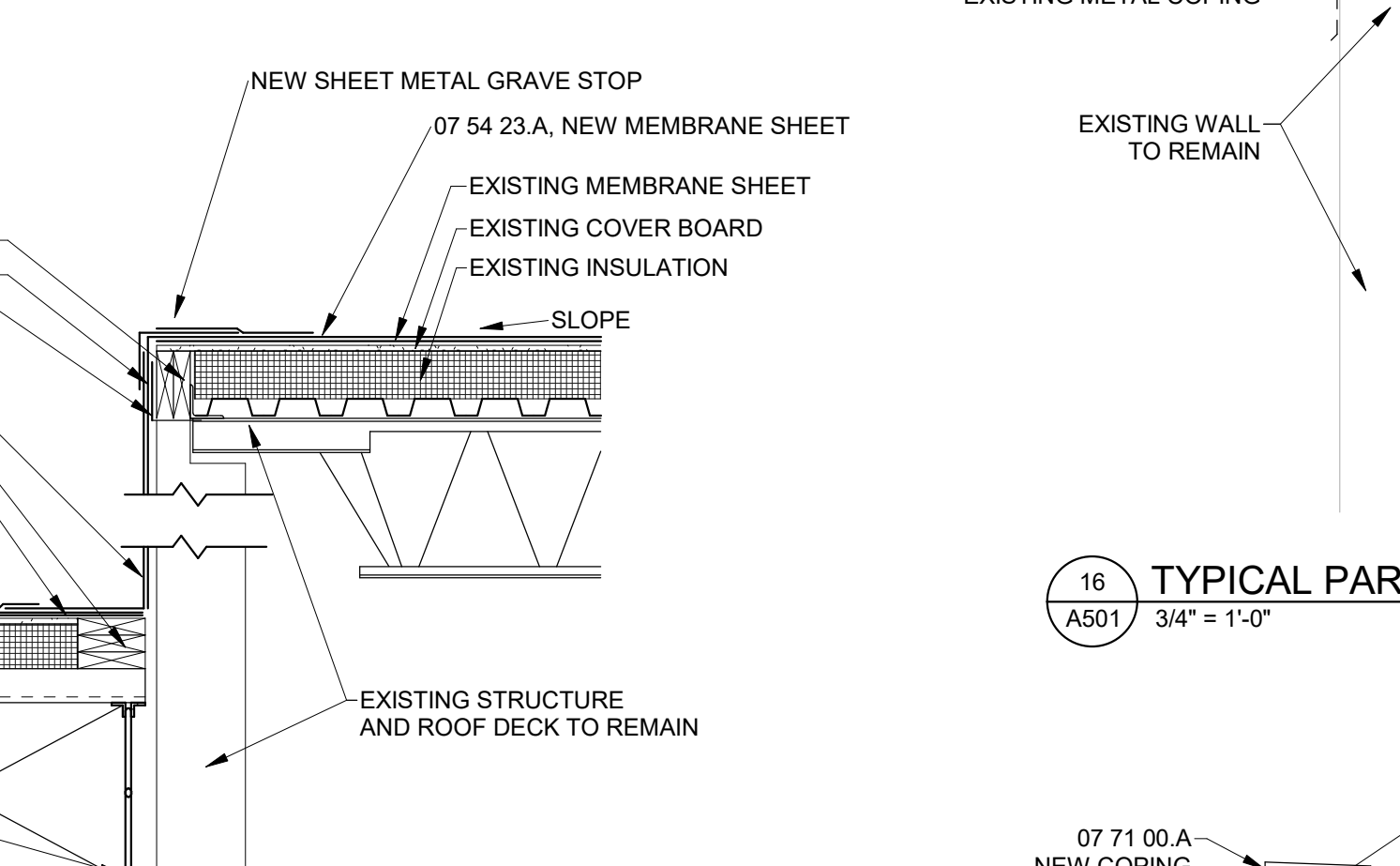
18 X - DETAIL - TYPICAL SPLASHBLOCK
A501 3/4" = 1'-0"



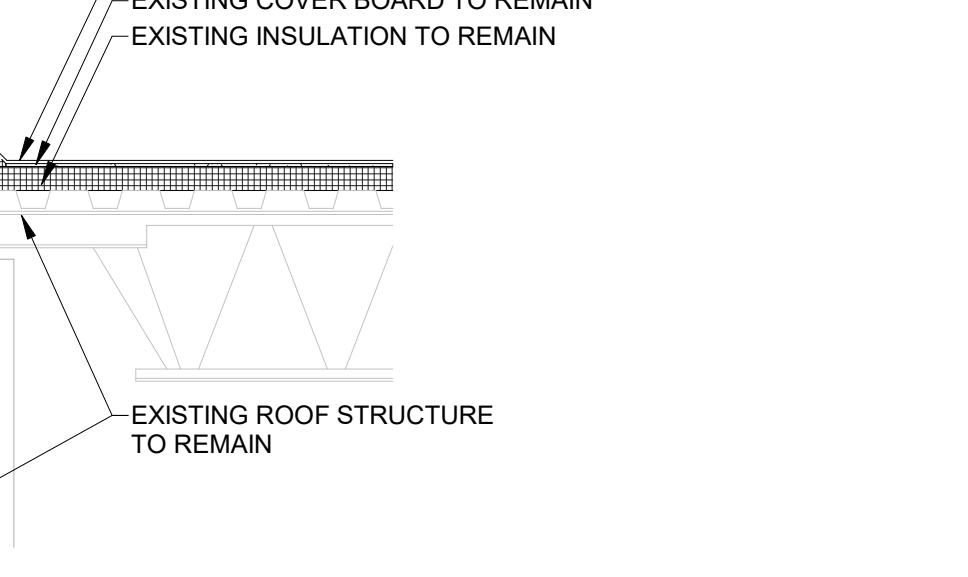
19 DETAILS - TYPICAL ROOF PENETRATIONS - PLY ROOF DRAIN
A501 1" = 1'-0"



20 DETAILS - PLY ROOF EXPANSION JOINT
A501 1" = 1'-0"



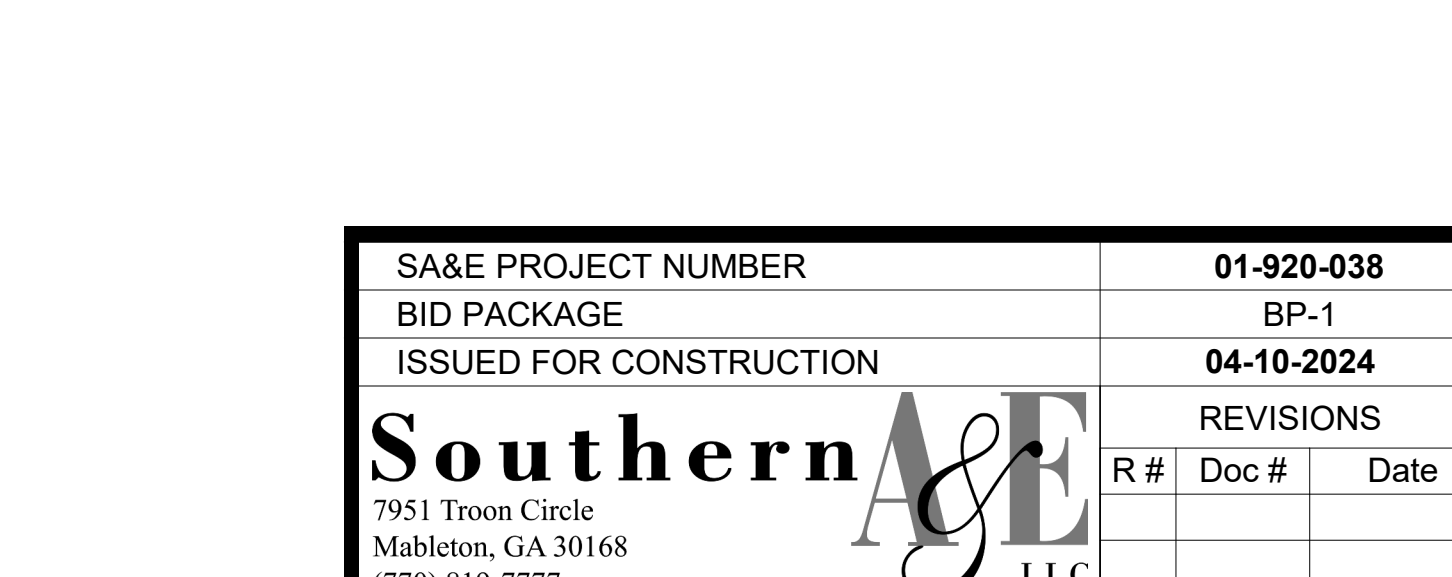
21 TYPICAL HIGH TO LOW ROOF SECTION
A501 3/4" = 1'-0"



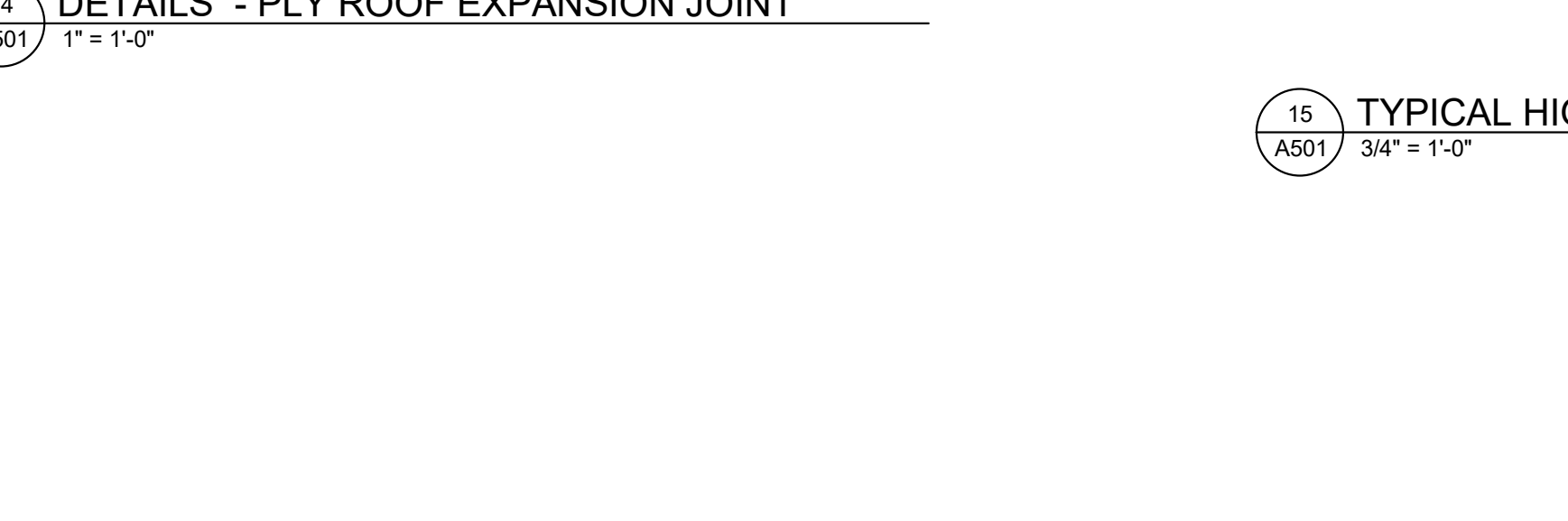
22 TYPICAL PARAPET WALL SECTION - DEMO
A501 3/4" = 1'-0"



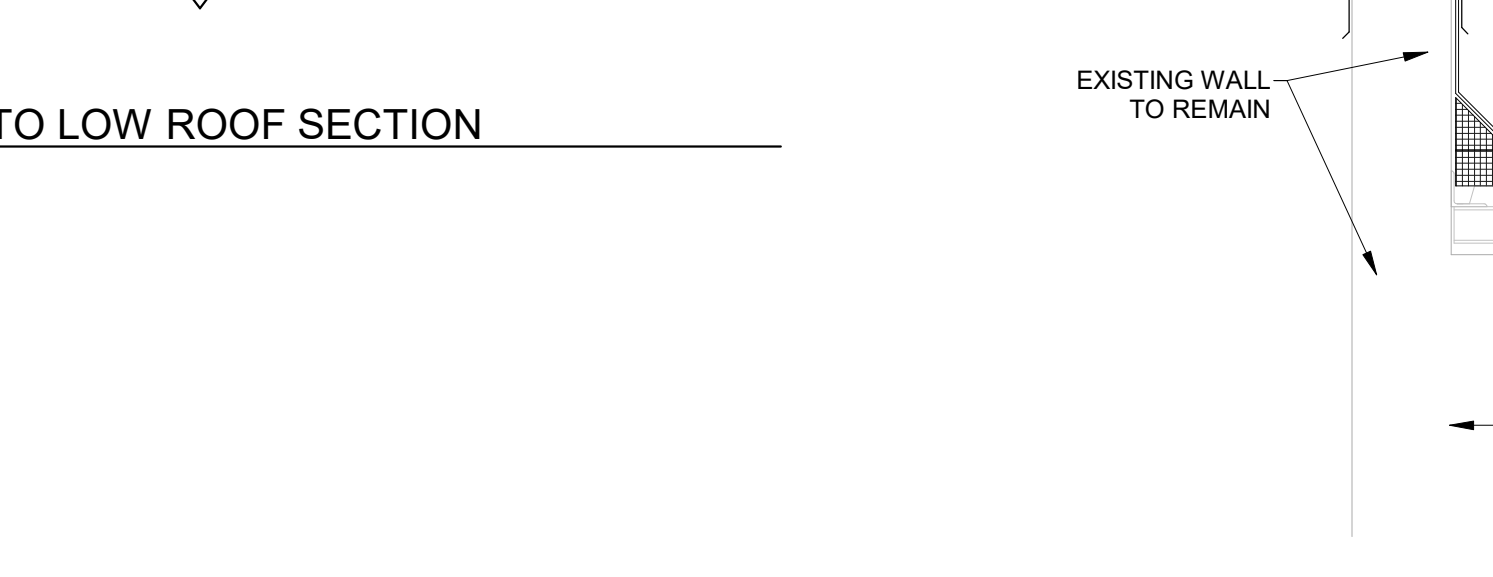
23 TYPICAL PARAPET WALL SECTION - RENO
A501 3/4" = 1'-0"



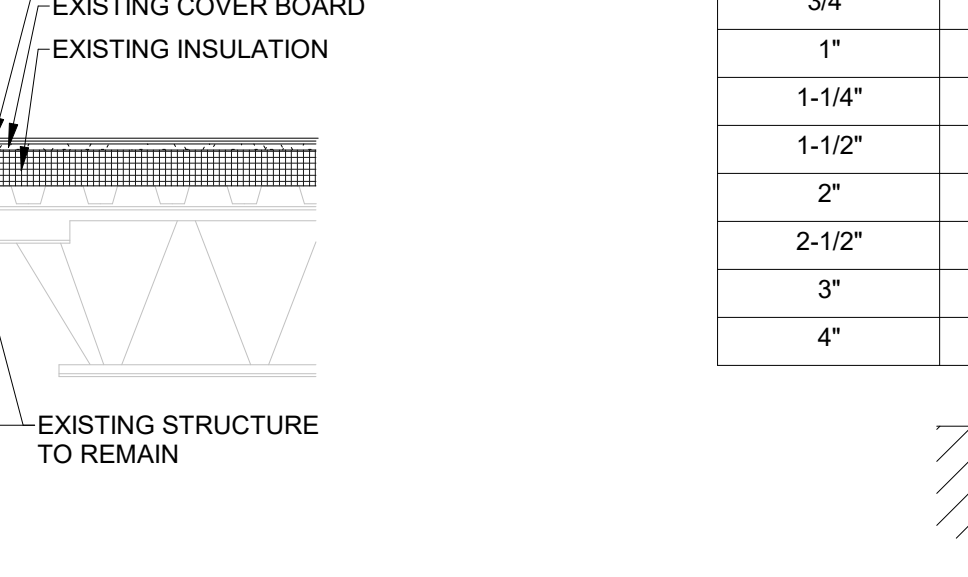
24 PIPE SUPPORT DETAIL
A501 NTS



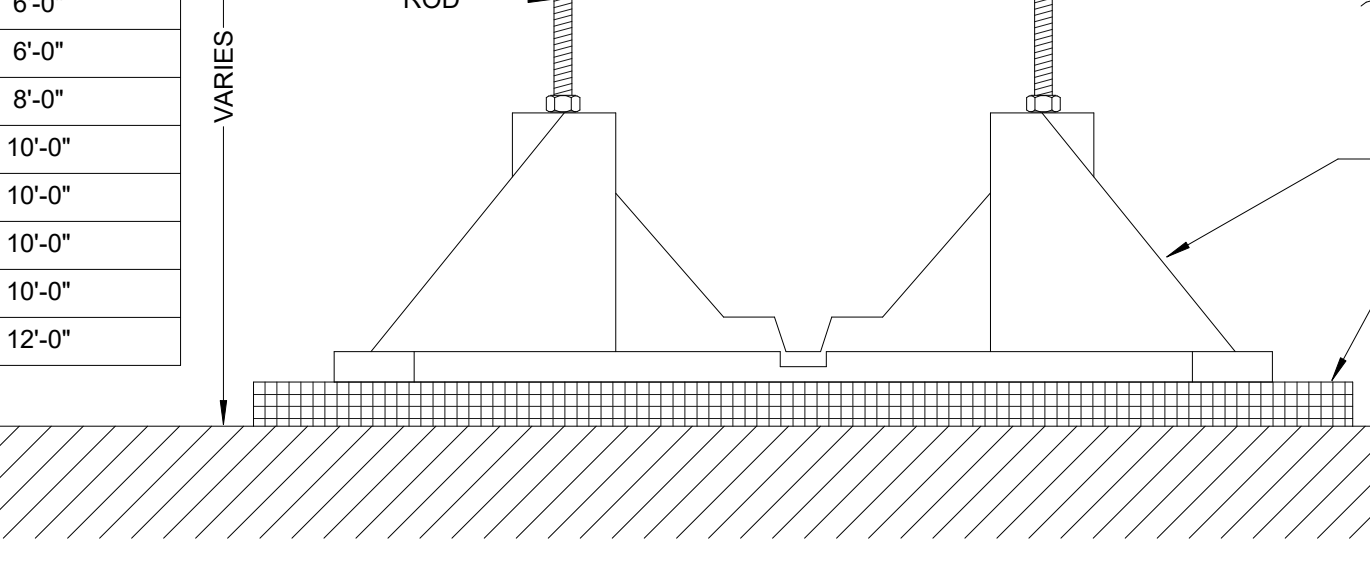
25 TYPICAL PARAPET WALL SECTION - DEMO
A501 3/4" = 1'-0"



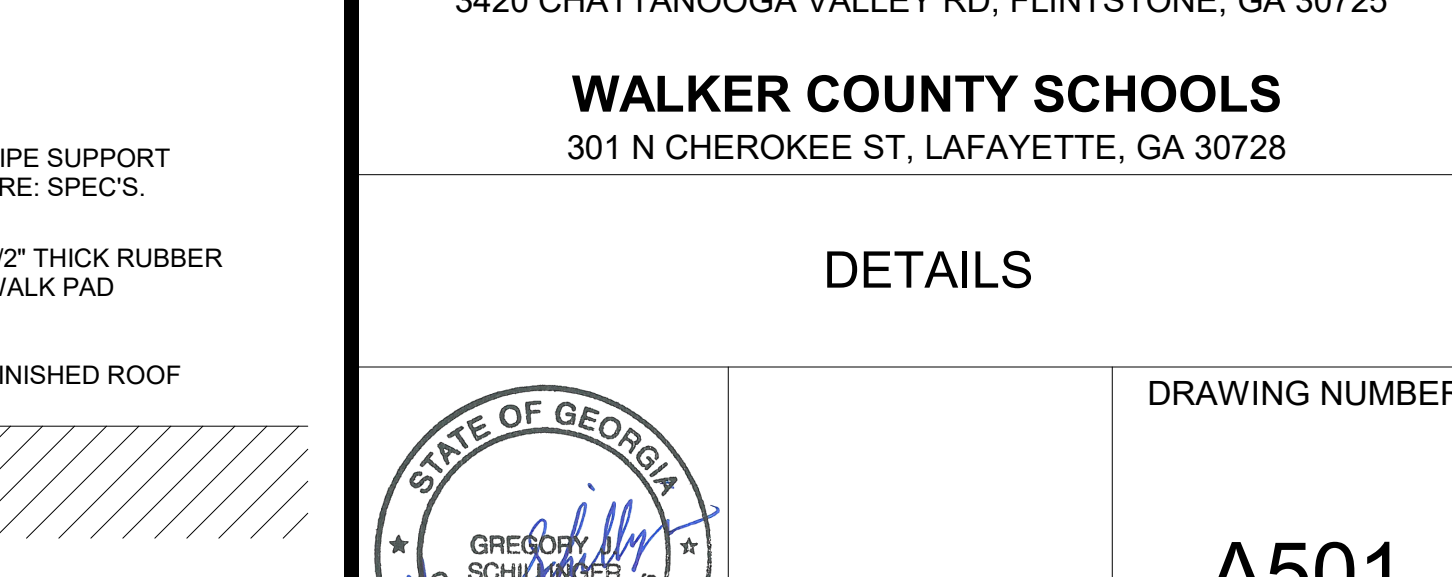
26 TYPICAL PARAPET WALL SECTION - RENO
A501 3/4" = 1'-0"



27 PIPE SUPPORT DETAIL
A501 NTS

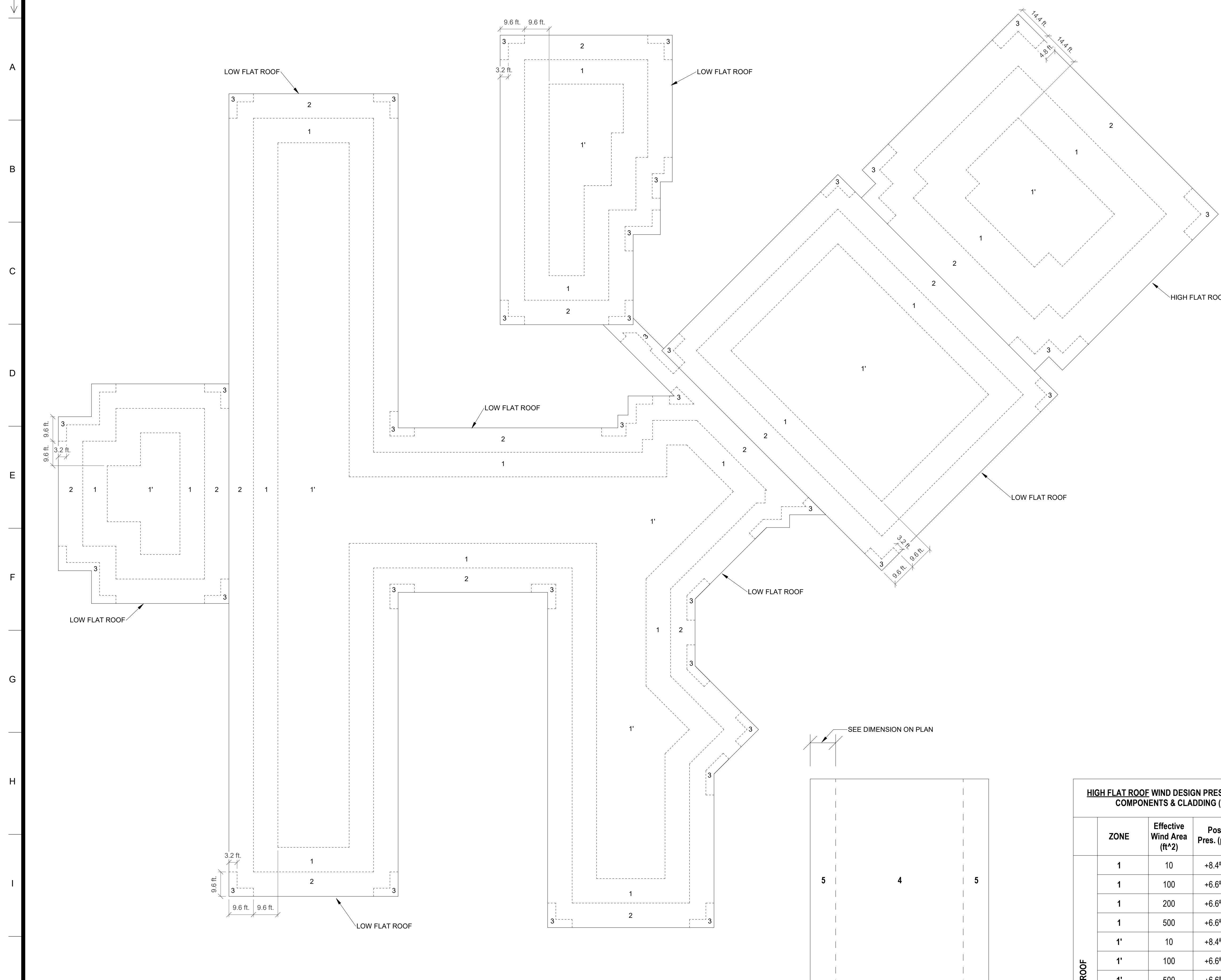


28 PIPE SUPPORT DETAIL
A501 NTS



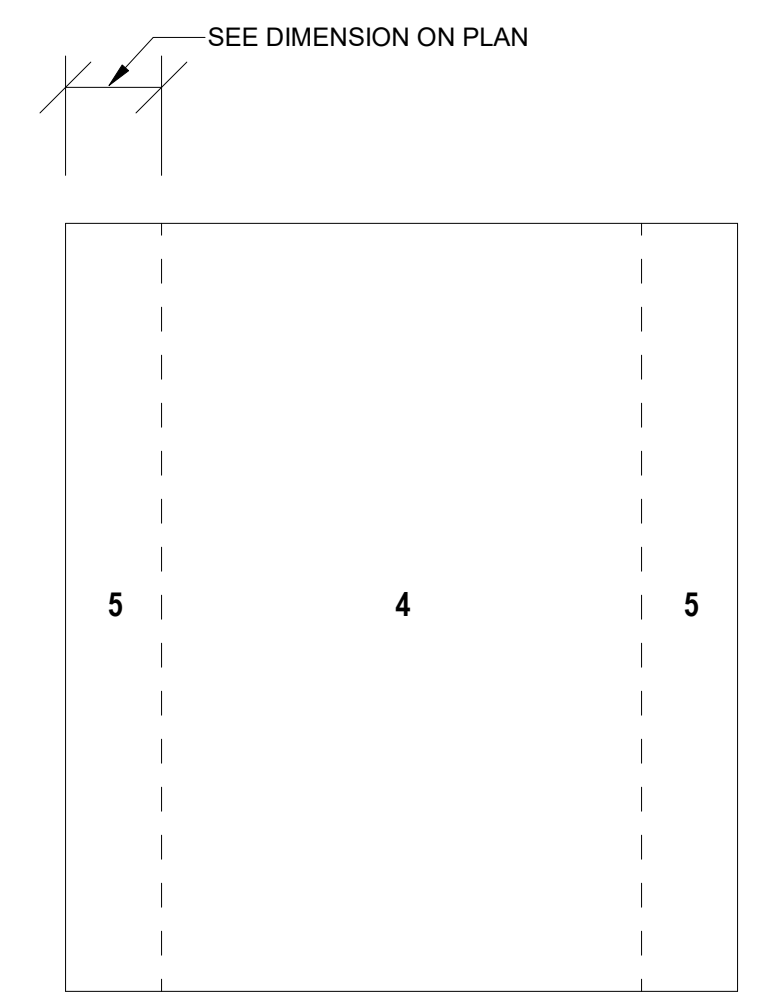
29 DETAILS - TYPICAL ROOF PENETRATIONS - PLY ROOF DRAIN
A501 1" = 1'-0"

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3420 CHATTANOOGA VALLEY RD, FLINTSTONE, GA 30725		
WALKER COUNTY SCHOOLS		
301 N CHEROKEE ST, LAFAYETTE, GA 30728		
DETAILS		
DRAWING NUMBER		A501



- NOTE:**
1. WIND LOAD PER IBC 2018, ASCE 7-16
 2. BASIC WIND SPEED: 111 MPH (Vult) (3 SECOND GUST)
 3. ALLOWABLE STRESS DESIGN WIND SPEED: 86 MPH (Vasd) (3 SECOND GUST)
 4. RISK CATEGORY: III
 5. EXPOSURE CATEGORY: B

1 WIND PRESSURE PLAN
1" = 20'-0"



TYPICAL WALL ELEVATION

HIGH FLAT ROOF WIND DESIGN PRESSURES FOR COMPONENTS & CLADDING (PSF)

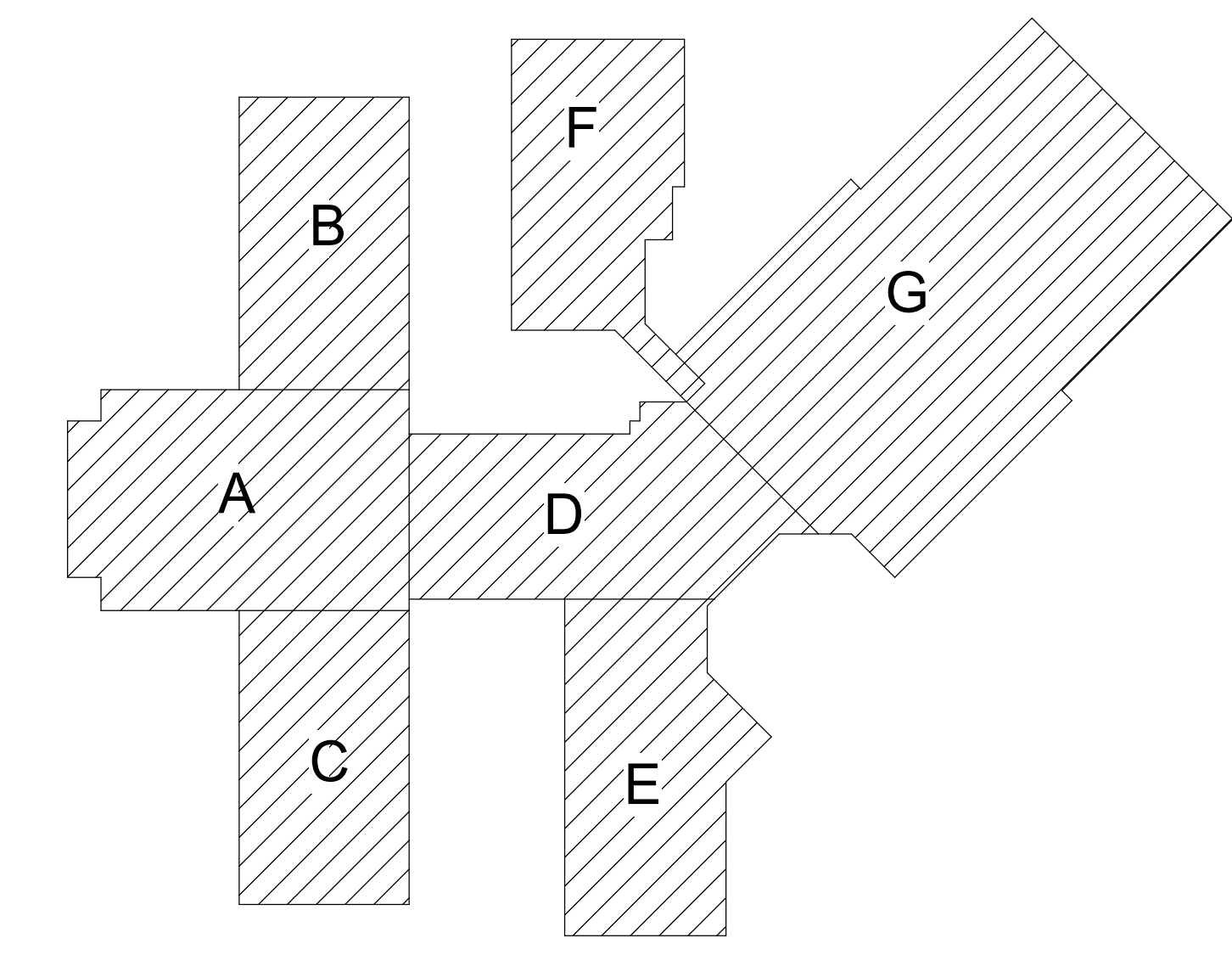
ZONE	Effective Wind Area (ft²)	Pos. Pres. (psf)	Neg. Pres. (psf)
1	10	+8.4 [#]	-32.9
1	100	+6.6 [#]	-25.7
1	200	+6.6 [#]	-23.5
1	500	+6.6 [#]	-20.6
1*	10	+8.4 [#]	-18.9
1*	100	+6.6 [#]	-18.9
1*	500	+6.6 [#]	-12.8 [#]
1*	1000	+6.6 [#]	-10.1 [#]
2	10	+8.4 [#]	-43.4
2	100	+6.6 [#]	-34.1
2	200	+6.6 [#]	-31.3
2	500	+6.6 [#]	-27.6
3	10	+8.4 [#]	-59.1
3	100	+6.6 [#]	-40.6
3	200	+6.6 [#]	-35.0
3	500	+6.6 [#]	-27.6
4	10	+18.9	-20.5
4	50	+16.9	-18.5
4	200	+15.3 [#]	-16.8
4	500	+14.2 [#]	-15.7 [#]
5	10	+18.9	-25.2
5	50	+16.9	-21.3
5	200	+15.3 [#]	-17.9
5	500	+14.2 [#]	-15.7 [#]

* Wind loads shown are strength level, multiply by 0.6 to obtain service level loads.
 # The final net design wind pressure, including all permitted reductions, used in the design shall not be less than 16psf acting in either direction

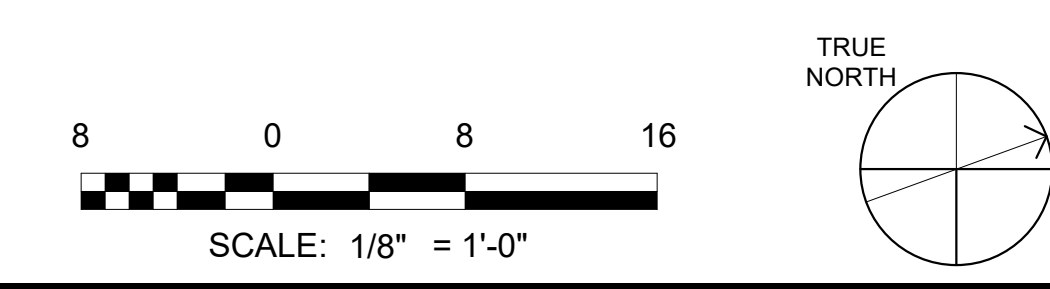
LOW FLAT ROOF WIND DESIGN PRESSURES FOR COMPONENTS & CLADDING (PSF)

ZONE	Effective Wind Area (ft²)	Pos. Pres. (psf)	Neg. Pres. (psf)
1	10	+7.5 [#]	-29.2
1	100	+5.9 [#]	-22.8
1	200	+5.9 [#]	-20.9
1	500	+5.9 [#]	-18.3
1*	10	+7.5 [#]	-16.8
1*	100	+5.9 [#]	-16.8
1*	500	+5.9 [#]	-11.4 [#]
1*	1000	+5.9 [#]	-9.0 [#]
2	10	+7.5 [#]	-38.6
2	100	+5.9 [#]	-30.3
2	200	+5.9 [#]	-27.8
2	500	+5.9 [#]	-24.6
3	10	+7.5 [#]	-52.6
3	100	+5.9 [#]	-36.1
3	200	+5.9 [#]	-31.1
3	500	+5.9 [#]	-24.6
4	10	+16.8	-18.2
4	50	+15.1 [#]	-16.5
4	200	+13.6 [#]	-15.0 [#]
4	500	+12.6 [#]	-14.0 [#]
5	10	+16.8	-22.4
5	50	+15.1 [#]	-18.9
5	200	+13.6 [#]	-16.0 [#]
5	500	+12.6 [#]	-14.0 [#]

* Wind loads shown are strength level, multiply by 0.6 to obtain service level loads.
 # The final net design wind pressure, including all permitted reductions, used in the design shall not be less than 16psf acting in either direction



KEYPLAN



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

SA&E PROJECT NUMBER	01-920-038
BID PACKAGE	BP-1
ISSUED FOR CONSTRUCTION	04-10-2024
Southern A&E 7951 Tron Circle Mableton, GA 30168 (770) 819-7777 architects & engineers <small>© COPYRIGHT 2024 BY SOUTHERN A&E, LLC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF SOUTHERN A&E, LLC AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT EXPRESSED WRITTEN CONSENT FROM SOUTHERN A&E, LLC.</small>	REVISIONS R# Doc# Date
	746-4050 REROOF TO: CHATTANOOGA VALLEY ES 3420 CHATTANOOGA VALLEY RD, FLINTSTONE, GA 30725 WALKER COUNTY SCHOOLS 301 N CHEROKEE ST, LAFAYETTE, GA 30728 COMPONENTS & CLADDING WIND PRESSURES
STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS SOUTHERN A & E, LLC ENGINEER FIRM LICENSE NO: PE0003374 EXP. DATE: 06/30/2024	S601

2 WIND PRESSURES FOR COMPONENTS & CLADDING
12" = 1'-0"