

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 GAGE 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.

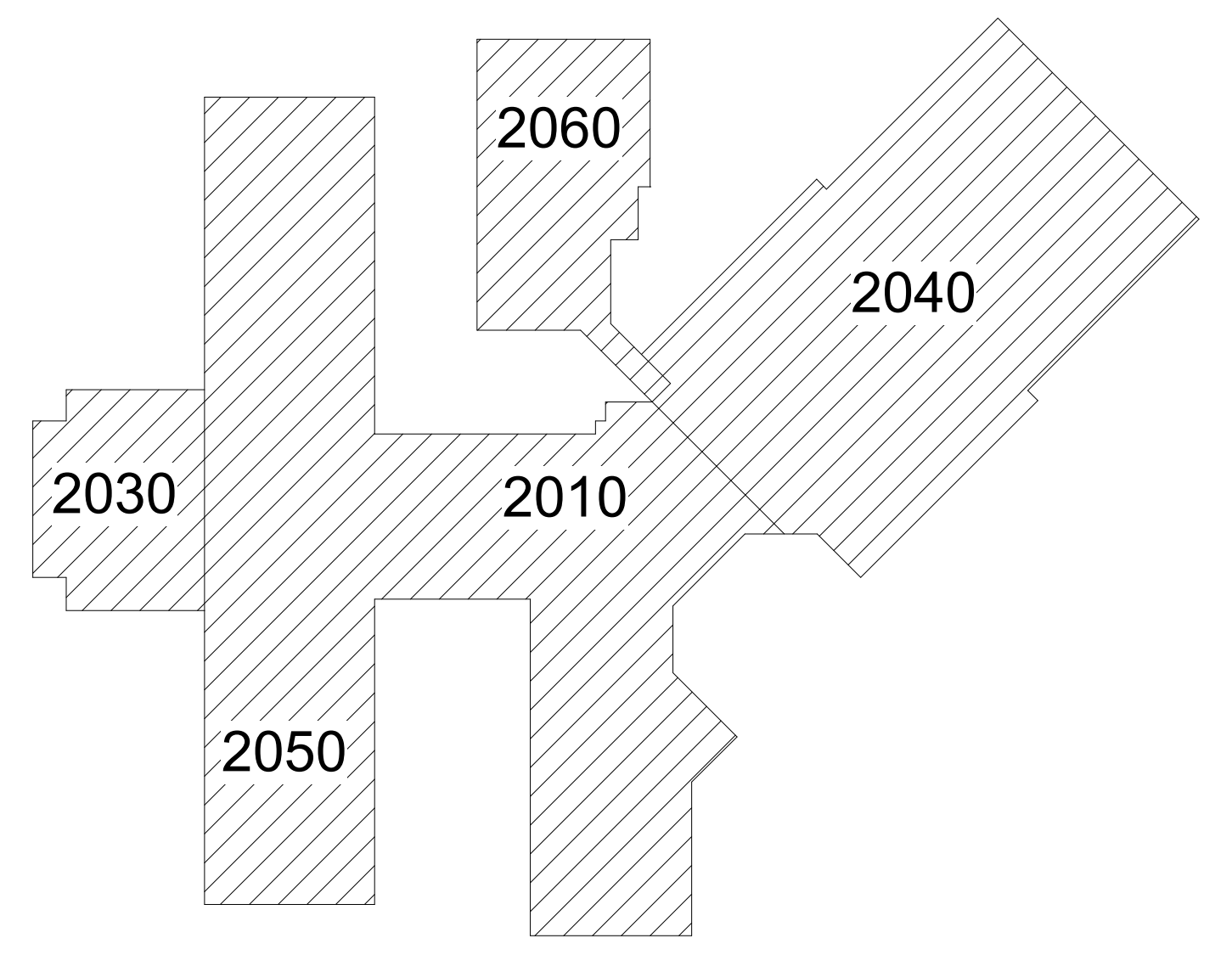
EXISTING ROOF VENTS: EXISTING VENTS THROUGH ROOF SHALL REMAIN IN PLACE. EXTEND EXISTING ROOF CURB TO MAINTAIN A MIN. 8" OF FLASHING ABOVE ROOF. FIELD VERIFY QUANTITIES AND LOCATIONS. WHERE EXISTING VENT THROUGH ROOF WAS CAPPED, PROVIDE CAP ON EXTENDED.

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.

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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.

- 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

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-PIPPED 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.

SA&E PROJECT NUMBER	01-920-038
BID PACKAGE	BP-1
ISSUED FOR CONSTRUCTION	04-10-2024
Southern AE	
architects & engineers	
7951 Troon Circle Mableton, GA 30168 (770) 819-7777	
746-4050	
REPROF TO:	
CHATTANOOGA VALLEY ES	
3420 CHATTANOOGA VALLEY RD, FLINTSTONE, GA 30725	
WALKER COUNTY SCHOOLS	
301 N CHEROKEE ST, LAFAYETTE, GA 30728	
OVERALL ROOF PLAN	
DRAWING NUMBER	
A101	