PARTIAL REROOF **RURAL VALE ELEMENTARY** 395 DAUGHERTY SPRINGS RD., TELLICO PLAINS TN 37385



A.B.

AC. MTL. A.F.F.

ALUM. BD. BLDG. BLK. BM.

BOTT. C.I.P. CL'G. CL'R. OPN'G

COL. CONC. CON'T. CONSTR

EXIST.

EXP. JNT. EXP. MTL. EXT. F.D.

F.F.

FE. FEC. FIN. SCHED. FIN. FLR. F.F.E.

FT. FTG. FDN. GA. GALV.

GR. GYP. BD.

HC. H.M. HGT.

HORIZ. INSUL. INT. JAN. CLO.

JNT.

AC.

MATERIAL HATCHING LEGEND		
	EARTH	
	CRUSHED STONE	
	CONCRETE (SECTION)	
	CONCRETE BLOCK (PLAN AND SECTION)	
	CONCRETE (PLAN)	
	BRICK (SECTION)	
	WOOD-FINISHED	
	WOOD-ROUGH	
	RIGID INSULATION	
	BATT INSULATION	
	STEEL	
	GYPSUM BOARD	

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	IST RDC		
			1
	MAS	MASONRY	
ABOVE FINISH FLOOR	MAT'L.	MATERIAL	
ALUMINUM	MAX.	MAXIMUM	
BOARD	MECH.	MECHANICAL	tain Im
BUILDING	MFR.	MANUFACTURER	lm l
BLOCK	MIN.	MINIMUM	
BEAM	MTL.	METAL	
BOTTOM	N.I.C.	NOT IN CONTRACT	
CAST-IN-PLACE	MAT'L.	MATERIAL	
CEILING	NO.	NUMBER	
CLEAR OPENING	NIS	NOT TO SCALE	
	0.0.		
CONSTRUCTION	P T		
COURSE	P-C	PRF-CAST	
DOOR	PLAM.	PLASTIC LAMINATE	
DOWNSPOUT	PLYW'D.	PLYWOOD	
DRAWING	RD.	ROAD	
EACH	REINF'D.	REINFORCED	
ELECTRICAL	REINF'G.	REINFORCING	
EQUAL	REQ'D.	REQUIRED	
EACH WAY	RM.	ROOM	
ELECTRIC WATER COOLER	S.B.	SPLASH BLOCK	
EXHAUST	SCHED.	SCHEDULE	
	SHI.	SHEET	
	SIM.		
	3F. STI	STACE	
	STOR	STORAGE	
FINISH FLOOR	STRUCT.	STRUCTURAL	
FIRE EXTINGUISHER	T.O.M.	TOP OF MASONRY	
FIRE EXTINGUISHER CABINET	T.O.S.	TOP OF STEEL	
FINISH SCHEDULE	THK.	THICKNESS	
FINISH FLOOR	TRS	TRUSS	
FINISH FLOOR ELEVATION	TYP.	TYPICAL	
FOOT	U.N.O.	UNLESS NOTED OTHERWISE	
FOOTING	VERT.		
	VIR.	VENT-THRU-ROOF	
	₩/UI. ₩/D		
	WDW		
	νν Ο νν . \λ/\λ/λλ		
	vv vv/v \.		
HEIGHT			
HORIZONTAL			
INSULATION			
INTERIOR			
JANITOR CLOSET			
IOINT			

INDEX TO DRAWINGS	CODE REVIEW DATA
ARCHITECTURAL DRAWINGS A1 ROOF PLAN A2 ROOF DETAILS A3 ROOF DETAILS	OCCUPANCY TYPE - E (EDUCATIONAL) - IBC 2012 SECTION 305 AND NPFA 2006 3. PROJECT IS MAINTENANCE OF AN EXISTING BUILDING AND DOES NOT MEET THE DEFINITION OF "CONSTRUCTIDEFINED BY RULE 0780-02-0301 NOTE TO REVIEWER STATE OF TENNESSEE HAS PROPOSED ADOPTION OF 2021 INTERNATIONAL CODES. AS THE TIMING OF THIS ADOPTION IS UNCERTAIN, THIS PROJECT IS BASED ON 2021 IECC AS IT RELATES TO EXISTING BUILDINGS. THE PROJECT SCOPE INCLUDES ROOFING WORK OF AN EXISTING PRE-ENGINEERED METAL BUILDING STRUCTURE STRUCTURAL DESIGN INFORMATION IS NOT AVAILABLE FOR THIS BUILDING, AS THE BUILDING MANUFACTURERE IN LONGER IN BUISIESS AND THE OWNER DOES NOT HAVE THIS INFORMATION IN THEIR FILES. THE PRE-ENGINEEREM METAL BUILDING GOOFING WORK IS BEING CONSIDERED AS A LIKE-FOR-LIKE REPLACEMENT. ADDITIONAL INSULATION IS NOT BEING ADDED TO THIS PORTION OF THE PROJECT STHE SAFETY OF THE ADDITIONAL INSULATION IS NOT BEING ADDED TO THIS PORTION OF THE PROJECT. METAL BUILDING ROOFING WORK IS BEING CONSIDERED AS A LIKE-FOR-LIKE REPLACEMENT. ADDITIONAL INSULATION IS NOT BEING ADDED TO THIS PORTION OF THE PROJECT STHE SAFETY OF THE ADDITIONAL INSULATION IS NOT BEING ADDED TO THIS PORTION OF THE PROJECT STHE SAFETY OF THE ADDITIONAL INSULATION OR OVERLOAD EXISTING BUILDING SYSTEMS." AREAS OF COMPLETE LOW-SLOPE ROOF SYSTEM REPLACEMENT (ROOF COVERING AND INSULATION, EXPOSING T DECK) WILL HAVE R30 INSULATION SYSTEM PER TABLE C402.1.3. AREAS WHERE THERE WILL NOT BE COMPLETE REMOVAL OF THE EXISTING BUILDING ROOF REPAIR OR ROO RECASE THE EXISTING BUILDING ROOF REPAIR OR ROO RECASE THE EXISTING BUILDING ROOF REVALUE. ADDITION OF AIR BARRIER IS NOT INCLUDED PER IECC 2021 CS03.1 EXCEPTIONS 5 & 6.
VICINITY MAP	LOCATION MAP











- ROOF PLAN IS FOR REFERENCE ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE, VERIFYING ALL ROOF CONDITIONS, HEIGHTS AND PENETRATIONS PRIOR TO SUBMITTING A BID. NO CHANGE ORDERS WILL BE ISSUED DUE TO DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND ACTUAL
- CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL CONDITIONS AND QUANTITIES OF THE REQUIRED SCOPE OF WORK NECESSARY TO COMPLY WITH MANUFACTURERS WARRANTY REQUIREMENTS PRIOR TO SUBMITTING A BID. NO CHANGE ORDERS WILL BE ISSUED DUE FOR DISCREPANCIES BETWEEN THE
- CONTRACT DOCUMENTS AND THE ACTUAL CONDITIONS. THE CONTRACTOR SHALL INVESTIGATE THE EXISTING ROOF DRAINAGE. COORDINATE WITH NEW DETAILS;
- ADD ADDITIONAL BLOCKING OR INSULATION AS REQUIRED TO ELIMINATE PONDING AS PART OF THE BASE BID. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE INTERIOR OF THE SCHOOL FROM DAMAGE DURING THE EXTENT OF THE PROJECT. ANY DAMAGE TO THE SCHOOL AND ITS CONTENTS CAUSED BY WEATHER DURING THE RE-ROOF PROCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE. WHEN REPLACING EXISTING ROOFS, CONTRACTOR SHALL NOT REMOVE MORE EXISTING ROOFING MATERIAL
- THAN CAN BE REPLACED WITH NEW BY THE END OF THE WORK DAY; IF THIS IS IMPRACTICAL TO CONDUCT THE WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY COVERING AS REQUIRED TO PROTECT THE BUILDING AND CONTENTS. CONTRACTOR SHALL ALWAYS LEAVE BUILDINGS IN A WEATHERTIGHT CONDITION, BY COMPLETING WORK IN SECTIONS OR MAKING USE OF TEMPORARY COVERINGS AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR WATER DAMAGE.
- WHERE OVERHEAD WORK IS GOING ON, SUCH AS LIFTING OF MATERIALS ONTO ROOF OR DEMOLITION OF EXISTING ROOF SYSTEM, PROTECT DOORWAYS TO PREVENT HARM TO BUILDING OCCUPANTS INADVERTENTLY EXITING INTO WORK ZONE. COORDINATE EXTENT OF BARRIERS REQUIRED WITH SCHOOL AUTHORITIES. ALL DEBRIS FROM THE DEMOLITION WORK SHALL BE DISPOSED OFF SITE UNLESS SPECIFICALLY NOTED
- OTHERWISE. IT IS IMPERATIVE THAT THE CONTRACTOR CLEAN UP AS THE WORK PROGRESSES, AND NOT ALLOW QUANTITIES OF DEBRIS TO ACCUMULATE. FOR THE SAFETY OF STUDENTS AND STAFF, AS DEMOLISHED ITEMS ARE REMOVED FROM THE STRUCTURES, THESE ITEMS ARE TO BE IMMEDIATELY DEPOSITED IN DUMPSTERS OR OTHER SUITABLE CONTAINERS. 8. PROVIDE BARRIER AROUND ALL WORK AREAS, MATERIAL STORAGE SITES, ETC. BARRIER TO BE 6' HIGH
- MINIMUM. . REPAIR GRASSED AREAS (FILL RUTS, LEVEL LAWN AREAS, SMOOTH, ETC., RE-SEED, AND MULCH WITH WHEAT STRAW) AT LOCATIONS WHERE EQUIPMENT WAS DRIVEN ONTO LAWN, DUMPSTER WERE PLACED, ETC. TO ORIGINAL CONDITION, AFTER COMPLETION OF CONSTRUCTION ACTIVITIES. ANY DAMAGE TO THE EXISTING ASPHALT AS A RESULT OF THIS WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. PROTECT ALL EXISTING TREES AROUND THE BUILDING FROM THE WORK.
- 10. ALL ROOFTOP UNITS, EXHAUST FANS, PIPING, VENTS, ETC., AND OTHER ROOF FEATURES ARE TO REMAIN UNLESS NOTED OTHERWISE. 11. TEST ALL AFFECTED DOWNSPOUTS PRIOR TO INSTALLATION OF NEW WORK. NOTIFY ARCHITECT OF ANY
- CLOGGED GUTTER OR DOWNSPOUTS. 12. PROVIDE SEALANT AT PERIMETER, SUBSTRATE AND JOINT CONDITIONS FOR COMPATIBILITY WITH ROOFING
- MATERIAL, AS RECOMMENDED BY ROOFING MANUFACTURER. 13. ROOF DETAILS SHOWN ARE INTENDED TO REPRESENT TYPICAL CONDITIONS. COORDINATE INSTALLATION OF NEW ROOF SYSTEM WITH ACTUAL CONDITIONS PRESENT IN FIELD, AND ROOF SYSTEM MANUFACTURER'S WARRANTY REQUIREMENTS ASSURE THAT A WATERTIGHT, WARRANTED ROOF SYSTEM IS OBTAINED.
- 14. REWORK EXISTING CURBS AS REQUIRED TO ACCOMMODATE NEW ROOF INSTALLATION. RAISE CURBS IF REQUIRED TO MEET MANUFACTURER'S FLASHING HEIGHT REQUIREMENTS FOR WARRANTY COMPLIANCE.
- 15. ALL EDGES OF PVC MEMBRANE TO HAVE SEAM SEALER, EVEN IF "OPTIONAL" PER MANUFACTURER 16. CONTRACTOR IS RESPONSIBLE FOR REPAIRING DAMAGE TO EXISTING BUILDING CAUSED BY CONSTRUCTION ACTIVITIES. IN CASE OF DAMAGE TO BUILDING'S ELECTRICAL OR LOW VOLTAGE SYSTEMS. REPAIRS SHALL BE DONE BY ENTITY AS SELECTED BY OWNER; CONTACT INFORMATION WILL BE PROVIDED BY OWNER.
- 17. EXISTING GUTTERS AND DOWNSPOUTS ARE TO REMAIN, EXCEPT AT ROOF AREA FIVE. AT ROOF AREA FIVE, REPLACEMENT OF GUTTERS AND DOWNSPOUTS IS SUBJECT TO ALTERNATE. 18. EXISTING ROOF EQUIPMENT AND PENETRATIONS ARE NOT SHOWN. CONTRACTOR IS RESPONSIBLE FOR
- VERIFYING EXISTING CONDITIONS SEE NOTE 1. 19. GAS PIPING IS TO BE SUPPORTED BY MIRO 3-R-2 PILLOW BLOCK SUPPORTS WITH ROLLER, OR EQUAL.
- SUPPORT REFRIGERANT PIPING IN SIMILAR MANNER. 20. ROOF TOP MOUNTED CONDENSING UNITS ARE TO BE SUPPORTED PER DETAIL 9/A2
- 21. AT EXISTING PARAPET WALL, EXTEND NEW MEMBRANE OVER TO FULLY COVER TOP AND BOTH SIDES OF PARAPET WALL. PROVIDE NEW COPING METAL.
- 22. CORRECT MINOR DIFFERENCE IN INSULATION HEIGHT AT THIS LOCATION. 23. LOWER EXISTING RAISED AREA (THOUGHT TO BE PREVIOUSLY DEMOLISHED CHIMNEY) AND DECK OVER. 24. REPLACE DECKING IN APPROXIMATELY 8' X 8' AREA.
- 25. MAINTAIN EXISTING EXPANSION JOINT IN THIS AREA. 26. EXISTING COUNTERFLASHING TO REMAIN; PROVIDE NEW COUNTERFLASHING AND SEALANT ABOVE EXISTING.
- 27. EXISTING MECHANICAL EQUIPMENT SCREEN TO REMAIN. 28. SUBJECT TO ALTERNATE #3, PAINT ALL GAS PIPING. WIRE BRUSH AND PAINT WITH 2 COATS OF ALKYD ENAMEL. COLOR TO BE WHITE, NOT YELLOW.

GENERAL ROOF SYSTEM DESCRIPTION

- **1. ROOF AREA ONE AS SHOWN ON DRAWINGS** a. AT LOCATIONS IDENTIFIED AS HAVING WET INSULATION, COMPLETELY REMOVE EXISTING ROOF
- SYSTEM DOWN TO DECK. EXPOSE DECK AND CHECK FOR DETERIORATION'; CONFIRM EXISTING DECK IS SUITABLE FOR CONTINUED USE. INSTALL NEW POLYISO INSULATION BY MECHANICAL FASTENING IN THICKNESSES AS REQUIRED TO MEMBER OUT FLUSH WITH EXISTING SURROUNDING ROOF SYSTEM.
- INSTALL REPLACEMENT INSULATION IN AT LEAST TWO LAYERS, WITH JOINTS STAGGERED. b. CLEAN EXISTING MODIFIED BITUMEN ROOF SURFACE TO REMOVE DEBRIS, LOOSE GRANULES, ETC.
- c. INSTALL COVER BOARD & PVC-KEE MEMBRANE ONTO EXISTING ROOFING SURFACE WITH FASTENERS / INDUCTION WELDING ("RHINO BOND") SYSTEM. d. EXISTING GUTTERS AND DOWNSPOUTS ARE TO REMAIN. PROVIDE NEW TERMINATION BAR AT ROOF
- 2. ROOF AREA TWO AS SHOWN ON DRAWINGS a. REMOVE EXISTING ROOF MEMBRANE.

EDGE.

- b. REMOVE WET AND EDGE CONDITION INSULATION AS SHOWN ON DRAWINGS. COMPLETELY REMOVE EXISTING ROOF SYSTEM DOWN TO DECK. EXPOSE DECK AND CHECK FOR DETERIORATION'; CONFIRM EXISTING DECK IS SUITABLE FOR CONTINUED USE. c. IN FIELD OF ROOF, INSTALL NEW 1.5" POLYISO INSULATION BY MECHANICAL FASTENING IN
- THICKNESSES AS REQUIRED TO MEMBER OUT FLUSH WITH EXISTING SURROUNDING ROOF SYSTEM; INSTALL REPLACEMENT INSULATION IN AT LEAST TWO LAYERS, WITH JOINTS STAGGERED. d. AT ROOF EDGE, AFTER REMOVAL OF INSULATION, INSTALL TAPERED POLYISO INSULATION TO ASSIST DRAINAGE TO GUTTERS BY MECHANICAL FASTENING.
- e. PROVIDE 1.5" OF NEW INSULATION OVER ENTIRE ROOF AREA; f. AT CONTRACTOR'S OPTION, INSTALL PVC-KEE MEMBRANE ONTO NEW INSULATION WITH FASTENERS /
- INDUCTION WELDING ("RHINO BOND") SYSTEM OR PVC BONDING ADHESIVE. g. EXISTING GUTTERS AND DOWNSPOUTS ARE TO REMAIN. PROVIDE NEW TERMINATION BAR AT ROOF EDGE.
- 3. ROOF AREA THREE AS SHOWN ON DRAWINGS a. AT LOCATIONS IDENTIFIED AS HAVING WET INSULATION, COMPLETELY REMOVE EXISTING ROOF SYSTEM DOWN TO DECK. EXPOSE DECK AND CHECK FOR DETERIORATION'; CONFIRM EXISTING DECK IS SUITABLE FOR CONTINUED USE. INSTALL NEW POLYISO INSULATION BY MECHANICAL FASTENING IN THICKNESSES AS REQUIRED TO MEMBER OUT FLUSH WITH EXISTING SURROUNDING ROOF SYSTEM. INSTALL REPLACEMENT INSULATION IN AT LEAST TWO LAYERS, WITH JOINTS STAGGERED.
- b. CLEAN EXISTING MODIFIED BITUMEN ROOF SURFACE TO REMOVE DEBRIS, LOOSE GRANULES, ETC. c. INSTALL COVER BOARD & PVC-KEE MEMBRANE ONTO EXISTING ROOFING SURFACE WITH FASTENERS / INDUCTION WELDING ("RHINO BOND") SYSTEM. d. EXISTING GUTTERS AND DOWNSPOUTS ARE TO REMAIN. PROVIDE NEW TERMINATION BAR AT ROOF EDGE.
- 4. ROOF AREA FOUR AS SHOWN ON DRAWINGS a. REMOVE EXISTING ROOF MEMBRANE.
- b. AT LOCATIONS IDENTIFIED AS HAVING WET INSULATION, COMPLETELY REMOVE EXISTING ROOF SYSTEM DOWN TO DECK. EXPOSE DECK AND CHECK FOR DETERIORATION'; CONFIRM EXISTING DECK IS SUITABLE FOR CONTINUED USE. INSTALL NEW POLYISO INSULATION BY MECHANICAL FASTENING IN THICKNESSES AS REQUIRED TO MEMBER OUT FLUSH WITH EXISTING SURROUNDING ROOF SYSTEM. INSTALL REPLACEMENT INSULATION IN AT LEAST TWO LAYERS, WITH JOINTS STAGGERED.
- c. AT ROOF EDGE, AFTER REMOVAL OF INSULATION, INSTALL TAPERED POLYISO INSULATION TO ASSIST DRAINAGE TO GUTTERS BY MECHANICAL FASTENING. d. INSTALL COVER BOARD & PVC-KEE MEMBRANE ONTO EXISTING ROOFING SURFACE WITH FASTENERS / INDUCTION WELDING ("RHINO BOND") SYSTEM.
- e. REPLACE EXISTING COPING METAL WITH NEW. f. EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN. PROVIDE NEW TERMINATION BAR AT ROOF EDGE.
- 5. ROOF AREA FIVE AS SHOWN ON DRAWINGS a. REMOVE EXISTING METAL ROOFING. b. REMOVE EXISTING ROOF BATT INSULATION.
- c. PROVIDE NEW ROOF BATT INSULATION.
- d. PROVIDE NEW FULL-LENGTH ROOFING PANELS. e, SUBJECT TO ALTERNATE, REPLACE EXISTING GUTTERS AND DOWNSPOUTS WITH NEW: BASE BID IS FOR RE-USE OF EXISTING GUTTERS AND DOWNSPOUTS.



























