



Charlotte Mecklenburg Schools ALEXANDER GRAHAM MIDDLE SCHOOL ROOF REPLACEMENT PROJECT

PROJECT ADDRESS:
1800 RUNNYMEDE LANE
CHARLOTTE, NC 28211

INDEX OF DRAWINGS

GENERAL

G-101 COVER SHEET
G-102 CODE SHEET

ARCHITECTURAL

A-101 PARTIAL ROOF PLAN - AREAS A3, A5 & B1
A-201 WIND ZONE PLAN - AREAS A3, A5 & B1
A-301 DETAILS
A-302 DETAILS
A-303 DETAILS
A-304 DETAILS

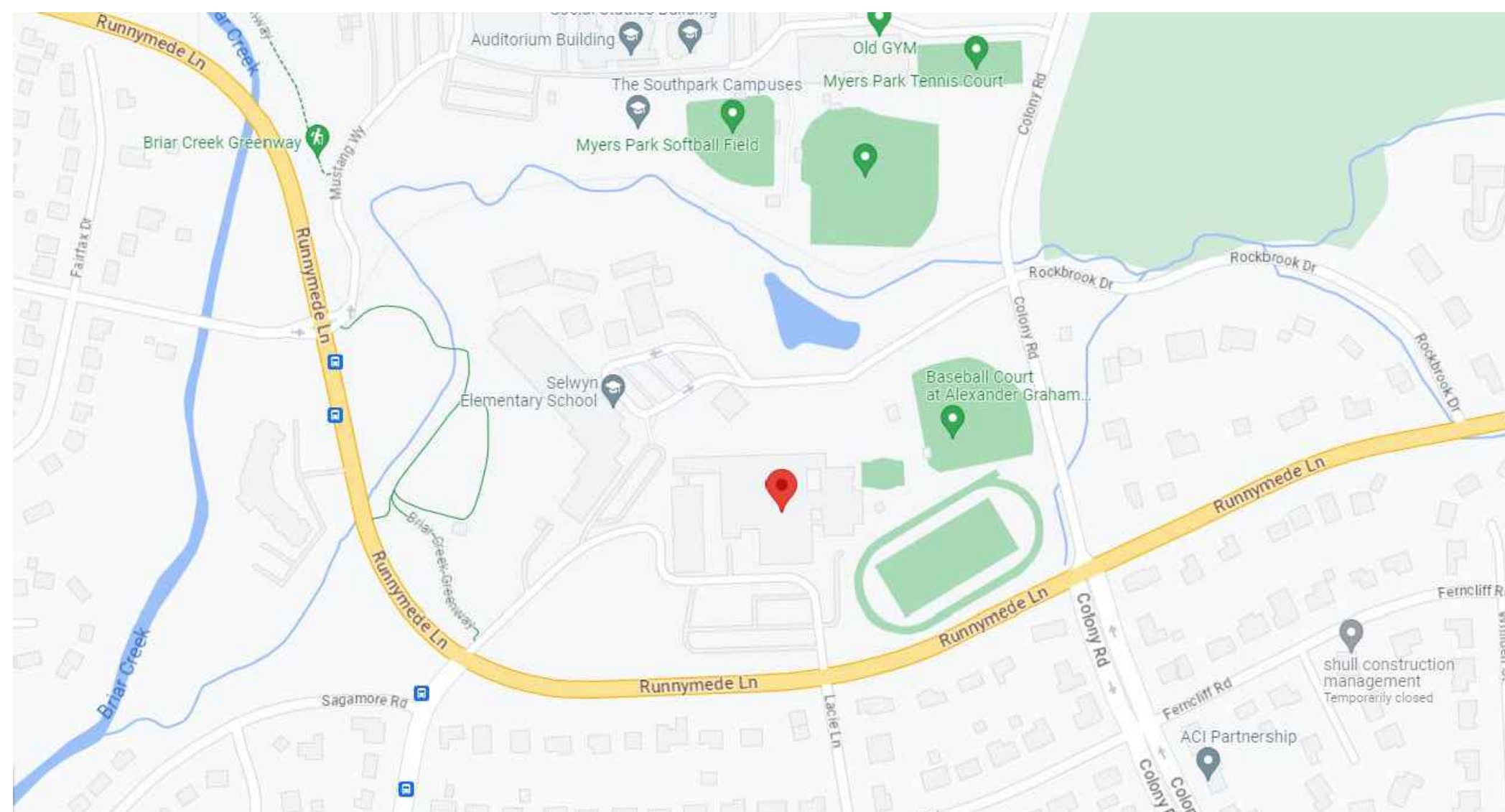


2701 Westport Road
CHARLOTTE, NC 28208
PH. (704) 509-1777 | TERRACON.COM
TERRACON NC LICENSE NO. F-0869

ENGINEER STATE LICENSE SEAL

CHARLOTTE MECKLENBURG SCHOOLS
ALEXANDER GRAHAM MIDDLE SCHOOL
ROOFING REPLACEMENT PROJECT
ROOF AREA A3, A5, & B1
1800 RUNNYMEDE LANE CHARLOTTE, NC 28211
COVER SHEET

PROJECT LOCATION



VICINITY MAP



ABBREVIATIONS

TYP. TYPICAL
CONT. CONTINUOUS
O/C ON CENTER
VERT. VERTICAL
HORIZ. HORIZONTAL
S.S. STAINLESS STEEL
P.T. PRESSURE TREATED
T.W.F. THROUGH-WALL FLASHING
S.S.M. STANDING SEAM METAL
CMU CONCRETE MASONRY UNIT

DETAILS/ELEVATIONS/SECTION IDENTIFIER

 ELEVATION/DETAIL/SECTION LABEL
 SHEET SHOWN ON

 IDENTIFIES ROOF AREAS NOT IN SCOPE OF WORK

CLIENT

CHARLOTTE MECKLENBURG SCHOOLS
3301 Stafford Drive
Charlotte, NC 28208

ENGINEERING CONSULTANT

TERRACON CONSULTANTS, INC.
2701 Westport Rd
Charlotte, NC 28208

PROJECT CONTACT:

Carlos González, LEED AP BD+C, GRP, RRO, RWC
Senior Facilities Professional | Facilities
e: carlos.gonzalez@terracon.com
p: 704.594.8961

Jeff H. Poe, Jr., PE, RBEC
Senior Engineer | Facilities
e: jeff.poe@terracon.com
p: 704.594.8939



REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
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TERRACON PROJECT NUMBER:
FH226305

DESIGNED BY: CLG

DRAWN BY: SWP

APPROVED BY: JHP

ISSUE FOR:

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ISSUE DATE:

1-11-2024

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G-101

2018 APPENDIX B BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS (EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES) (Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: ALEXANDER GRAHAM MIDDLE SCHOOL - ROOF REPLACEMENT PROJECT
Address: 1800 RUNNYMEDE AVENUE - CHARLOTTE, NC 28211
Proposed Use: N/A
Owner or Authorized Agent: WILLIAM WOOTEN, Phone # 980-722-5736, Email: williamj.wooten@cms.k12.nc.us
Owned By: MECKLENBURG COUNTY, City/County, Private, State
Code Enforcement Jurisdiction: City, County

LEAD DESIGN PROFESSIONAL: TERRACON CONSULTANTS, INC
DESIGNER: FIRM, NAME, LICENSE #, TELEPHONE #
Architectural, Civil, Electrical, Fire Alarm, Plumbing, Mechanical, Sprinkler-Standpipe, Structural, Other

YEAR EDITION OF CODE: 2018 NCEBC
 New Construction Renovation (Existing Bldg) Upfit Roof Repair

CONSTRUCTED: 2003
CURRENT OCCUPANCY(S)(Ch.3): Education

BUILDING DATA
Construction Type: I-A I-B II-A II-B III-A III-B
Mixed construction: No Yes Types N/A
Sprinklers: No Yes NFPA 13 NFPA 13R NFPA 13D
Standpipes: No Yes Class I II III Wet Dry
Fire District: No Yes
Building Height: N/A Feet, N/A Number of Stories, Unlimited per N/A
Mezzanine: No Yes
High Rise: No Yes Central Reference Sheet # (if provided) N/A
Gross Building Area:
FLOOR EXISTING (SQ FT) NEW (SQ FT) SUB-TOTAL
3rd Floor N/A N/A N/A
2nd Floor N/A N/A N/A
Mezzanine N/A N/A N/A
1st Floor N/A N/A N/A
Basement N/A N/A N/A
TOTAL N/A N/A N/A

GROSS LINEAR FOOTAGE OF THROUGH-WALL TO ROOF FLASHING (LF):
STORIES AREA A: SOUTHWEST WALL TOTAL
75' 75'

Table with 4 columns: FLOOR, EXISTING (SQ FT), NEW (SQ FT), SUB-TOTAL. Rows for 3rd Floor, 2nd Floor, Mezzanine, 1st Floor, Basement, and TOTAL.

Table with 4 columns: STORIES, AREA A: SOUTHWEST WALL, TOTAL. Row for 75'.

NO CHANGE

STRUCTURAL DESIGN
DESIGN LOADS:
Importance Factors: Wind (I_w) N/A, Snow (I_s) N/A, Seismic (I_s) N/A
Live Loads: Roof 20 psf, Mezzanine N/A psf, Floor N/A psf
Snow Load: N/A psf
Wind Load: Basic Wind Speed N/A mph (ASCE-7-10), Exposure Category N/A, Wind Base Shears (for MWFRS) V_x = N/A, V_y = N/A
Dead Loads: Existing Dead Load: 9.3 lbs/ft², New Dead Load: 7.5 lbs/ft², Difference: -1.8 lbs/ft²
SEISMIC DESIGN CATEGORY: N/A
Compliance with Section 1616.4 only? YES NO
SEISMIC DESIGN CATEGORY B, C, & D
Provide the following Seismic Design Parameters:
Seismic Use Group N/A
Spectral Response Acceleration S_{us} = N/A, %g, S_{us} = N/A, %g
Site Classification N/A
Basic structural system (check one):
 N/A Bearing Wall N/A Dual w/Special Moment Frame
 N/A Building Frame N/A Dual w/Intermediate R/C or Special Steel
 N/A Moment Frame N/A Inverted Pendulum
Seismic base shear V_x = N/A, Y_y = N/A
Analysis Procedure N/A Simplified N/A Equivalent Lateral Force N/A Modal
Architectural, Mechanical, Components anchored?
LATERAL DESIGN CONTROL: Earthquake N/A, Wind N/A
SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) N/A psf
Presumptive Bearing capacity N/A psf
Pile size, type, and capacity N/A

NO CHANGE

PLUMBING FIXTURE REQUIREMENTS

OCCUPANCY	WATERCLOSETS		LAVATORIES		SHOWERS/TUBS		DRINKING FOUNTAINS	
	MALE	FEMALE	MALE	FEMALE	REGULAR	ACCESSIBLE	REGULAR	ACCESSIBLE
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

NO CHANGE

ACCESSIBLE PARKING

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES REQUIRED	# OF ACCESSIBLE SPACES PROVIDED		TOTAL # ACCESSIBLE PROVIDED
		REGULAR WITH 5' ACCESS AISLE	VAN SPACE WITH 8' ACCESS AISLE	
N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A
TOTAL	N/A	N/A	N/A	N/A

ALLOWABLE AREA

Primary Occupancy: Assembly A-1 A-2 A-3 A-4 A-5
 Business Educational Factory-Industrial F-1 F-2
 High-Hazard H-1 H-2 H-3 H-4 H-5
 Institutional I-1 I-2 I-3
I-3 Use Condition: 1 2 3 4 5
 Mercantile Residential R-1 R-2 R-3 R-4
 Storage S-1 S-2 High-piled
 Utility and Miscellaneous Parking Garage Open Enclosed Repair

Secondary Occupancy: N/A
Special Occupancy: 508.2 508.3 508.4 508.5 508.6 508.7 508.8
Mixed Occupancy: No Yes Separation: N/A Hr. Exception: N/A

Non-Separated Mixed Occupancy (303.1 Exception)
The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

Separated Mixed Occupancy (303.1/303.2) - See below for area calculations
For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

Actual Area of Occupancy A + Actual Area of Occupancy B ≤ 1
Allowable Area of Occupancy A + Allowable Area of Occupancy B ≤ 1.00
N/A + N/A ≤ 1.00

Table with 8 columns: STORY NO., DESCRIPTION AND USE, BLDG AREA PER STORY (ACTUAL), (A) TABLE 503.3 AREA, (C) AREA FOR OPEN SPACE INCREASE¹, (D) AREA FOR SPRINKLER INCREASE², (E) ALLOWABLE AREA OR UNLIMITED³, (F) MAXIMUM BUILDING AREA*. Rows for various stories with N/A values.

¹ Open space area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = N/A (F)
b. Total Building Perimeter = N/A (P)
c. Ratio (F/P) = N/A (F/P)
d. W = Minimum width of public way = (W)
e. Percent of frontage increase I_r = 100 [F/P - 0.25] x W/30 = N/A (%)

² The sprinkler increase per Section 506.3 is as follows:
a. Multi-story building I_r = 200 percent
b. Single story building I_r = 300 percent

³ Unlimited area applicable under conditions of Sections Group B, F, M, S, A-4 (507.1, 507.2, 507.3, 507.5); Group A motion picture (507.6); Walls (402.6); and H-2 aircraft paint hangars (507.6).

* Maximum Building Area = total number of stories in the building x E but not greater than 3 x E.
⁴ The maximum area of parking garages must comply with 406.3.5. The maximum area of air traffic control towers must comply with 412.1.2.

SPECIAL APPROVALS

Special approval: (Local Jurisdiction, Department of Insurance, SBCCI, ICC, etc., describe below)
N/A

ENERGY REQUIREMENTS

The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If energy cost budget method, state the annual energy cost budget vs allowable annual energy cost budget.

THERMAL ENVELOPE
Method of Compliance: Prescriptive Performance Energy Cost Budget
Roof/Ceiling Assembly (each assembly)
Description of assembly: See typical new roof assembly on drawing sheet G-102
U-Value of total assembly: NO CHANGE
R-Value of insulation: INCREASE TO R=25
Skylights in each assembly
U-Value of skylight: NO CHANGE
Total square footage of skylights in each assembly: NO CHANGE

Exterior Walls (each assembly)
Description of assembly
U-Value of total assembly
R-Value of insulation
Openings (windows or doors with glazing)
U-Value of assembly shading coefficient
projection factor
low e required, if applicable
Door R-Values

Walls adjacent to unconditioned space (each assembly)
Description of assembly
U-Value of total assembly
R-Value of insulation
Openings (windows or doors with glazing)
U-Value of assembly shading coefficient
projection factor
low e required, if applicable
Door R-Values

Walls below grade (each assembly)
Description of Assembly
U-Value of total assembly
R-Value of insulation
Horizontal/vertical requirement
slab heated

Floors over unconditioned space (each assembly)
Description of assembly
U-Value of total assembly
R-Value of insulation

Floors slab on grade
Description of assembly
U-Value of total assembly
R-Value of insulation

NO CHANGE

ALLOWABLE HEIGHT

Type of Construction	ALLOWABLE (TABLE 503)		INCREASE FOR SPRINKLERS		SHOWN ON PLANS	CODE REFERENCE
	Type	N/A	Type	N/A		
Building height in feet	Feet	N/A	Feet=H+20"	N/A	Type	N/A
Building Height in Stories	Stories	N/A	Stories+1"	N/A	Stories	

FIRE PROTECTION REQUIREMENTS

Life Safety Plan Sheet #, if Provided

Table with 8 columns: BUILDING ELEMENT, FIRE SEPARATION DISTANCE (FEET), RATING PROVIDED (W/REDUCTION), DETAIL # AND SHEET #, DESIGN # FOR RATED ASSEMBLY, DESIGN # FOR RATED PENETRATION, DESIGN # FOR RATED JOINTS. Rows for Structural frame, Bearing walls, Exterior, North, East, West, South, Interior, Nonbearing walls and partitions, Floor construction, Roof construction, Shafts-Exit, Shafts-Other, Corridor Separation, Occupancy Separation, Party/Fire Wall Separation, Smoke Barrier Separation, Tenant Separation.

EXIT WIDTH

USE GROUP OR SPACE DESCRIPTION, (a) AREA¹ SQ. FT., (b) AREA¹ PER OCCUPANT (TABLE 1003.2.2.2), (c) EGRESS WIDTH PER OCCUPANT (TABLE 1003.2.3), EXIT WIDTH (a)²+3.3.5.6, ACTUAL WIDTH SHOWN ON PLANS

Table with columns for USE GROUP OR SPACE DESCRIPTION, AREA¹ SQ. FT., AREA¹ PER OCCUPANT, EGRESS WIDTH PER OCCUPANT, EXIT WIDTH, ACTUAL WIDTH SHOWN ON PLANS. Rows for North, East, West, South, Interior.

NO CHANGE

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT
Method of Compliance: Prescriptive Performance Energy Cost Budget
Lighting Schedule
lamp type required in fixture
number of lamps in fixture
ballast type used in the fixture
number of ballasts in fixture
total wattage per fixture
total interior wattage specified vs allowed
total exterior wattage specified vs allowed
Equipment schedules with motors (not used for mechanical systems)
motor horsepower
number of phases
minimum efficiency
motor type
of poles

NO CHANGE

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT
Method of Compliance: Prescriptive Energy Cost Budget
Thermal Zone
winter dry bulb
summer dry bulb
Interior design conditions
winter dry bulb
summer dry bulb
relative humidity
Building heating load
Building cooling load
Mechanical Spacing Conditioning System
Unitary
description of unit
heating efficiency
cooling efficiency
heat output of unit
cooling output of unit
Boiler
total boiler output. If oversized, state reason.
Chiller
total chiller capacity. If oversized, state reason.
List equipment efficiencies
Equipment schedules with motors (mechanical systems)
motor horsepower
number of phases
minimum efficiency
motor type
of poles

NO CHANGE

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: NO YES
Exit Signs: NO YES
Fire Alarm: NO YES
Smoke Detection Systems: NO YES
Panic Hardware: NO YES

EXIT REQUIREMENTS

NUMBER AND ARRANGEMENT OF EXITS

FLOOR, ROOM OR SPACE DESIGNATION, MINIMUM NUMBER OF EXITS, TRAVEL DISTANCE, ARRANGEMENT MEANS OF EGRESS 1-3 (SECTION 1004.1)

Table with columns for FLOOR, ROOM OR SPACE DESIGNATION, MINIMUM NUMBER OF EXITS, TRAVEL DISTANCE, ARRANGEMENT MEANS OF EGRESS 1-3. Rows for various floor areas.

EXIT WIDTH

USE GROUP OR SPACE DESCRIPTION, (a) AREA¹ SQ. FT., (b) AREA¹ PER OCCUPANT (TABLE 1003.2.2.2), (c) EGRESS WIDTH PER OCCUPANT (TABLE 1003.2.3), EXIT WIDTH (a)²+3.3.5.6, ACTUAL WIDTH SHOWN ON PLANS

Table with columns for USE GROUP OR SPACE DESCRIPTION, AREA¹ SQ. FT., AREA¹ PER OCCUPANT, EGRESS WIDTH PER OCCUPANT, EXIT WIDTH, ACTUAL WIDTH SHOWN ON PLANS. Rows for North, East, West, South, Interior.

NO CHANGE

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT
Method of Compliance: Prescriptive Performance Energy Cost Budget
Lighting Schedule
lamp type required in fixture
number of lamps in fixture
ballast type used in the fixture
number of ballasts in fixture
total wattage per fixture
total interior wattage specified vs allowed
total exterior wattage specified vs allowed
Equipment schedules with motors (not used for mechanical systems)
motor horsepower
number of phases
minimum efficiency
motor type
of poles

NO CHANGE

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT
Method of Compliance: Prescriptive Energy Cost Budget
Thermal Zone
winter dry bulb
summer dry bulb
Interior design conditions
winter dry bulb
summer dry bulb
relative humidity
Building heating load
Building cooling load
Mechanical Spacing Conditioning System
Unitary
description of unit
heating efficiency
cooling efficiency
heat output of unit
cooling output of unit
Boiler
total boiler output. If oversized, state reason.
Chiller
total chiller capacity. If oversized, state reason.
List equipment efficiencies
Equipment schedules with motors (mechanical systems)
motor horsepower
number of phases
minimum efficiency
motor type
of poles



ENGINEER STATE LICENSE SEAL

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ALEXANDER GRAHAM MIDDLE SCHOOL
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CODE SHEET

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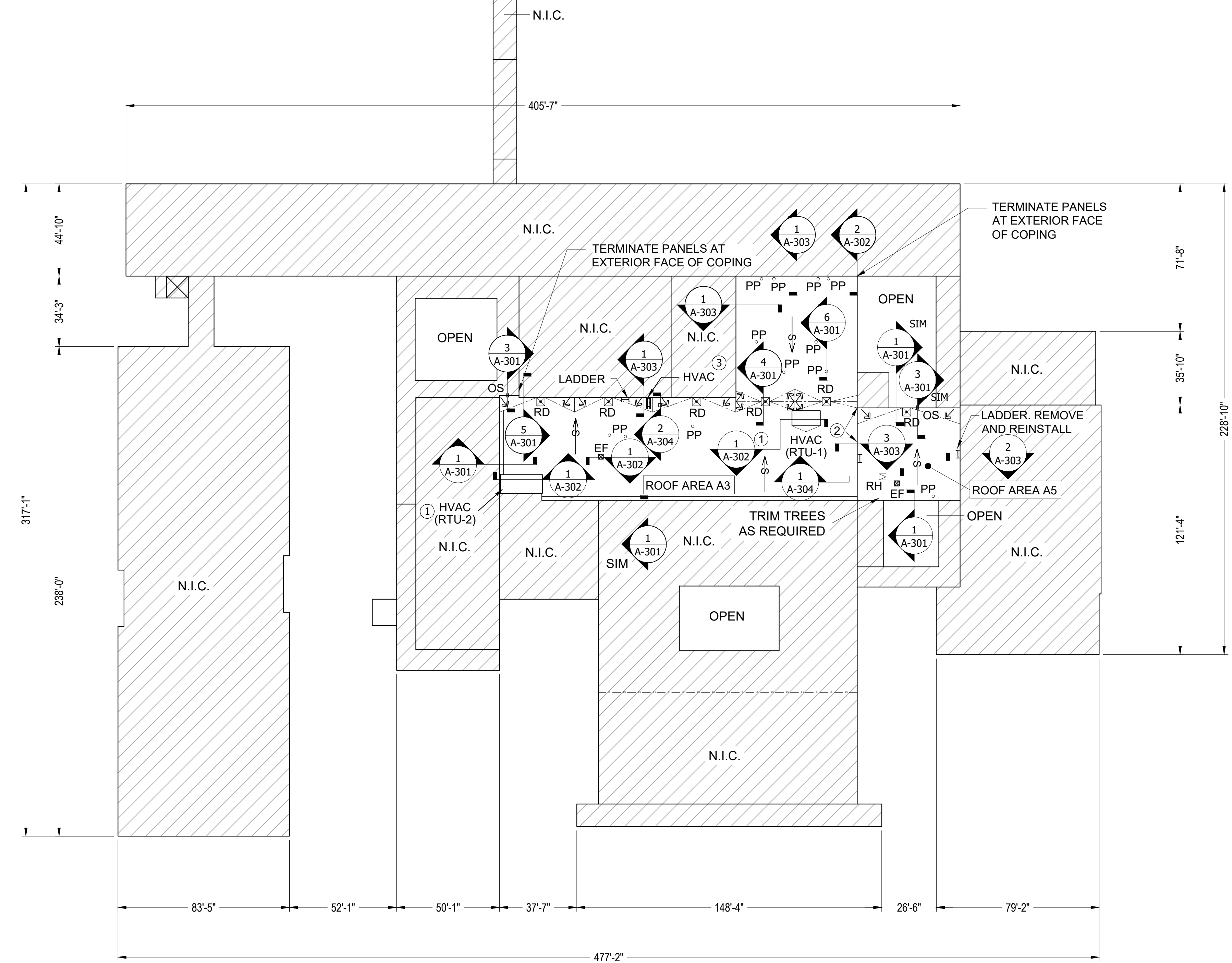
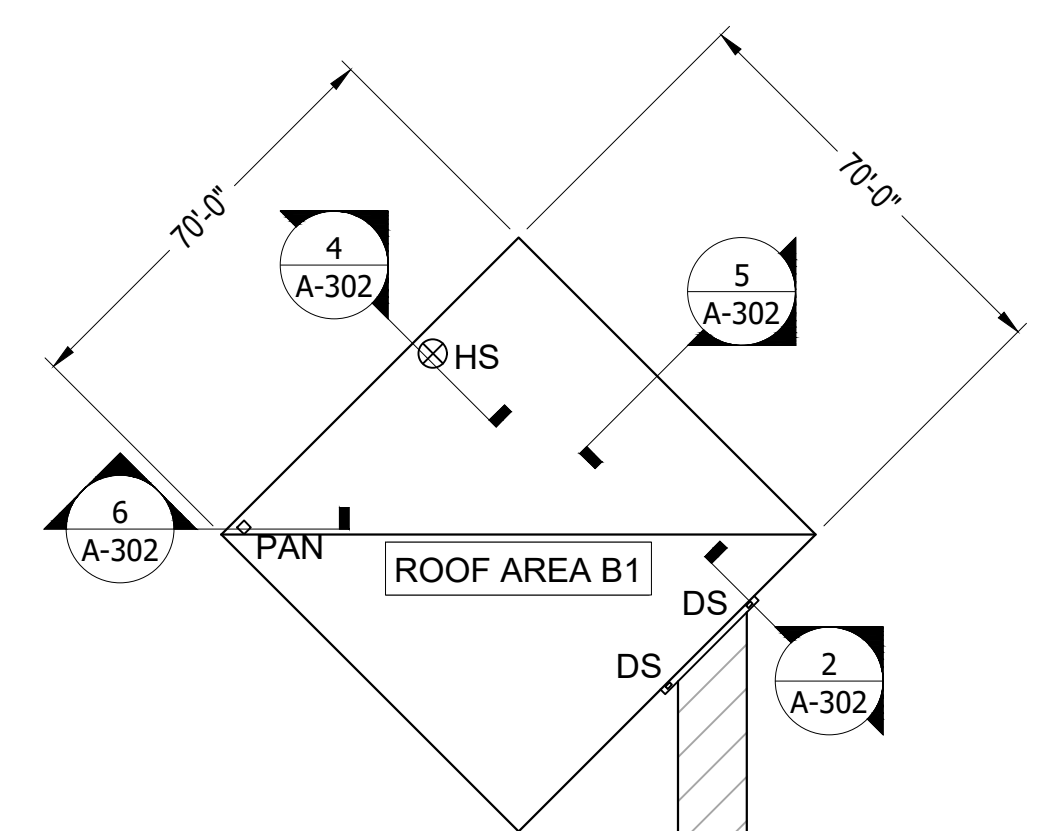
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DRAWN BY: SWP
APPROVED BY: JHP

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G-102



LEGEND

RD	ROOF DRAIN AND SUMP
PP	PIPE PENETRATION
PAN	POURABLE SEALER PAN
RH	ROOF HATCH
DS	GUTTER AND DOWNSPOUT
EF	EXHAUST FAN
OS	OVERFLOW SCUPPER
L	LADDER
T	TAPERED INSULATION
S	STRUCTURAL SLOPE ARROW
HS	HOT STACK

- KEYED NOTES**
- CONTRACTOR TO LIFT MECHANICAL UNIT AS REQUIRED AND PROVIDE MODIFICATIONS TO UNIT TO ACCOMMODATE NEW FLASHING HEIGHT
 - NEW ROOF CURB WITH BASE FLASHING AND COPING CAP. NEW WOOD BLOCKING AS NEEDED
 - CONTRACTOR TO PROVIDE NEW PRESSURE TREATED WOOD BLOCKING WITH SACRIFICIAL MEMBRANE

NOTE
 CONTRACTOR TO FIELD TAPER AS REQUIRED TO ACHIEVE POSITIVE SLOPE TO DRAIN.
 EXISTING OVERFLOWS ARE CIRCULAR. CONTRACTOR TO ADJUST OPENINGS FOR OVERFLOW PROVISIONS AS REQUIRED.



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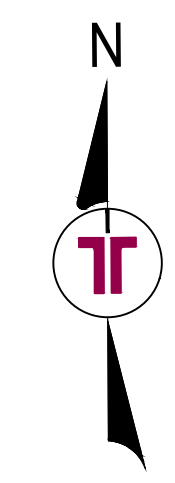
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A-101

1 ROOF PLAN - AREAS A3, A5 & B1
 1/32"=1'-0"



CODE SUMMARY

NORTH CAROLINA BUILDING CODE (2018 EDITION)
 AND ASCE 7-10

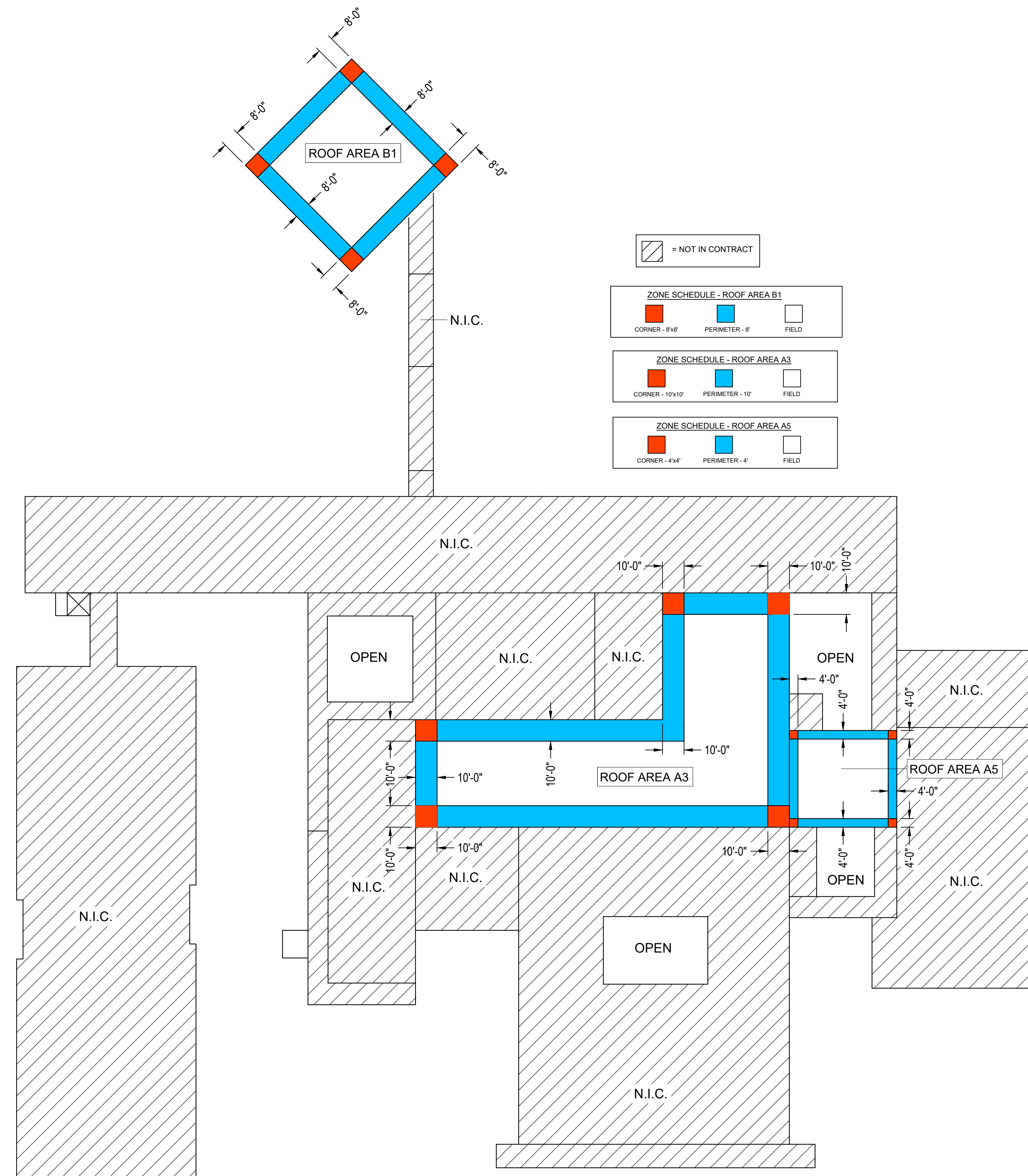
BASIC WIND SPEED = 120 MPH
 BUILDING CATEGORY = III
 EXPOSURE CATEGORY = B
 INTERNAL PRESSURE COEF. = +/- .18

THE NEW ROOF SYSTEM SHALL BE DESIGNED
 AND CONSTRUCTED TO MEET THE FOLLOWING
 WIND UPLIFT PRESSURES:

ZONE SCHEDULE - ROOF AREA A3
 1. FIELD ZONE = -26 PSF
 2. PERIMETER ZONE: 10' = -45 PSF
 3. CORNER ZONE: 10'x10' = -65 PSF

ZONE SCHEDULE - ROOF AREA A5
 1. FIELD ZONE = -26 PSF
 2. PERIMETER ZONE: 4' = -45 PSF
 3. CORNER ZONE: 4'x4' = -65 PSF

ZONE SCHEDULE - ROOF AREA B1
 1. FIELD ZONE = -26 PSF
 2. PERIMETER ZONE: 8' = -45 PSF
 3. CORNER ZONE: 8'x8' = -65 PSF



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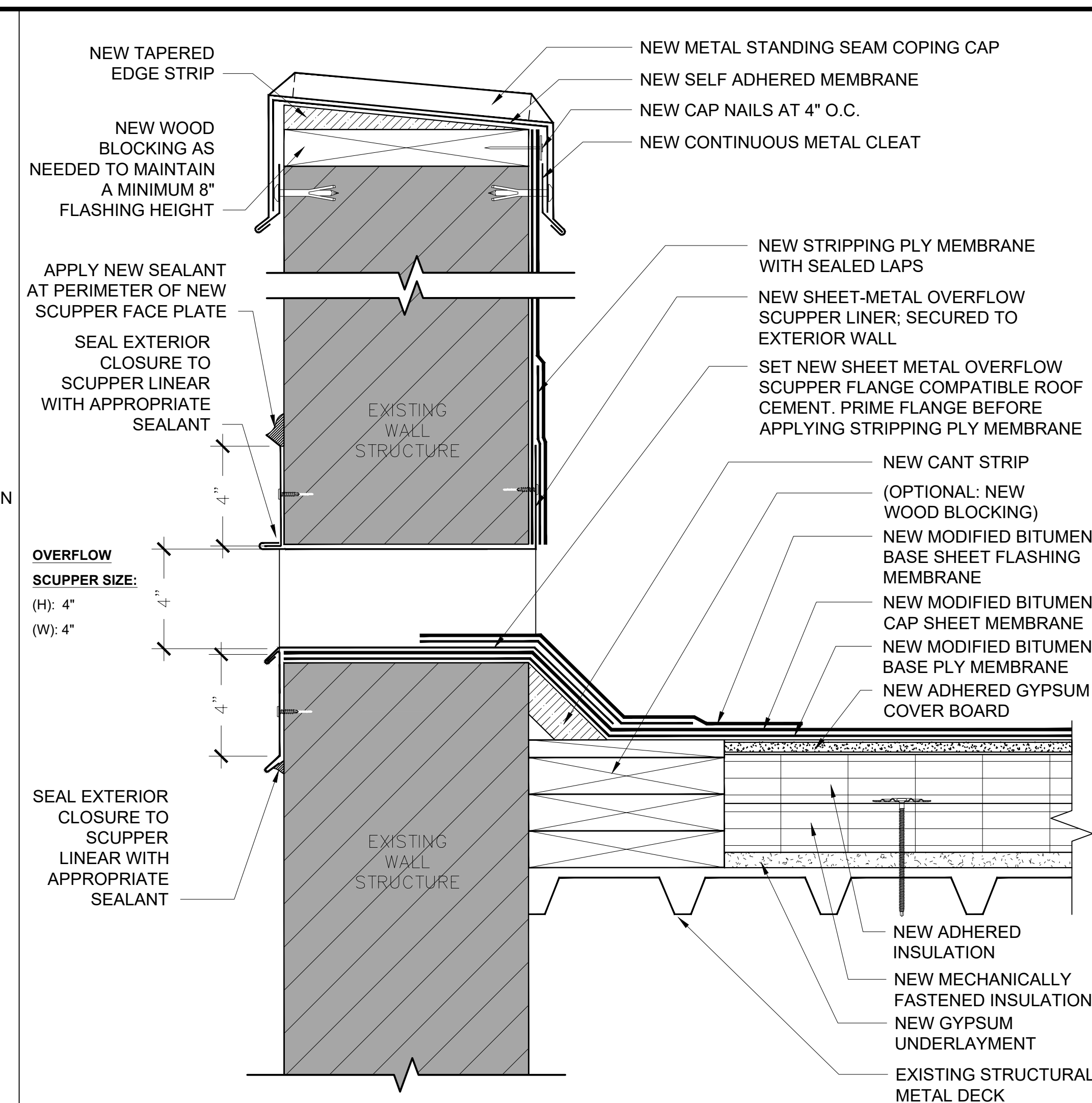
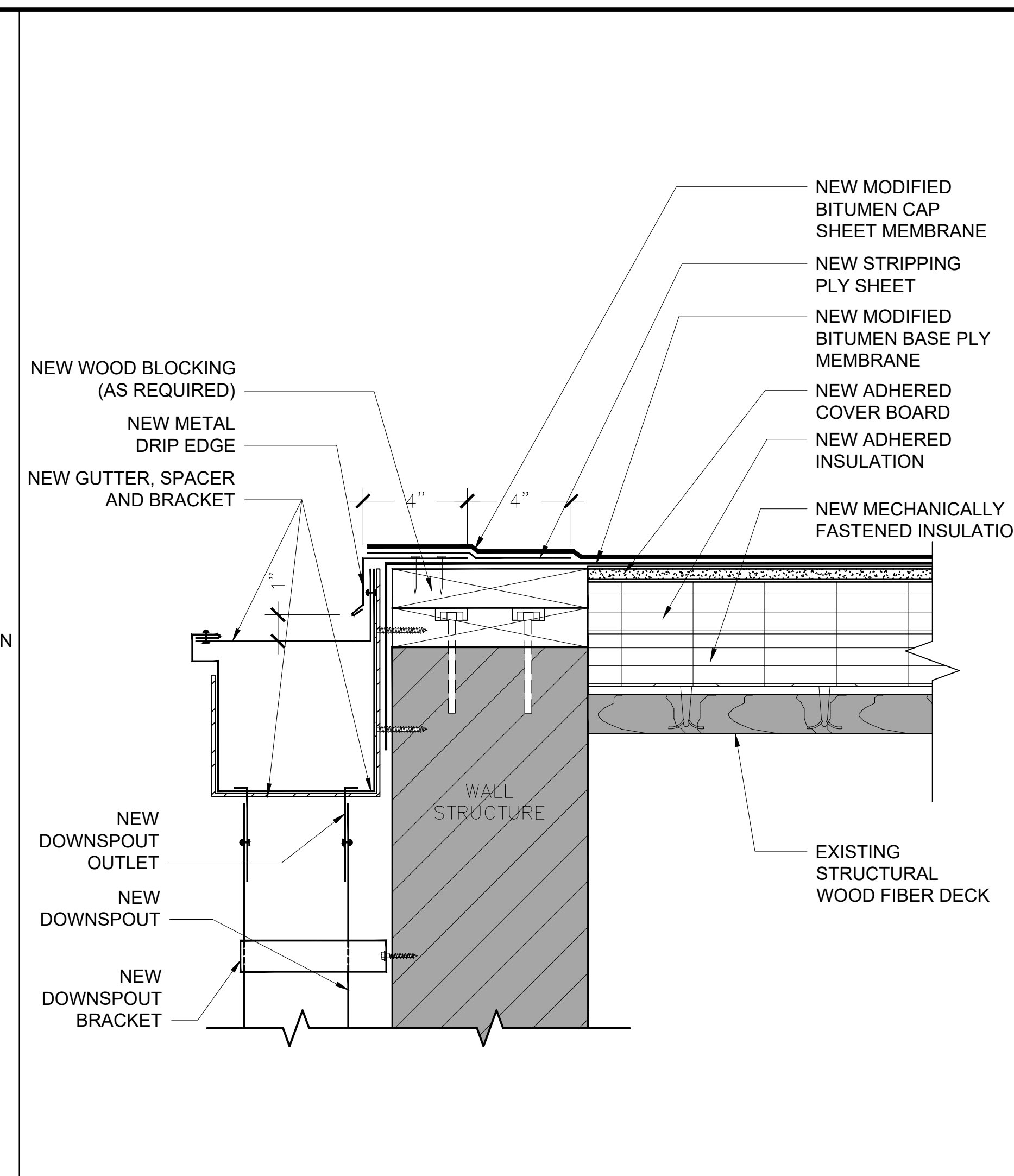
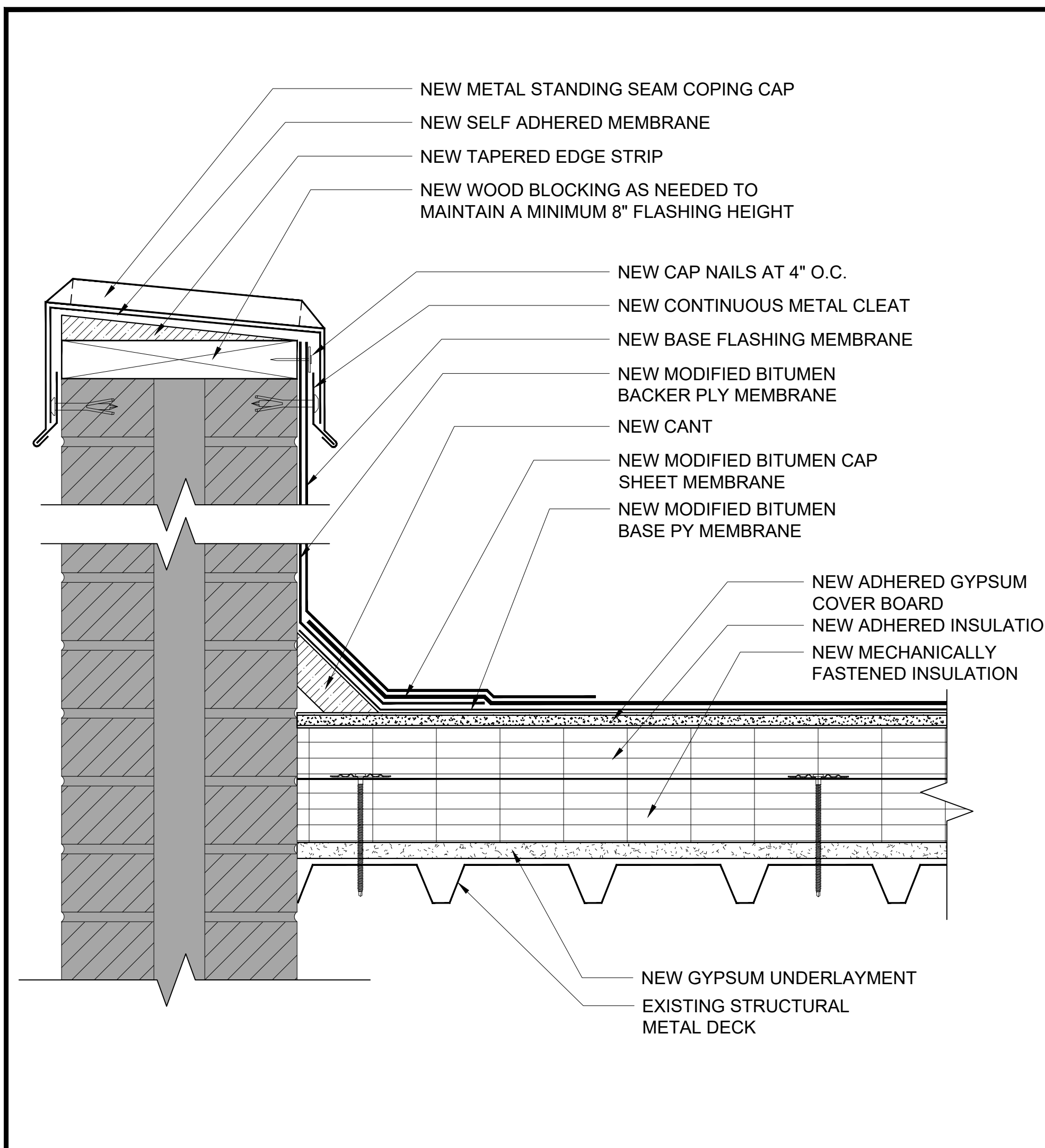
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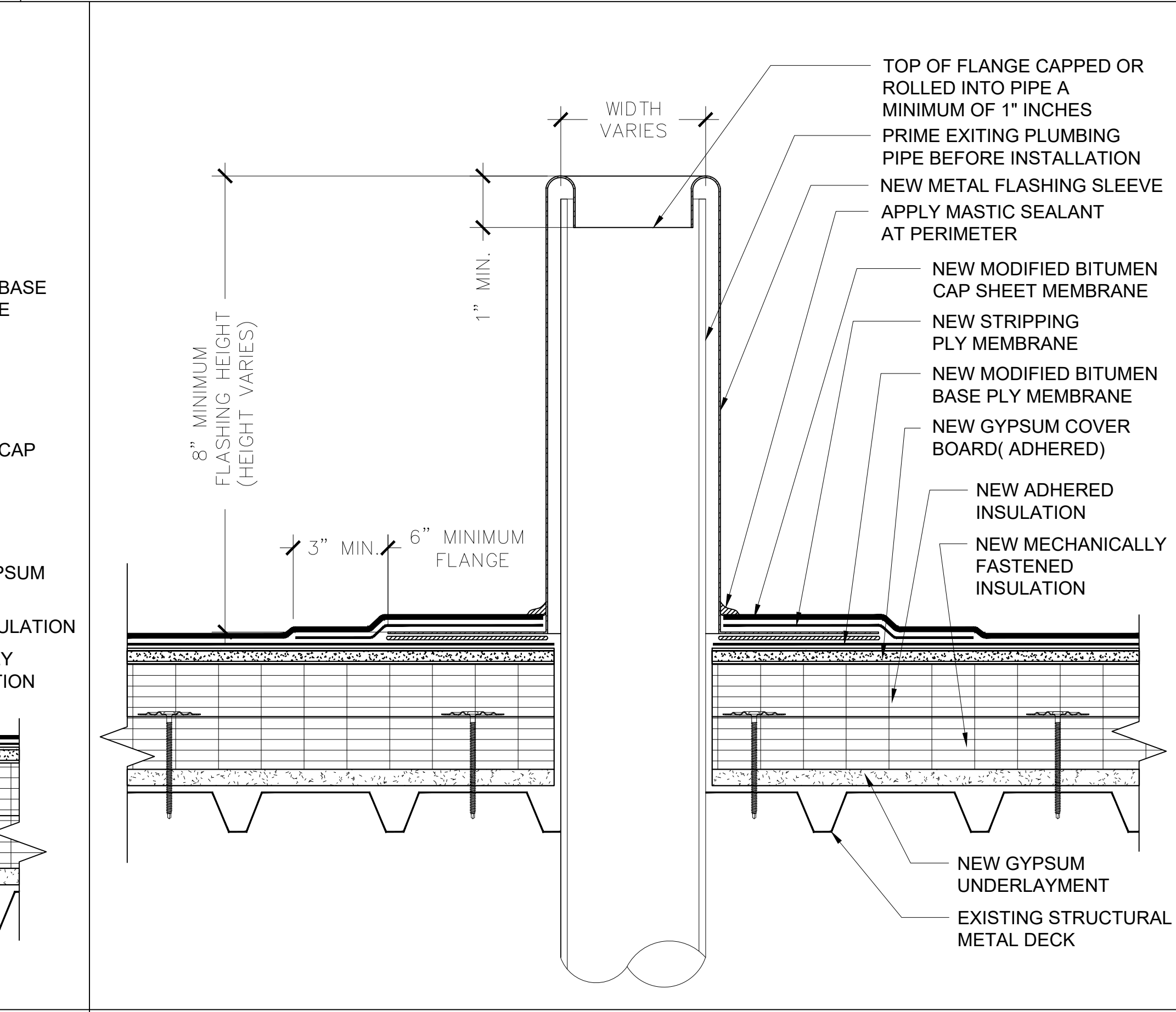
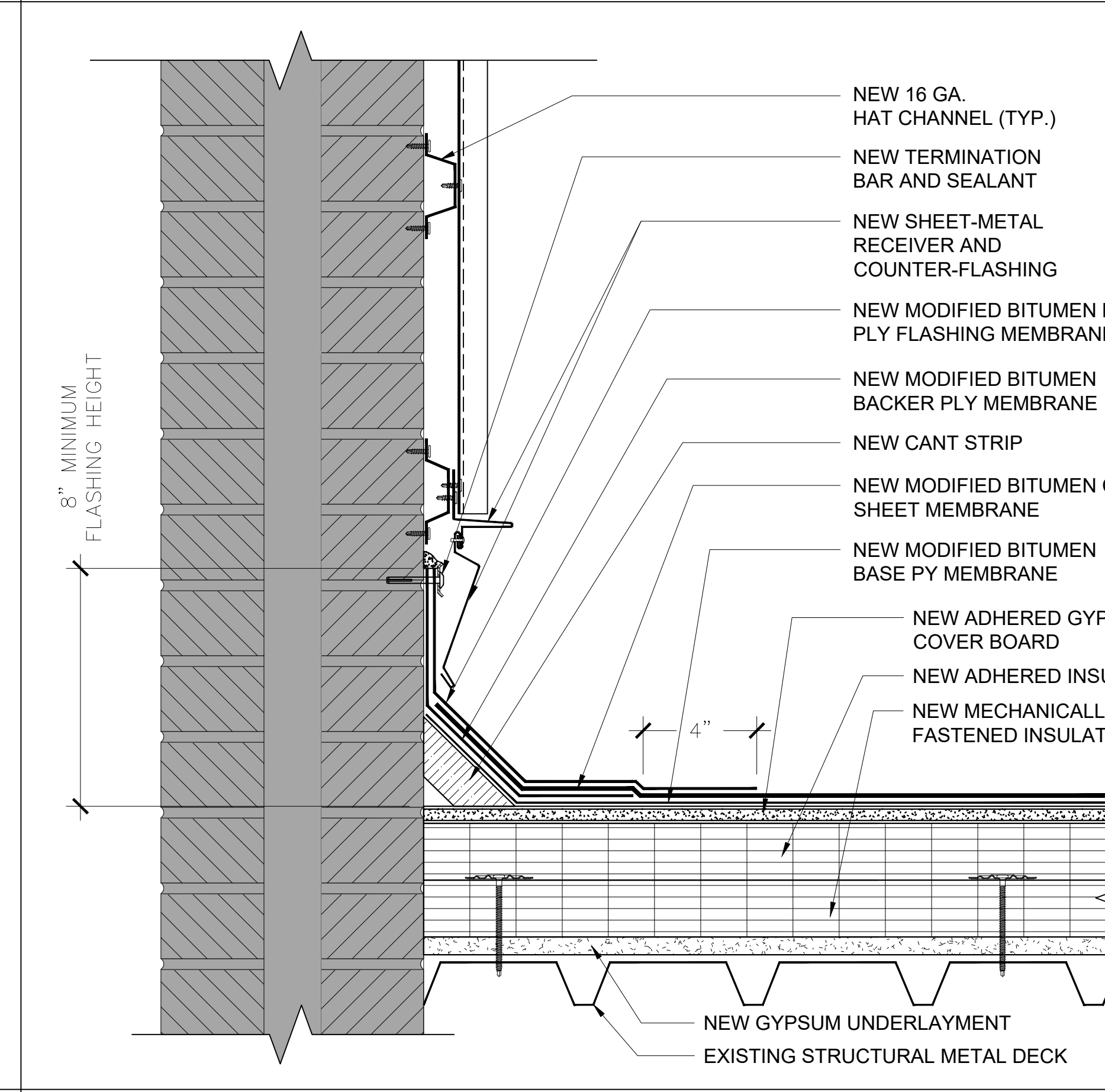
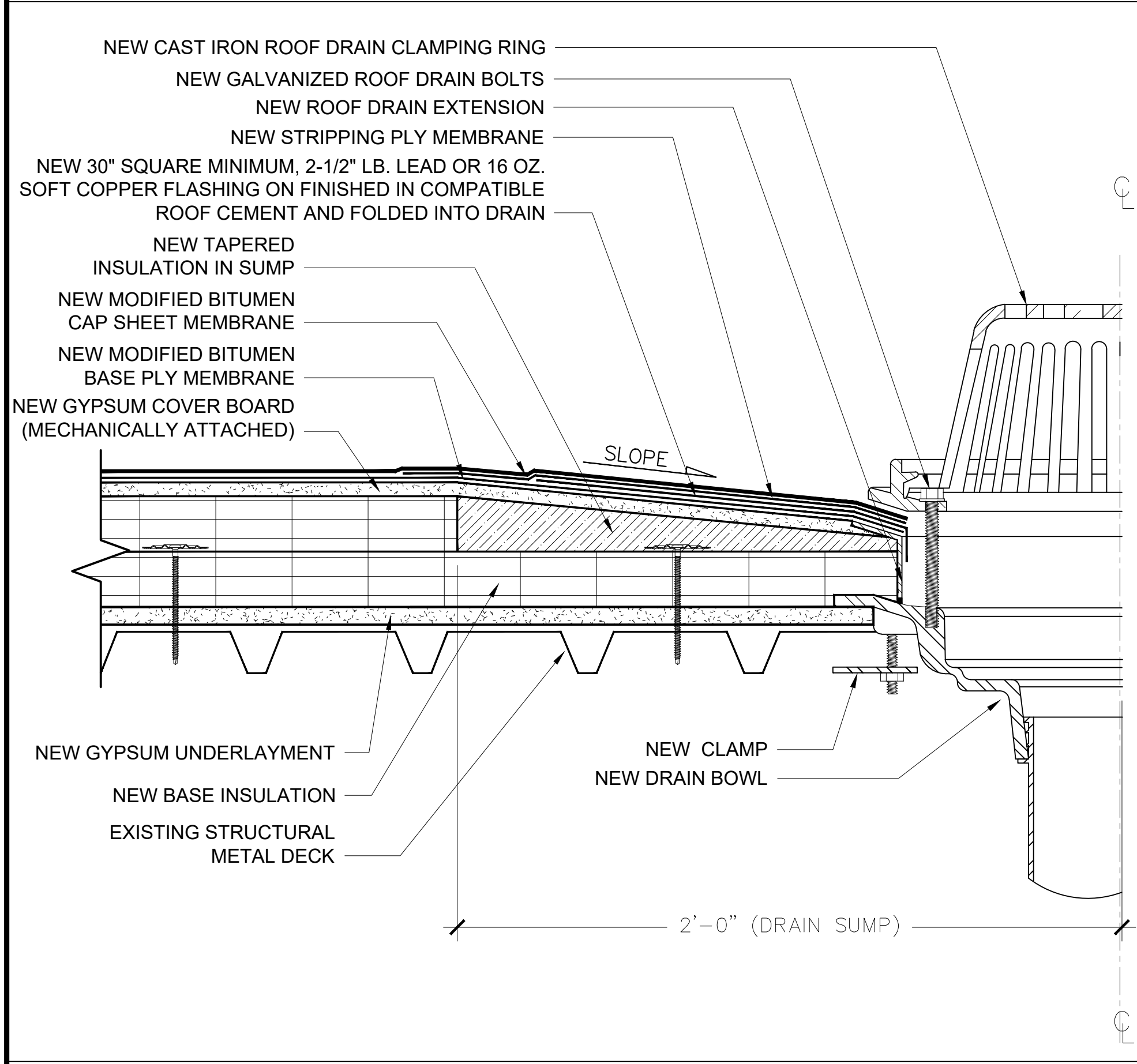
A-201



1 PARAPET WALL
3"=1'-0"

2 GUTTER w/DOWNSPOUT DETAIL
3"=1'-0"

3 OVERFLOW THROUGH-WALL SCUPPER
3"=1'-0"



4 ROOF DRAIN
3"=1'-0"

5 BASE FLASHING
3"=1'-0"

6 SANITARY VENT
3"=1'-0"

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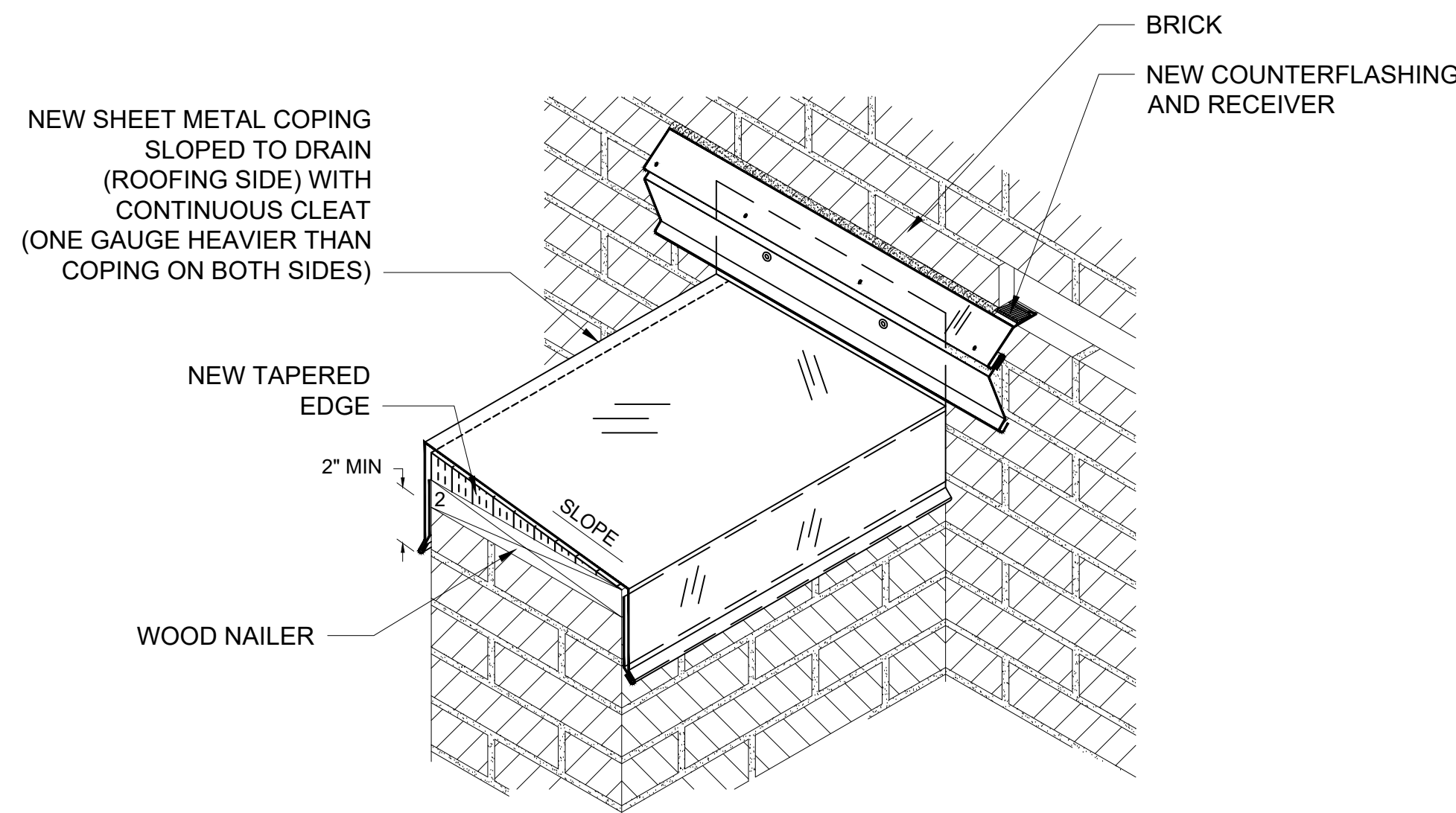
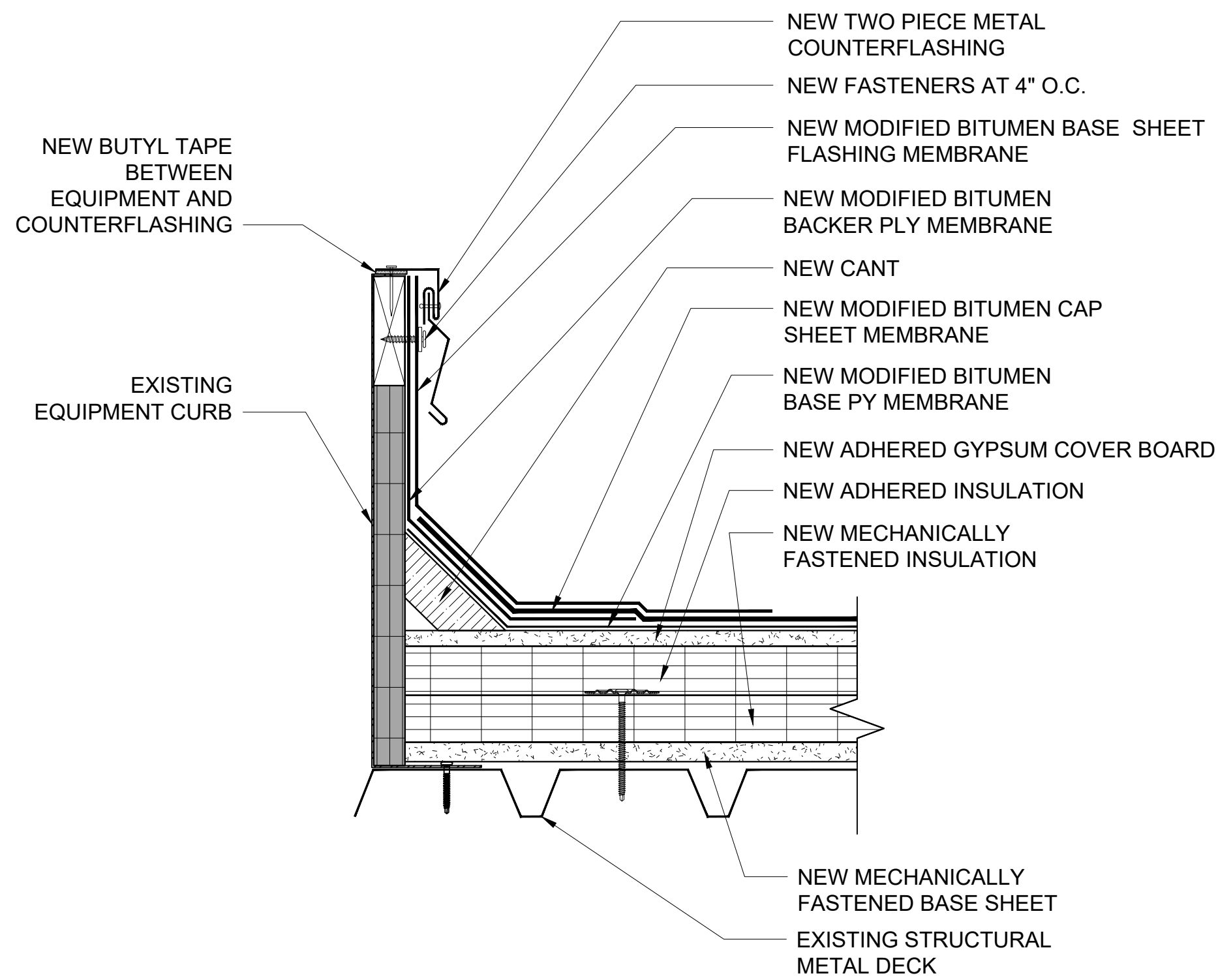
- REVIEW / PRICING DOCUMENTS NOT FOR CONSTRUCTION
- SURVEY REPORT - REPAIR DOCUMENTS NOT FOR CONSTRUCTION
- SCHEMATIC DESIGN DOCUMENTS NOT FOR CONSTRUCTION
- DESIGN DEVELOPMENT DOCUMENTS NOT FOR CONSTRUCTION
- PERMITTING / BIDDING NOT FOR CONSTRUCTION
- CONSTRUCTION DOCUMENTS
- ADDENDUM SUBMITTAL
- RECORD DRAWINGS

ISSUE DATE:

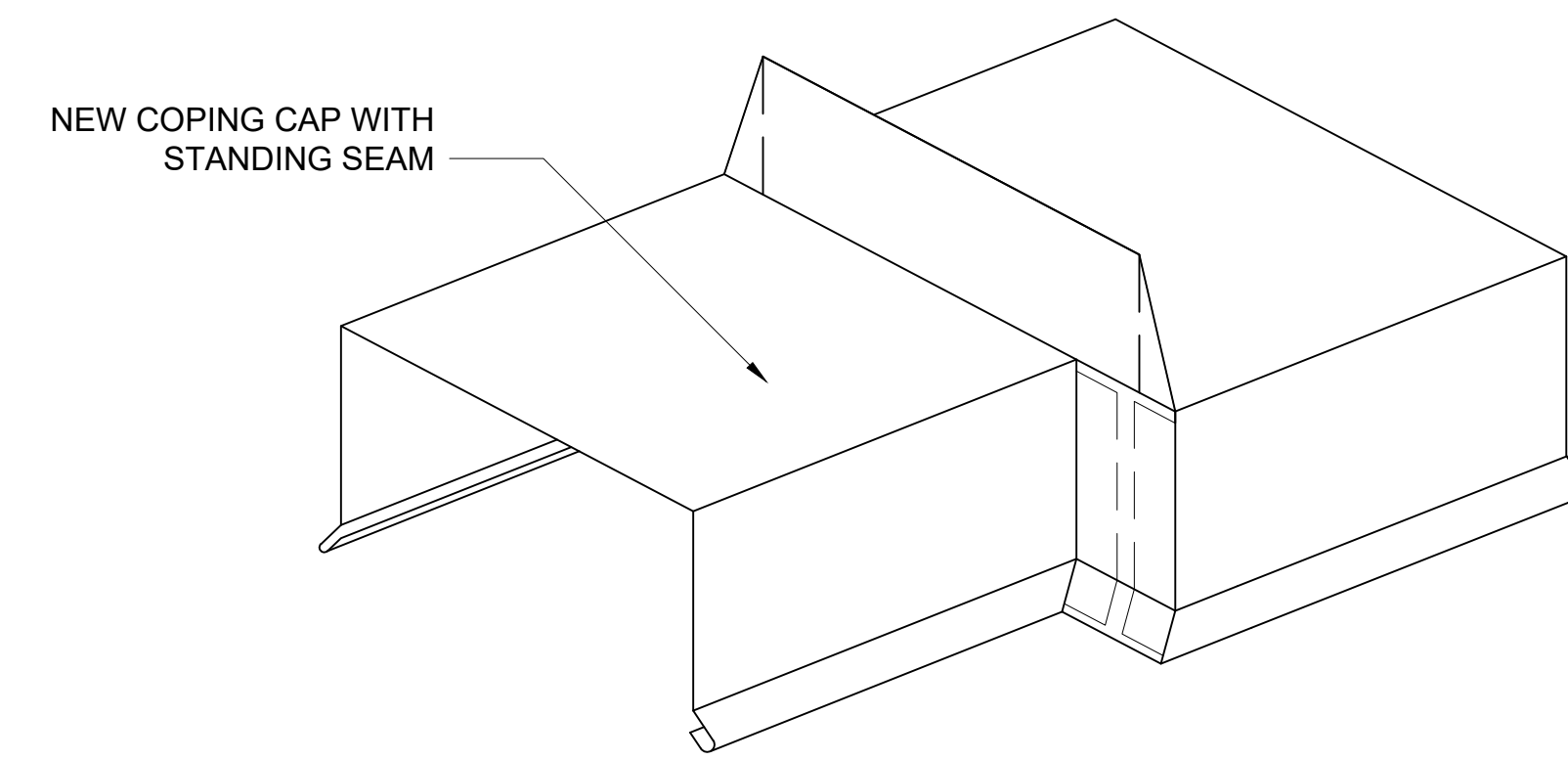
1-11-2024

SHEET NUMBER

A-302



NOTE:
THIS DETAIL IS TO SHOW COPING CAP TERMINATION FLASHING. REFER TO OTHER DETAILS FOR ACTUAL WALL CONSTRUCTION AND OTHER CLADDING/ROOFING COMPONENTS.

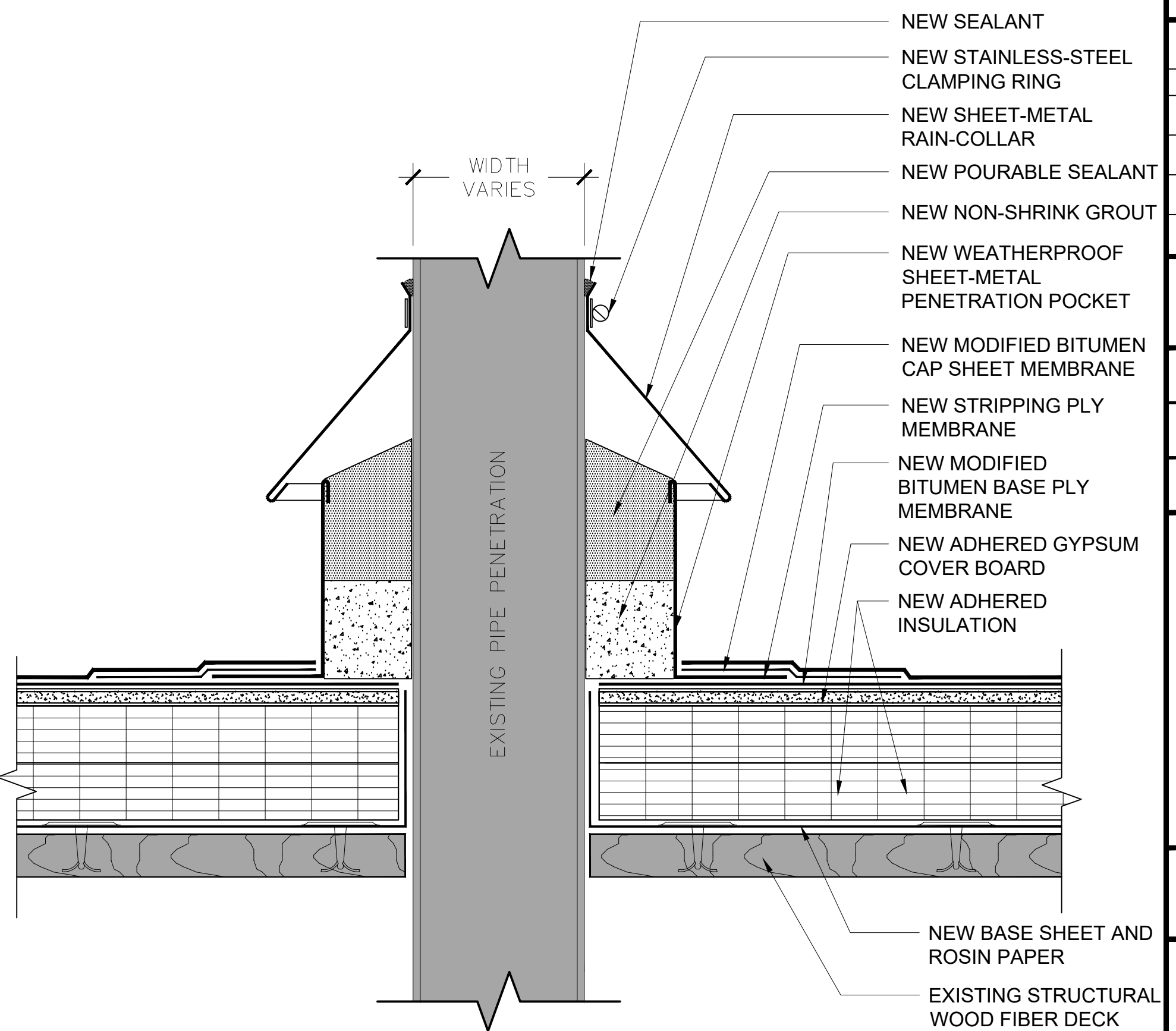
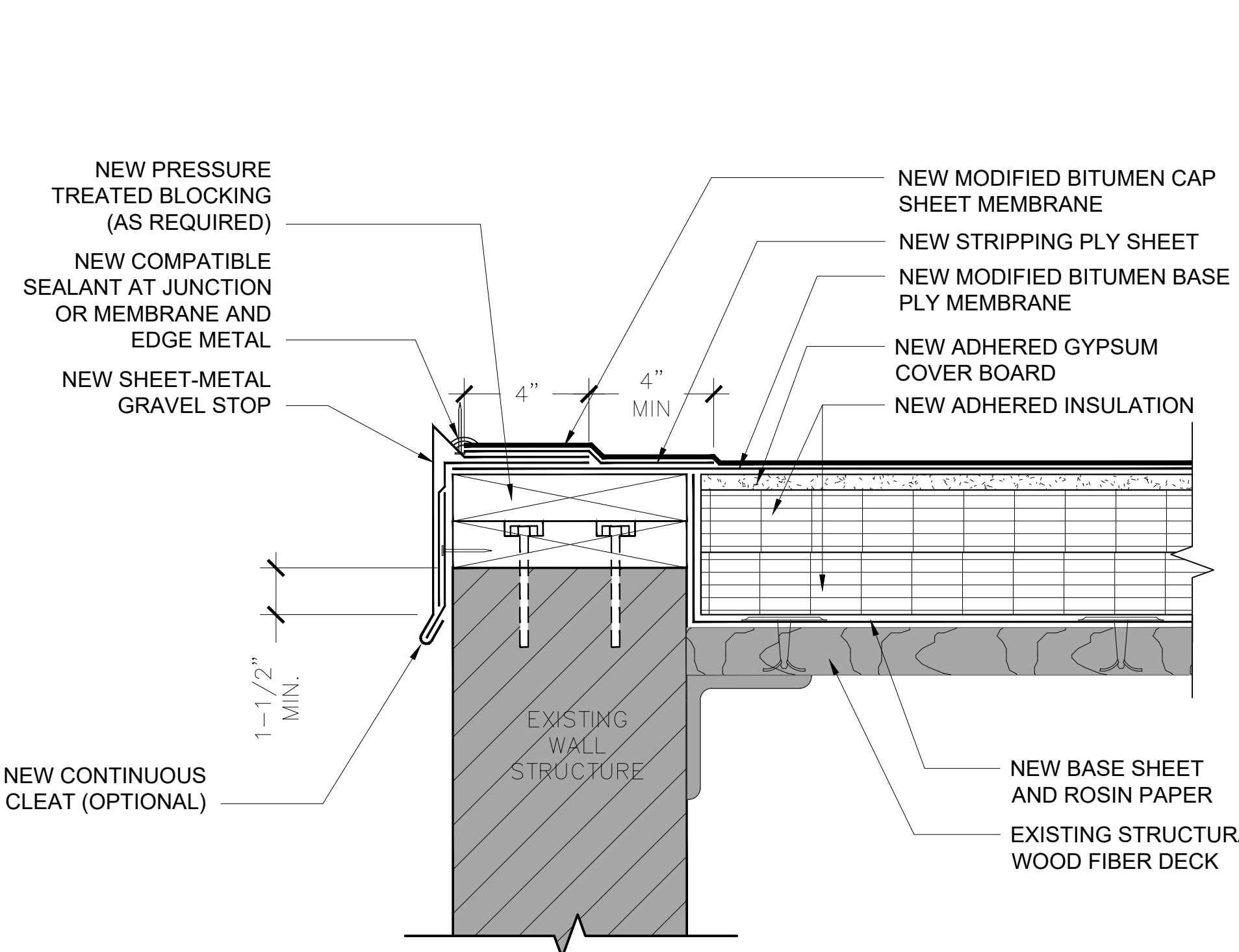
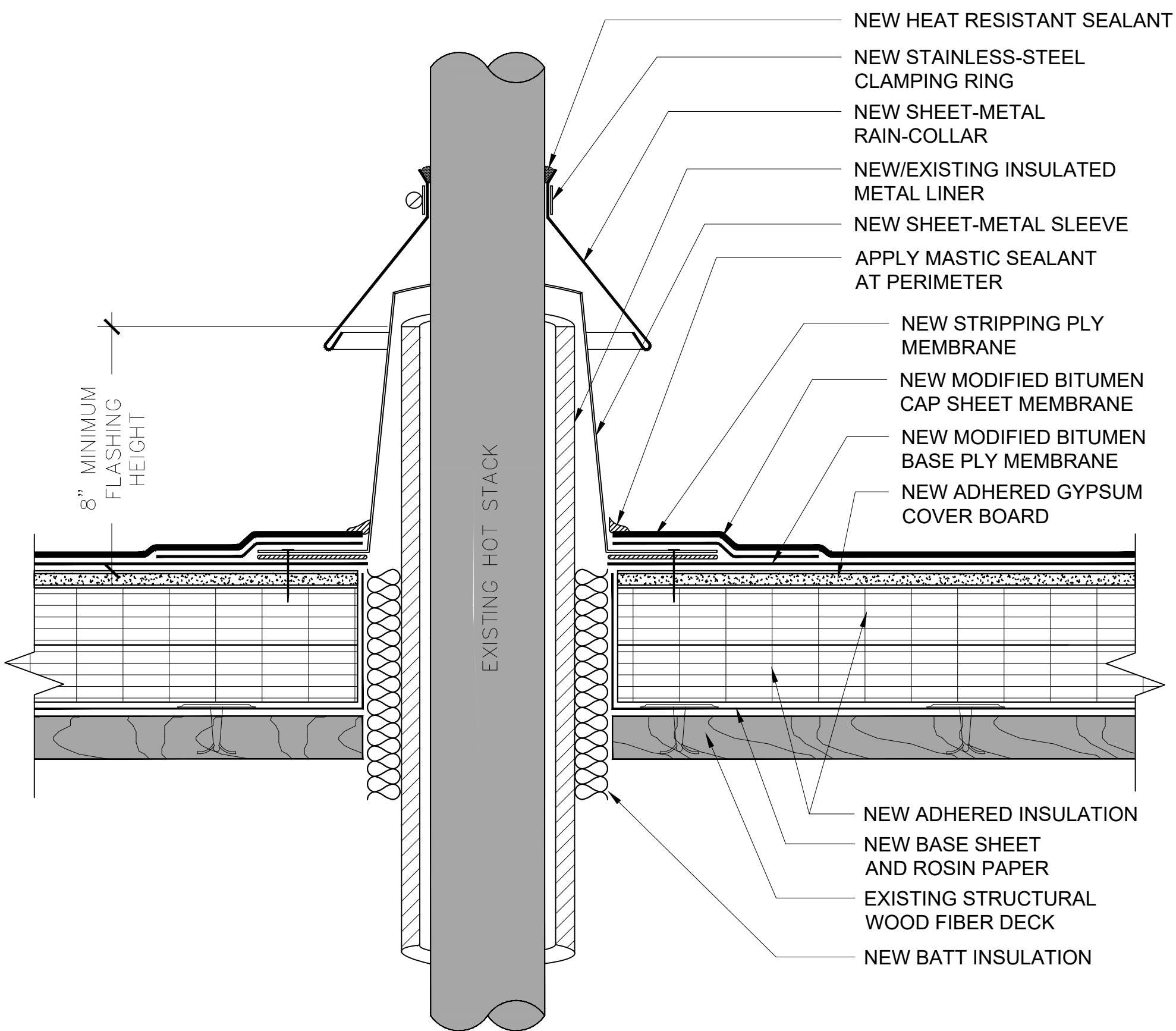


NOTE:
SELF-ADHERING MEMBRANE, BASE FLASHINGS, ETC. NOT SHOWN FOR CLARITY

1 EQUIPMENT CURB
3"=1'-0"

2 COPING TERMINATION DETAIL
3"=1'-0"

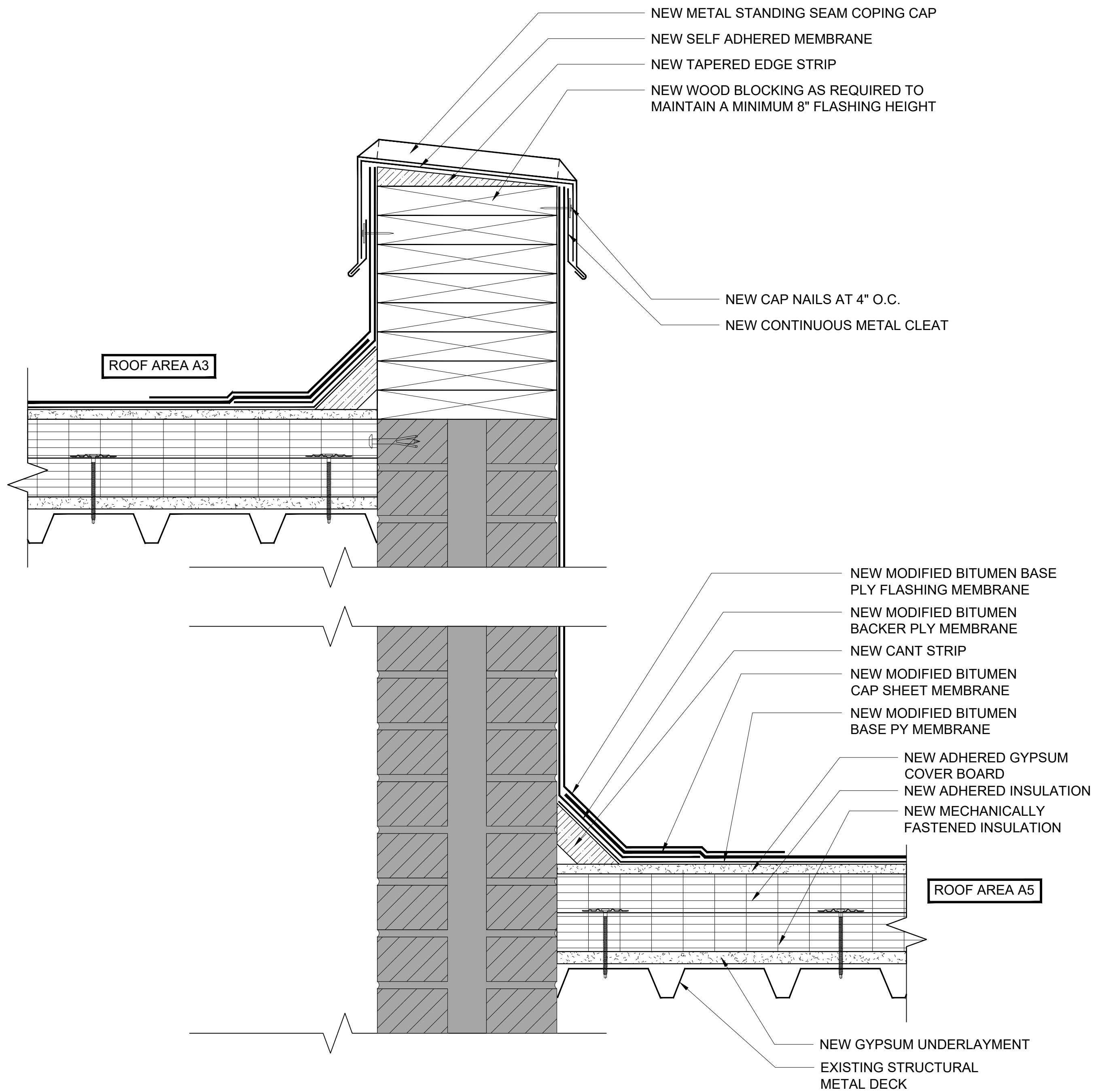
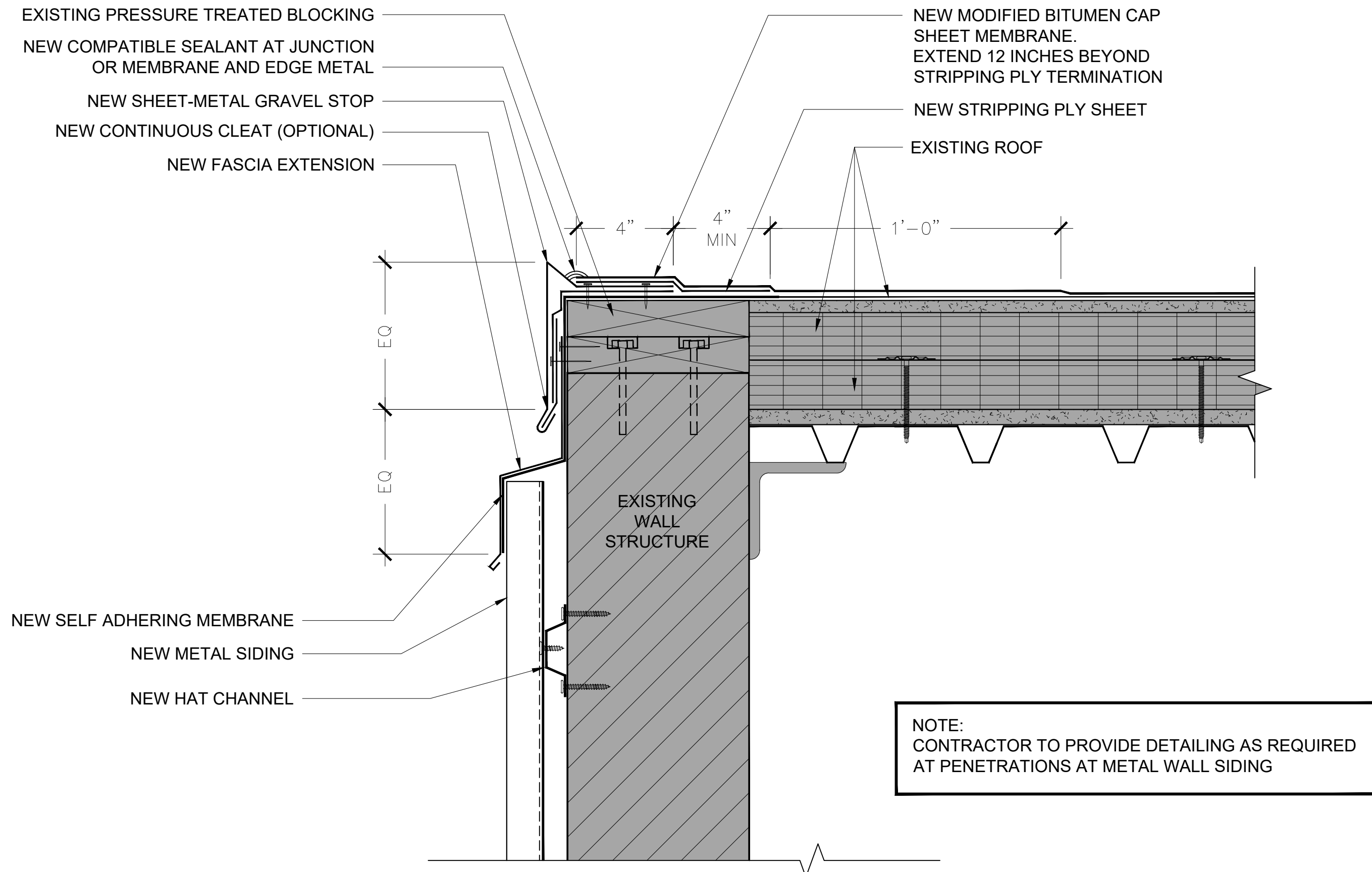
3 COPING TRANSITION DETAIL
3"=1'-0"



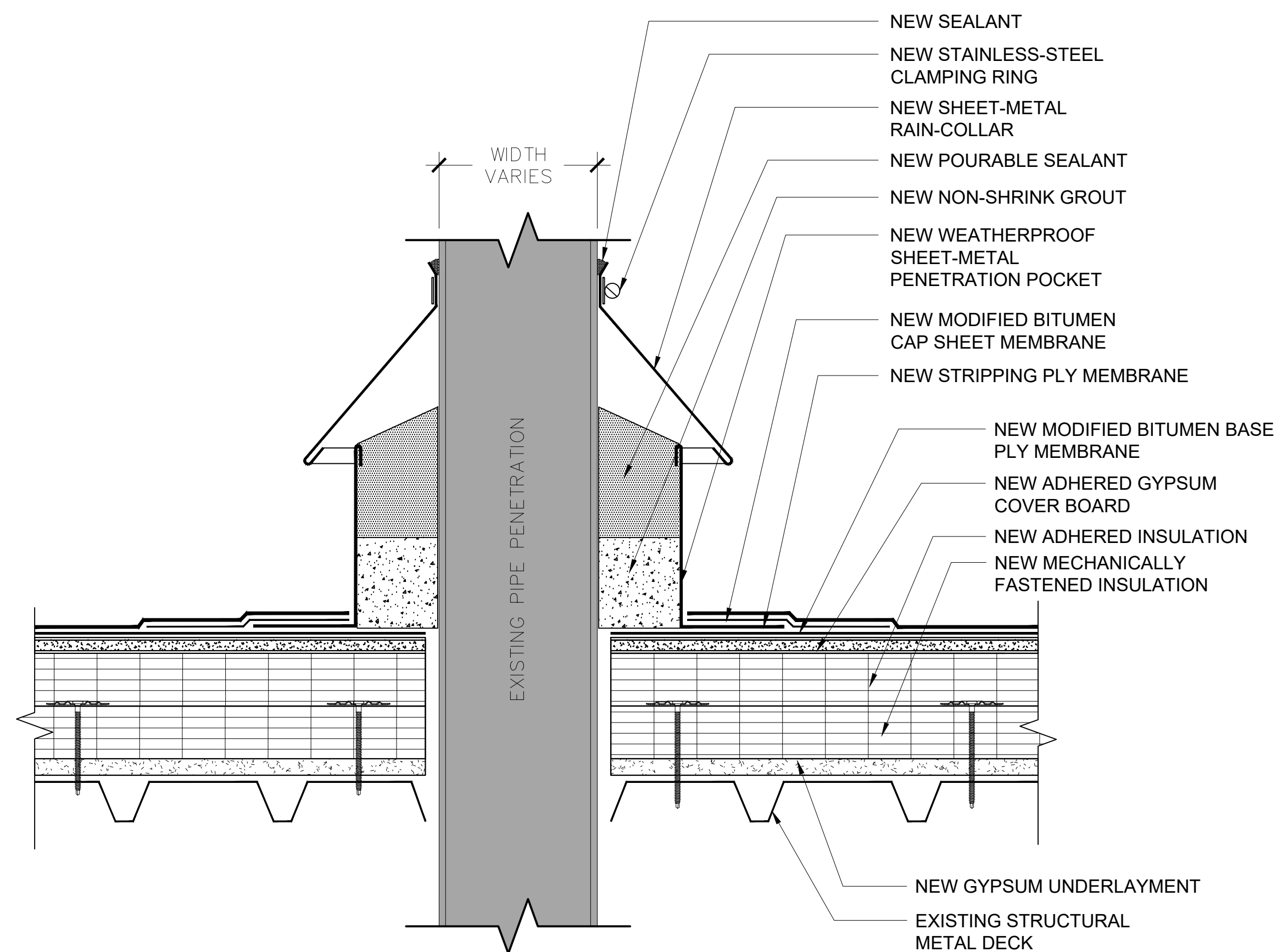
4 PIPE PENETRATION - ROOF AREA B1
3"=1'-0"

5 ROOF EDGE - ROOF AREA B1
3"=1'-0"

6 POURABLE SEALER PENETRATION - ROOF AREA B1
3"=1'-0"



1 EAVE FLASHING DETAIL
3"=1'-0"



2 POURABLE SEALER PENETRATION
3"=1'-0"

3 PARAPET WALL
3"=1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

TERRACON PROJECT NUMBER:
FH226305

DESIGNED BY: CLG

DRAWN BY: SWP

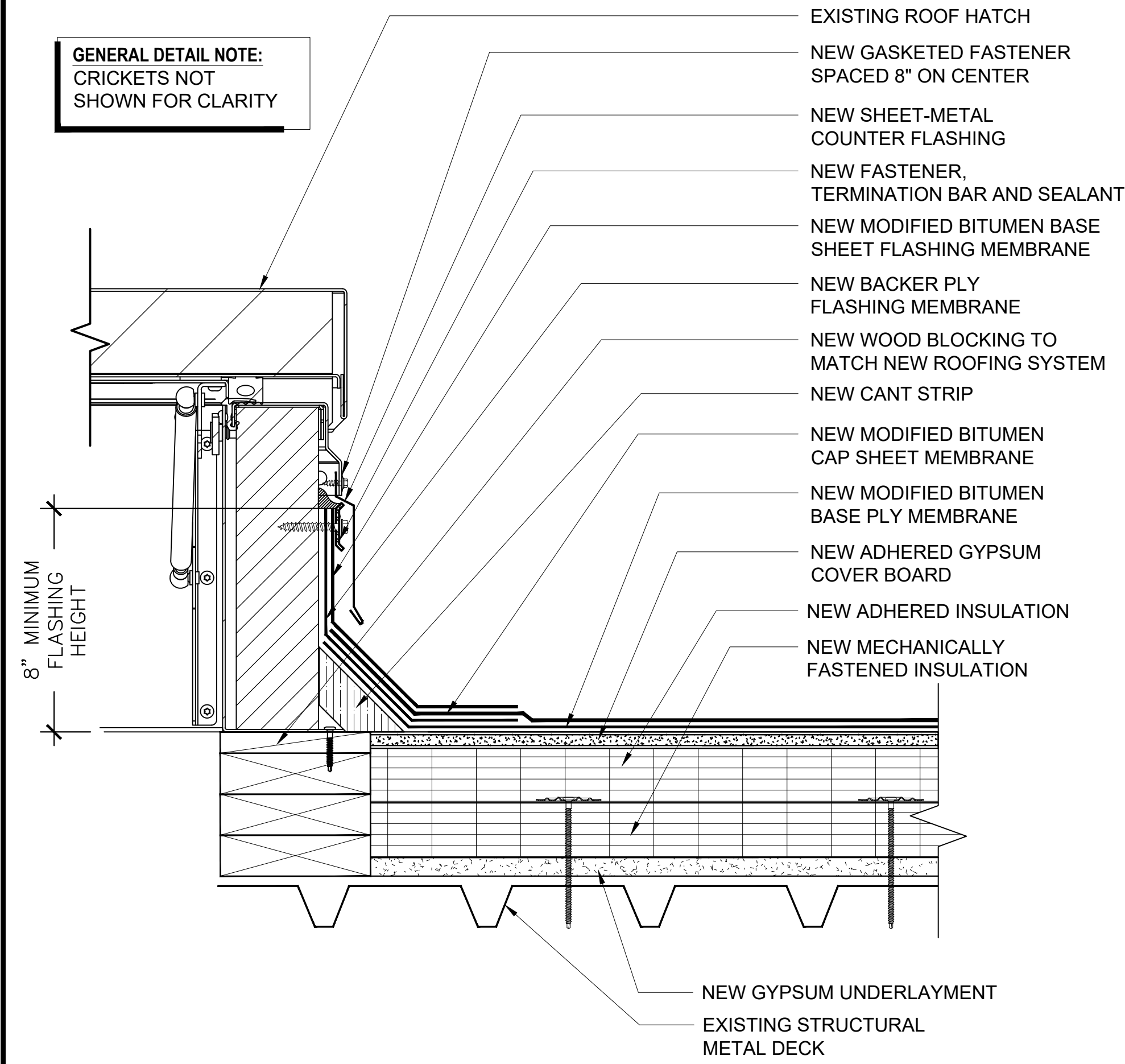
APPROVED BY: JHP

- ISSUE FOR:
- REVIEW / PRICING DOCUMENTS NOT FOR CONSTRUCTION
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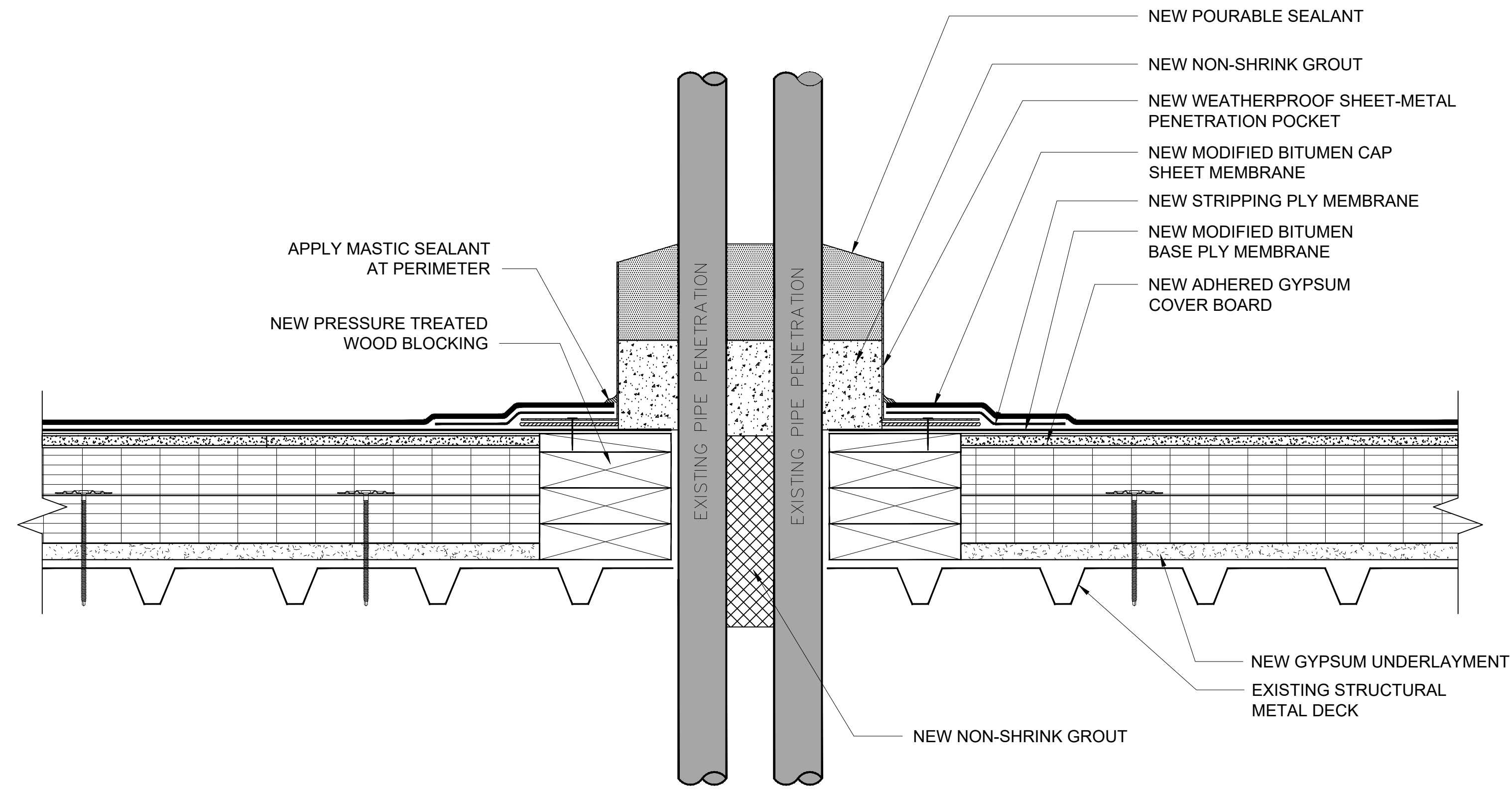
ISSUE DATE:
1-11-2024

SHEET NUMBER

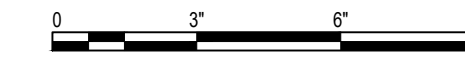
GENERAL DETAIL NOTE:
CRICKETS NOT SHOWN FOR CLARITY



1 ROOF HATCH
3"=1'-0"



2 POURABLE SEALER PENETRATION (MORE THAN 1 PENETRATION) DETAIL
3"=1'-0"



REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

TERRACON PROJECT NUMBER:
FH226305

DESIGNED BY: CLG

DRAWN BY: SWP

APPROVED BY: JHP

- ISSUE FOR:
- REVIEW / PRICING DOCUMENTS
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ISSUE DATE:
1-11-2024

SHEET NUMBER

A-304