

YORK SCHOOL DISTRICT 1

YORK INTERMEDIATE SCHOOL ROOF REPLACEMENT

1280 JOHNSON RD.
YORK, SOUTH CAROLINA 29745

REI PROJECT NO. 024CLT-112

DATE: 01-30-2025



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SEALS:



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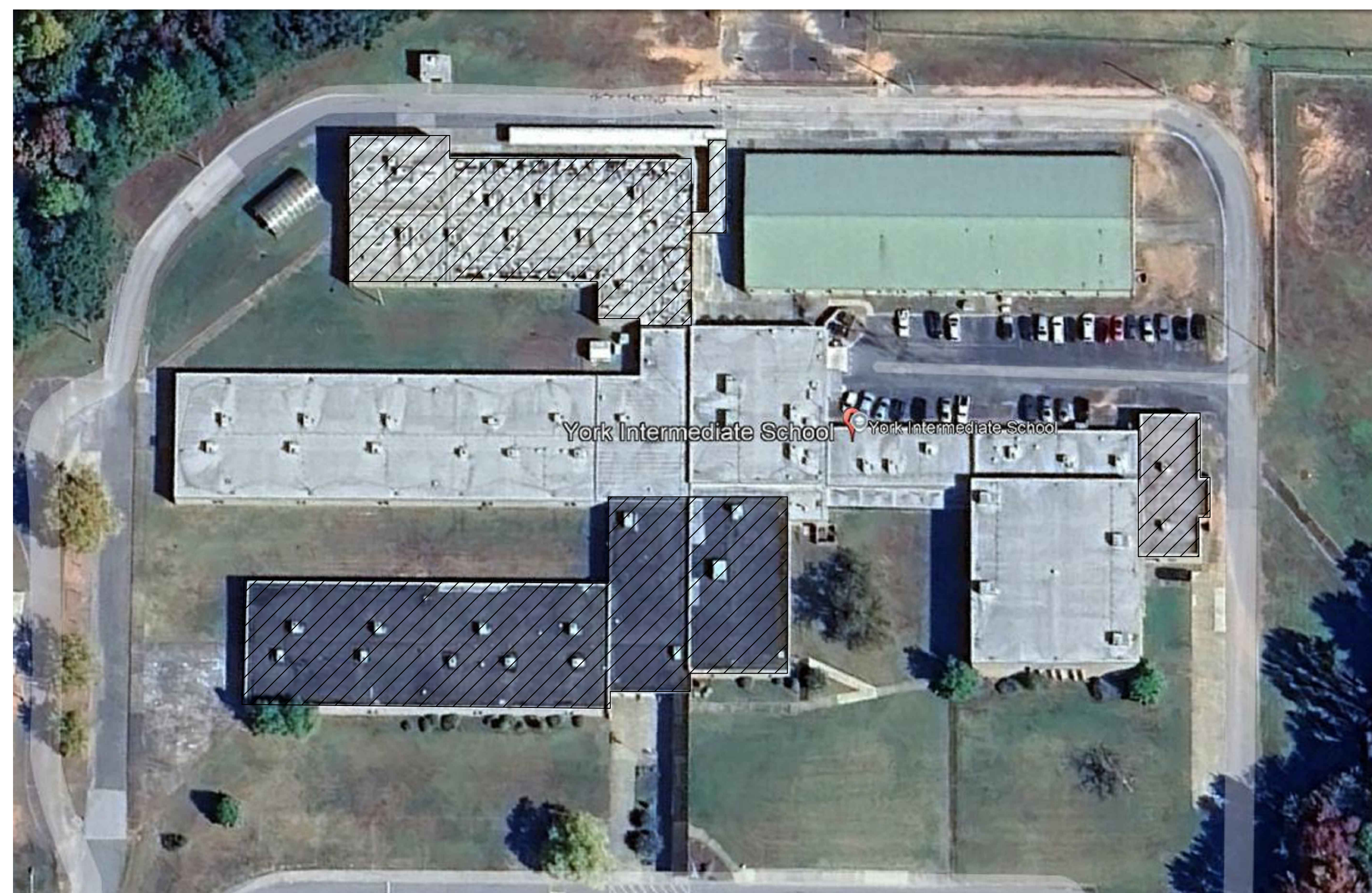
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SHEET TITLE:

COVER

DRAWING:

G-001



KEY
— ROOF EDGE
— ROOF AREA INDICATOR
— INCLUDED IN CONTRACT
— NOT IN CONTRACT
— STAGING AND MATERIAL STORAGE

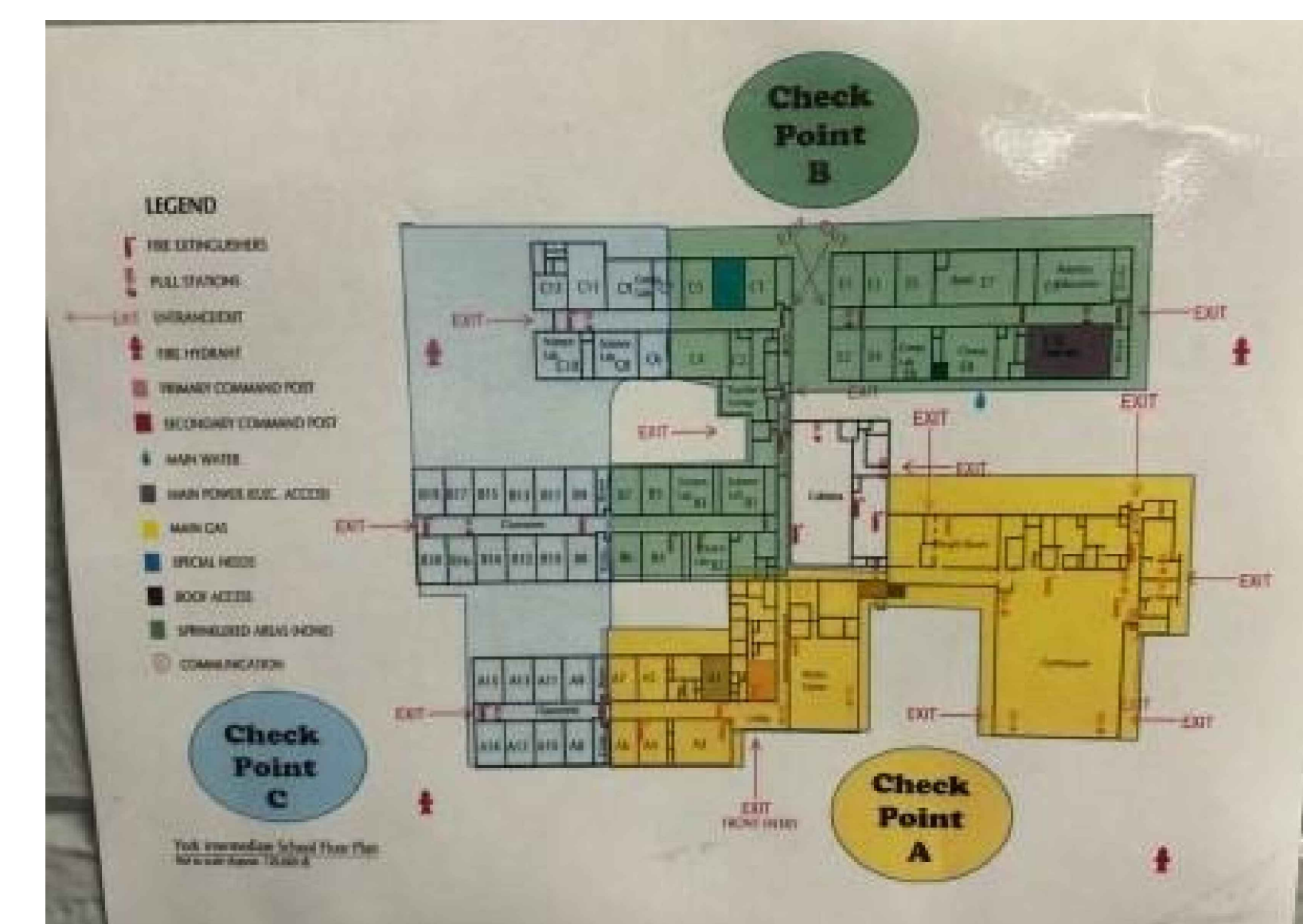


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4. NOTES ARE INTENDED TO PROVIDE TYPICAL LOCATIONS OF WORK. IT IS THE CONTRACTORS RESPONSIBILITY TO QUANTIFY ALL LOCATIONS.
DETAIL NOTES:
1. LIGHT LINES REPRESENT EXISTING CONSTRUCTION TO REMAIN AND DARK LINES REPRESENT NEW COMPONENTS TO BE PROVIDED.

ABBREVIATION LIST:	MIN.	MINIMUM
AB ABANDONED	N.I.C.	NOT IN CONTRACT
ALUM ALUMINUM	NOM.	NOMINAL
BLDG. BUILDING	N.T.S.	NOT TO SCALE
CJ CONTROL JOINT	O.C.	ON CENTER
DS DOWNSPOUT	OF	OVERFLOW
EJ EXPANSION JOINT	PS	PRESSURE SENSITIVE
EPDM ETHYLENE PROPYLENE DIENE MONOMER	PVC	POLYVINYL CHLORIDE
EX. EXISTING	RPLC.	REPLACEMENT
GALV. GALVANIZED	S.F.	SQUARE FEET
GA. GAUGE	S.S.	STAINLESS STEEL
HT HEIGHT	SIM.	SIMILAR
MAX. MAXIMUM	TERM.	TERMINATE/TERMINATION
	TYP.	TYPICAL

DRAWING INDEX:
G-001 COVER
XR101 ROOF PLAN
XR102 WIND ZONE PLAN
XR301 ROOF SYSTEMS/DECK SECUREMENT/DETAILS
XR501 DETAILS
XR502 DETAILS
XR503 DETAILS

BUILDING CODE REFERENCE:
2021 SC BUILDING CODE
2009 IECC
2021 SC EXISTING BUILDING CODE
2021 SC FIRE CODE
2021 SC FUEL GAS CODE
2021 SC MECHANICAL CODE
2021 SC PLUMBING CODE
NFPA 70 WITH SC MODIFICATIONS



GENERAL NOTES & INFORMATION
SCALE: N.T.S.

LIFE SAFETY PLAN
SCALE: N.T.S.

A SITE PLAN
SCALE: N.T.S.



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SHEET TITLE:

RE-ROOF
ANALYSIS

DRAWING:

G-002

Form F3 – Re-Roofing Analysis

Date: January 30, 2025

SUBMITTAL: ☐ Schematic ☐ Design Development ☒ Construction Document

SC CODE EDITION: 2021 ICC CODE EDITION: 2021 ICC A117.1 EDITION: N/A OSF GUIDE EDITION: 2023
OTHER CODES/STANDARDS & EDITIONS:
2009 International Energy Conservation Code
2021 International Existing Building Code, Level 1 Alteration

PROJECT DESCRIPTION: [Brief Scope of Work & Include project delivery method (i.e. CMR, etc.)]
Single prime construction for York Intermediate School Roof Replacement

BASIC RE-ROOFING CODE INFORMATION

DESIGNATED AREAS OF BUILDING	Building Code	Area 1	Area 2	Area 3	Area 4	Area 5
CONSTRUCTION CLASSIFICATION TYPE	Section 602	IIB				
Roof Construction including supporting beams & joist	Table 601	-	-	-	-	-
As Required, Hrs		0 hr.				
As Designed, Hrs		0 hr.				
Testing Agency & Design No. (UL, FM, etc.)		N/A				
Wall/Partition Key Code		N/A				

1 of 2

Version May 2021

Form F3 – Re-Roofing Analysis

STRUCTURAL DESIGN INFORMATION, BUILDING		
WIND LOADS	Analysis Procedure (ASCE 7 or SCBC 1609.6)	ASCE 7-16
	Basic design Wind Speed, MPH (3 sec gust IBC Fig 1609.3)	120 = V
	Exposure Category	
	Wind Importance Factor (ASCE 7 Table 1.5-2)	1.15 = Iw
	Internal Pressure Coefficient (ASCE 7)	-1.18 = GCpi
	External Pressure Coefficient (ASCE 7)	-1.00 = GCp

CONSTRUCTION DOCUMENTS

- I. Signed, sealed and dated drawings
II. Fully coordinated within and with the Project Manual.

PROJECT MANUAL

- I. Signed, sealed and dated
II. Fully coordinated within and with the Construction Documents
• This information shall be part and within the drawing sheet set.

ADDITIONAL QUESTIONS

1. Prepare a site plan showing the life safety plan during construction and any additional details on how the contractor will keep the school administration informed about issues that may affect daily operations in the building	Included
2. Will there be additional weight added to the existing structure?	No
3. What will the insulation values be in areas being reroofed? Confirm the insulation will meet current energy codes.	R-20 minimum
4. Will the existing roof drainage stay the same and meet current code?	Yes
5. What will the new roof assembly consist of?	2-ply modified bitumen over coverboard over roof insulation system over metal deck
6. What type of inspections will be performed?	REI will perform weekly quality assurance observation site visits
7. Once the project is complete send a copy of the Warranty Letter to OSF.	Agreed
8. Is there roof mounted equipment (mechanical or other) and if new equipment curbs or curb adaptors would be needed.	Yes, and new curbs will not be needed

2 of 2

Version May 2021

A

RE-ROOF ANNALYSIS FORM

SCALE: N.T.S.



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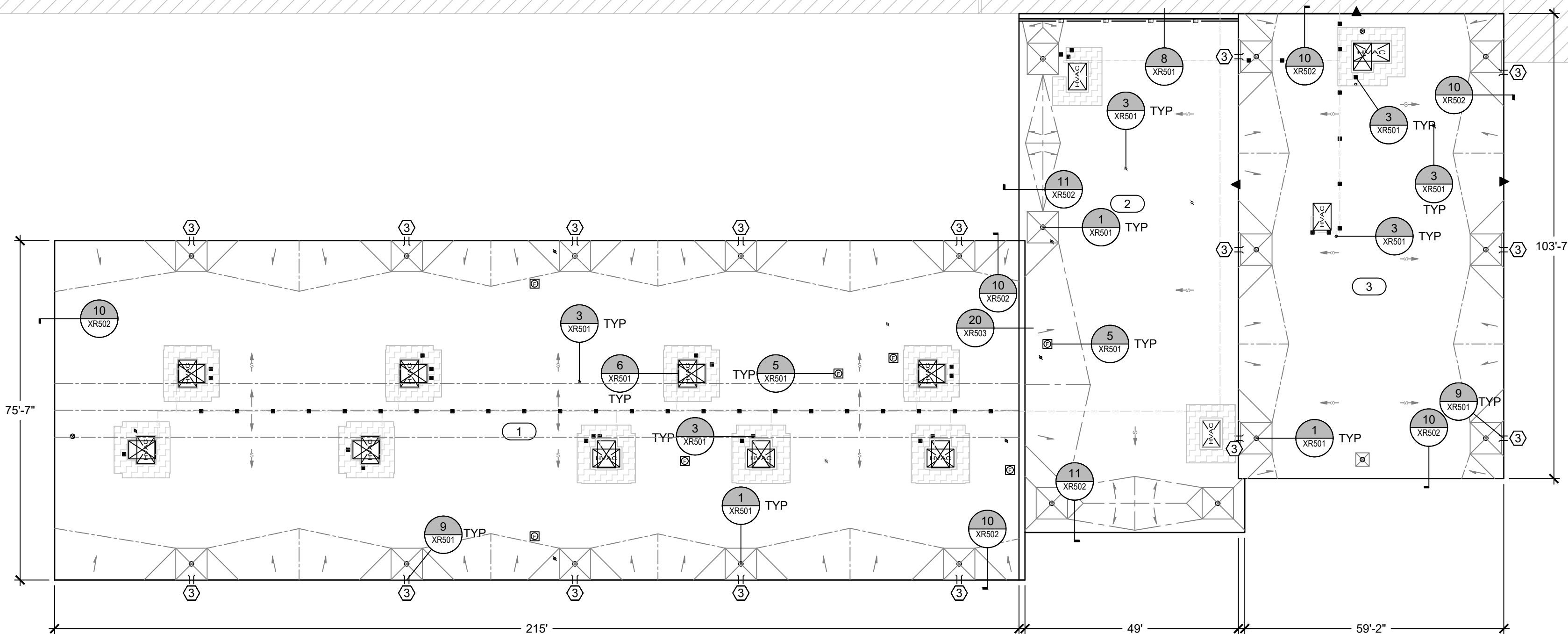
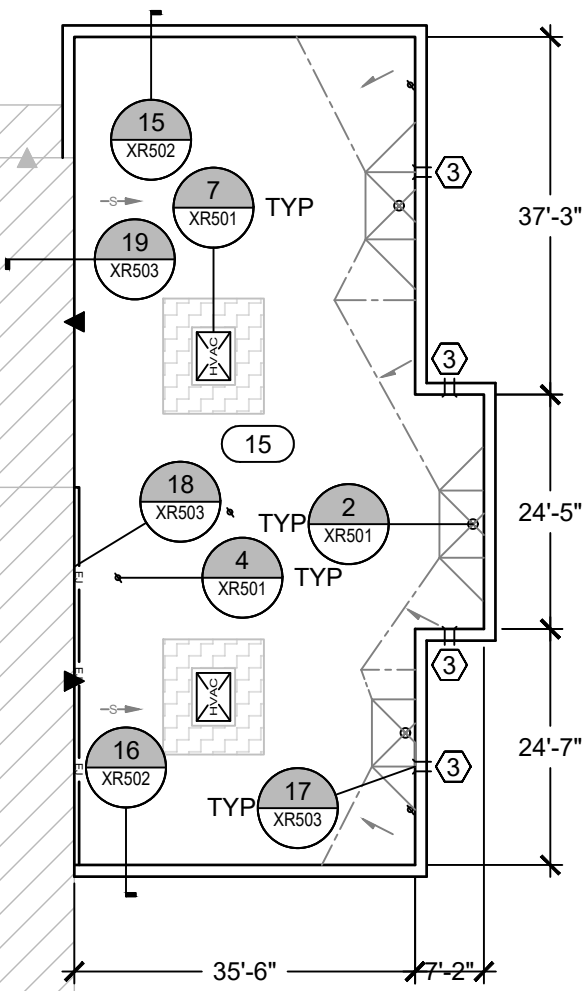
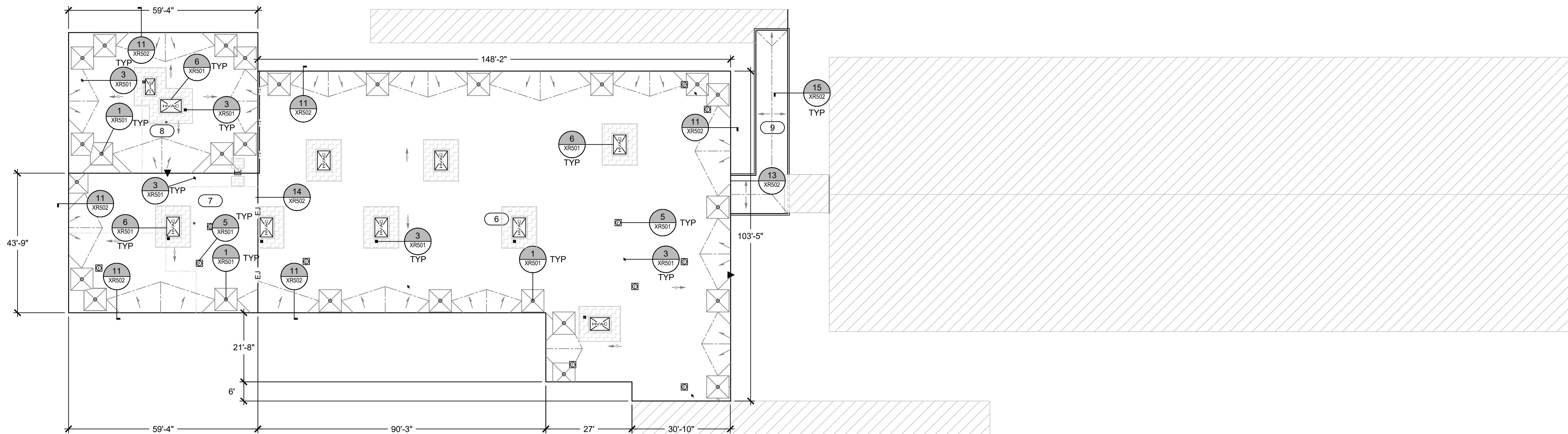
SEALS:



ROOF SECTOR	AREA	HEIGHT (FT.)
ROOF 1	± 16,255 SQ. FT.	14'
ROOF 2	± 5,528 SQ. FT.	14'
ROOF 3	± 6,130 SQ. FT.	18'
ROOF 6	± 12,664 SQ. FT.	14'
ROOF 7	± 2,596 SQ. FT.	14'
ROOF 8	± 2,614 SQ. FT.	22'
ROOF 9	± 670 SQ. FT.	10'
ROOF 15	± 3,237 SQ. FT.	16'

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SHEET NOTES:
1. PROVIDE NON-PENETRATING CONDUIT AND GAS LINE SUPPORTS, SET ON WALK PAD MATERIAL.
2. REMOVE ABANDONED PENETRATION AND PROPERLY REPAIR ROOF DECK.
3. PROVIDE NEW AND/OR MODIFY EXISTING OVERFLOW SCUPPERS TO BE:
3.1. AREA 1 - OPEN TOP BY 8" WIDE.
3.2. AREA 3 - OPEN TOP BY 8" WIDE.
3.3. AREA 15 - 4" HIGH BY 8" WIDE.
BOTTOM OF ALL OVERFLOW SCUPPERS SHALL BE 2' ABOVE FINISHED ROOF SURFACE.

KEY		
—	ROOF EDGE	
—	PARAPET WALL	
—	EXPANSION JOINT	
—	WALL EXPANSION JOINT	
—	GUTTER EDGE	
—	TAPERED INSULATION	
—	TAPERED INSULATION SLOPE	
—	CRICKET SLOPE	
—	CONDUIT	
—	GAS LINE	
●	ROOF DRAIN	
—	OVERFLOW SCUPPER	
—	SOIL PIPE	
○	PIPE PENETRATION	
—	PITCH PAN	
—	HVAC UNIT	
—	MECHANICAL CURB	
—	EXHAUST FAN	
—	GRAVITY VENT	
—	ROOF LADDER	
—	WALKPAD	
—	NOT IN CONTRACT	
—	ELEVATION CHANGE	
—	ROOF AREA INDICATOR	
—	NOTE NO.	
—	DETAIL INDICATOR	
—	SECTION INDICATOR	



A ROOF PLAN
SCALE: 1"=20'

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SHEET TITLE:

ROOF PLAN

DRAWING:

XR101



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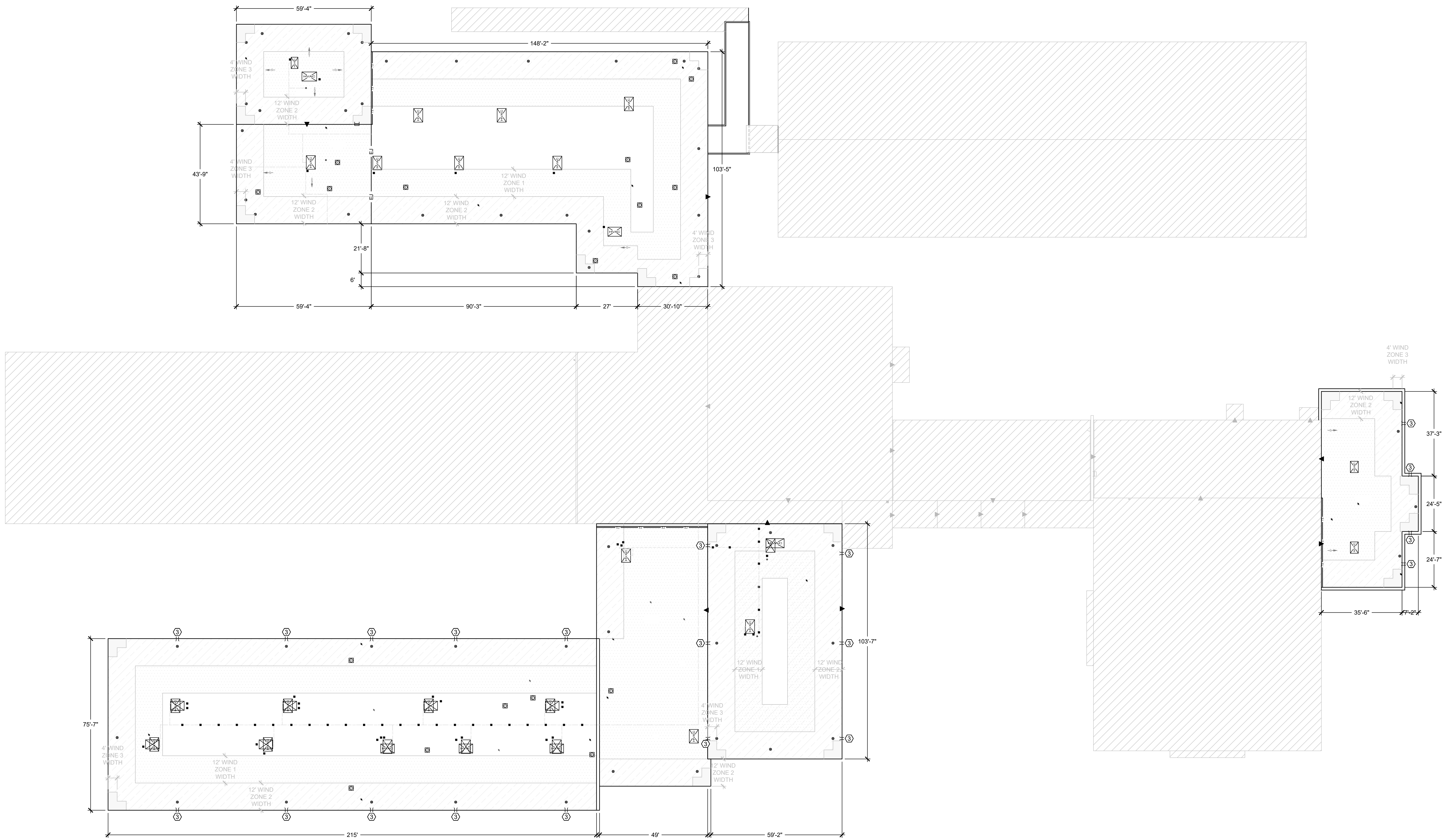
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SHEET TITLE:

WIND ZONE PLAN

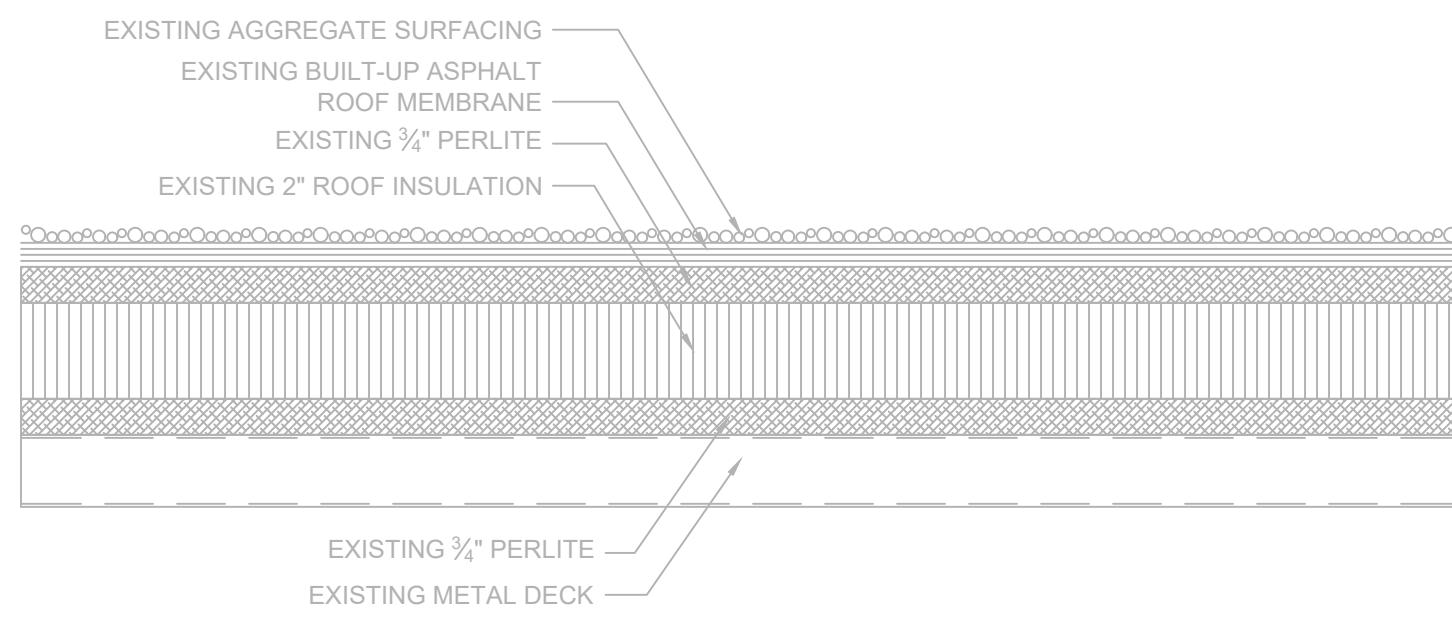
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XR102

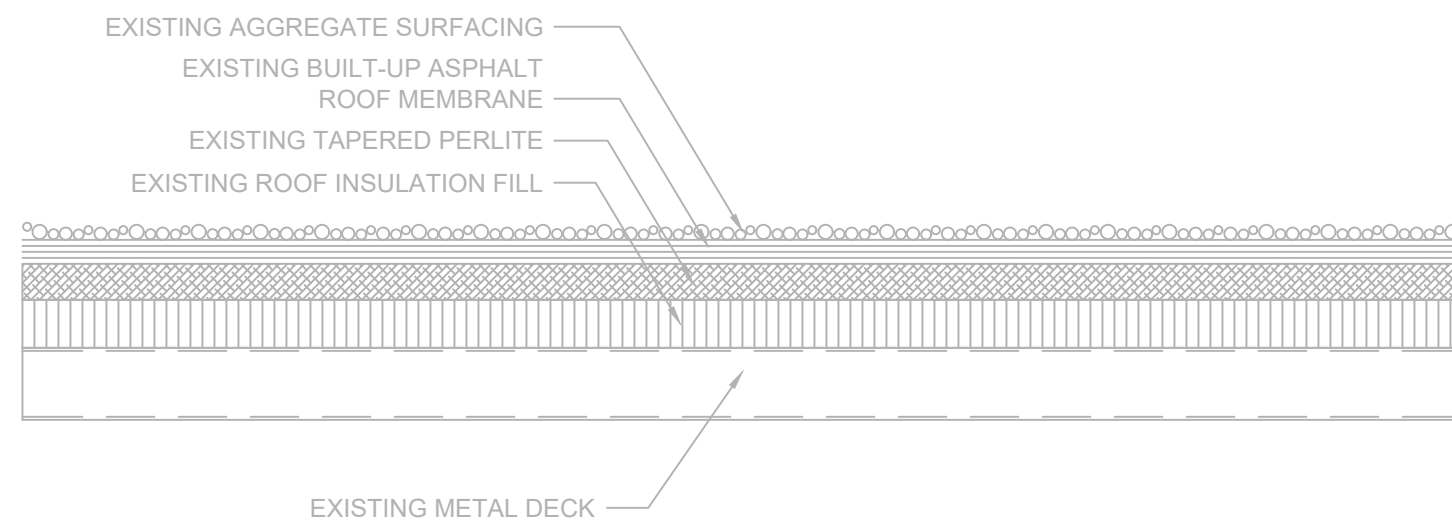


WIND UPLIFT SUMMARY			
ASCE 7 - 16			
ULTIMATE DESIGN WIND SPEED		118 MPH	
RISK CATEGORY		III	
EXPOSURE		C	
ENCLOSURE		ENCLOSED	
	ULTIMATE WIND UPLIFT PRESSURES (Psf)	MIN. REQUIRED WIND UPLIFT STRENGTH (See Table X 1.25 SF)	
ZONE 1' - INTERIOR	-32 PSF	-40 PSF	
ZONE 1 - FIELD	-53 PSF	-67 PSF	
ZONE 2 - PERIMETER	-70 PSF	-88 PSF	
ZONE 3 - CORNER	-70 PSF	-88 PSF	
ZONE 4 - PERIMETER	-33 PSF	-42 PSF	
ZONE 5 - CORNER	-41 PSF	-52 PSF	
WIND ZONES			
	ZONE 1' (INTERIOR)		
	ZONE 1 (FIELD)		
	ZONE 2 (PERIMETER)		
	ZONE 3 (CORNER)		

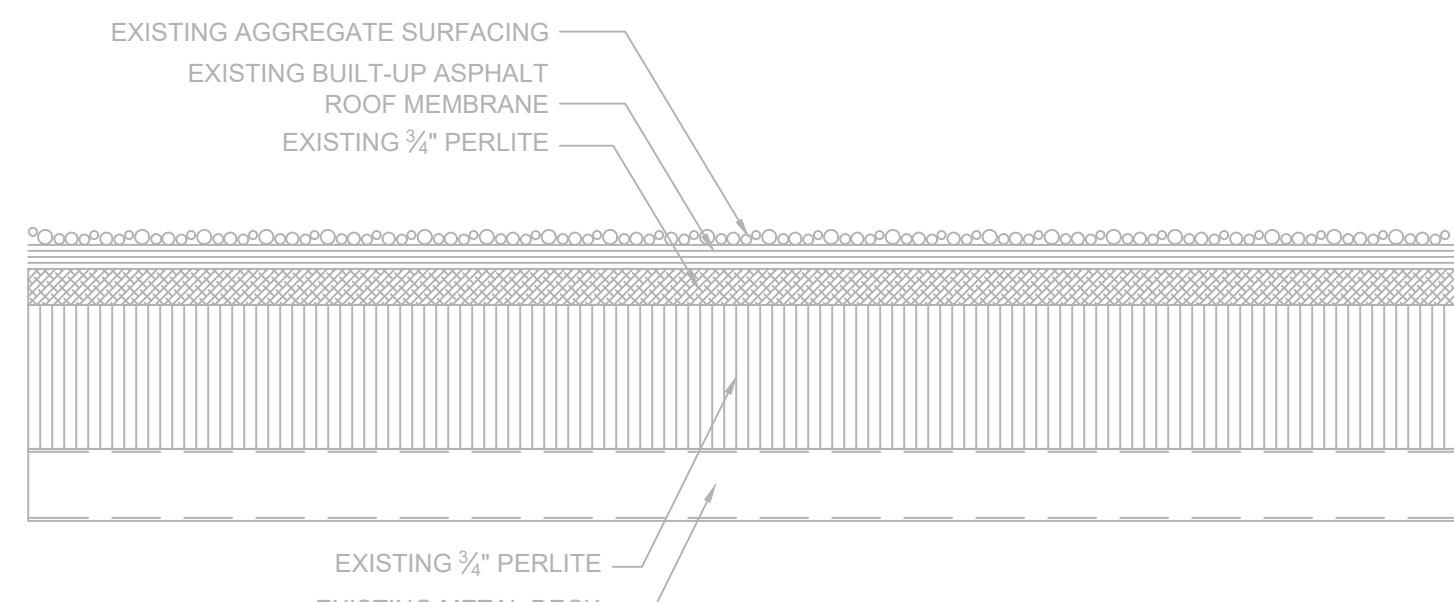
A ROOF PLAN
SCALE: 1"=20'



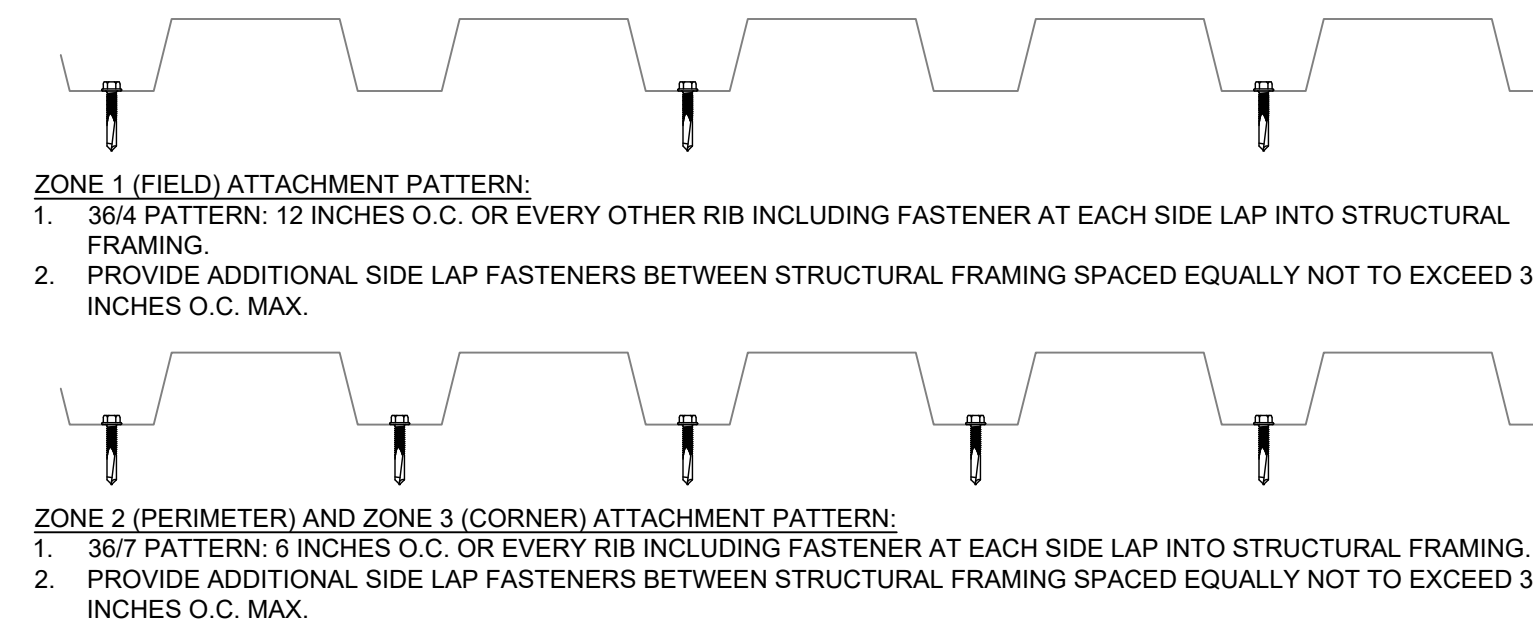
A1 EXISTING ROOF SYSTEM - AREAS 1-3 & 6-8
SCALE: 3" = 1'-0"



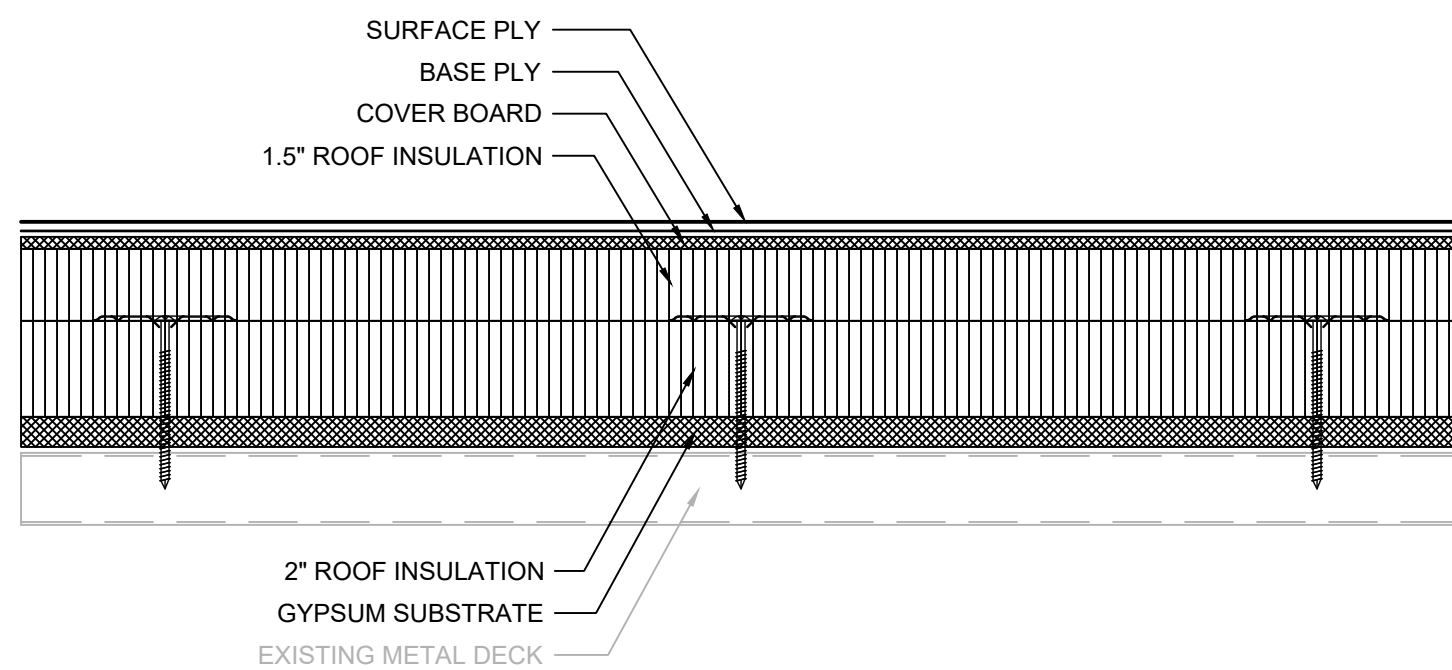
A2 EXISTING ROOF SYSTEM - AREA 9
SCALE: 3" = 1'-0"



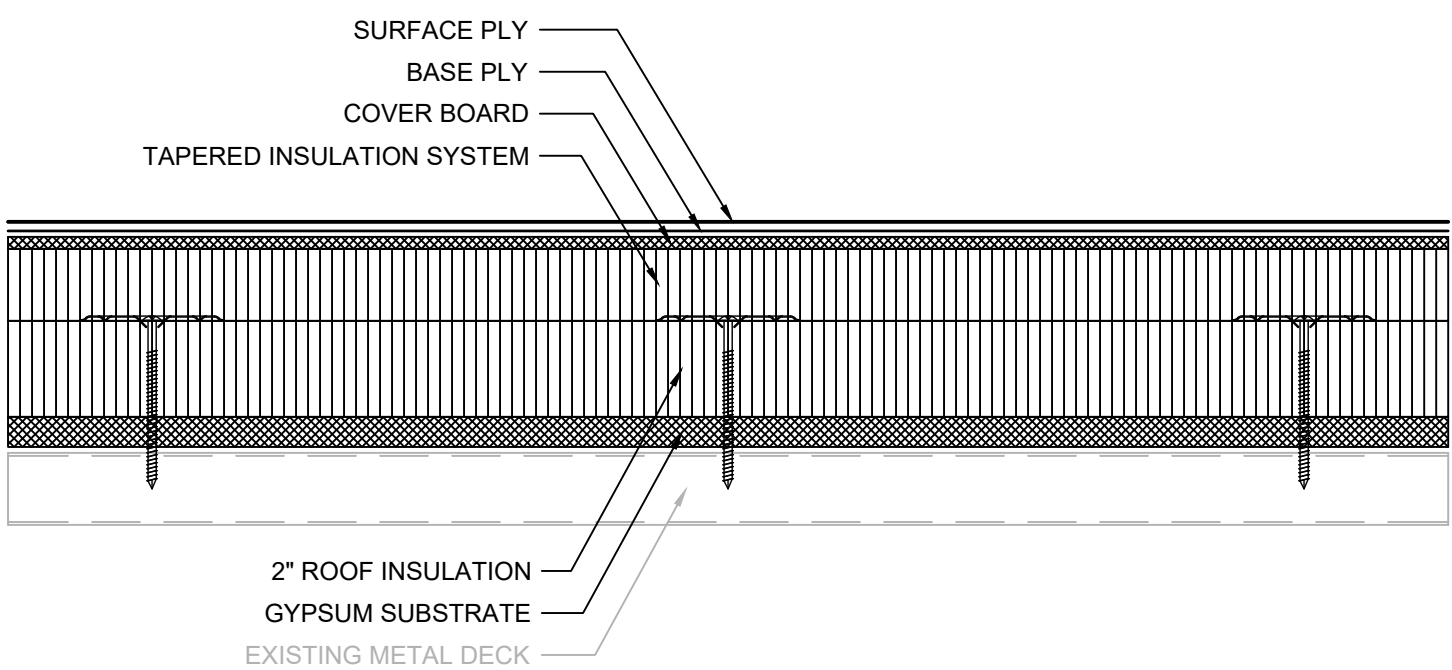
A3 EXISTING ROOF SYSTEM - AREA 15
SCALE: 3" = 1'-0"



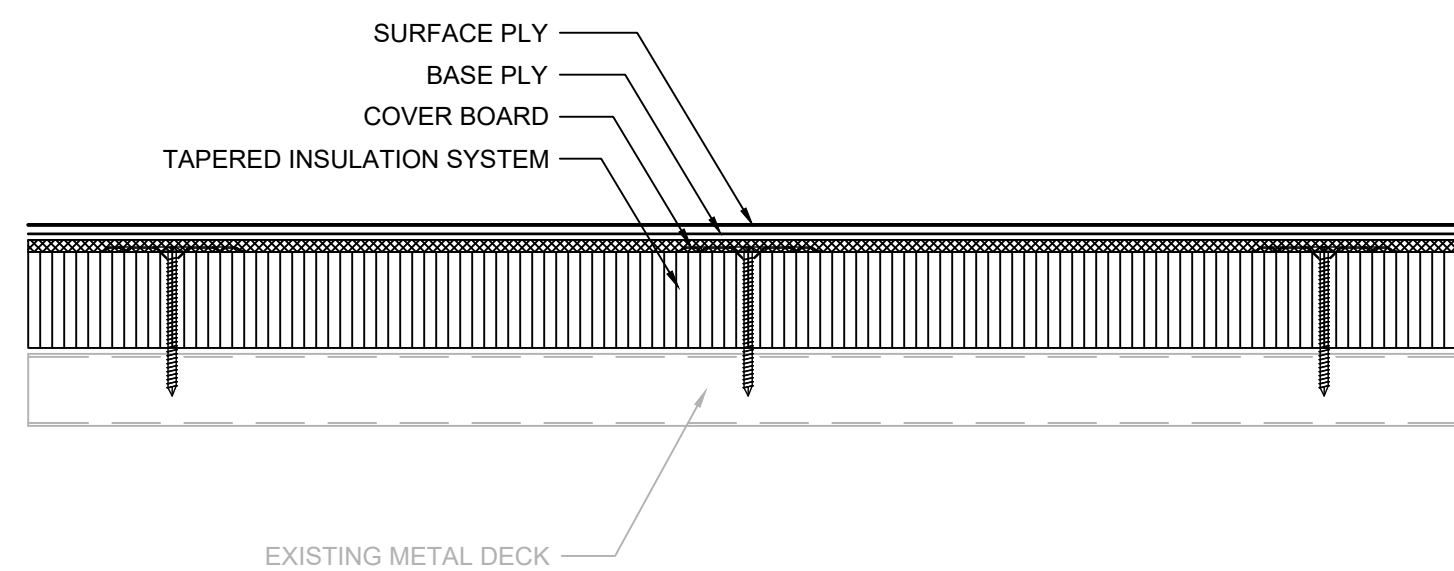
C STEEL DECK SECUREMENT
SCALE: 3" = 1'-0"



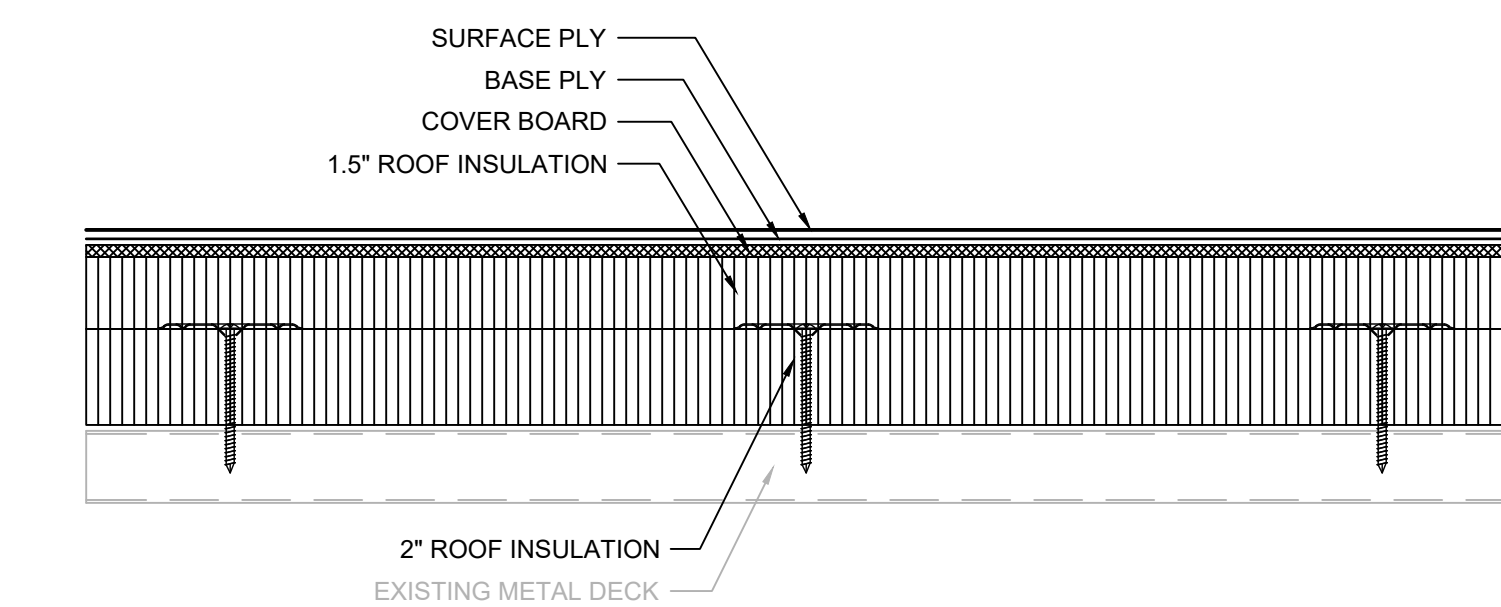
B1 RPLC. ROOF SYSTEM - AREAS 1-3, & 6-8
SCALE: 3" = 1'-0"



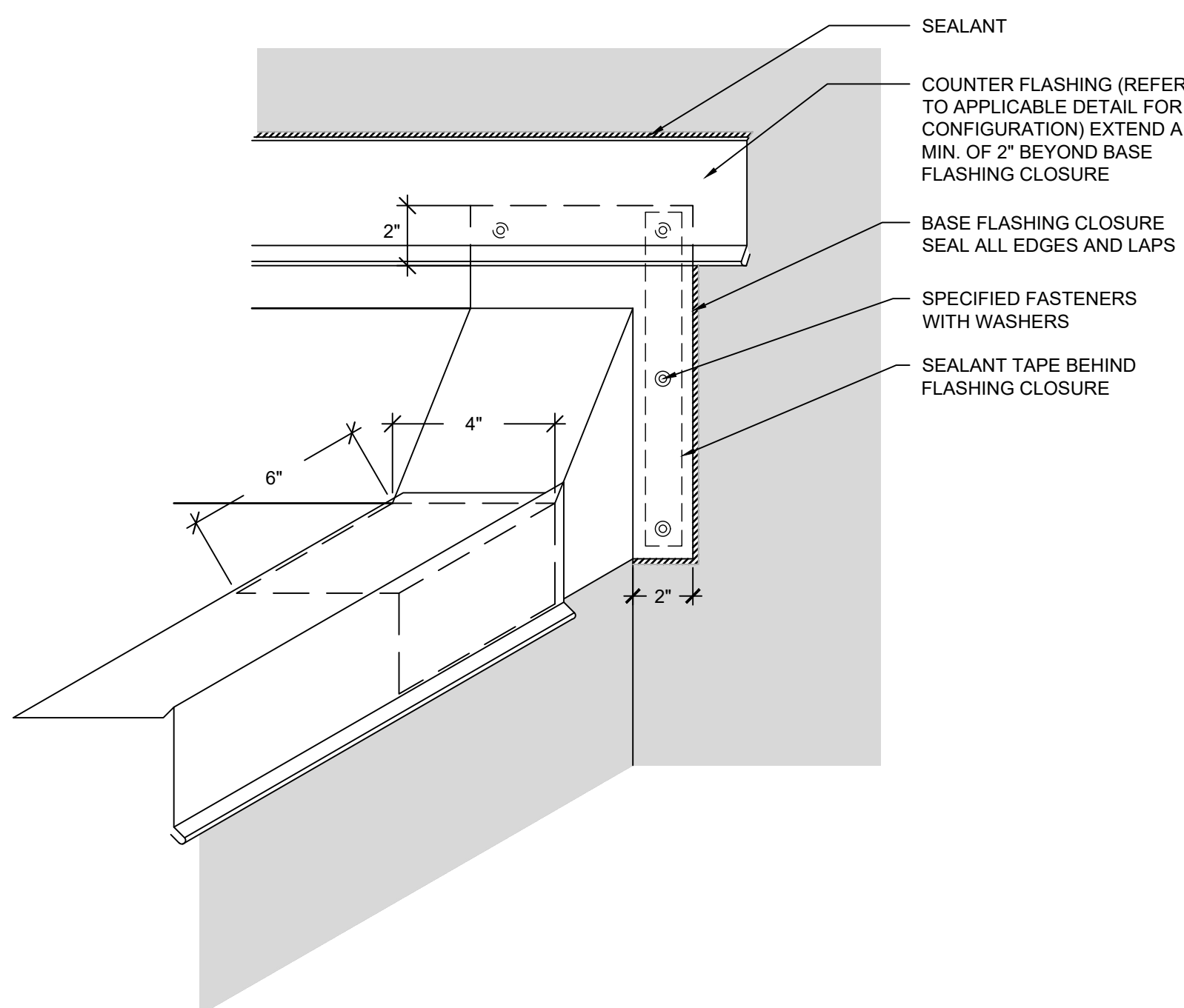
B2 RPLC. ROOF SYSTEM - CORRIDOR AREA A
SCALE: 3" = 1'-0"



B3 RPLC. ROOF SYSTEM - AREA 9
SCALE: 3" = 1'-0"

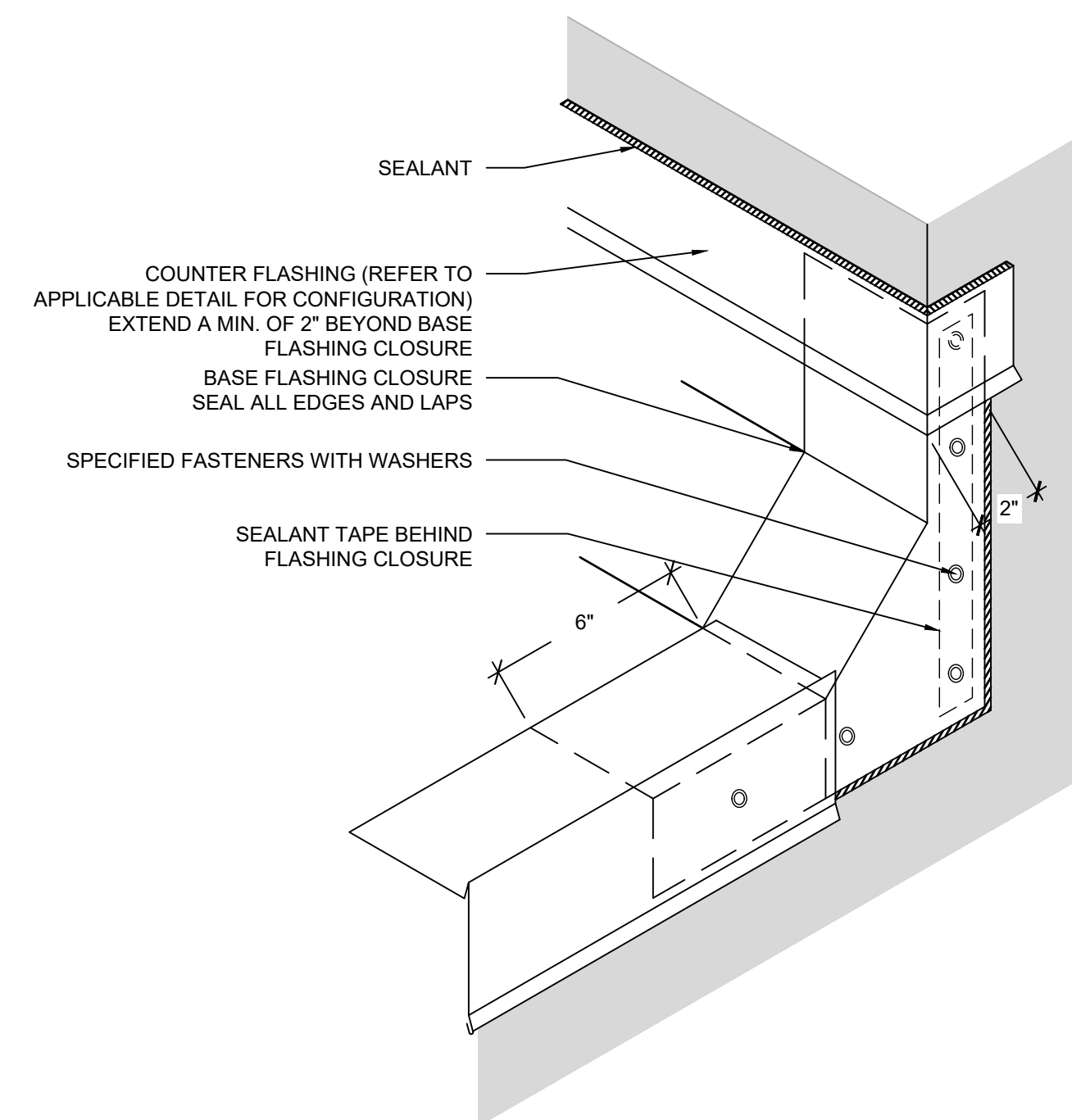


B4 RPLC. ROOF SYSTEM - AREA 15
SCALE: 3" = 1'-0"



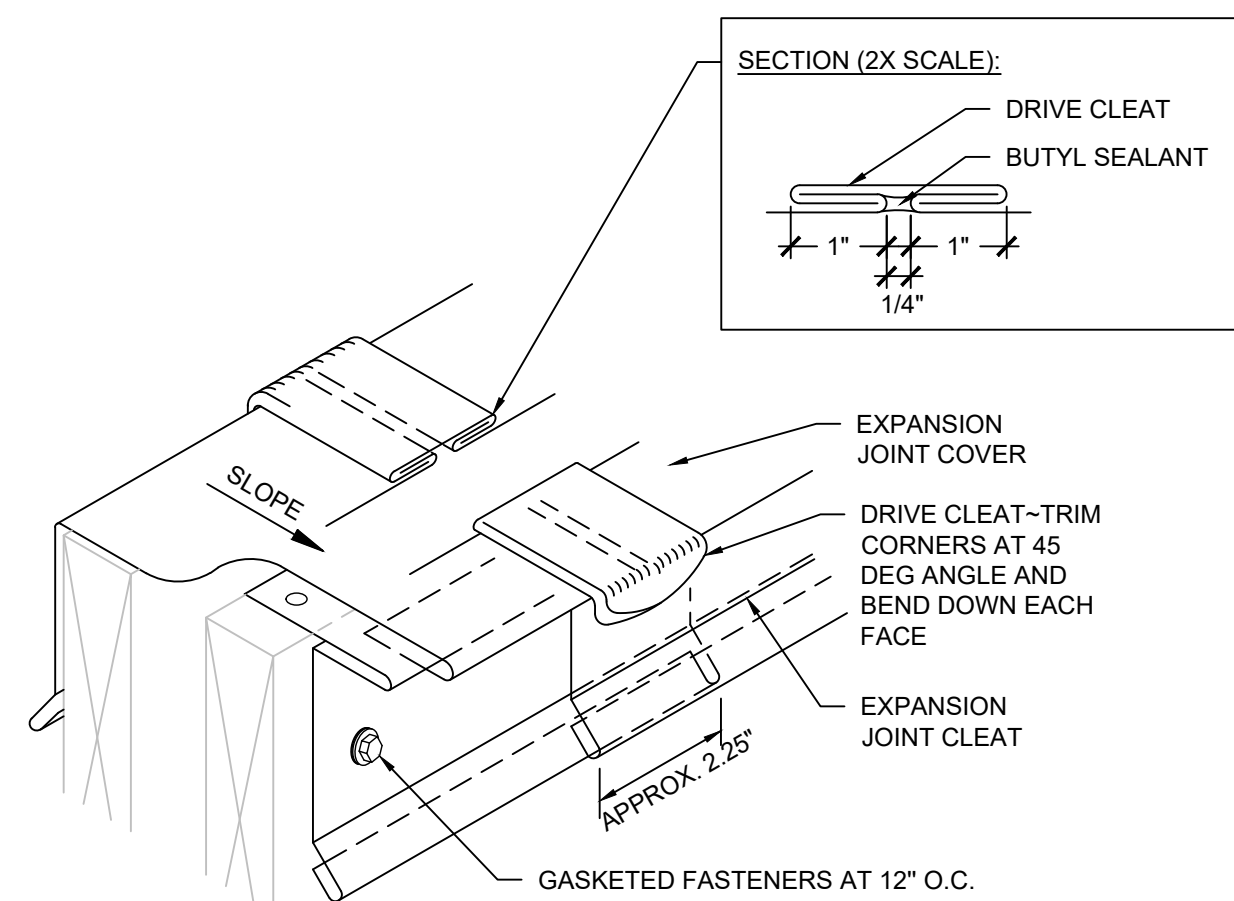
- NOTES:
- MEMBRANE AND BASE FLASHINGS NOT SHOWN FOR CLARITY.
 - BASE FLASHING CLOSURE TO BE INSTALLED CONCURRENTLY WITH METAL EDGE AND STRIPPED INTO BASE PLY/REINFORCING PLY PRIOR TO SURFACE PLY APPLICATION.

D BASE FLASHING CLOSURE
SCALE: 3" = 1'-0"



- NOTES:
- STAGGER JOINTS OF CLEAT AND COVER MINIMUM OF 12 INCHES.

E EXPANSION JOINT DRIVE SEAM
SCALE: 3" = 1'-0"



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ROOF SYSTEMS /
DECK SECUREMENT /
DETAILS

DRAWING:

XR301



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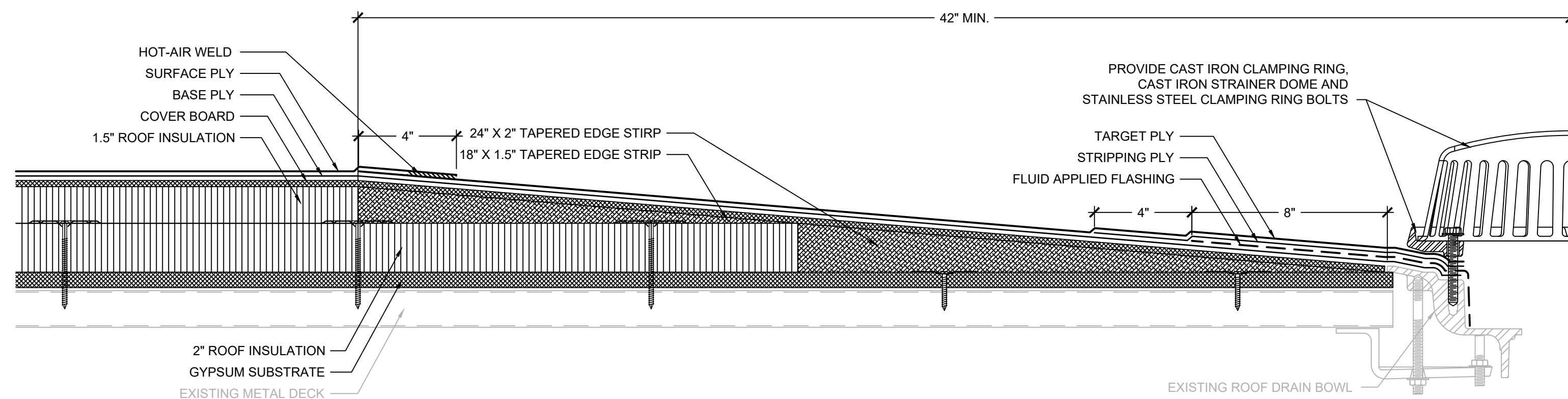
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SHEET TITLE:

DETAILS

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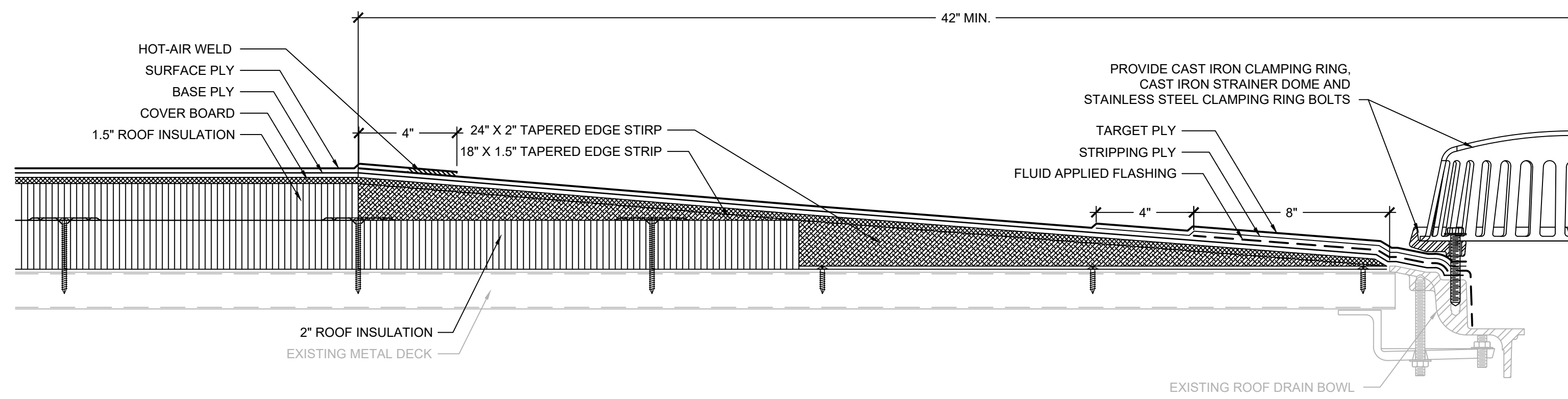
XR501



- NOTES:
1. NOTIFY ENGINEER OF ANY BROKEN, CRACKED OR DAMAGED ROOF DRAIN BOWLS.
 2. ALL CLAMPING RING BOLTS MUST BE PRESENT AND SECURE.
 3. SET ALL PLIES IN FULL BED OF SOLVENT FREE ADHESIVE OR ELASTOMERIC SEALANT A MINIMUM OF 8" AROUND DRAIN BOWL (IN AREA TO RECEIVE FLUID APPLIED FLASHING).

1 ROOF DRAIN - AREAS 1-3 & 6-8

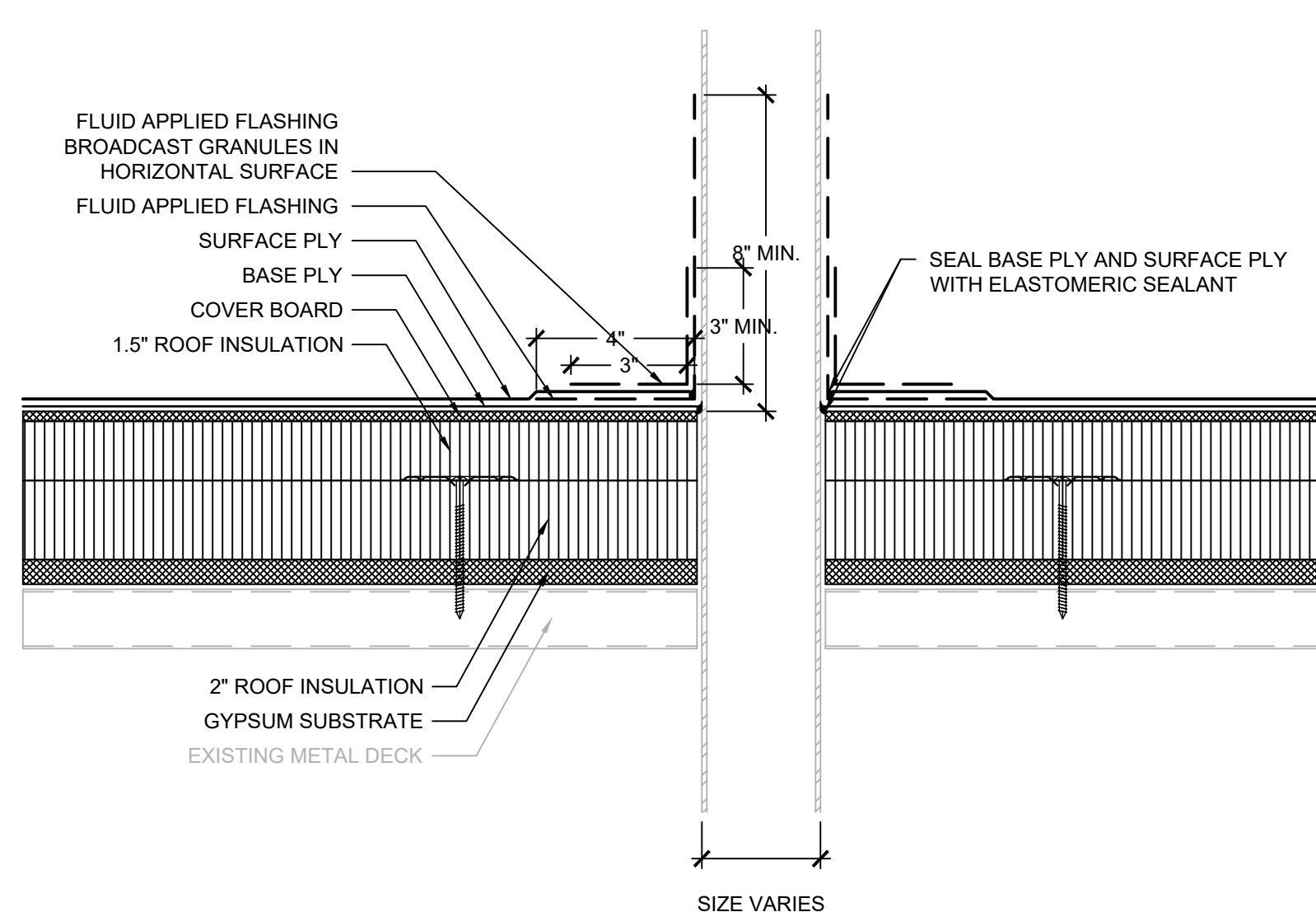
SCALE: 3" = 1'-0"



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2 ROOF DRAIN - AREA 15

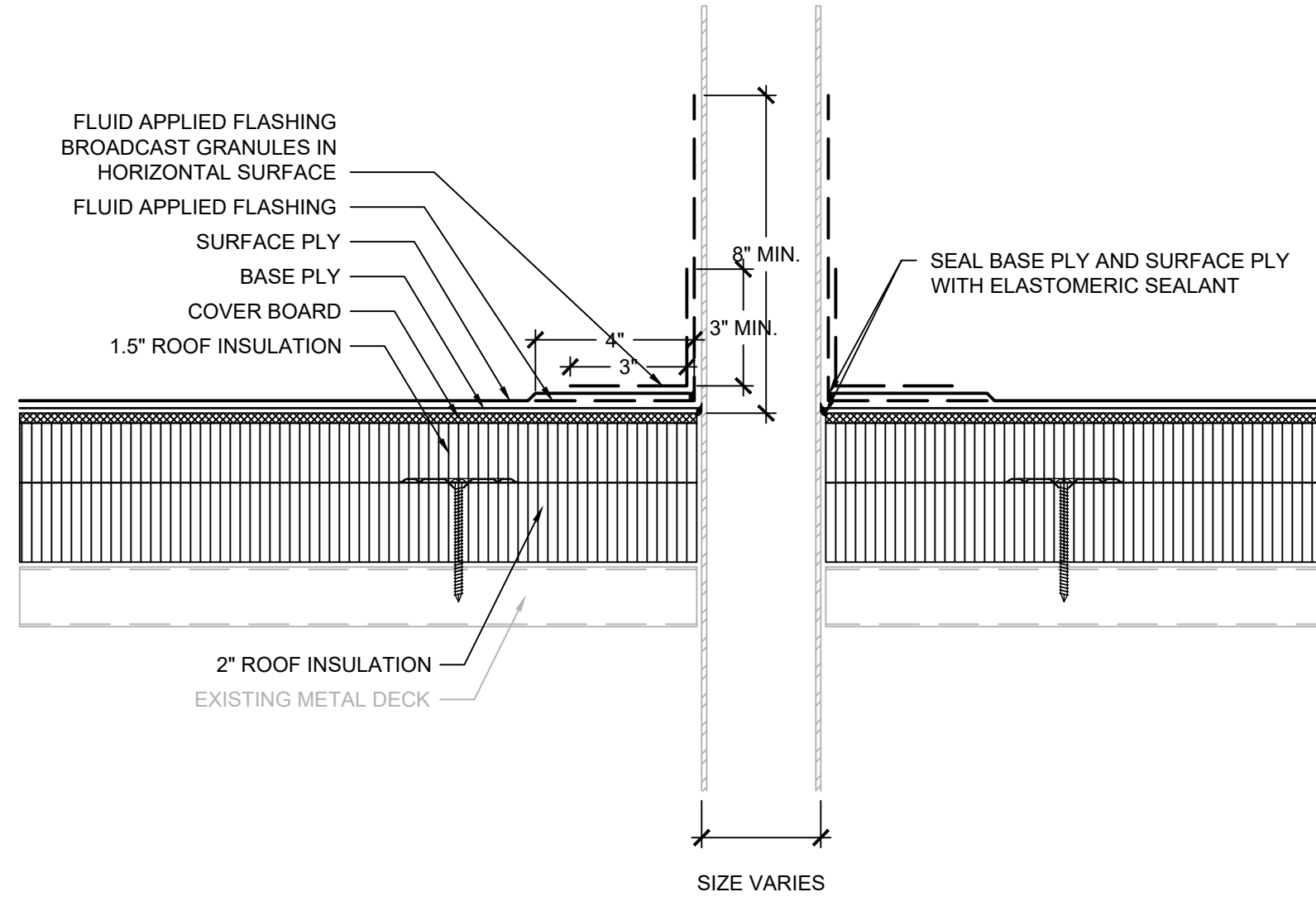
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- NOTES:
1. EXTEND PIPE PENETRATION TO PROVIDE MINIMUM 8" FLASHING HEIGHT.

3 PIPE PENETRATION - AREAS 1-3, & 6-8

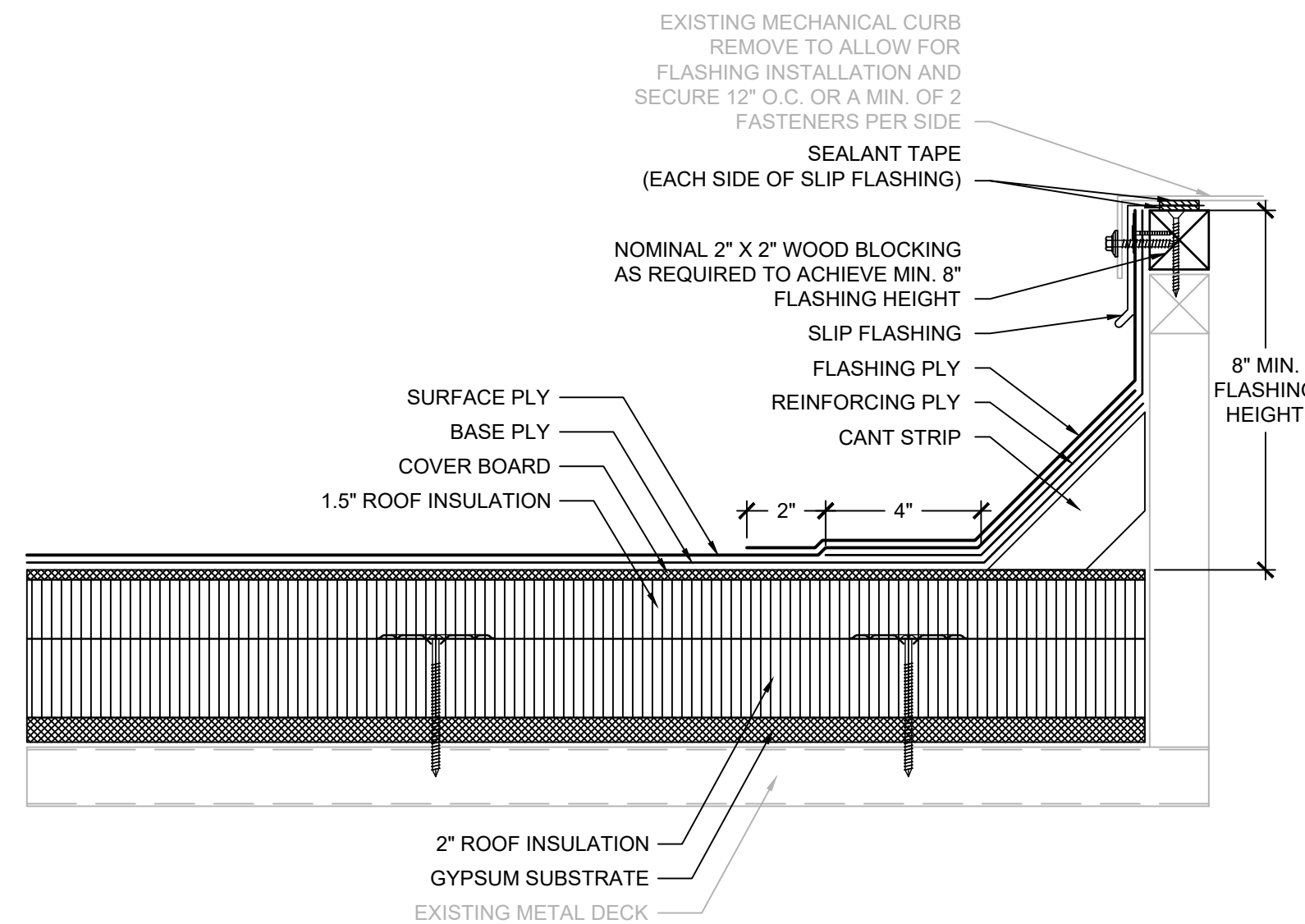
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- NOTES:
1. EXTEND PIPE PENETRATION TO PROVIDE MINIMUM 8" FLASHING HEIGHT.

4 PIPE PENETRATION - AREA 15

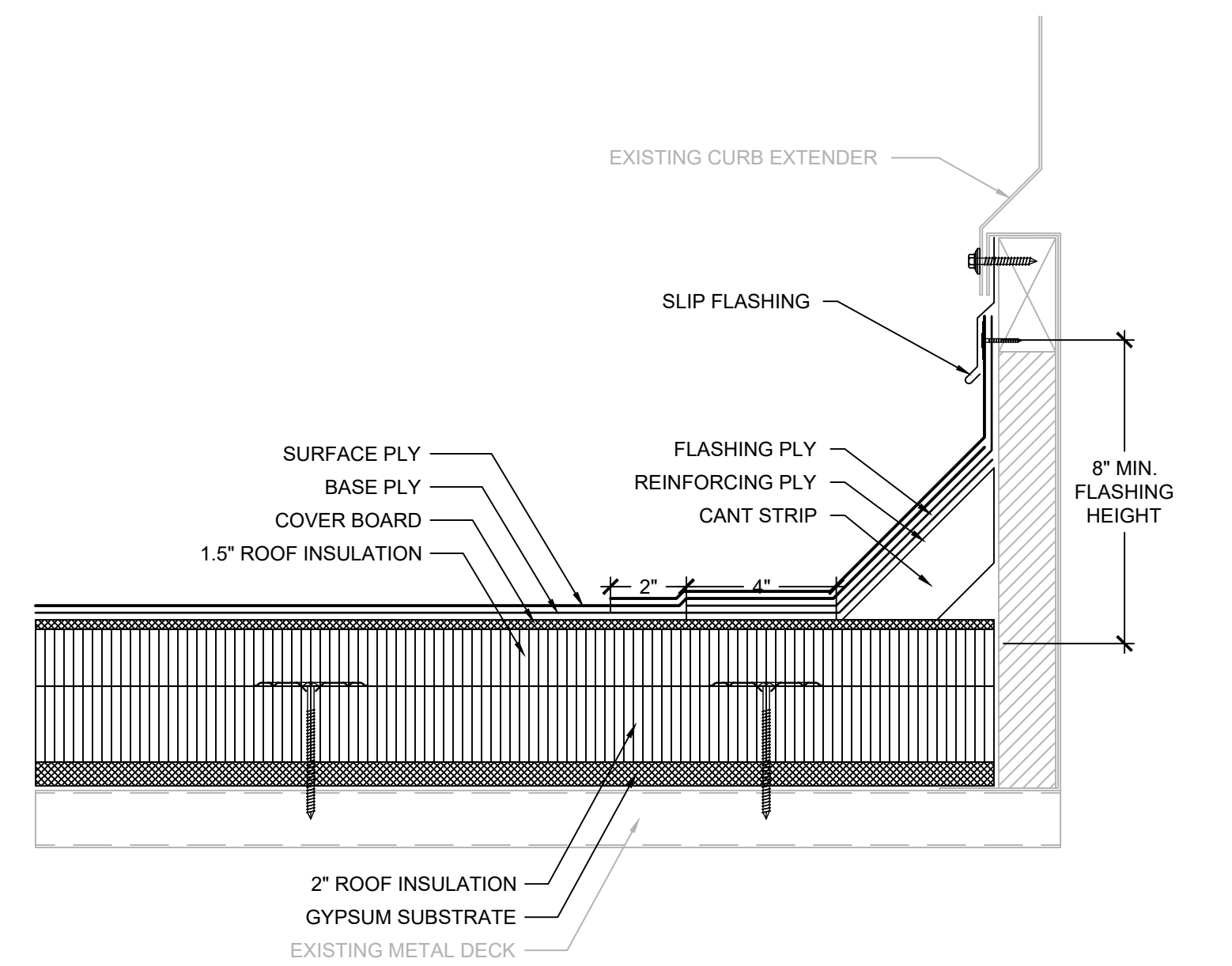
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- NOTES:
1. PROPERLY DISCONNECT UNIT TO RAISE AND ALLOW FLASHING INSTALLATION THEN PROPERLY REINSTALL AND CONNECT.
 2. EXTEND CURB HEIGHT AND/OR PROVIDE WOOD NAILERS TO PROVIDE MINIMUM 8" FLASHING HEIGHT.
 3. ATTACH EQUIPMENT UNIT TO CURB WITH A MINIMUM OF TWO FASTENERS PER SIDE AND ENSURE ALL PRE-DRILLED HOLES ARE UTILIZED FOR ATTACHMENT.
 4. PROVIDE MECHANICALLY ATTACHED BASE SHEET OVER COMBUSTIBLE OR NAILABLE SUBSTRATES PRIOR TO ADHERING BASE FLASHINGS.

5 MECHANICAL CURB - AREAS 1-3, & 6-8

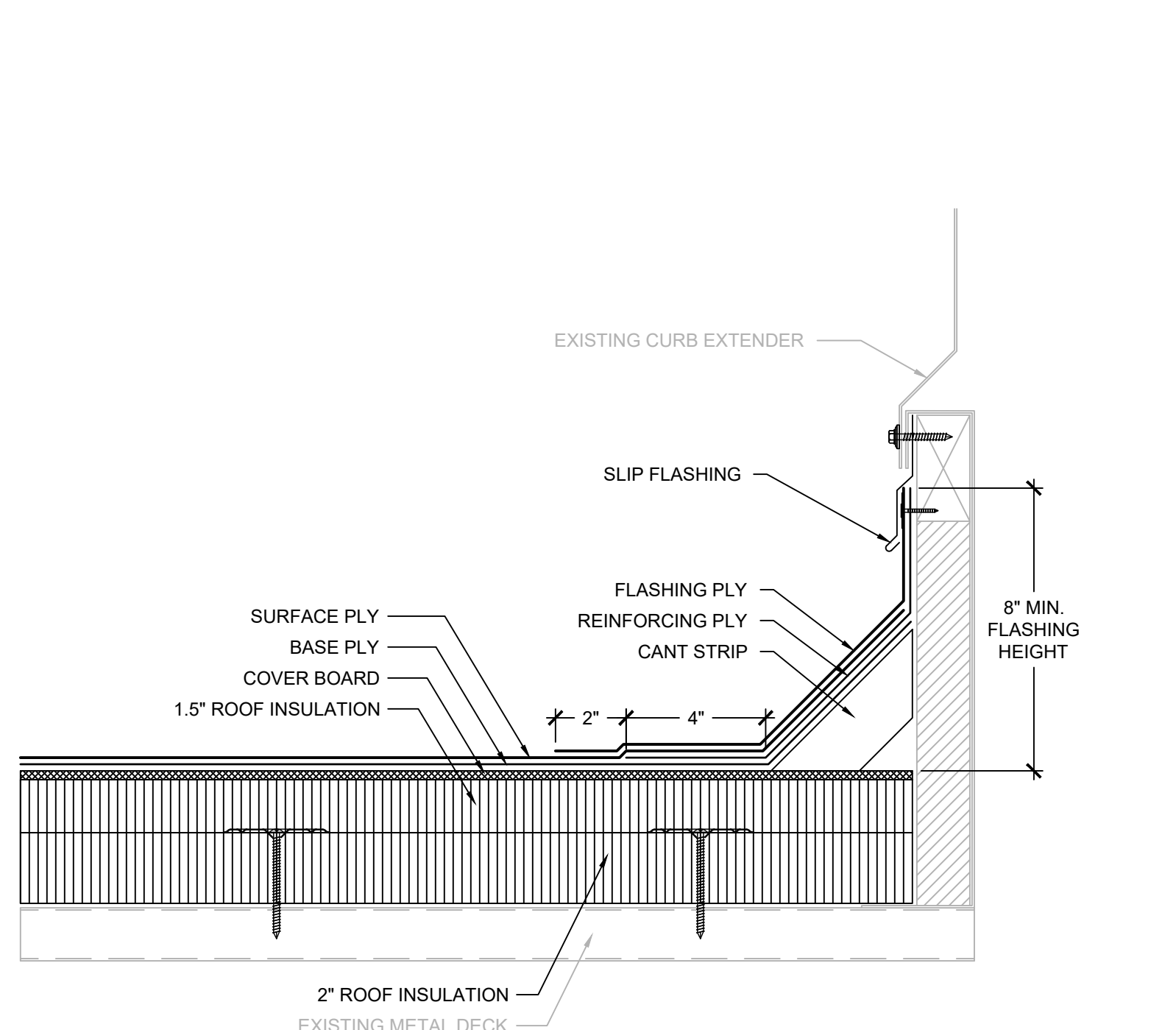
SCALE: 3" = 1'-0"



- NOTES:
1. PROPERLY DISCONNECT UNIT, EXTEND CURB HEIGHT WITH HVAC UNIT MANUFACTURER APPROVED CURB EXTENSION TO PROVIDE MINIMUM 8" FLASHING HEIGHT, AND PROPERLY REINSTALL AND RECONNECT UNIT.

6 HVAC UNIT - AREAS 1-3, & 6-8

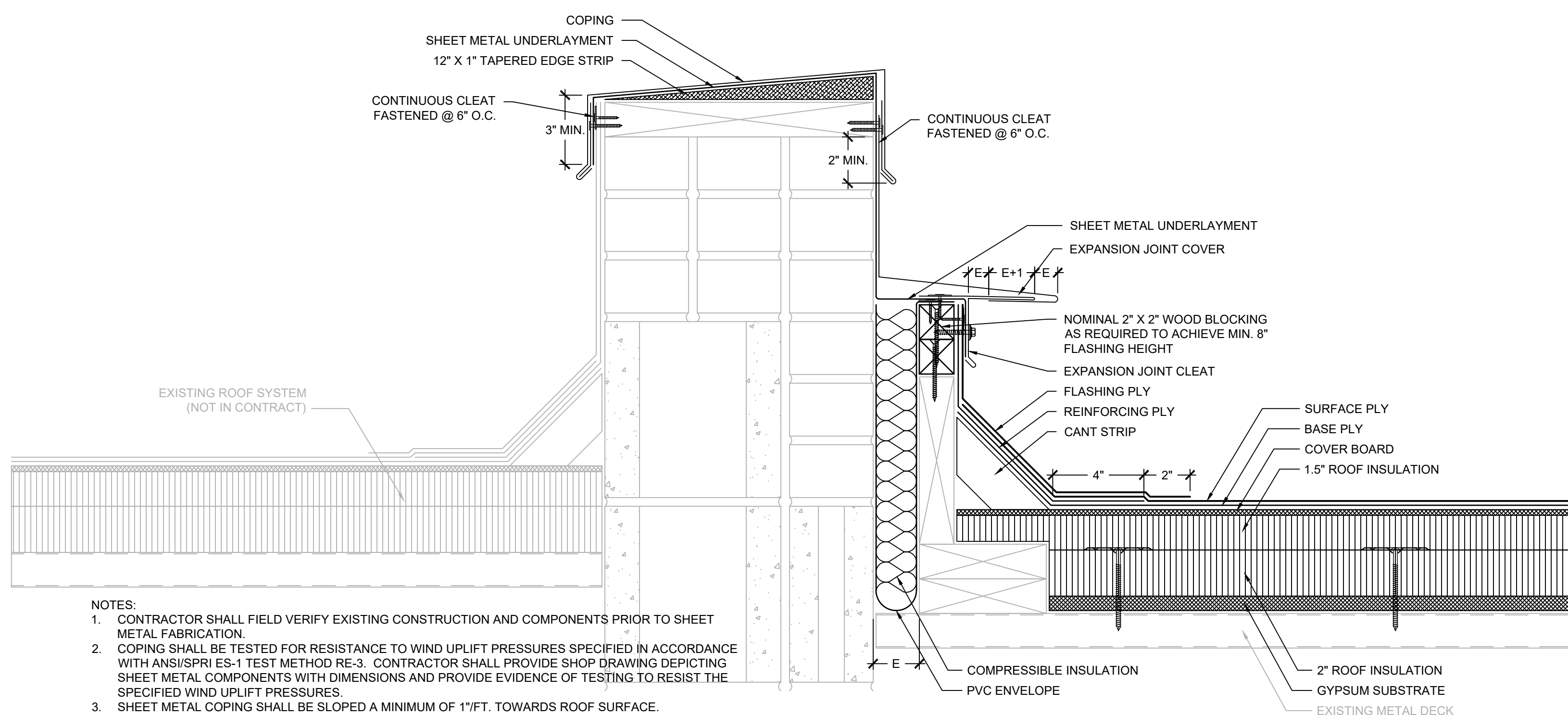
SCALE: 3" = 1'-0"



- NOTES:
1. PROPERLY DISCONNECT UNIT, EXTEND CURB HEIGHT WITH HVAC UNIT MANUFACTURER APPROVED CURB EXTENSION TO PROVIDE MINIMUM 8" FLASHING HEIGHT, AND PROPERLY REINSTALL AND RECONNECT UNIT.

7 HVAC UNIT - AREA 15

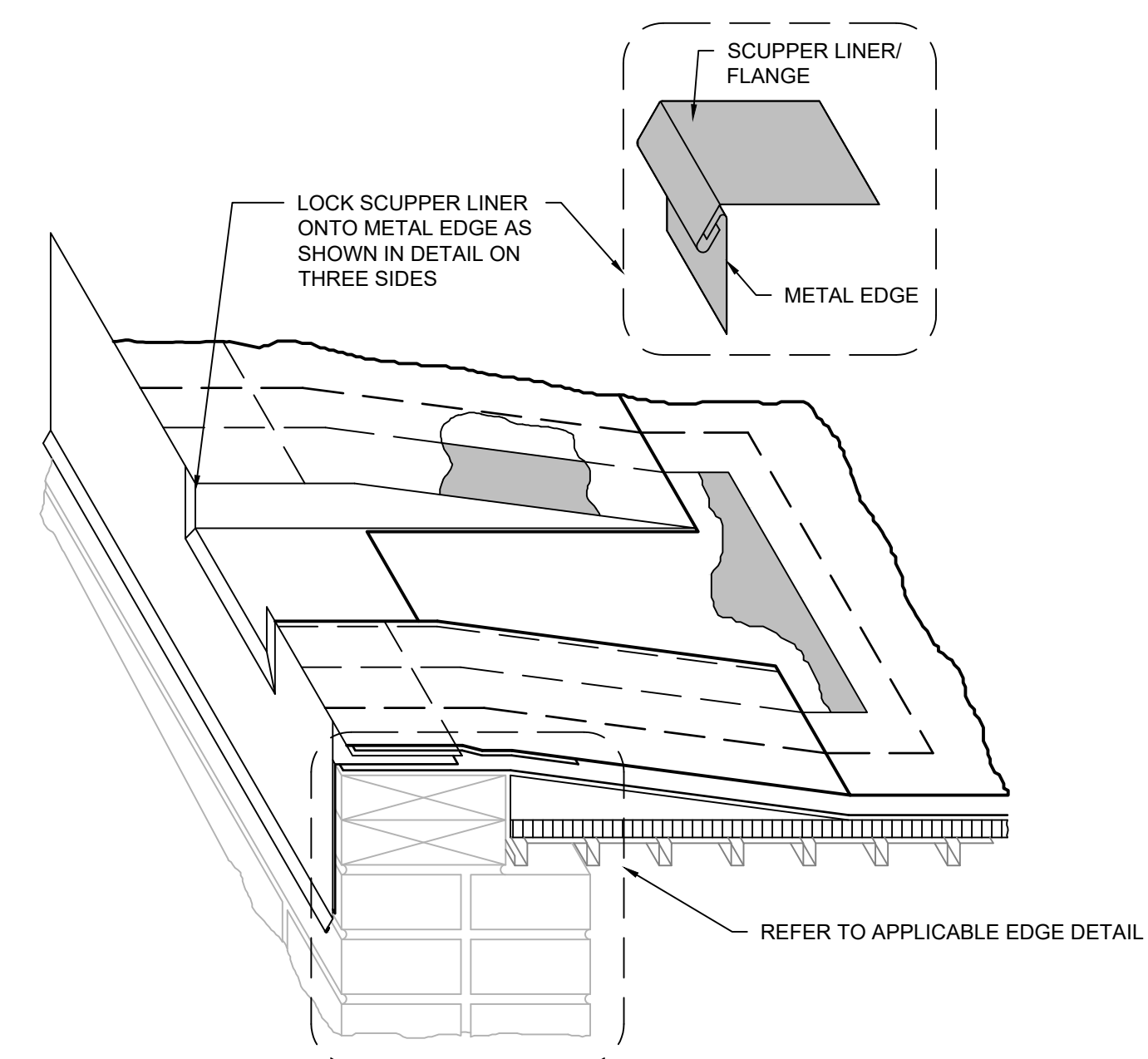
SCALE: 3" = 1'-0"



- NOTES:
1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONSTRUCTION AND COMPONENTS PRIOR TO SHEET METAL FABRICATION.
 2. COPING SHALL BE TESTED FOR RESISTANCE TO WIND UPLIFT PRESSURES SPECIFIED IN ACCORDANCE WITH ANSI/APRI ES-1 TEST METHOD RE-3. CONTRACTOR SHALL PROVIDE SHOP DRAWING DEPICTING SHEET METAL COMPONENTS WITH DIMENSIONS AND PROVIDE EVIDENCE OF TESTING TO RESIST THE SPECIFIED WIND UPLIFT PRESSURES.
 3. SHEET METAL COPING SHALL BE SLOPED A MINIMUM OF 1" FT. TOWARDS ROOF SURFACE.
 4. PROVIDE SEPARATE FASCHA COVER EXTENSION WHERE EDGE METAL DIMENSIONS EXCEED ALLOWABLE TESTED ASSEMBLY REQUIREMENTS.

8 PARAPET WALL - AREAS 2, & 6 TO NIC

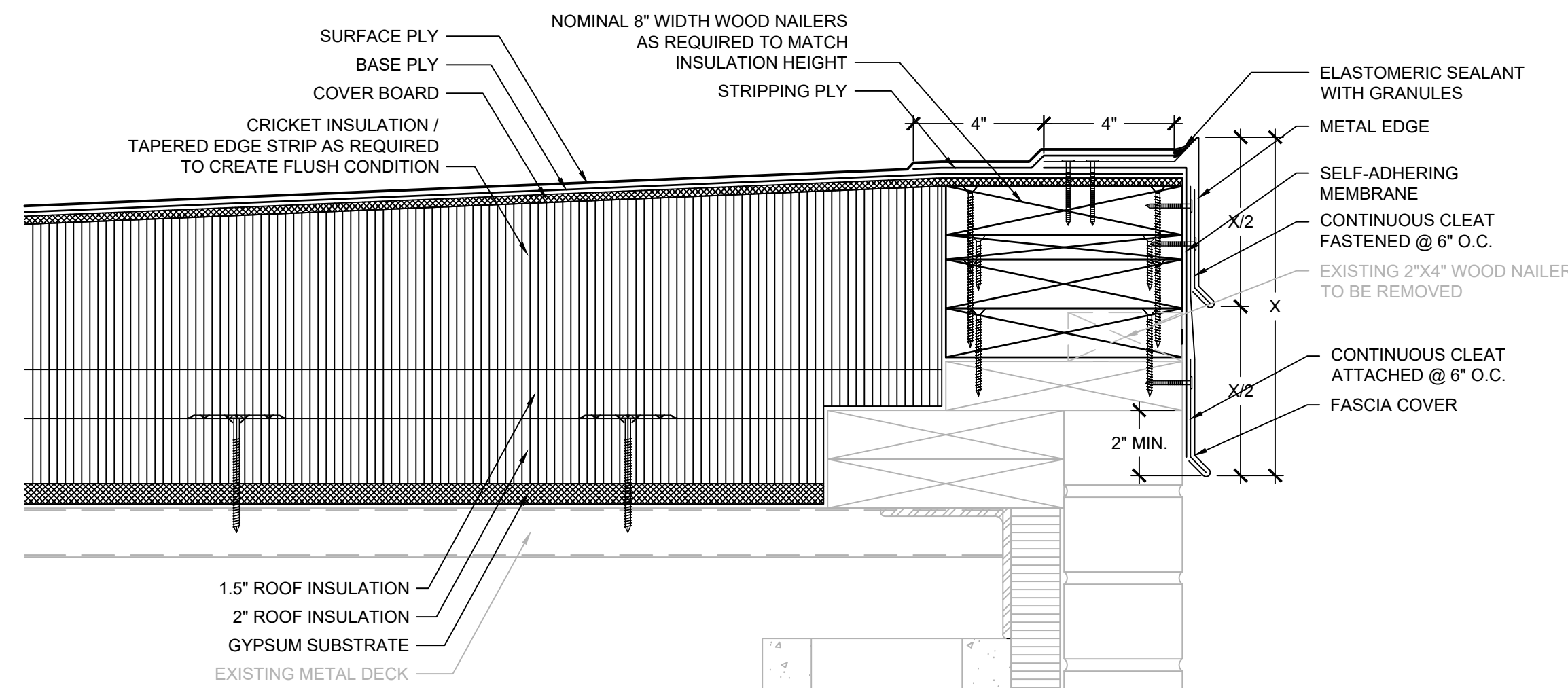
SCALE: 3" = 1'-0"



- NOTES:
1. DETAIL IS FOR GENERAL REPRESENTATION ONLY. REFER TO CROSS SECTION FOR SPECIFIC ORDER AND CALLOUT OF COMPONENTS.
 2. PRIME FLANGES OF SCUPPER LINER AND SET IN FULL BED OF ROOF CEMENT.
 3. SCUPPER LINER/FLANGE SHALL BE ONE PIECE WITH JOINTS FULLY SOLDERED.

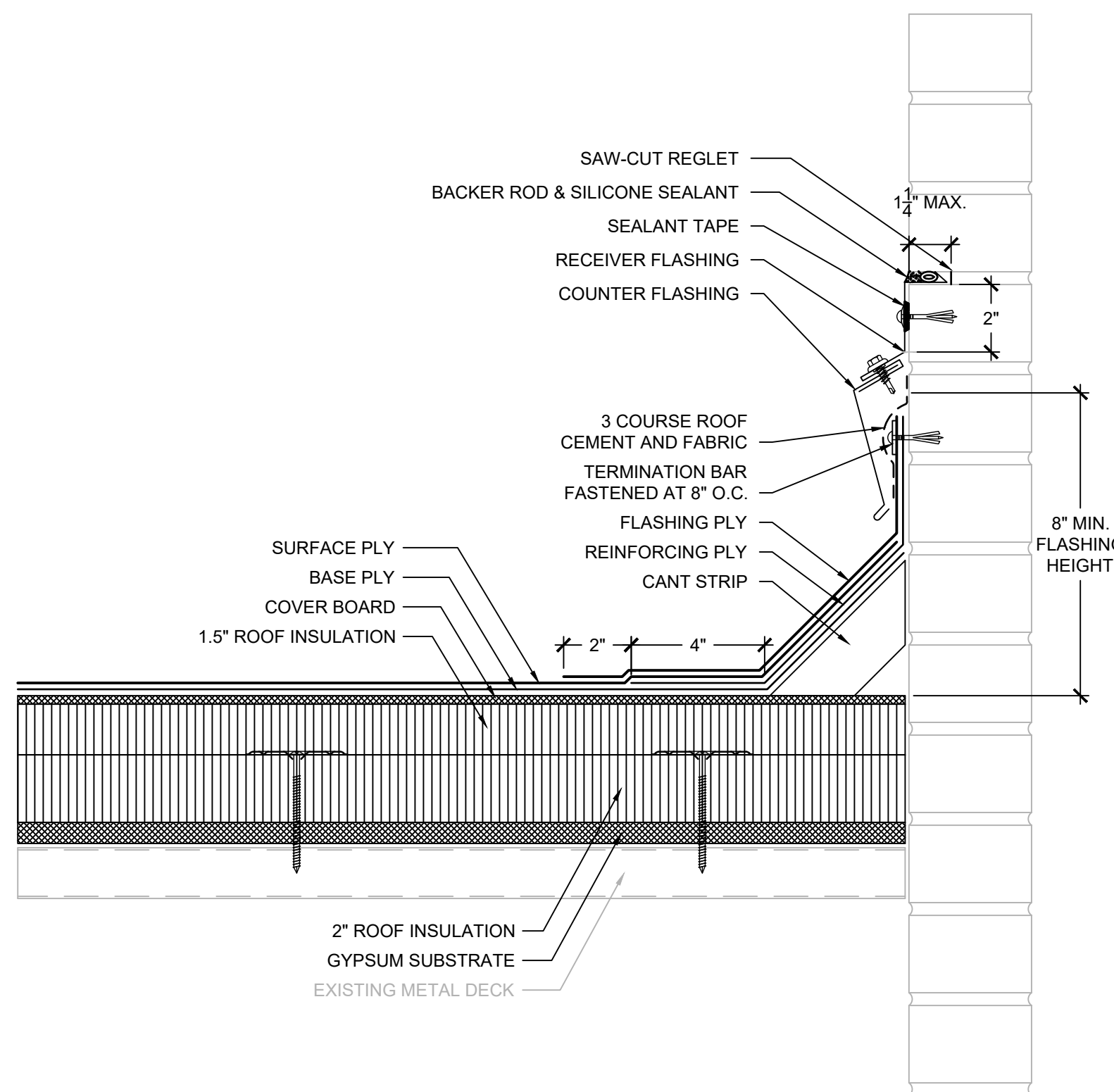
9 THROUGH EDGE SCUPPER - AREAS 1 & 3

SCALE: 3" = 1'-0"

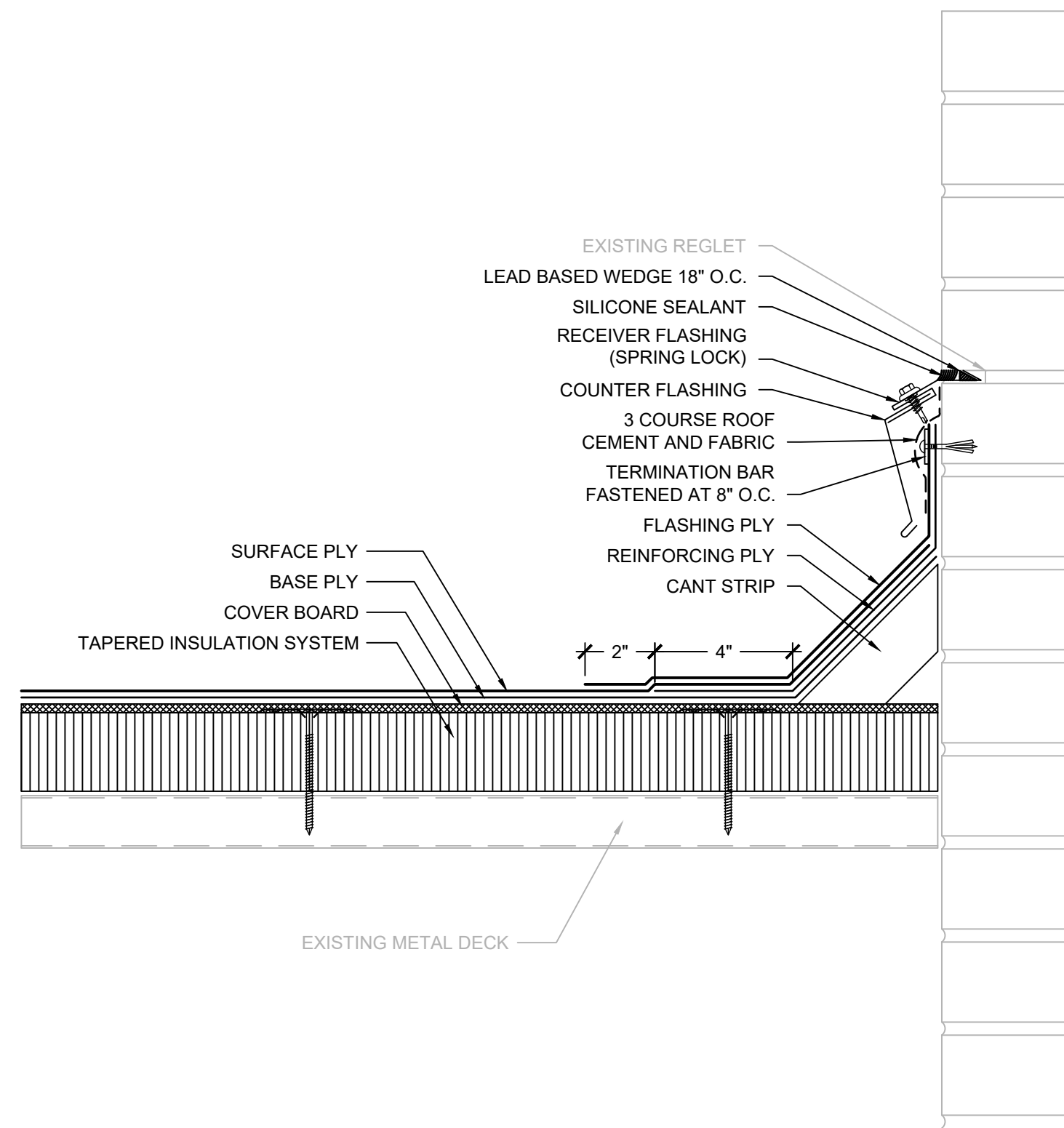


- NOTES:
1. CONTRACTOR SHALL FIELD VERIFY EXISTING ROOF EDGE CONSTRUCTION AND COMPONENTS PRIOR TO SHEET METAL FABRICATION.
 2. EDGE METAL SHALL BE TESTED FOR RESISTANCE TO WIND UPLIFT PRESSURES SPECIFIED IN ACCORDANCE WITH ANSIS/SPRI ES-1 TEST METHODS RE-1 AND RE-2. CONTRACTOR SHALL PROVIDE SHOP DRAWING DEPICTING SHEET METAL COMPONENTS WITH DIMENSIONS AND PROVIDE EVIDENCE OF TESTING TO RESIST THE SPECIFIED WIND UPLIFT PRESSURES.
 3. PROVIDE SEPARATE FASCIA COVER EXTENSION WHERE EDGE METAL DIMENSIONS EXCEED ALLOWABLE TESTED ASSEMBLY REQUIREMENTS.
 4. PROVIDE ADDITIONAL WOOD NAILERS WHERE REQUIRED TO PROVIDE FLUSH TRANSITION WITH MAXIMUM HEIGHT OF INSULATION. WOOD NAILERS SHALL BE PROVIDED TO MAINTAIN CONSTANT PERIMETER EDGE HEIGHT.
 5. PROVIDE TAPERED EDGE STRIP/CANT STRIP AS NECESSARY TO MAINTAIN SMOOTH TRANSITION FROM INSULATION TO WOOD NAILERS.

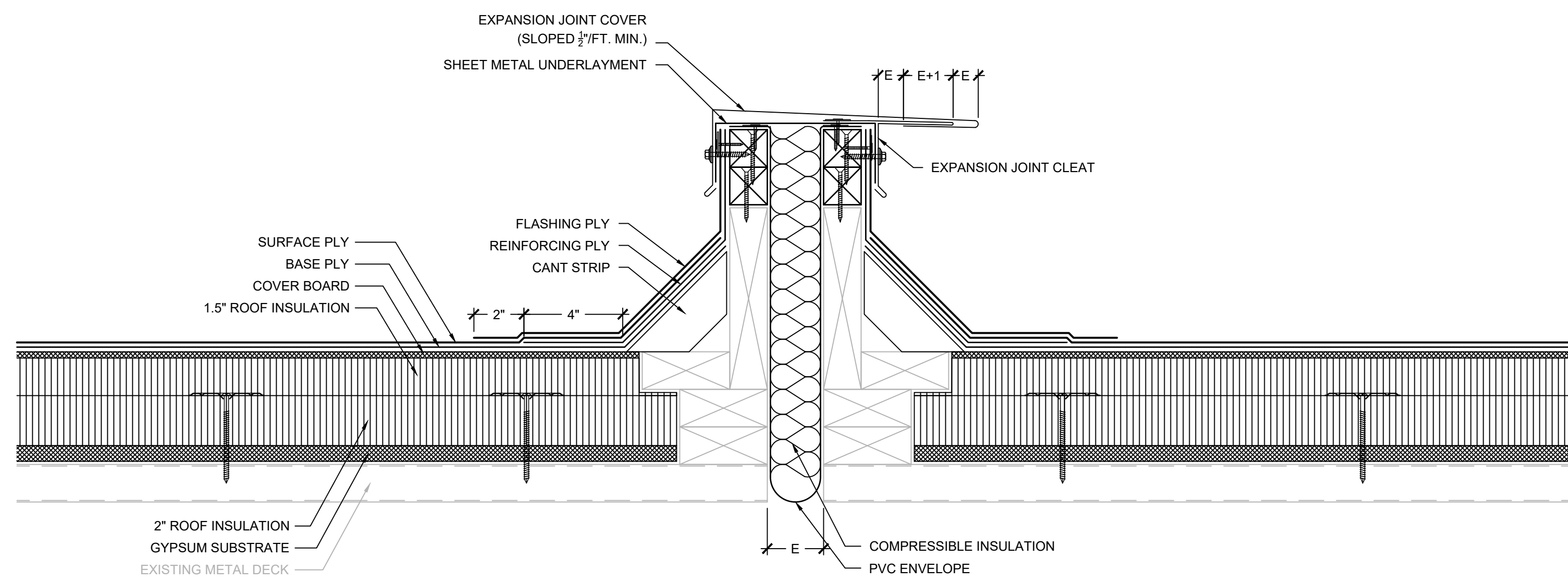
10 METAL EDGE - AREA 1
SCALE: 3" = 1'-0"



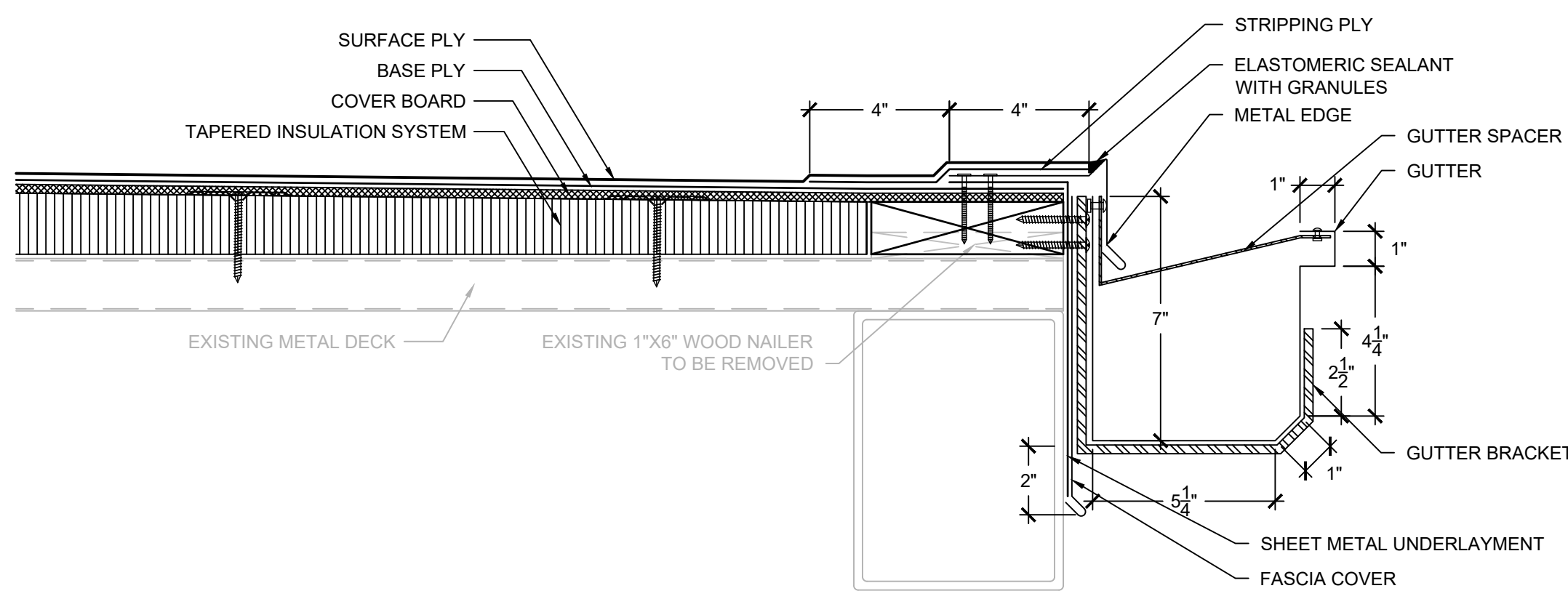
12 ELEVATION WALL - AREA 7
SCALE: 3" = 1'-0"



13 ELEVATION WALL FLASHING - AREA 9
SCALE: 3" = 1'-0"

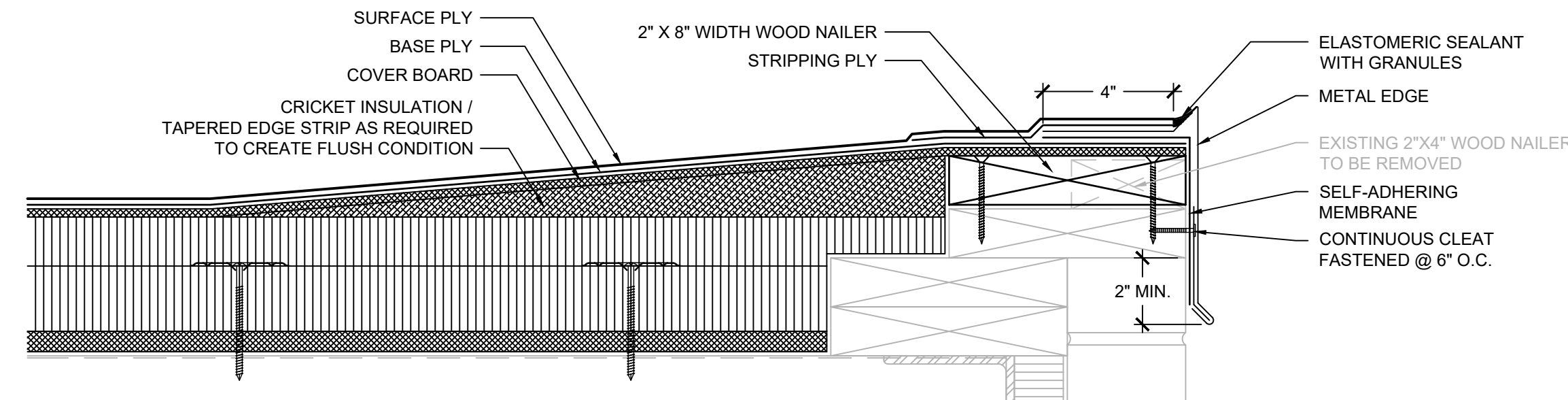


14 EXPANSION JOINT
SCALE: 3" = 1'-0"



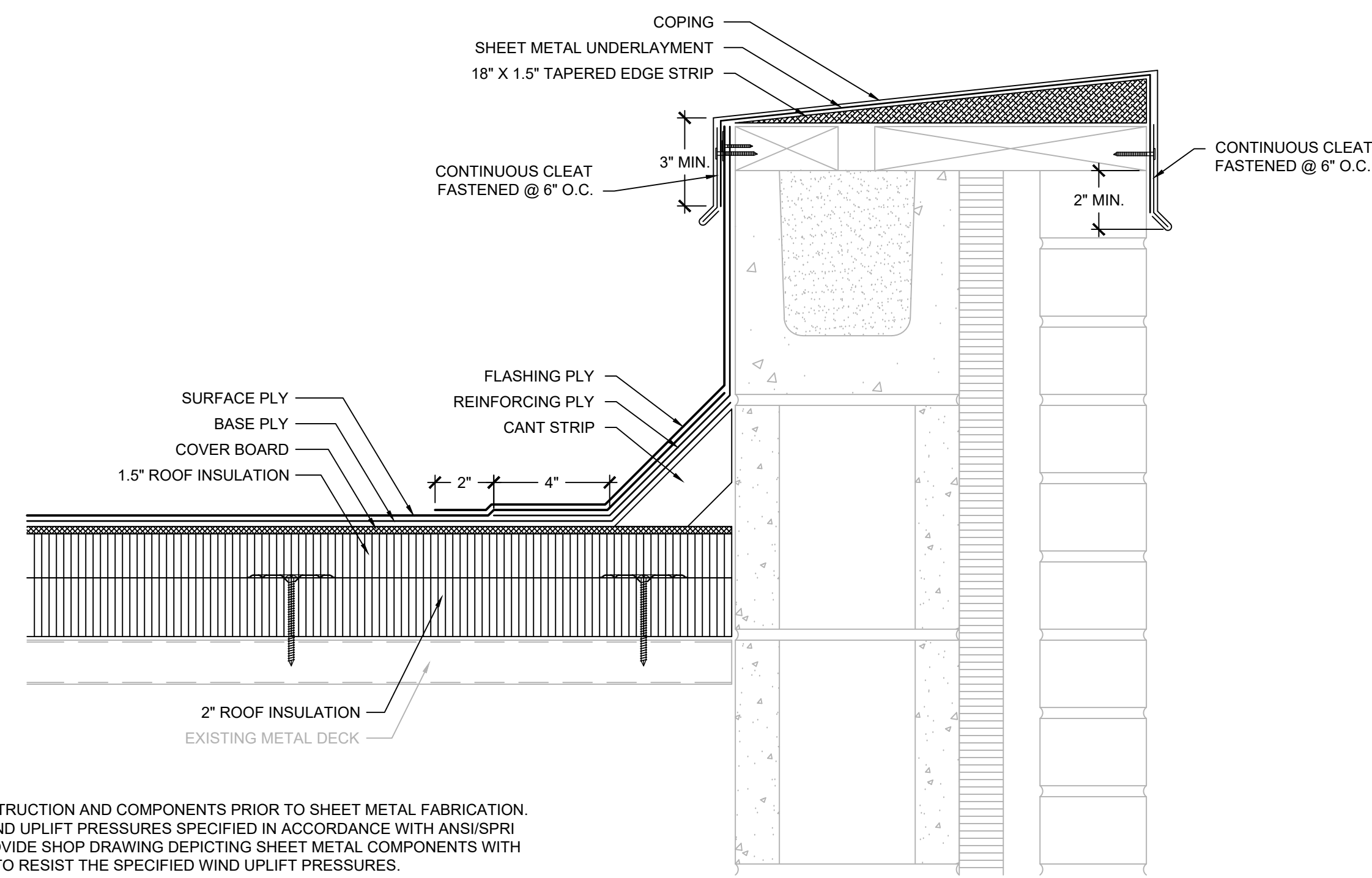
- NOTES:
1. CONTRACTOR SHALL FIELD VERIFY EXISTING ROOF EDGE CONSTRUCTION AND COMPONENTS PRIOR TO SHEET METAL FABRICATION AND TO CONFIRM DETAIL AS SHOWN WILL PROVIDE POSITIVE DRAINAGE WITHOUT PONDING WATER. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION.

15 GUTTER EDGE - AREA 9
SCALE: 3" = 1'-0"



- NOTES:
1. CONTRACTOR SHALL FIELD VERIFY EXISTING ROOF EDGE CONSTRUCTION AND COMPONENTS PRIOR TO SHEET METAL FABRICATION.
 2. EDGE METAL SHALL BE TESTED FOR RESISTANCE TO WIND UPLIFT PRESSURES SPECIFIED IN ACCORDANCE WITH ANSIS/SPRI ES-1 TEST METHODS RE-1 AND RE-2. CONTRACTOR SHALL PROVIDE SHOP DRAWING DEPICTING SHEET METAL COMPONENTS WITH DIMENSIONS AND PROVIDE EVIDENCE OF TESTING TO RESIST THE SPECIFIED WIND UPLIFT PRESSURES.
 3. PROVIDE SEPARATE FASCIA COVER EXTENSION WHERE EDGE METAL DIMENSIONS EXCEED ALLOWABLE TESTED ASSEMBLY REQUIREMENTS.
 4. PROVIDE ADDITIONAL WOOD NAILERS WHERE REQUIRED TO PROVIDE FLUSH TRANSITION WITH MAXIMUM HEIGHT OF INSULATION. WOOD NAILERS SHALL BE PROVIDED TO MAINTAIN CONSTANT PERIMETER EDGE HEIGHT.
 5. PROVIDE TAPERED EDGE STRIP/CANT STRIP AS NECESSARY TO MAINTAIN SMOOTH TRANSITION FROM INSULATION TO WOOD NAILERS.

11 METAL EDGE - AREAS 2, & 6-8
SCALE: 3" = 1'-0"



- NOTES:
1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONSTRUCTION AND COMPONENTS PRIOR TO SHEET METAL FABRICATION.
 2. COPING SHALL BE TESTED FOR RESISTANCE TO WIND UPLIFT PRESSURES SPECIFIED IN ACCORDANCE WITH ANSIS/SPRI ES-1 TEST METHOD RE-3. CONTRACTOR SHALL PROVIDE SHOP DRAWING DEPICTING SHEET METAL COMPONENTS WITH DIMENSIONS AND PROVIDE EVIDENCE OF TESTING TO RESIST THE SPECIFIED WIND UPLIFT PRESSURES.
 3. SHEET METAL COPING SHALL BE SLOPED A MINIMUM OF 1\"/>
 4. PROVIDE SEPARATE FASCIA COVER EXTENSION WHERE EDGE METAL DIMENSIONS EXCEED ALLOWABLE TESTED ASSEMBLY REQUIREMENTS.

16 PARAPET WALL - AREA 15
SCALE: 3" = 1'-0"



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YORK SCHOOL
DISTRICT 1

YORK INTERMEDIATE
SCHOOL ROOF
REPLACEMENT

1280 JOHNSON RD.
YORK, SOUTH CAROLINA 29745

PROJ. NO:

024CLT-112

ISSUE:

NO.	DATE	DESCRIPTION
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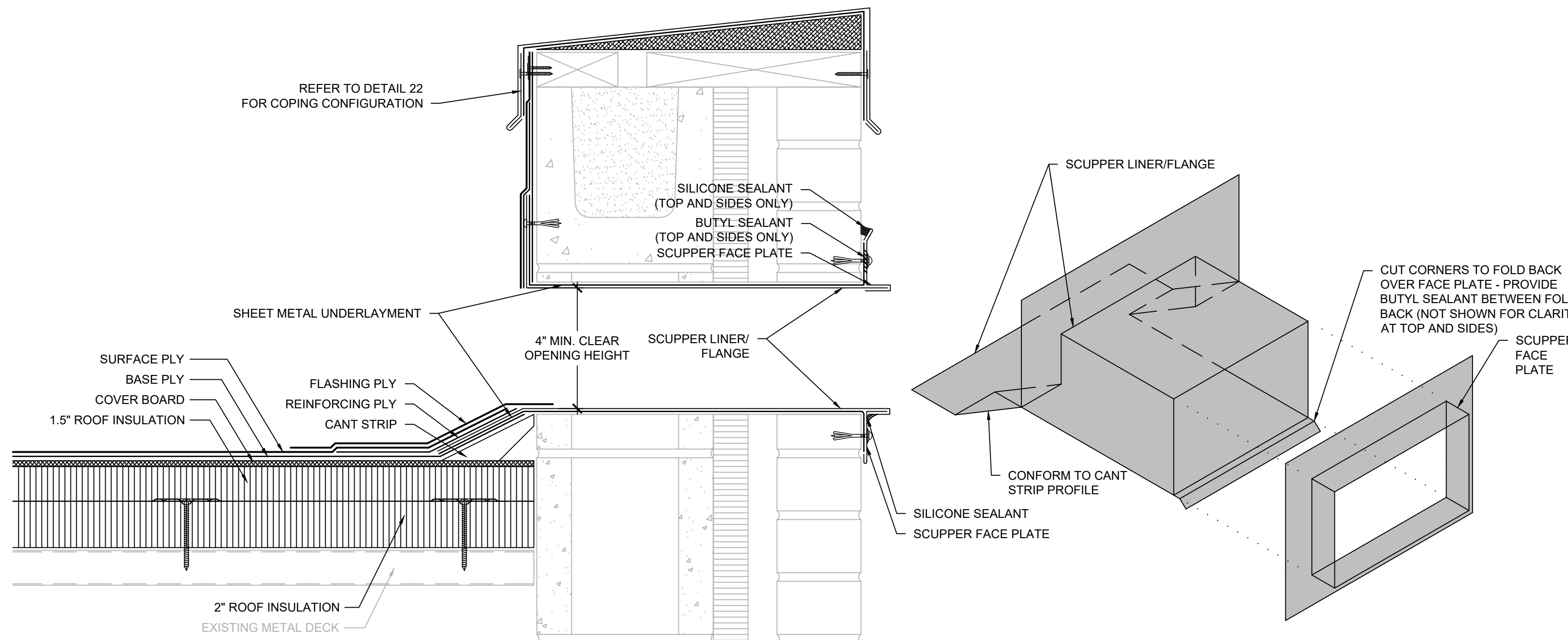
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DETAILS

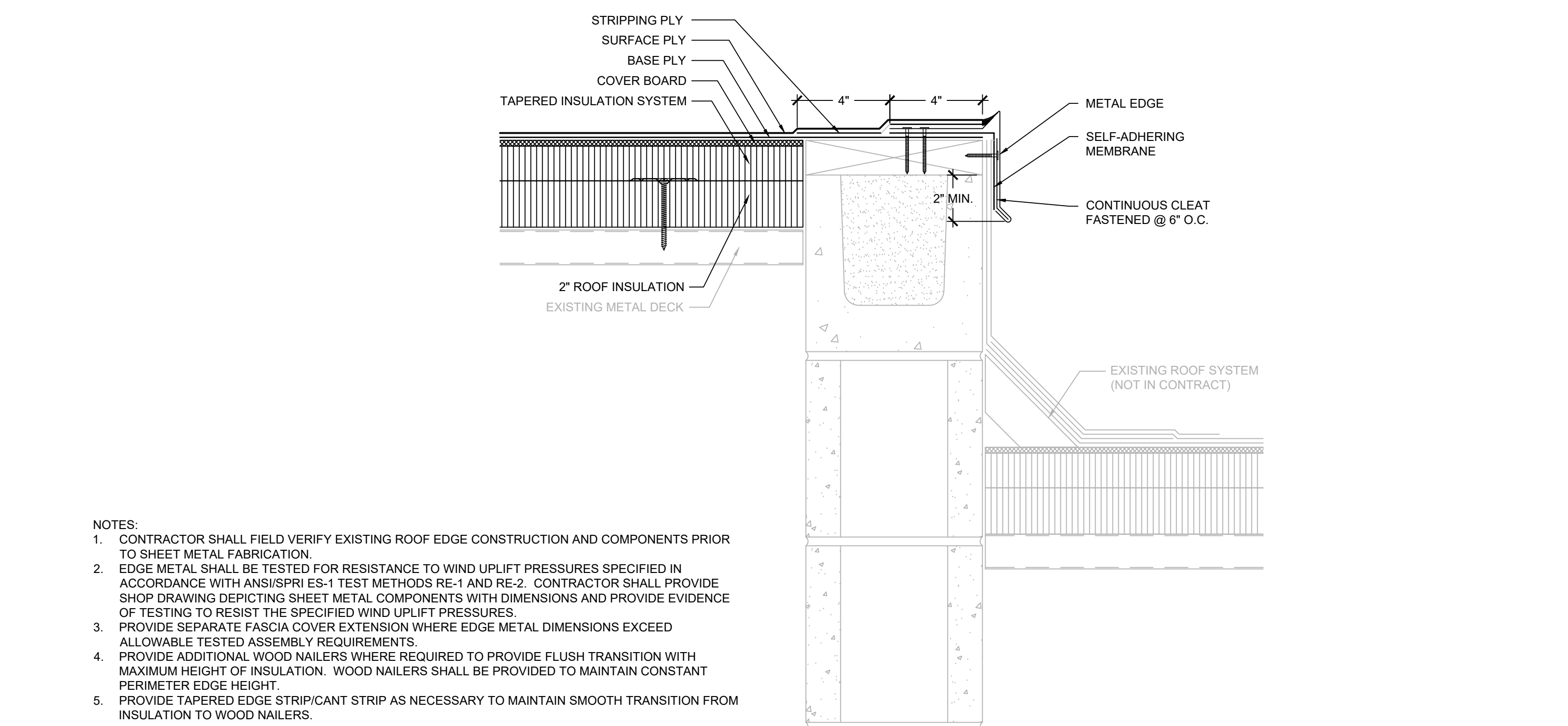
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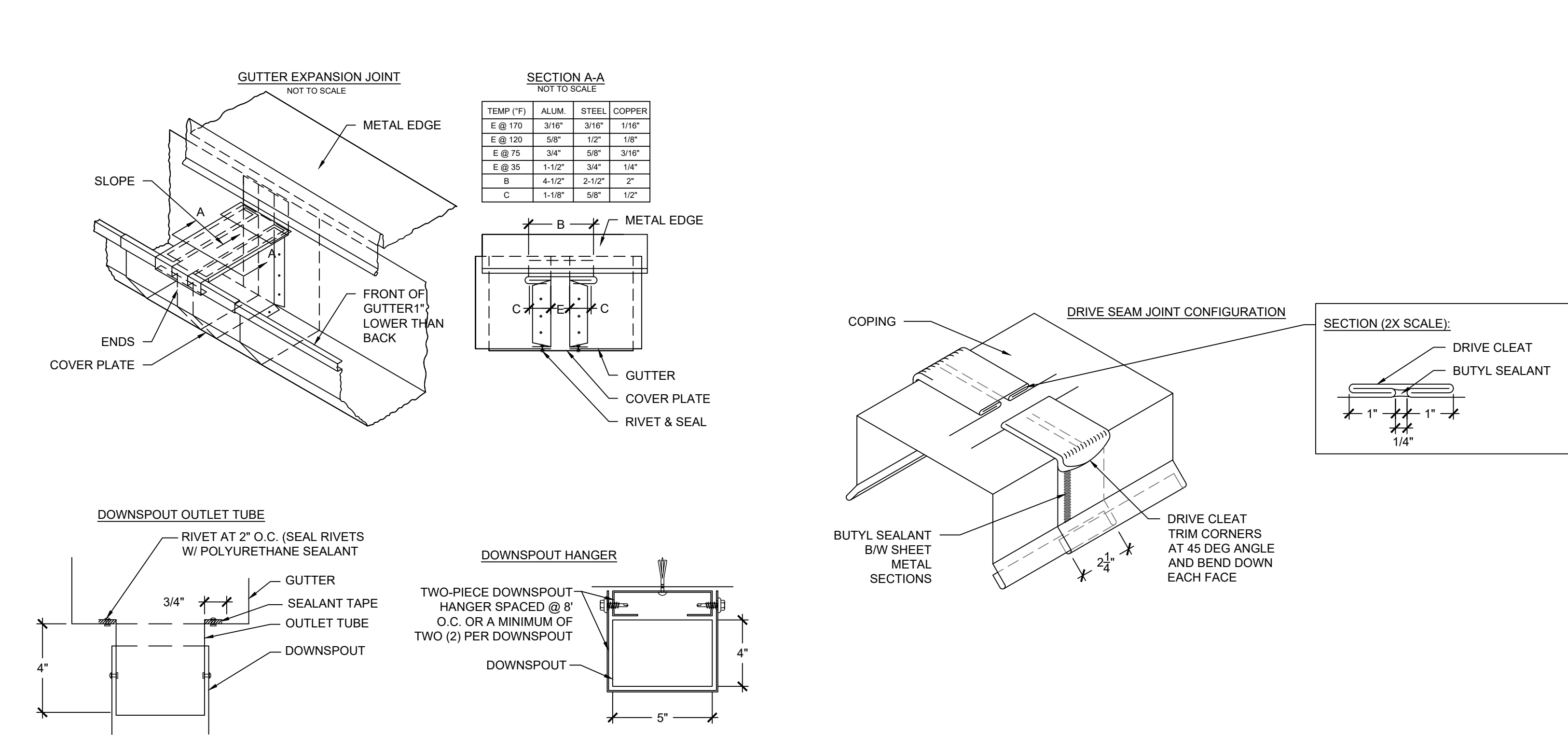


- NOTES:
- MODIFY SCUPPER OPENING TO DIMENSIONS SPECIFIED.
 - PRIME FLANGES OF SCUPPER LINER AND SET IN FULL BED OF ROOF CEMENT.

17 OVERFLOW SCUPPER - AREA 15
SCALE: 3" = 1'-0"



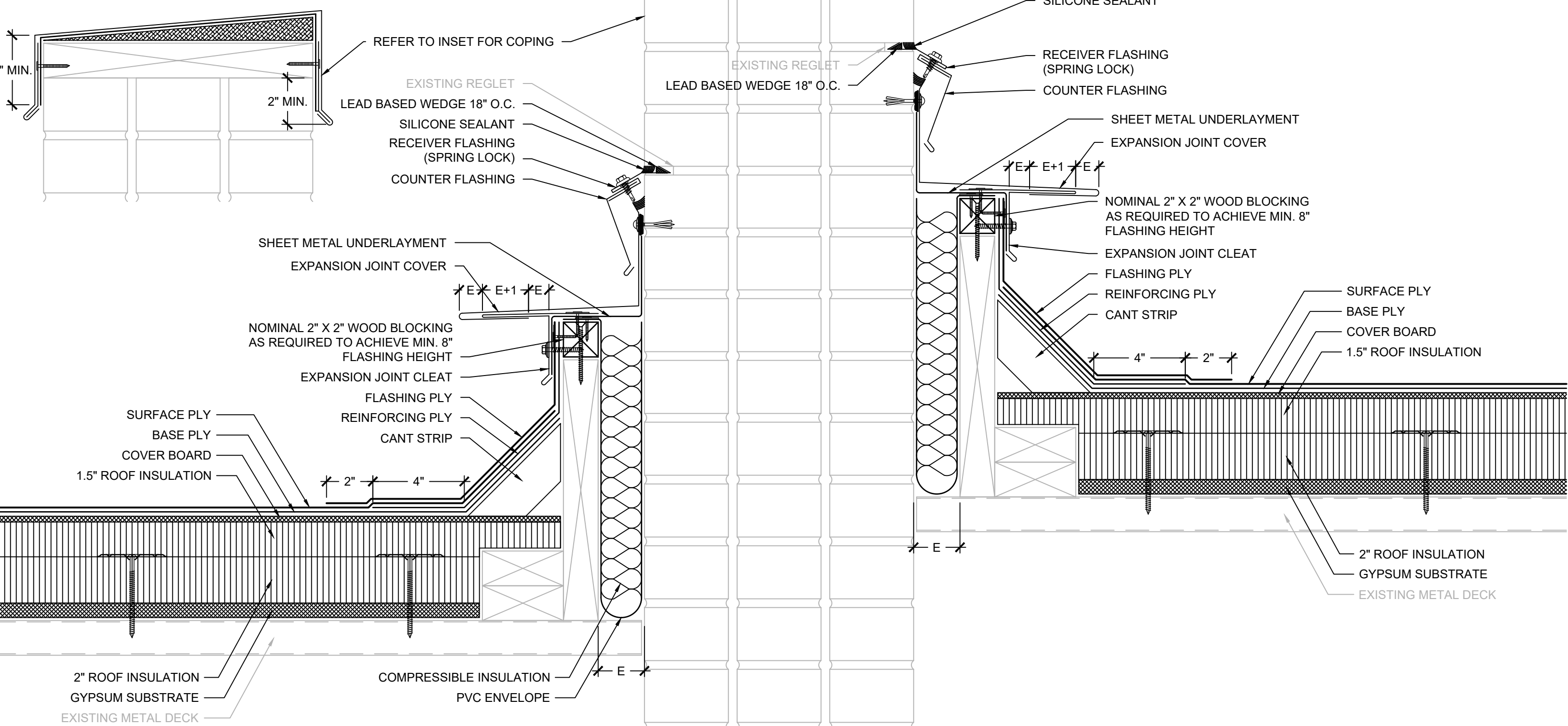
19 METAL EDGE - AREA 15 @ NIC
SCALE: 3" = 1'-0"



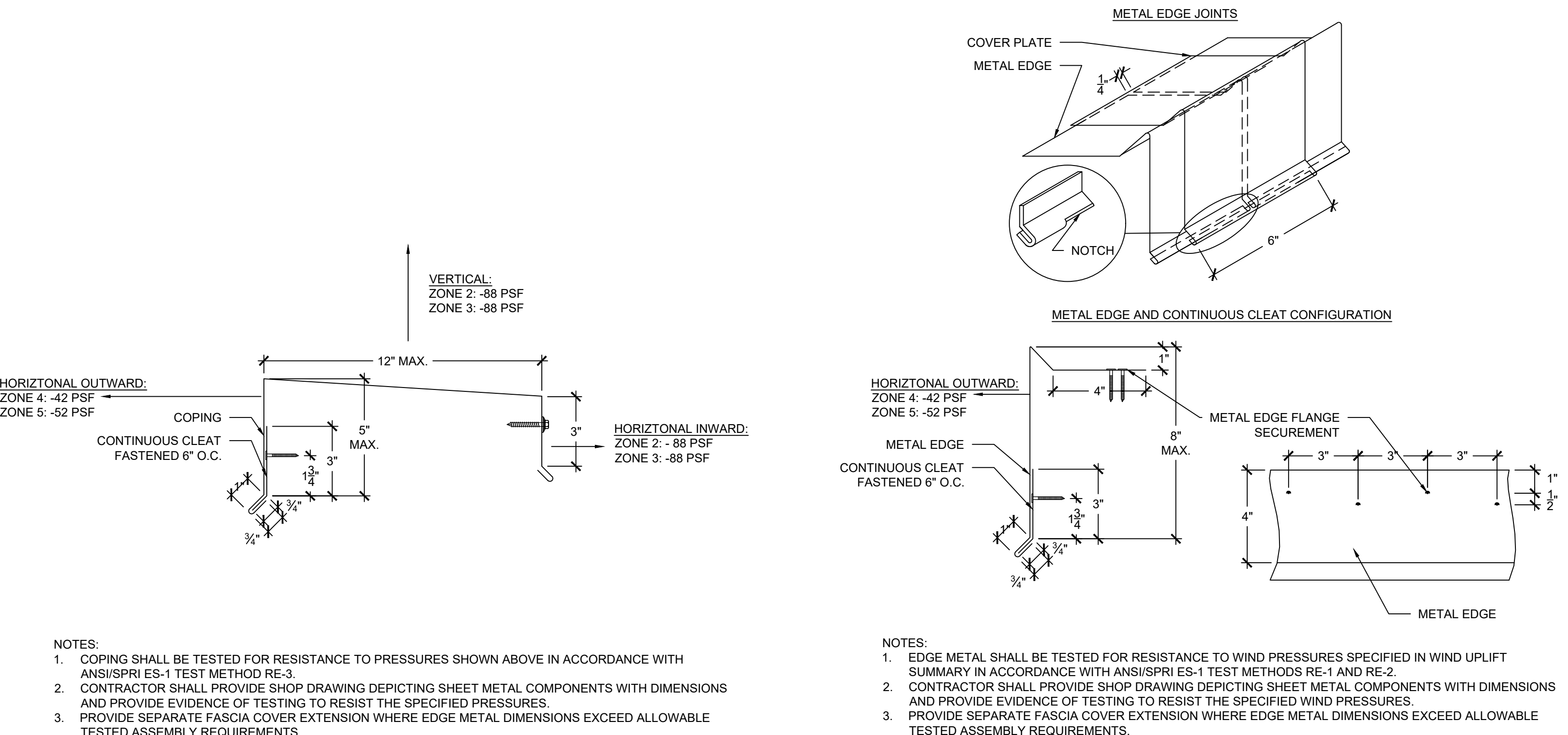
21 GUTTER/DOWNSPOUT COMPONENTS
SCALE: 3" = 1'-0"

22 COPING JOINTS (DRIVE SEAM)
SCALE: 3" = 1'-0"

18 WALL EXPANSION JOINT - AREA 15
SCALE: 3" = 1'-0"



20 PARPPET WALL - AREA 1 TO 2
SCALE: 3" = 1'-0"



23 COPING ATTACHMENT
SCALE: 3" = 1'-0"

24 METAL EDGE ATTACHMENT AND LAPS
SCALE: 3" = 1'-0"



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