OSTEEN ELEMENTARY SCHOOL

REPLACE GUTTERS AND DOWNSPOUTS

VCS Project NO. 2548124

500 Doyle Road
Osteen, FL 32764

VOLUSIA COUNTY SCHOOLS
THE SCHOOL BOARD OF VOLUSIA COUNTY FLORIDA
200 North Clara Avenue
Deland, Florida 32720

SCHOOL BOARD MEMBERS

JAMIE HAYNES	BOARD CHAIR
RUBEN COLON	BOARD VICE CHAIR
DONNA BROSEMER	MEMBER
KRISTA GOODRICH	MEMBER
JESSICA THOMPSON	MEMBER
CARMEN J. BALGOBIN	SUPERINTENDENT

DESCRIPTION OF WORK

This scope is intended to define work required to remove and replace the existing gutter and downspouts campus wide at existing locations and include additional gutters and downspouts at new locations .

1. Remove existing gutters and downspouts at existing locations.
2. Install new pre-finished aluminum gutters as indicated per details provided at existing locations. Provide bracket mounted gutter system with expansion joints.
3. New extruded aluminum downspouts at existing locations. Downspouts to be reconnected to stormwater system where existing.
4. Building 1 (South Side) - New gutter location along perimeter. New downspouts to be connected to new stormwater transitioning through sidewalk. Sidewalk to be partially excavated to install new pre-manufactured metal trench assembly draining to street.
5. Building 1 (East Side) - Existing downspout locations draining to walkway canopy to be routed to grade and connected to nearby stormwater system.
6. Building 3 (South Side) - New gutter location along perimeter. Downspouts located as indicated per plans and drain at grade.
7. Building 4 (East Side) - New gutter location along perimeter. New downspouts to be connected to new stormwater transitioning through sidewalk. Sidewalk to be partially excavated to install new pre-manufactured metal trench assembly draining to street.
8. Building 1 & 4 (Alternate) - New downspout stormwater connections to be connected to existing stormwater line in place of trenching sidewalk.

Architect's Statement of Compliance: To the best of my knowledge, these drawings and the project manual are complete and comply with the Florida Building Code.

BUILDING DATA

A.	SURVEY PARCEL ID	NOT APPLICABLE FOR PROJECT TYPE
B.	LEGAL DESCRIPTION	NOT APPLICABLE FOR PROJECT TYPE
C.	OCCUPANCY TYPE	EDUCATIONAL
D.	CONSTRUCTION TYPE	TYPE V
E.	RISK CATEGORY	III
F.	AUTOMATIC SPRINKLER	NOT APPLICABLE FOR PROJECT TYPE
G.	BUILDING AREA	EXIST. GUTTER 3,318 LN. FT. (LOW-SLOPE PROJECT ROOF AREA) EXIST. ROOF 88205 SQ. FT. (STEEP-SLOPE PROJECT ROOF AREA)
H.	BUILDING HEIGHT	VARIES, 44 FOOT MAXIMUM MEAN ROOF HEIGHT
I.	OCCUPANT LOAD	NOT APPLICABLE FOR PROJECT TYPE

LOCATION MAP



N SITE VICINITY MAP

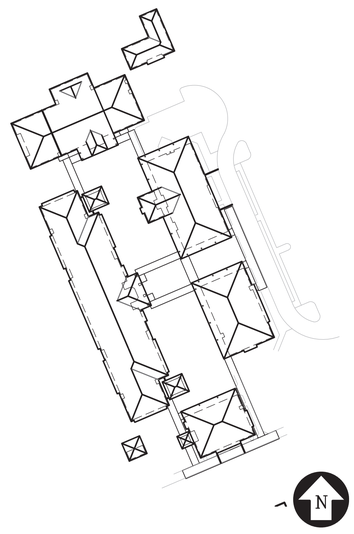
NOT TO SCALE

ENGINEERS & CONSULTANTS

Building Envelope

A/R/C ASSOCIATES, INC.
601 NORTH FERN CREEK AVENUE, SUITE 100
ORLANDO, FLORIDA 32803
407-896-7875 (FAX) 407-898-6043
PROJECT MANAGER
CONTACT : JAMES W. RIPLEY (JIMR@ARC-ARC.COM)

CAMPUS PLAN (FOR REFERENCE)



DRAWING INDEX

SHEET NUMBER	SHEET TITLE
G01	COVER SHEET, VICINITY MAP AND DRAWING INDEX
G02	GENERAL ROOF NOTES, ROOF COMPONENT FASTENING SCHEDULE & ABBREVIATIONS
A01	OVERALL ROOF PLAN, PHYSICAL CHARACTERISTICS SCHEDULE
A02	PARTIAL PLAN - NORTH, SYMBOLS LEGEND AND SPECIFIC NOTES
A03	PARTIAL PLAN - SOUTH, SYMBOLS LEGEND AND SPECIFIC NOTES
A04	TYPICAL GUTTER INSTALLATION AND FABRICATION DETAILS
A05	GUTTER FABRICATION DETAILS AND DOWNSPOUT ELEVATIONS
A06	DOWNSPOUT AND STORM DRAINAGE DETAILS
A07	MISCELLANEOUS ROOF DRAINAGE DETAILS
A08	A/R/C FIELD INVESTIGATION PHOTOS - BUILDING #1
A09	A/R/C FIELD INVESTIGATION PHOTOS - BUILDINGS #1 & #2
A10	A/R/C FIELD INVESTIGATION PHOTOS - BUILDING #2
A11	A/R/C FIELD INVESTIGATION PHOTOS - BUILDINGS #2 & #3
A12	A/R/C FIELD INVESTIGATION PHOTOS - BUILDINGS #3 & #4
A13	A/R/C FIELD INVESTIGATION PHOTOS - BUILDING #4
A14	A/R/C FIELD INVESTIGATION PHOTOS - BUILDINGS #4 & #5
A15	A/R/C FIELD INVESTIGATION PHOTOS - BUILDINGS #5 & #6
A16	A/R/C FIELD INVESTIGATION PHOTOS - BUILDINGS #6 & #7
A17	A/R/C FIELD INVESTIGATION PHOTOS - BUILDINGS #7 & #8

CONSTRUCTION DOCUMENTS - MARCH 14, 2025

A/R/C Associates Incorporated
Architecture
Roof Consulting
Construction Technology
LIC. NBR AR-0007684
601 North Fern Creek Avenue
Suite 100 Orlando, FL
32803-4899
Tel. (407) 896-7875
Fax. (407) 898-6043
COPYRIGHT© 2025 A/R/C ASSOCIATES, INC.

STATE OF FLORIDA
JAMES W. RIPLEY
AR0012758
REGISTERED ARCHITECT
3/14/2025
JAMES W. RIPLEY
AR0012758

REVISIONS

NO.	DATE	DOCUMENT HISTORY DESCRIPTION

OSTEEN ELEMENTARY SCHOOL
REPLACE GUTTERS AND DOWNSPOUTS
VCS Project No. 2548124
500 DOYLE ROAD, OSTEEN, FL 32764

ARCHEINGR OF RECORD
Architect
JAMES W. RIPLEY

DESIGNED BY	DRAWN BY
JWR	TJG
ISSUE DATE	AE PROJECT NUMBER
3/14/2025	24020.00

SHEET TITLE
COVER SHEET, VICINITY MAP AND DRAWING INDEX

DRAWING NO.
G01


VCS Osteen ES - Bldg 4 -151 (9-09-24)


VCS Osteen ES - Bldg 4 -152 (9-09-24)


VCS Osteen ES - Bldg 4 -153 (9-09-24)


VCS Osteen ES - Bldg 4 -154 (9-09-24)


VCS Osteen ES - Bldg 4 -155 (9-09-24)


VCS Osteen ES - Bldg 4 -156 (9-09-24)


VCS Osteen ES - Bldg 4 -157 (9-09-24)


VCS Osteen ES - Bldg 4 -158 (9-09-24)


VCS Osteen ES - Bldg 4 -159 (9-09-24)


VCS Osteen ES - Bldg 4 -160 (9-09-24)


VCS Osteen ES - Bldg 4 -161 (9-09-24)


VCS Osteen ES - Bldg 4 -162 (9-09-24)


VCS Osteen ES - Bldg 4 -163 (9-09-24)


VCS Osteen ES - Bldg 4 -164 (9-09-24)


VCS Osteen ES - Bldg 4 -165 (9-09-24)


VCS Osteen ES - Bldg 4 -166 (9-09-24)


VCS Osteen ES - Bldg 4 -167 (9-09-24)


VCS Osteen ES - Bldg 4 -168 (9-09-24)


VCS Osteen ES - Bldg 4 -169 (9-09-24)


VCS Osteen ES - Bldg 4 -170 (9-09-24)


VCS Osteen ES - Bldg 4 -171 (9-09-24)


VCS Osteen ES - Bldg 4 -172 (9-09-24)

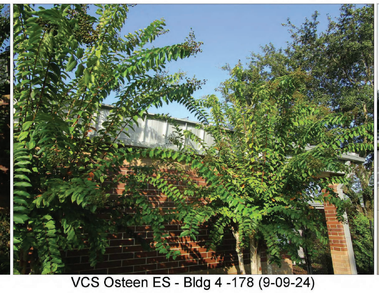

VCS Osteen ES - Bldg 4 -173 (9-09-24)


VCS Osteen ES - Bldg 4 -174 (9-09-24)


VCS Osteen ES - Bldg 4 -175 (9-09-24)


VCS Osteen ES - Bldg 4 -176 (9-09-24)


VCS Osteen ES - Bldg 4 -177 (9-09-24)


VCS Osteen ES - Bldg 4 -178 (9-09-24)


VCS Osteen ES - Bldg 4 -179 (9-09-24)


VCS Osteen ES - Bldg 4 -180 (9-09-24)

A/R/C
Associates
Incorporated
Architecture
Roof Consulting
Construction Technology
LIC. NBR AR-0007684
601 North Fern Creek Avenue
Suite 100 Orlando, FL
32803-4899
Tel. (407) 896-7875
Fax. (407) 898-6043

COPYRIGHT© 2025 A/R/C ASSOCIATES, INC.

STATE OF FLORIDA
JAMES W. RIPLEY
AR0012758
REGISTERED ARCHITECT

3/14/2025
JAMES W. RIPLEY
AR0012758

REVISIONS

NO.	DATE	DOCUMENT HISTORY DESCRIPTION

OSTEEN ELEMENTARY SCHOOL
REPLACE GUTTERS AND DOWNSPOUTS
VCS Project No. 2548124
500 DOYLE ROAD, OSTEEN, FL 32764

ARCHEINGR OF RECORD
Architect
JAMES W. RIPLEY

DESIGNED BY	DRAWN BY
JWR	TJG
ISSUE DATE	AE PROJECT NUMBER
3/14/2025	24020.00

SHEET TITLE
A/R/C FIELD INVESTIGATION PHOTOS - BUILDING #4

DRAWING NO.
A13


VCS Osteen ES - Bldg 4 -181 (9-09-24)


VCS Osteen ES - Bldg 4 -182 (9-09-24)


VCS Osteen ES - Bldg 4 -183 (9-09-24)


VCS Osteen ES - Bldg 4 -184 (9-09-24)


VCS Osteen ES - Bldg 4 -185 (9-09-24)


VCS Osteen ES - Bldg 4 -186 (9-09-24)



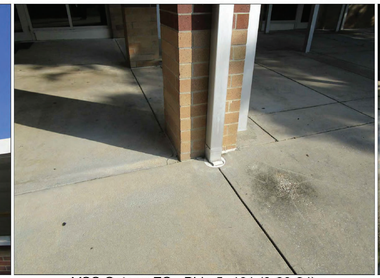
VCS Osteen ES - Bldg 4 -187 (9-09-24)


VCS Osteen ES - Bldg 5 -188 (9-09-24)



VCS Osteen ES - Bldg 5 -189 (9-09-24)


VCS Osteen ES - Bldg 5 -190 (9-09-24)


VCS Osteen ES - Bldg 5 -191 (9-09-24)


VCS Osteen ES - Bldg 5 -192 (9-09-24)

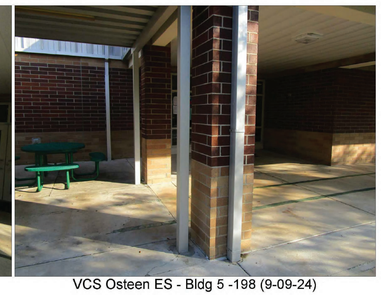

VCS Osteen ES - Bldg 5 -193 (9-09-24)


VCS Osteen ES - Bldg 5 -194 (9-09-24)


VCS Osteen ES - Bldg 5 -195 (9-09-24)


VCS Osteen ES - Bldg 5 -196 (9-09-24)


VCS Osteen ES - Bldg 5 -197 (9-09-24)


VCS Osteen ES - Bldg 5 -198 (9-09-24)


VCS Osteen ES - Bldg 5 -199 (9-09-24)


VCS Osteen ES - Bldg 5 -200 (9-09-24)


VCS Osteen ES - Bldg 5 -201 (9-09-24)



VCS Osteen ES - Bldg 5 -202 (9-09-24)


VCS Osteen ES - Bldg 5 -203 (9-09-24)


VCS Osteen ES - Bldg 5 -204 (9-09-24)


VCS Osteen ES - Bldg 5 -205 (9-09-24)


VCS Osteen ES - Bldg 5 -206 (9-09-24)


VCS Osteen ES - Bldg 5 -207 (9-09-24)


VCS Osteen ES - Bldg 5 -208 (9-09-24)


VCS Osteen ES - Bldg 5 -209 (9-09-24)


VCS Osteen ES - Bldg 5 -210 (9-09-24)

A/R/C
Associates
Incorporated
Architecture
Roof Consulting
Construction Technology
LIC. NBR AR-0007684
601 North Fern Creek Avenue
Suite 100 Orlando, FL
32803-4899
Tel. (407) 896-7875
Fax. (407) 898-6043
COPYRIGHT© 2025 A/R/C ASSOCIATES, INC.

STATE OF FLORIDA
JAMES W. RIPLEY
AR0012758
REGISTERED ARCHITECT
3/14/2025
JAMES W. RIPLEY
AR0012758

REVISIONS

NO.	DATE	DESCRIPTION

DOCUMENT HISTORY

OSTEEN ELEMENTARY SCHOOL
REPLACE GUTTERS AND DOWNSPOUTS
VCS Project No. 2548124
500 DOYLE ROAD, OSTEEN, FL 32764

ARCH/ENGR OF RECORD
Architect
JAMES W. RIPLEY

DESIGNED BY	DRAWN BY
JWR	TJG
ISSUE DATE	AE PROJECT NUMBER
3/14/2025	24020.00

SHEET TITLE
A/R/C FIELD INVESTIGATION
PHOTOS - BLDGS. #4 & #5

DRAWING NO.
A14


VCS Osteen ES - Bldg 5 -211 (9-09-24)


VCS Osteen ES - Bldg 5 -212 (9-09-24)


VCS Osteen ES - Bldg 5 -213 (9-09-24)


VCS Osteen ES - Bldg 5 -214 (9-09-24)


VCS Osteen ES - Bldg 5 -215 (9-09-24)


VCS Osteen ES - Bldg 5 -216 (9-09-24)


VCS Osteen ES - Bldg 5 -217 (9-09-24)


VCS Osteen ES - Bldg 5 -218 (9-09-24)


VCS Osteen ES - Bldg 5 -219 (9-09-24)


VCS Osteen ES - Bldg 5 -220 (9-09-24)

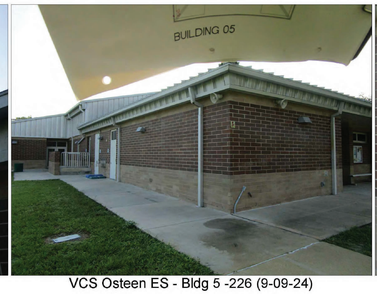

VCS Osteen ES - Bldg 5 -221 (9-09-24)


VCS Osteen ES - Bldg 5 -222 (9-09-24)


VCS Osteen ES - Bldg 5 -223 (9-09-24)


VCS Osteen ES - Bldg 5 -224 (9-09-24)


VCS Osteen ES - Bldg 5 -225 (9-09-24)



VCS Osteen ES - Bldg 5 -226 (9-09-24)


VCS Osteen ES - Bldg 5 -227 (9-09-24)


VCS Osteen ES - Bldg 5 -228 (9-09-24)


VCS Osteen ES - Bldg 5 -229 (9-09-24)


VCS Osteen ES - Bldg 5 -230 (9-09-24)


VCS Osteen ES - Bldg 5 -231 (9-09-24)

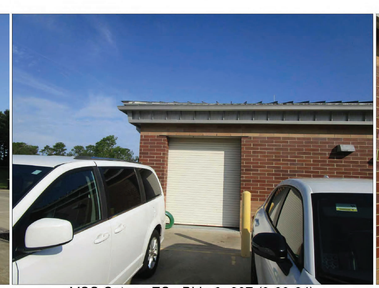

VCS Osteen ES - Bldg 5 -232 (9-09-24)


VCS Osteen ES - Bldg 5 -233 (9-09-24)


VCS Osteen ES - Bldg 5 -234 (9-09-24)

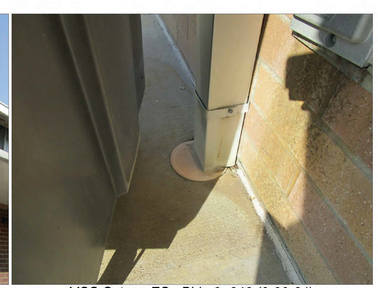

VCS Osteen ES - Bldg 5 -235 (9-09-24)


VCS Osteen ES - Bldg 6 -236 (9-09-24)


VCS Osteen ES - Bldg 6 -237 (9-09-24)


VCS Osteen ES - Bldg 6 -238 (9-09-24)


VCS Osteen ES - Bldg 6 -239 (9-09-24)


VCS Osteen ES - Bldg 6 -240 (9-09-24)

A/R/C
Associates
Incorporated
Architecture
Roof Consulting
Construction Technology
LIC. NBR AR-0007684
601 North Fern Creek Avenue
Suite 100 Orlando, FL
32803-4899
Tel. (407) 896-7875
Fax. (407) 898-6043
COPYRIGHT© 2025 A/R/C ASSOCIATES, INC.

STATE OF FLORIDA
JAMES W. RIPLEY
AR0012758
REGISTERED ARCHITECT
3/14/2025
JAMES W. RIPLEY
AR0012758

REVISIONS

NO.	DATE	DESCRIPTION

DOCUMENT HISTORY

OSTEEN ELEMENTARY SCHOOL
REPLACE GUTTERS AND
DOWNSPOUTS
VCS Project No. 2548124
500 DOYLE ROAD, OSTEEN, FL 32764

ARCHENGR OF RECORD
Architect
JAMES W. RIPLEY

DESIGNED BY	DRAWN BY
JWR	TJG
ISSUE DATE	AE PROJECT NUMBER
3/14/2025	24020.00

SHEET TITLE
A/R/C FIELD INVESTIGATION
PHOTOS - BLDGS. #5 & #6

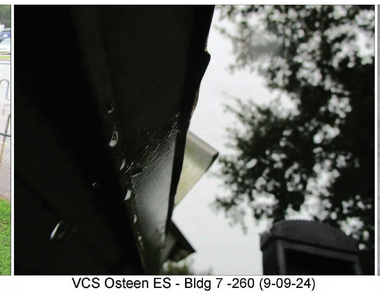
DRAWING NO.
A15


VCS Osteen ES - Bldg 7 -256 (9-09-24)

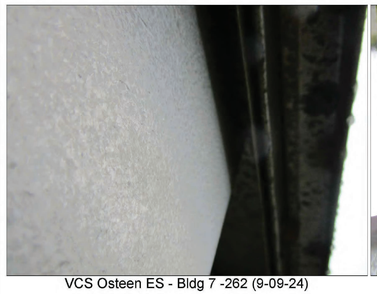

VCS Osteen ES - Bldg 7 -257 (9-09-24)


VCS Osteen ES - Bldg 7 -258 (9-09-24)


VCS Osteen ES - Bldg 7 -259 (9-09-24)


VCS Osteen ES - Bldg 7 -260 (9-09-24)


VCS Osteen ES - Bldg 7 -261 (9-09-24)

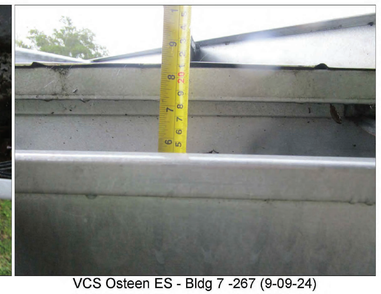

VCS Osteen ES - Bldg 7 -262 (9-09-24)


VCS Osteen ES - Bldg 7 -263 (9-09-24)

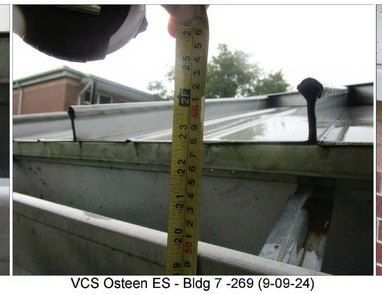

VCS Osteen ES - Bldg 7 -264 (9-09-24)


VCS Osteen ES - Bldg 7 -265 (9-09-24)


VCS Osteen ES - Bldg 7 -266 (9-09-24)


VCS Osteen ES - Bldg 7 -267 (9-09-24)


VCS Osteen ES - Bldg 7 -268 (9-09-24)


VCS Osteen ES - Bldg 7 -269 (9-09-24)


VCS Osteen ES - Bldg 7 -270 (9-09-24)


VCS Osteen ES - Bldg 6 -241 (9-09-24)


VCS Osteen ES - Bldg 6 -242 (9-09-24)


VCS Osteen ES - Bldg 6 -243 (9-09-24)


VCS Osteen ES - Bldg 6 -244 (9-09-24)

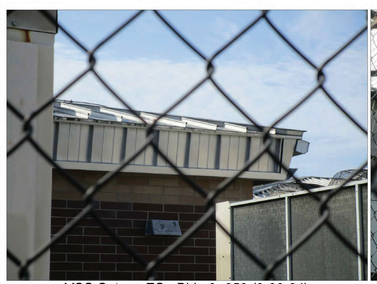

VCS Osteen ES - Bldg 6 -245 (9-09-24)


VCS Osteen ES - Bldg 6 -246 (9-09-24)


VCS Osteen ES - Bldg 6 -247 (9-09-24)


VCS Osteen ES - Bldg 6 -248 (9-09-24)


VCS Osteen ES - Bldg 6 -249 (9-09-24)


VCS Osteen ES - Bldg 6 -250 (9-09-24)


VCS Osteen ES - Bldg 6 -251 (9-09-24)


VCS Osteen ES - Bldg 6 -252 (9-09-24)


VCS Osteen ES - Bldg 6 -253 (9-09-24)


VCS Osteen ES - Bldg 6 -254 (9-09-24)


VCS Osteen ES - Bldg 6 -255 (9-09-24)

A/R/C
Associates
Incorporated
Architecture
Roof Consulting
Construction Technology
LIC. NBR AR-0007684
601 North Fern Creek Avenue
Suite 100 Orlando, FL
32803-4899
Tel. (407) 896-7875
Fax. (407) 898-6043

COPYRIGHT© 2025 A/R/C ASSOCIATES, INC.

STATE OF FLORIDA
JAMES W. RIPLEY
AR0012758
REGISTERED ARCHITECT
3/14/2025
JAMES W. RIPLEY
AR0012758

REVISIONS

NO.	DATE	DOCUMENT HISTORY DESCRIPTION

OSTEEN ELEMENTARY SCHOOL
REPLACE GUTTERS AND
DOWNSPOUTS
VCS Project No. 2548124
500 DOYLE ROAD, OSTEEN, FL 32764

ARCHIENGR OF RECORD
Architect
JAMES W. RIPLEY

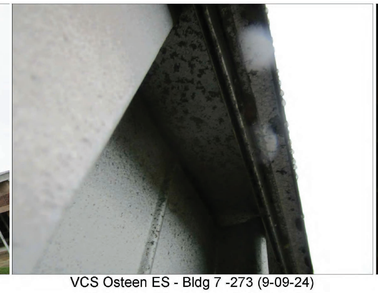
DESIGNED BY	DRAWN BY
JWR	TJG
ISSUE DATE	AE PROJECT NUMBER
3/14/2025	24020.00

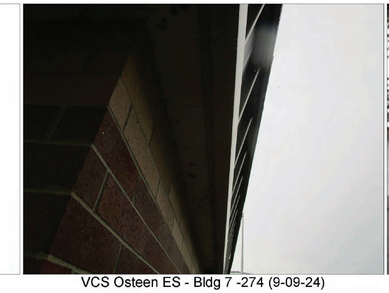
SHEET TITLE
A/R/C FIELD INVESTIGATION
PHOTOS - BLDGS. #6 & #7

DRAWING NO.
A16


VCS Osteen ES - Bldg 7 -271 (9-09-24)


VCS Osteen ES - Bldg 7 -272 (9-09-24)


VCS Osteen ES - Bldg 7 -273 (9-09-24)


VCS Osteen ES - Bldg 7 -274 (9-09-24)


VCS Osteen ES - Bldg 7 -275 (9-09-24)


VCS Osteen ES - Bldg 7 -276 (9-09-24)


VCS Osteen ES - Bldg 7 -277 (9-09-24)


VCS Osteen ES - Bldg 7 -278 (9-09-24)


VCS Osteen ES - Bldg 7 -279 (9-09-24)


VCS Osteen ES - Bldg 7 -280 (9-09-24)


VCS Osteen ES - Bldg 7 -281 (9-09-24)

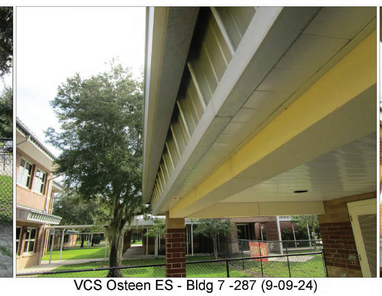

VCS Osteen ES - Bldg 7 -283 (9-09-24)

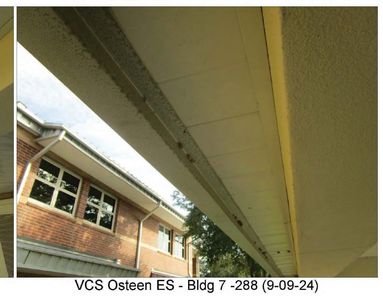

VCS Osteen ES - Bldg 7 -282 (9-09-24)


VCS Osteen ES - Bldg 7 -284 (9-09-24)


VCS Osteen ES - Bldg 7 -285 (9-09-24)

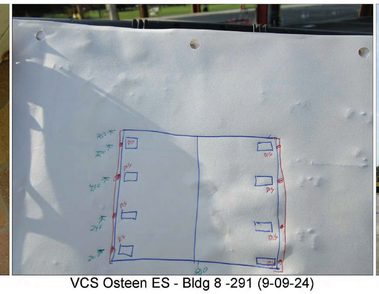

VCS Osteen ES - Bldg 7 -286 (9-09-24)


VCS Osteen ES - Bldg 7 -287 (9-09-24)


VCS Osteen ES - Bldg 7 -288 (9-09-24)


VCS Osteen ES - Bldg 7 -289 (9-09-24)


VCS Osteen ES - Bldg 7 -290 (9-09-24)


VCS Osteen ES - Bldg 8 -291 (9-09-24)


VCS Osteen ES - Bldg 8 -292 (9-09-24)


VCS Osteen ES - Bldg 8 -293 (9-09-24)


VCS Osteen ES - Bldg 8 -294 (9-09-24)


VCS Osteen ES - Bldg 8 -295 (9-09-24)


VCS Osteen ES - Bldg 8 -296 (9-09-24)


VCS Osteen ES - Bldg 8 -297 (9-09-24)


VCS Osteen ES - Bldg 8 -298 (9-09-24)


VCS Osteen ES - Bldg 8 -299 (9-09-24)


VCS Osteen ES - Bldg 8 -300 (9-09-24)

A/R/C
Associates
Incorporated
Architecture
Roof Consulting
Construction Technology
LIC. NBR AR-0007684
601 North Fern Creek Avenue
Suite 100 Orlando, FL
32803-4899
Tel. (407) 896-7875
Fax. (407) 898-6043

COPYRIGHT© 2025 A/R/C ASSOCIATES, INC.

STATE OF FLORIDA
JAMES W. RIPLEY
AR0012758
REGISTERED ARCHITECT
3/14/2025
JAMES W. RIPLEY
AR0012758

REVISIONS

NO.	DATE	DOCUMENT HISTORY DESCRIPTION

OSTEEN ELEMENTARY SCHOOL
REPLACE GUTTERS AND DOWNSPOUTS
VCS Project No. 2548124
500 DOYLE ROAD, OSTEEN, FL 32764

ARCH/ENGR OF RECORD
Architect
JAMES W. RIPLEY

DESIGNED BY	DRAWN BY
JWR	TJG
ISSUE DATE	AE PROJECT NUMBER
3/14/2025	24020.00

SHEET TITLE
A/R/C FIELD INVESTIGATION
PHOTOS - BLDGS. #7 & #8

DRAWING NO.
A17