

BRCC KILLIAN ROOF REPLACEMENT

OWNER

BLUE RIDGE COMMUNITY COLLEGE

CONTACTS

OWNER REPRESENTATIVE

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BLUE RIDGE COMMUNITY COLLEGE
FLAT ROCK, NC

ARCHITECT

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LIST OF DRAWINGS

T101	COVER SHEET
ARCHITECTURAL	
A201 A301	ROOF PLAN DETAILS

COOL ROOF AND ROOF INSULATION ENERGY SUMMARY

- SOLAR REFLECTANCE IS GREATER THAN OR EQUAL TO 0.7
- ROOF SLOPE IS ¼":12"
- NO PV PANELS
- ROOF IS OVER MECHANICALLY ELECTRICALLY COOLED SPACE
- INSULATION BY LICENSED CONTRACTOR
- NEW ROOFING MATERIALS LISTED W/ ENERGY STAR OR CRRC (COOL ROOF RATING COUNCIL)
- EXISTING AVERAGE R VALUE = 18.4
- END AVERAGE R VALUE = 26.95

NORTH CAROLINA BUILDING CODE SUMMARY

- PER N.C.G.S. 143-138(b15): BUILDINGS CONSTRUCTED BEFORE 2012 ARE EXCLUDED FROM THE CURRENT CODE AND ARE SUBJECT TO THE 2009 NC ENERGY CONSERVATION CODE. R-VALUE MIN. SHALL BE R-15, FOR CLIMATE ZONE 4 (NON-MARINE) EXISTING R-VALUE = R17.4
- NC ENERGY CONSERVATION CODE C503.1 EXCEPTION 2.e: REROOF SHALL NOT BE LESS THAN THE CONDITIONS/DESIGN PRIOR TO ROOF REPLACEMENT
- 1511.1 EXCEPTIONS 1&2: REPLACEMENT SHALL NOT BE REQUIRED TO MEET THE SLOPE REQUIREMENT OF ¼" PER FOOT OR PROVIDE SECONDARY DRAINS OR SCUPPERS
- 1511.3.1.1 EXCEPTIONS 3: ROOF RECOVERING SHALL NOT BE PERMITTED OVER WATER SOAKED ROOFING OR OVER 2 ROOF APPLICATIONS

NOTES:

- KILLIAN ROOF SQUARE FEET = 31,864 SF

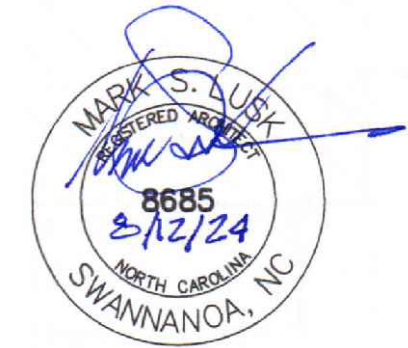
ABBREVIATIONS:

- REPLACE= REMOVE EXISTING AND PROVIDE AS SHOWN AND SPECIFIED
- RD= ROOF DRAIN
- CMU= CONCRETE MASONRY UNITS
- BOW= BOTTOM OF WALL
- POLYISO= POLYISOCYANURATE
- SPM= SINGLE PLY MEMBRANE
- PSP= POURABLE SEALER POCKET
- LWIC= LIGHTWEIGHT INSULATING CONCRETE

BID ALTERNATES

ALTERNATE NO. 1 - REPLACE EXISTING ROOF HATCH
ALTERNATE NO. 2 - PROVIDE PERFORMANCE BOND AND PAYMENT BOND
ALTERNATE NO. 3 - PROVIDE WALKWAY TREADS
ALTERNATE NO. 4 - PROVIDE ROOF HATCH RAIL SYSTEM

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KILLIAN
ROOF
REPLACEMENT

Project Number: 24003

Drawn: A. Rognas
Date: 8/12/24

COVER
SHEET

T101

LEGEND

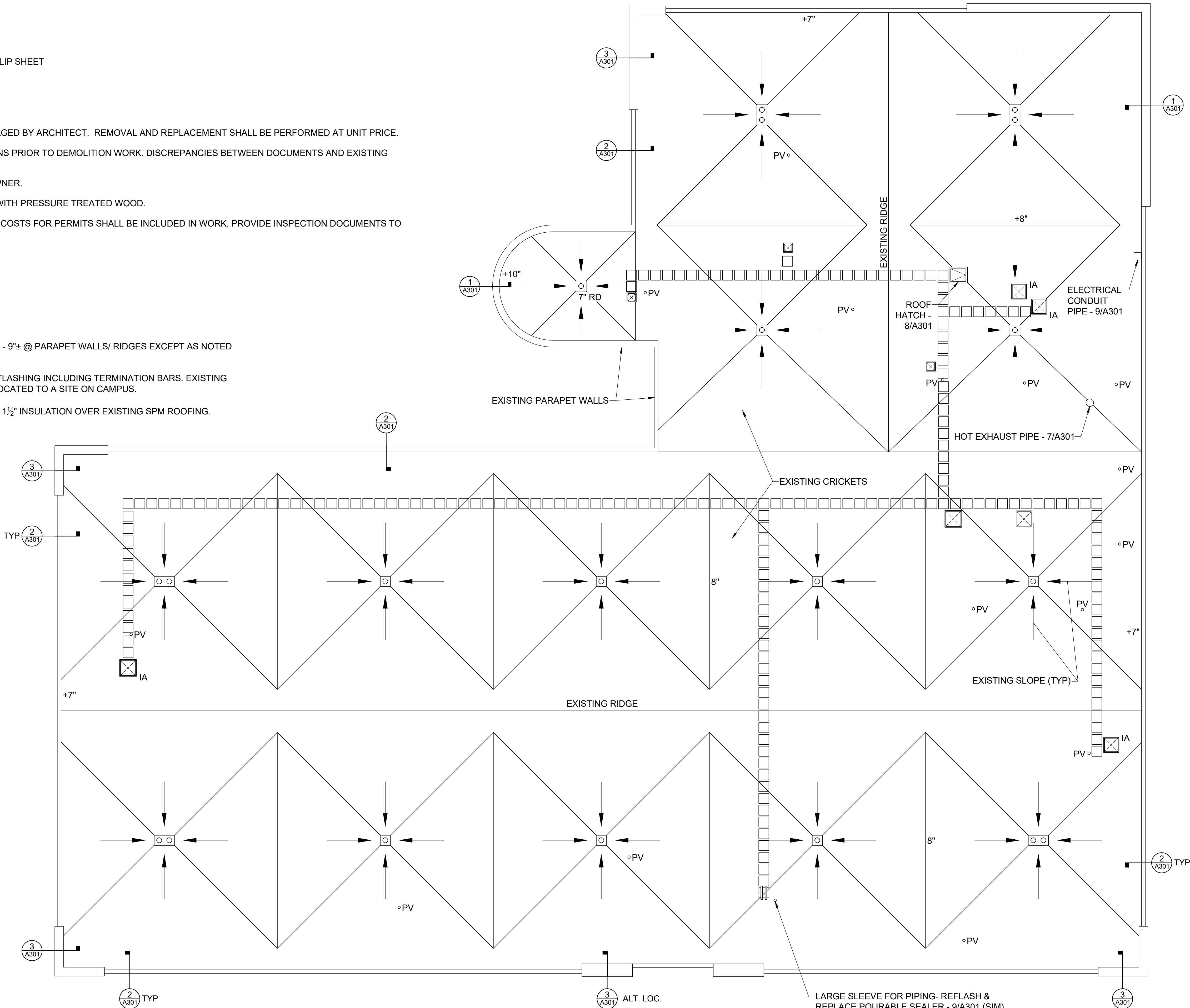
- IA MECHANICAL UNIT CURB (IA=INTAKE AIR) - 4/A301
- PV PLUMBING VENT 5/A301
- ROOF DRAIN
OVERFLOW ROOF DRAIN - 6/A301
- EXISTING MECHANICAL UNIT- REPLACE WOOD CURBS & PROVIDE SLIP SHEET
- 24"x24" WALKWAY TREADS (ALT NO. 3)

GENERAL NOTES

1. EXISTING WOOD NAILER SHALL REMAIN UNLESS DETERMINED TO BE DAMAGED BY ARCHITECT. REMOVAL AND REPLACEMENT SHALL BE PERFORMED AT UNIT PRICE.
2. VERIFY DIMENSIONS, QUANTITIES, SIZES, AND OTHER EXISTING CONDITIONS PRIOR TO DEMOLITION WORK. DISCREPANCIES BETWEEN DOCUMENTS AND EXISTING CONDITIONS SHALL BE REPORTED TO THE ARCHITECT.
3. SITE ACCESS, STAGING AND SCHEDULE SHALL BE COORDINATED WITH OWNER.
4. PROVIDE 18-8 OR 304 STAINLESS STEEL FASTENERS WHERE IN CONTACT WITH PRESSURE TREATED WOOD.
5. CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH THE AHJ. COSTS FOR PERMITS SHALL BE INCLUDED IN WORK. PROVIDE INSPECTION DOCUMENTS TO THE OWNER.
6. BUILDING ELEMENTS ARE EXISTING.
7. COORDINATE INTAKE AIR FUNCTION W/ OWNER.

ROOFING NOTES

1. EXISTING ROOFING COMPONENTS:
- STONE BALLAST
 - LOOSE LAID SPM MEMBRANE
 - TAPERED LIGHTWEIGHT INSULATING CONCRETE: 3"± @ ROOF DRAINS - 9"± @ PARAPET WALLS/ RIDGES EXCEPT AS NOTED
 - METAL ROOF DECK
2. DEMOLITION: REMOVE EXISTING STONE BALLAST AND ROOFING SYSTEM FLASHING INCLUDING TERMINATION BARS. EXISTING SPM SHALL REMAIN- CUT OPEN. EXISTING STONE BALLAST SHALL BE RELOCATED TO A SITE ON CAMPUS.
3. PROVIDE FULLY ADHERED 60 MIL TPO MEMBRANE ROOFING SYSTEM, AND 1½" INSULATION OVER EXISTING SPM ROOFING. ATTACH 1½" INSULATION THROUGH INTO EXISTING METAL ROOF DECK.



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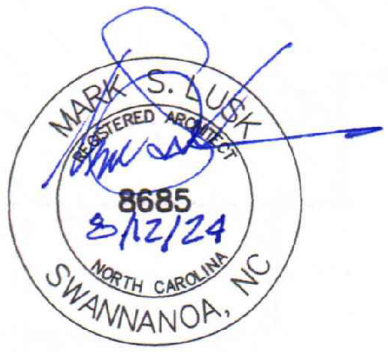
Date: 8/12/24

ROOF PLAN

A201

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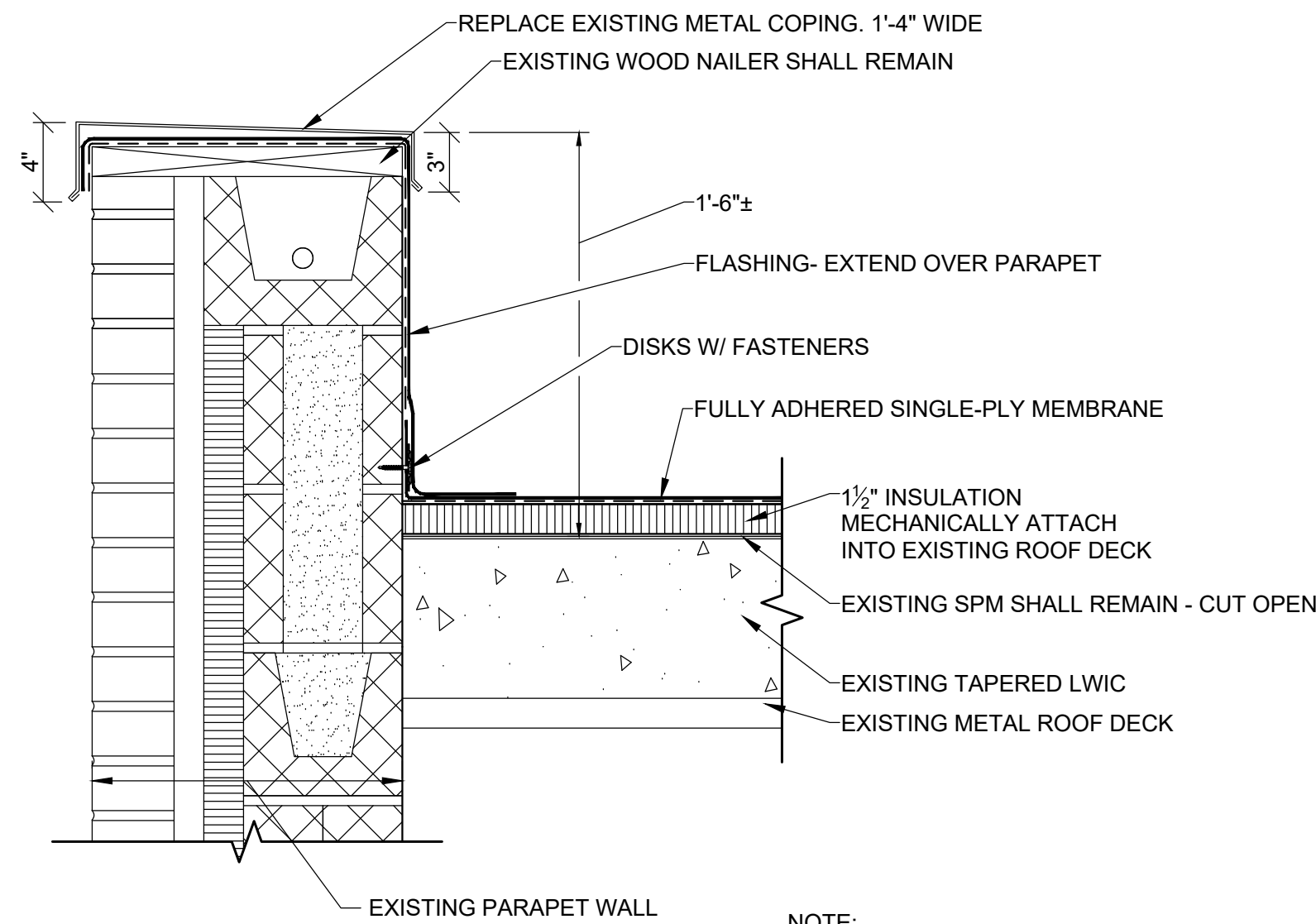
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Drawn: A. Rognas

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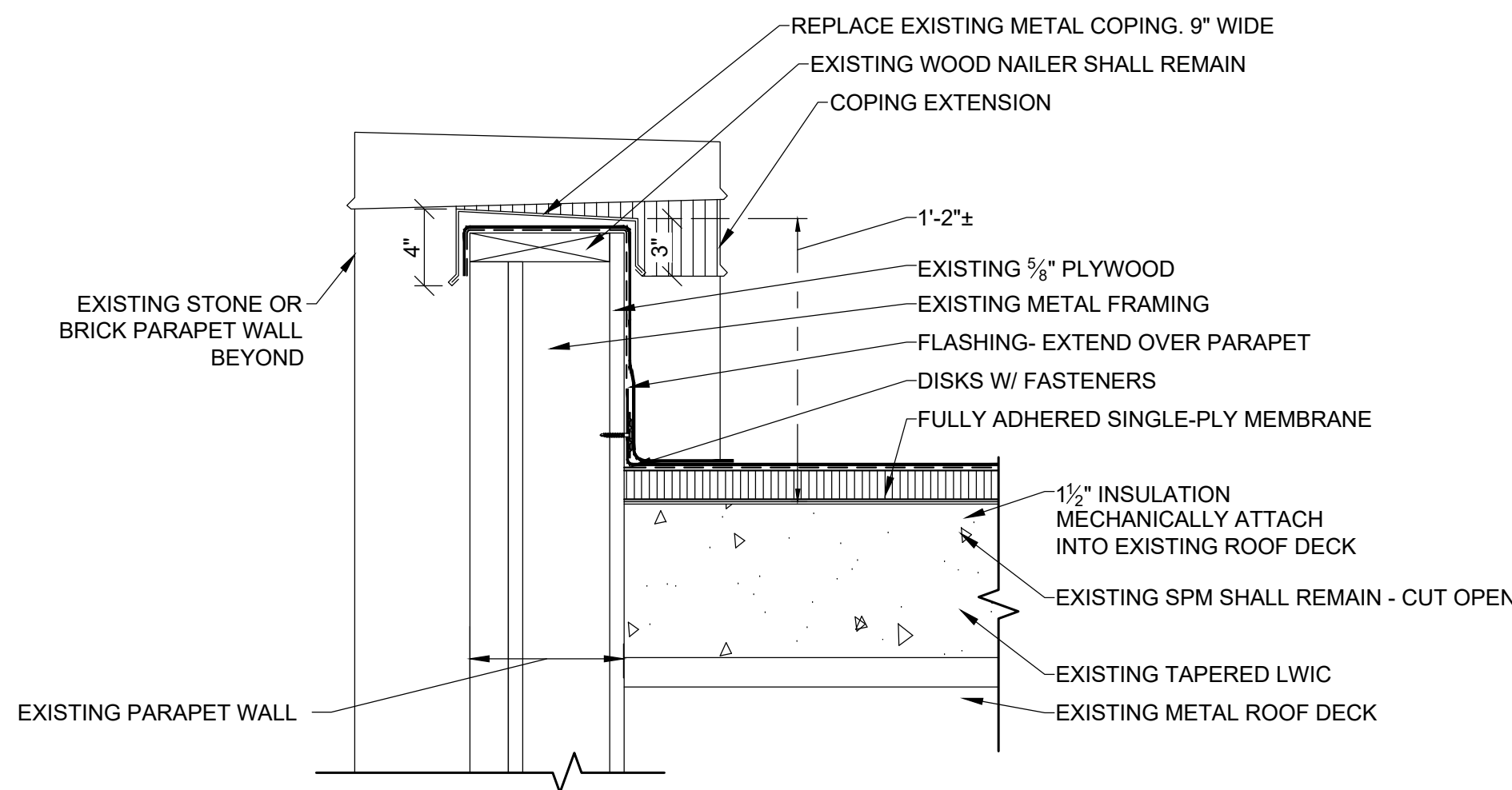
DETAILS

A301



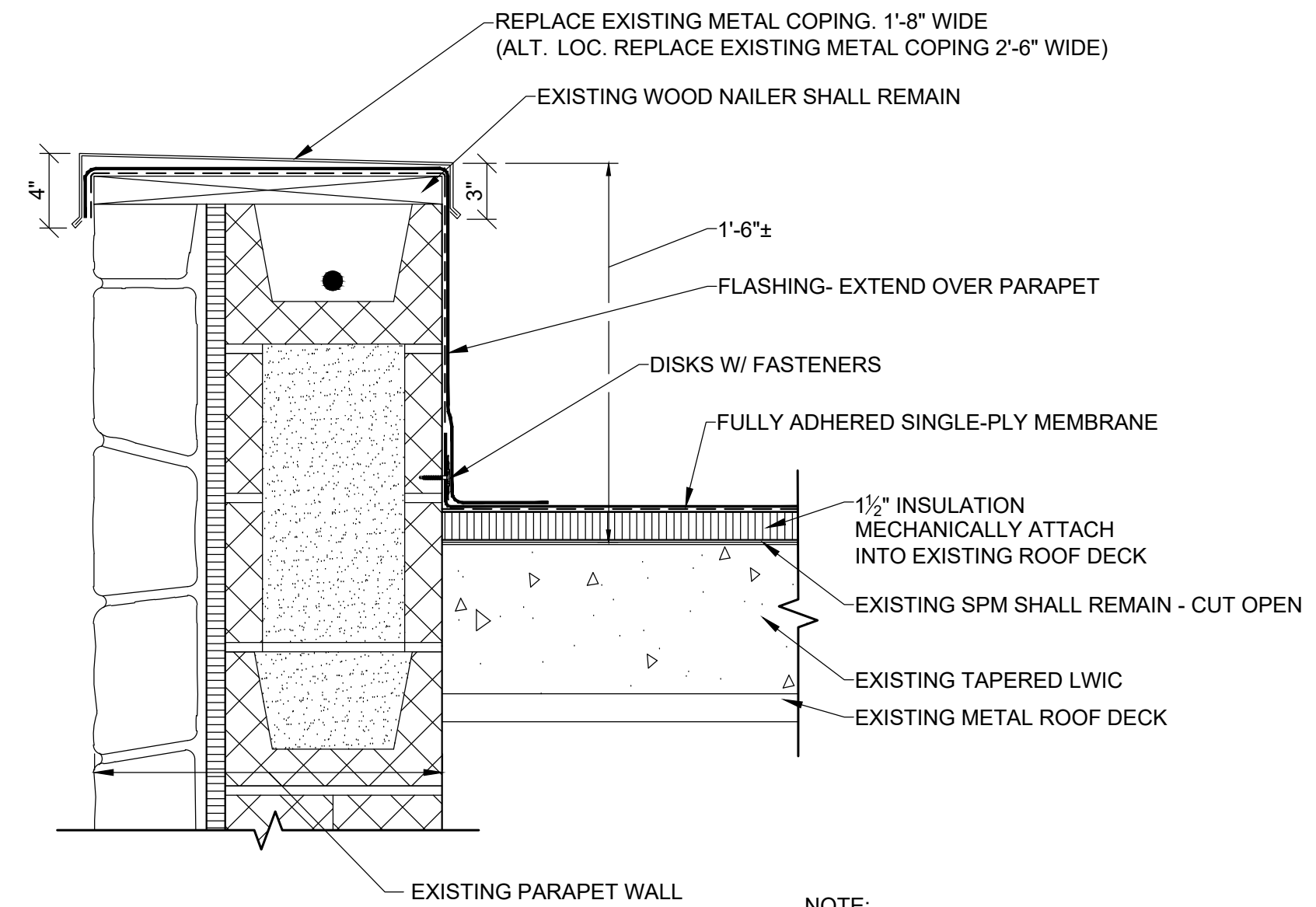
① DETAIL
SCALE: 1½" = 1'-0"

NOTE:
1. REMOVE EXISTING MEMBRANE FLASHING



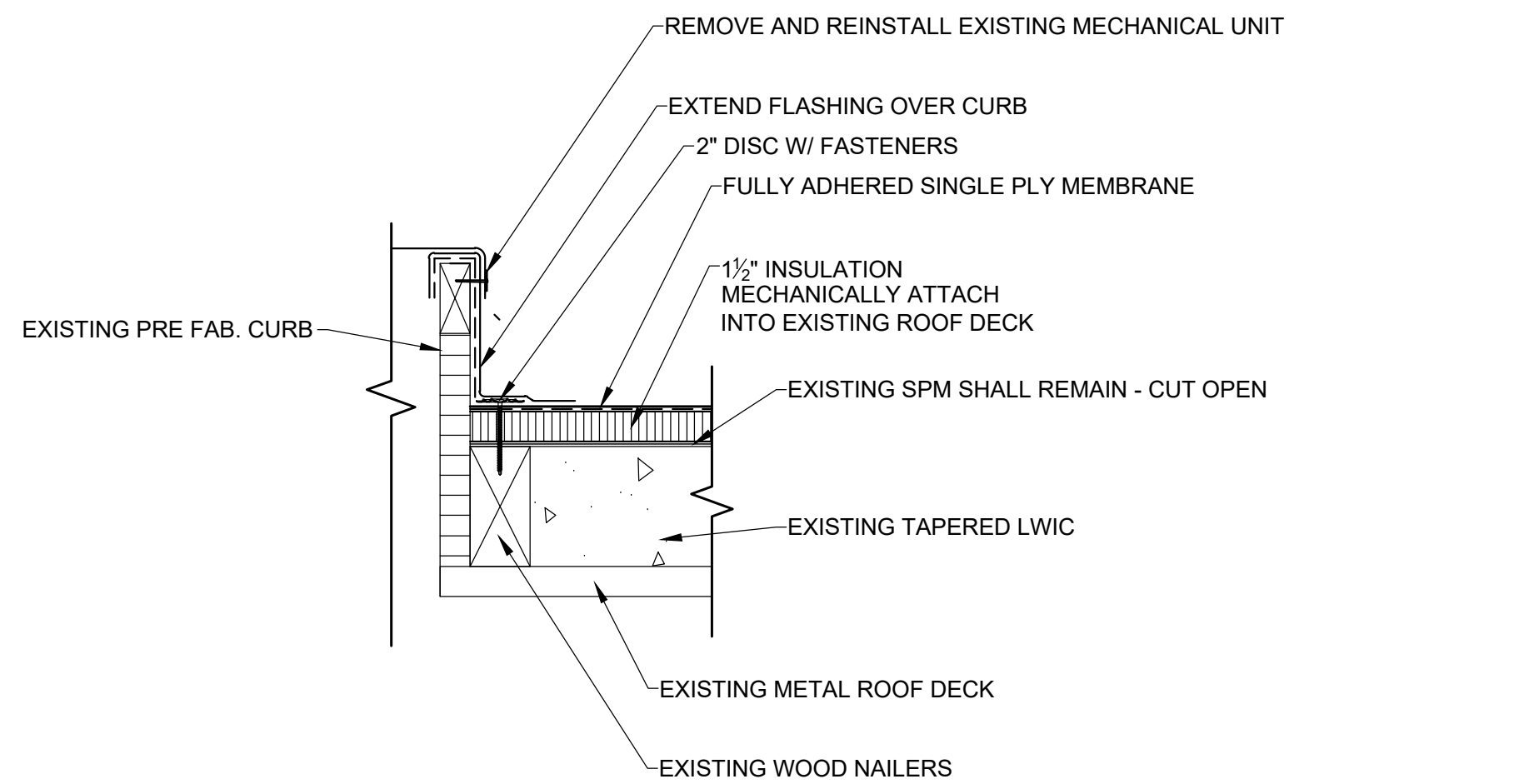
② DETAIL
SCALE: 1½" = 1'-0"

NOTE:
1. REMOVE EXISTING SPM FLASHING



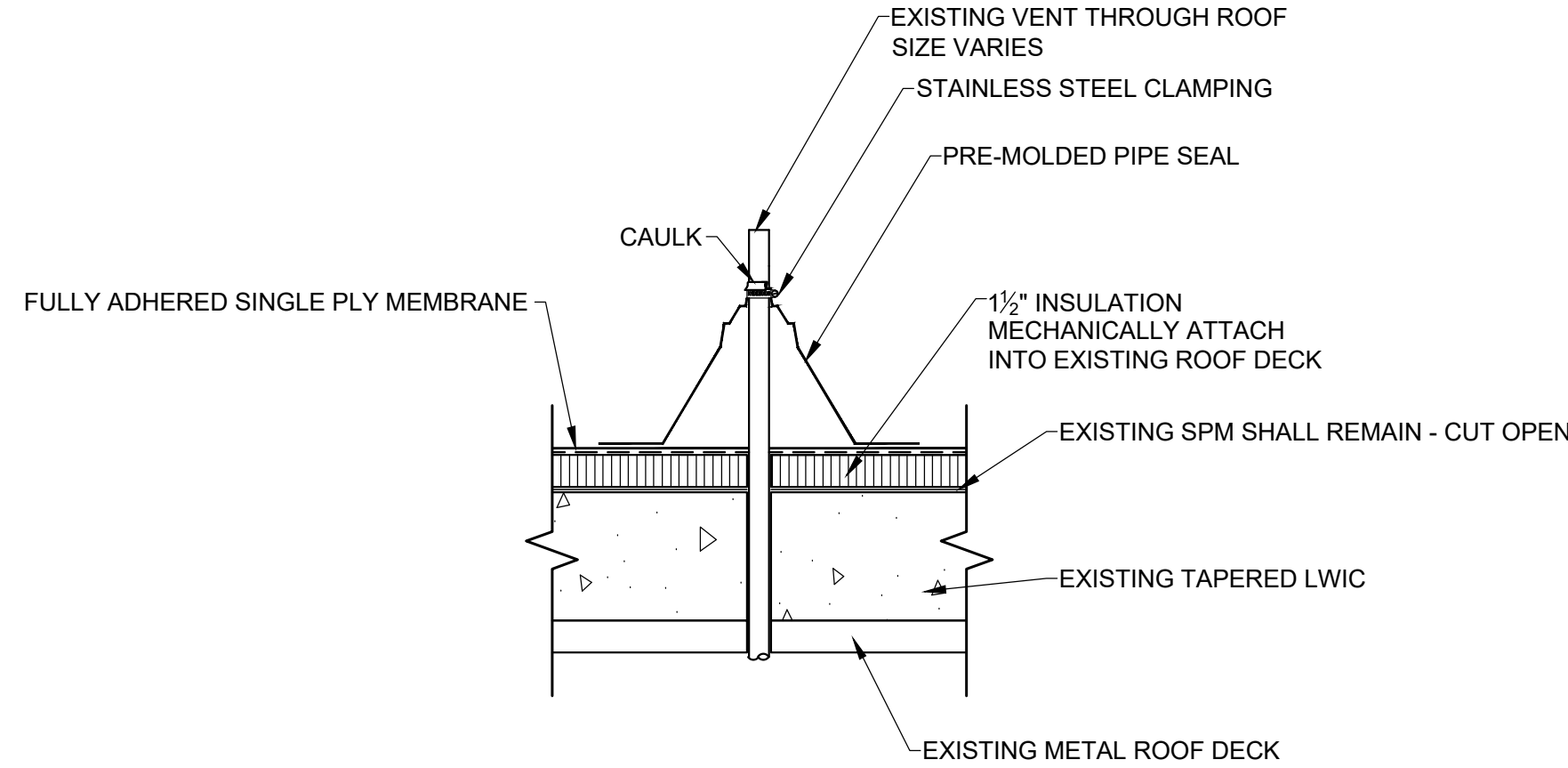
③ DETAIL
SCALE: 1½" = 1'-0"

NOTE:
1. REMOVE EXISTING MEMBRANE FLASHING



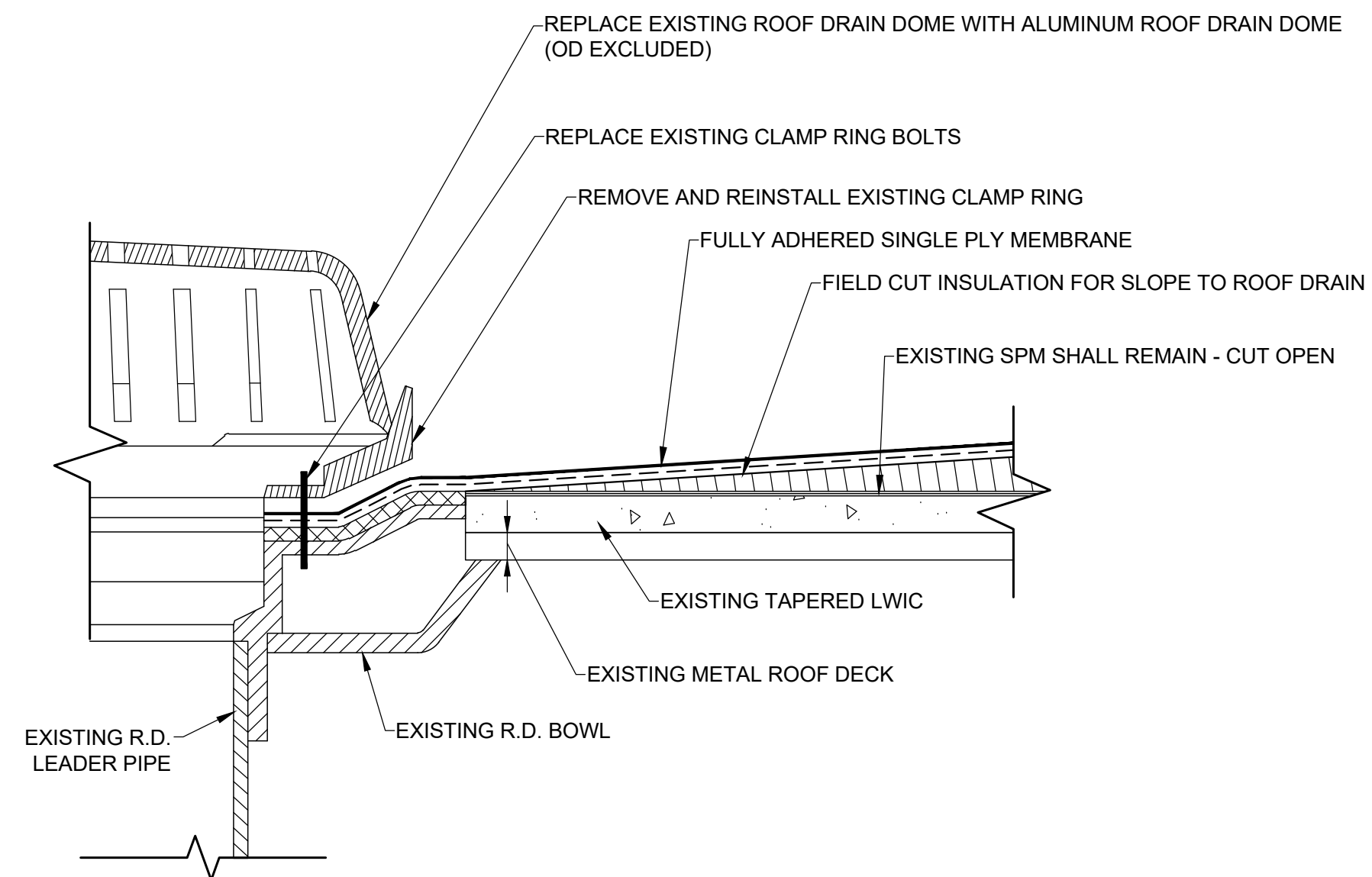
④ MECHANICAL UNIT CURB
SCALE: 1½" = 1'-0"

NOTES:
1. REMOVE EXISTING FLASHING
2. DISCONNECT/CONNECT EXISTING MECHANICAL UNIT POWER BY LICENSED ELECTRICIAN.



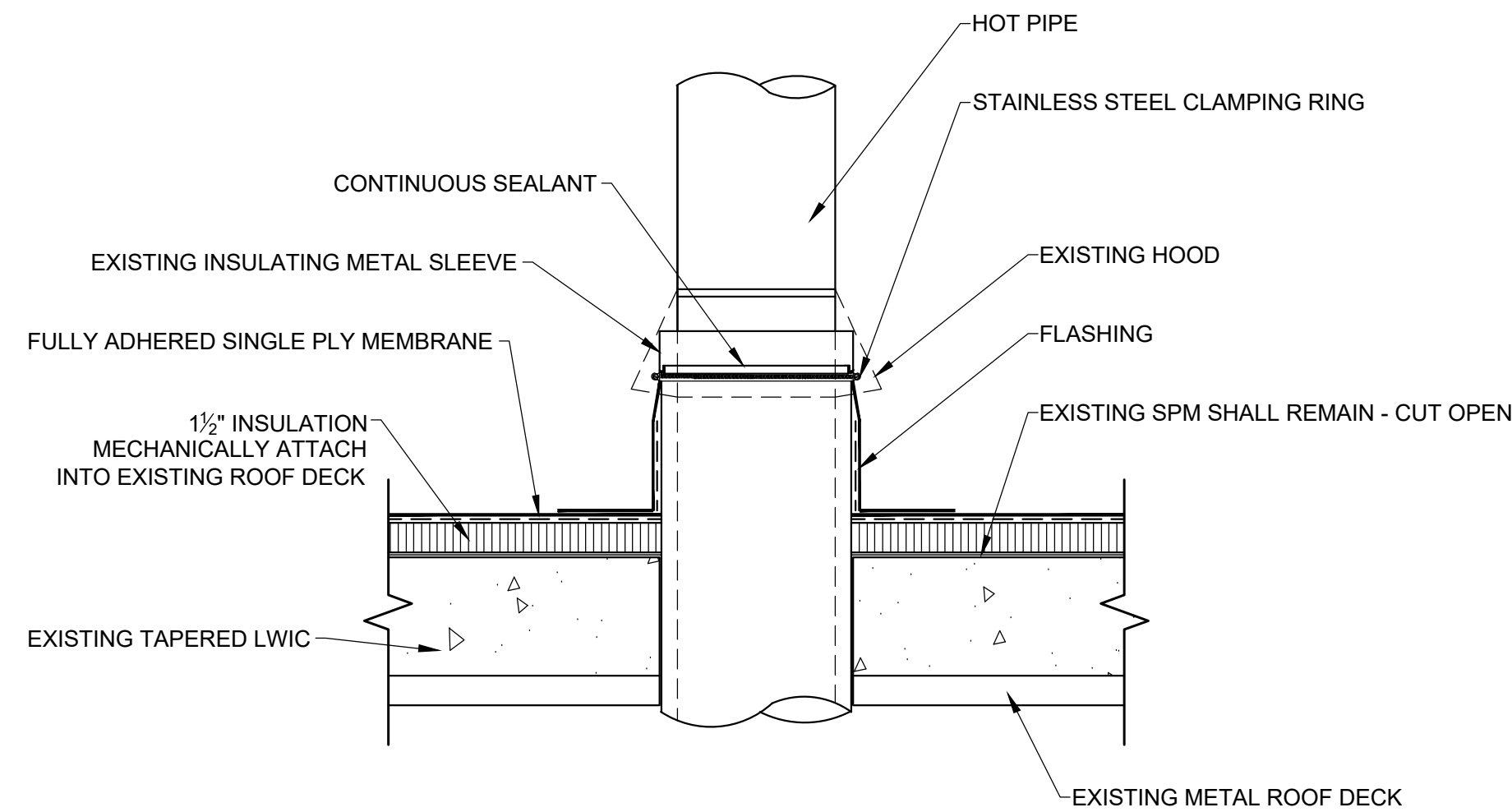
⑤ PLUMBING VENT DETAIL
SCALE: 1½" = 1'-0"

NOTES:
1. RAISE VENT PIPE TO 8" ABOVE ROOFING
2. REMOVE EXISTING FLASHING

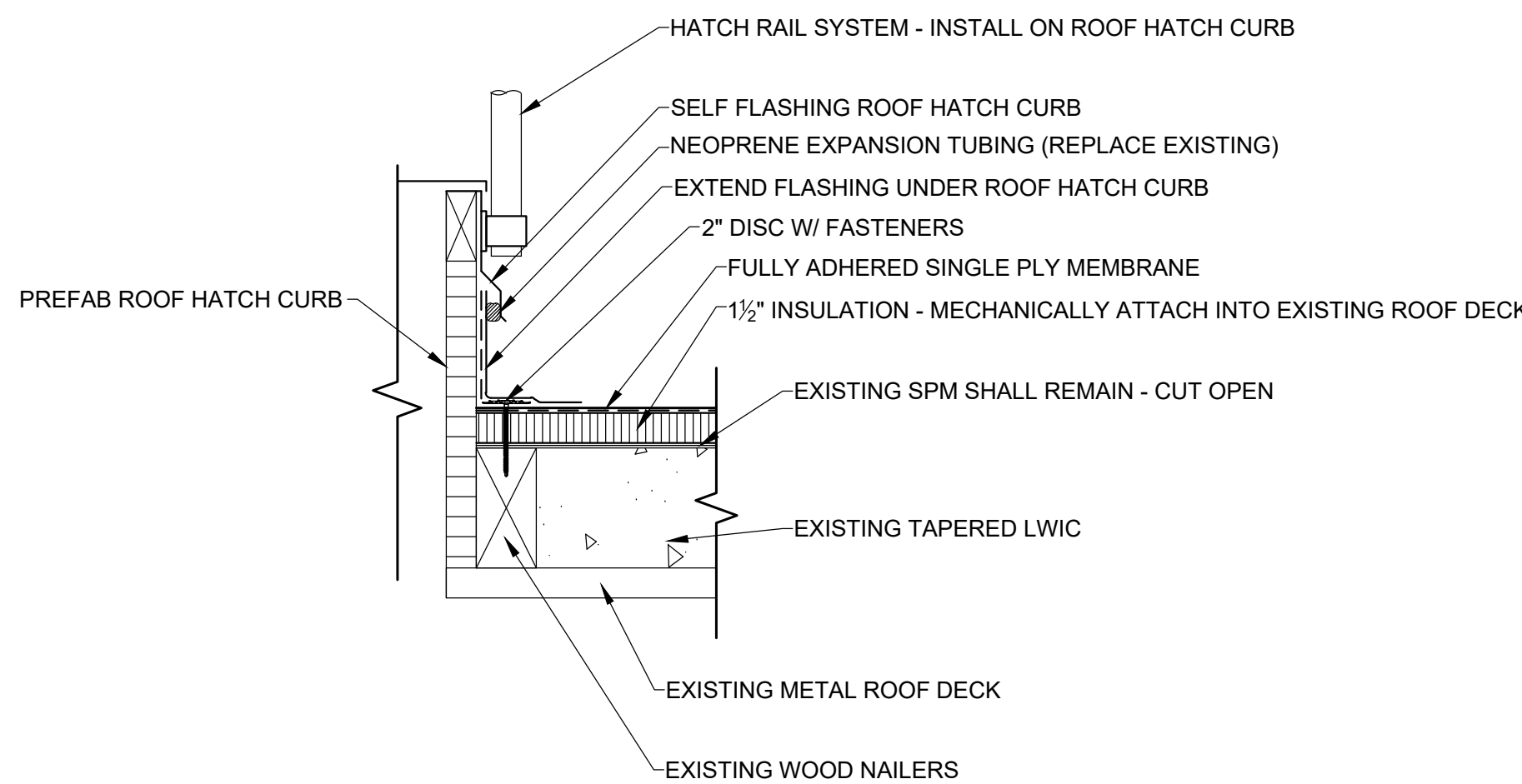


⑥ ROOF DRAIN DETAIL
SCALE: 1½" = 1'-0"

NOTES:
1. REMOVE EXISTING MEMBRANE FLASHING
2. OVERFLOW ROOF DRAINS SIMILAR

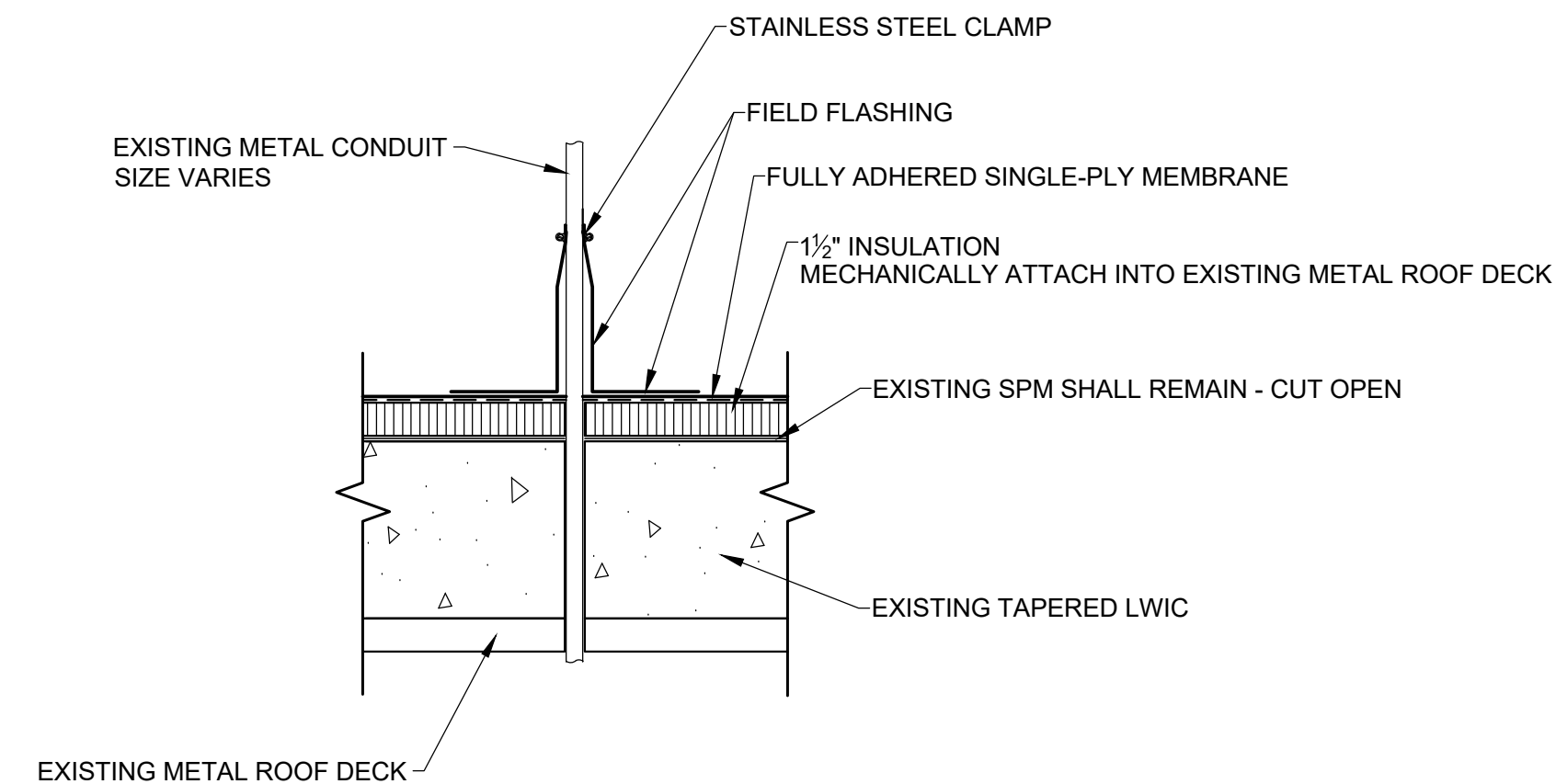


⑦ HOT PIPE DETAIL
SCALE: 1½" = 1'-0"



⑧ ROOF HATCH
SCALE: 1½" = 1'-0"

NOTES:
1. REMOVE EXISTING FLASHING FROM EXISTING ROOF HATCH
2. REPLACE EXISTING 36x30 ROOF HATCH (ALT. NO. 1)
3. HATCH RAIL SYSTEM IS ALT. NO. 4



⑨ FIELD FLASHING PIPE DETAIL
SCALE: 1½" = 1'-0"

NOTE:
1. REMOVE EXISTING FIELD FLASHING