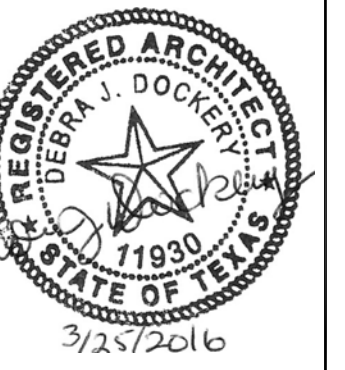
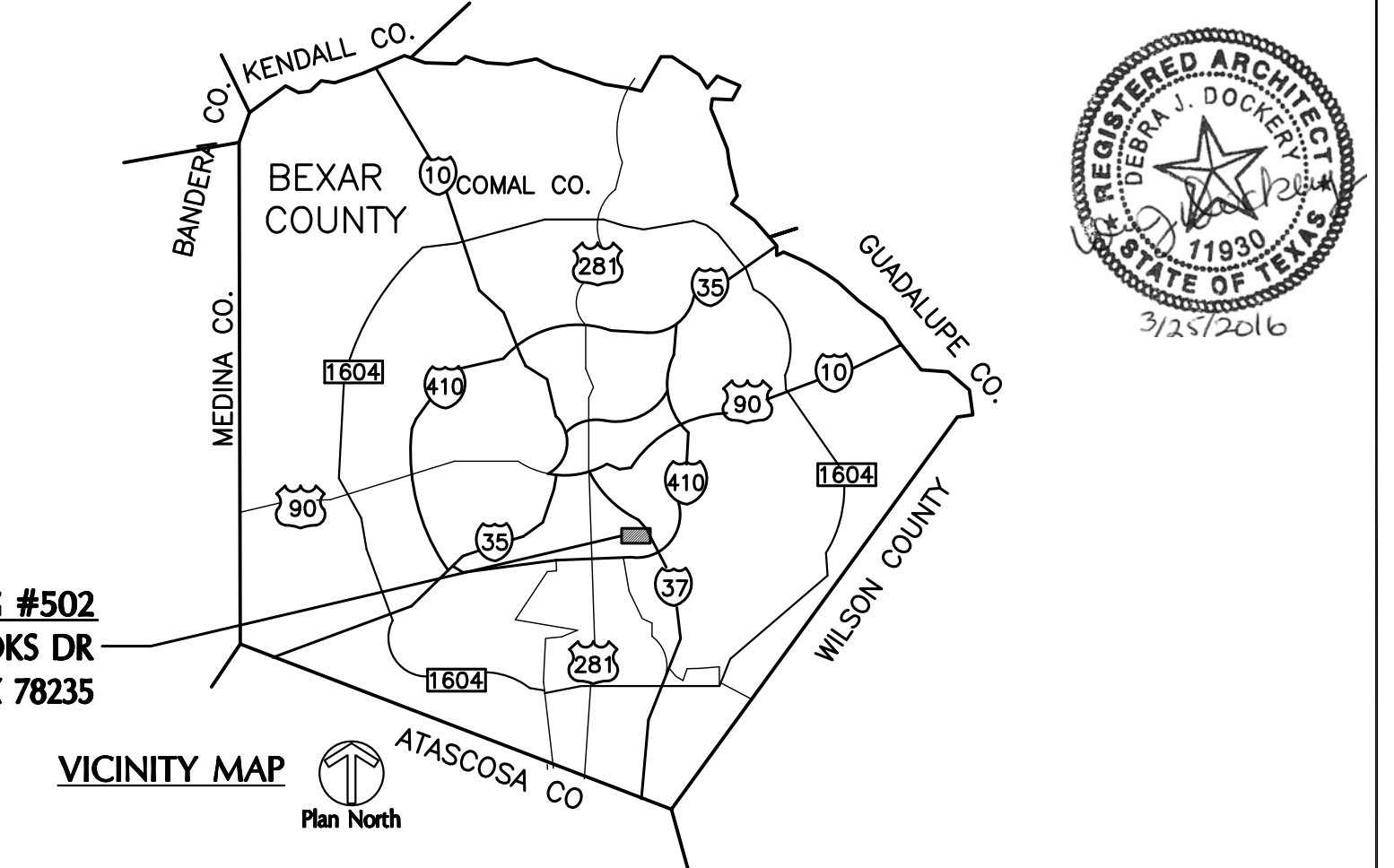


BROOKS CITY BASE MAIN OFFICE BUILDING 502 METAL RETROFIT ROOFING

3201 SIDNEY BROOKS DRIVE
San Antonio, Texas 78235



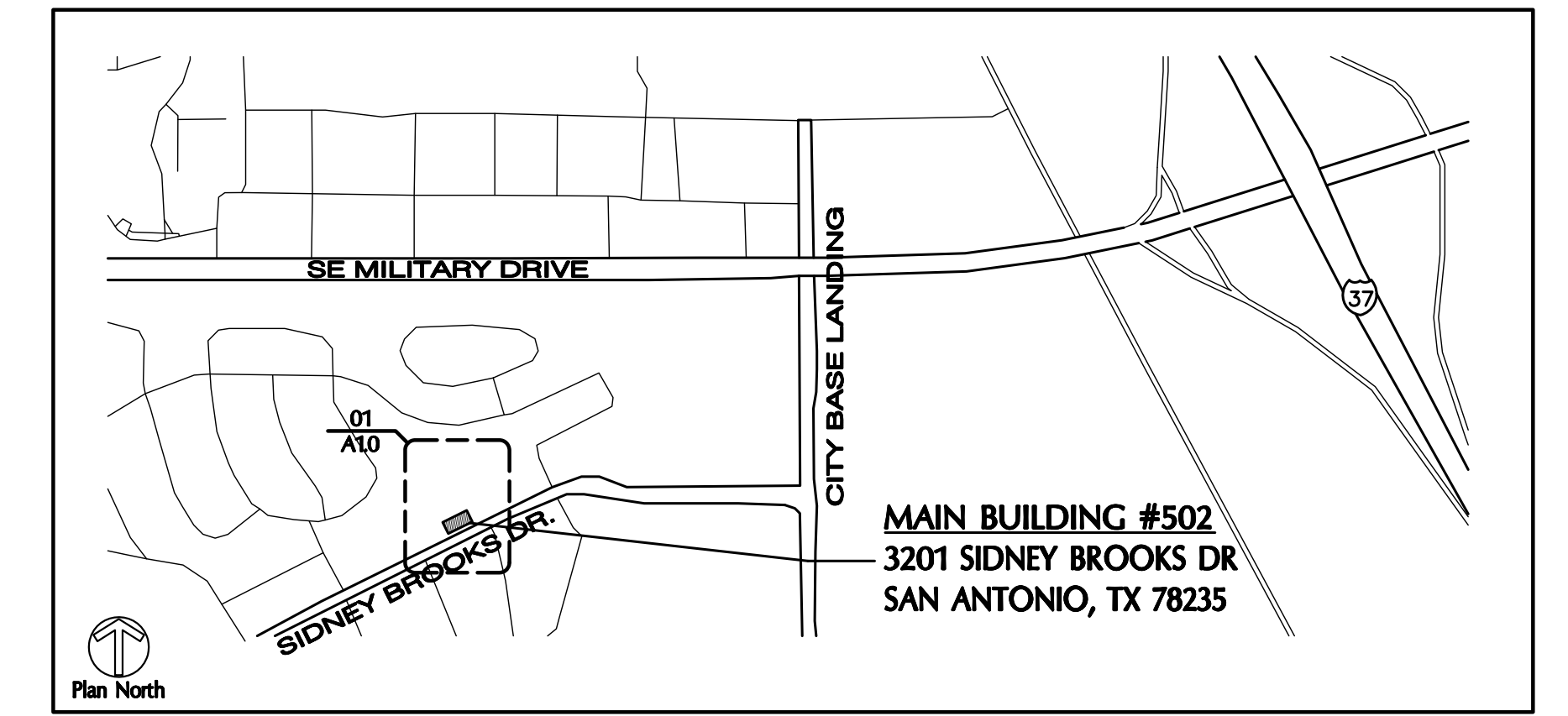
DRAWING INDEX

ARCHITECTURAL

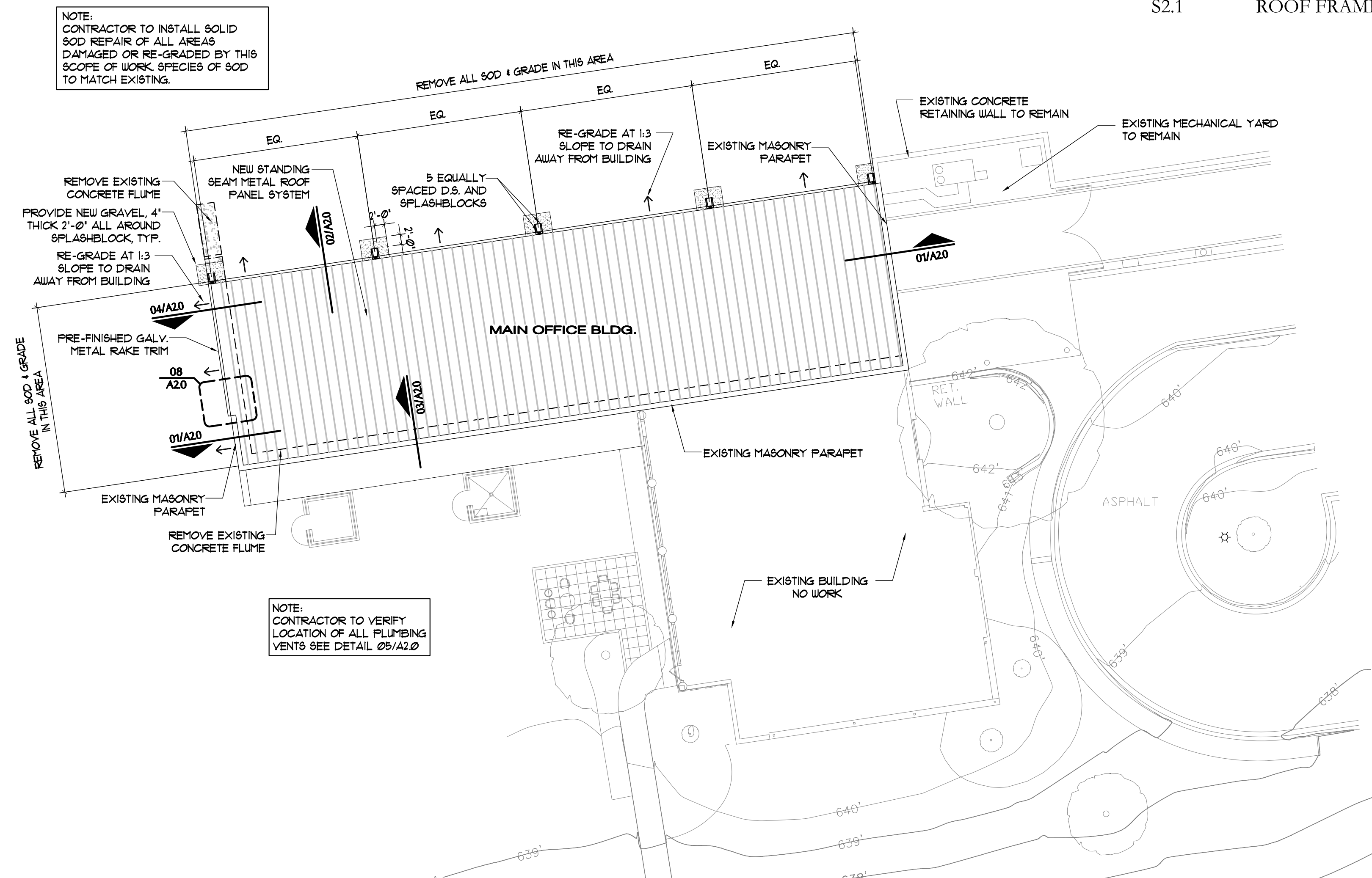
- A1.0 COVER SHEET, INDEX, GENERAL NOTES
- A2.0 ENLARGED ROOF DETAILS

STRUCTURAL

- S1.1 GENERAL NOTES, SECTIONS & DETAILS
- S2.1 ROOF FRAMING PLAN, SECTIONS & DETAILS



LOCAL SITE MAP



GENERAL NOTES

1. THE CONTRACTOR IS REQUIRED TO VISIT THE JOB SITE AND BE FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING ON CONSTRUCTION.
2. DIMENSIONS AND EXISTING CONSTRUCTION SHOWN ARE APPROXIMATE. FIELD VERIFY PRIOR TO CONSTRUCTION OR FABRICATION.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS AS REQUIRED PER LOCAL ADMINISTRATION AUTHORITIES.
4. PROTECT ALL OPENINGS THROUGH ROOF AND WALLS DURING CONSTRUCTION. REPAIR ANY EXISTING CONSTRUCTION, INTERIOR OR EXTERIOR, DAMAGED BY FAILURE TO PROVIDE PROTECTION.
5. REMOVE ALL DEBRIS AND REMOVED MATERIALS FROM THE PREMISES ON A DAILY BASIS.
6. COORDINATE THE SHUT DOWN OF ANY UTILITIES WITH THE OWNER AND ARCHITECT.
7. ALL MATERIALS ARE NEW UNLESS SPECIFICALLY NOTED AS EXISTING.
8. ALL CONSTRUCTION AND CLEANING UTILITY EXPENSES SUCH AS WATER AND ELECTRICITY WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL APPLICATORS OF SEALANTS AND CLEANERS SHALL BE CERTIFIED ACCORDING TO PRODUCT REQUIREMENTS.
10. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A TEMPORARY CONSTRUCTION FENCE. CONSTRUCTION FENCE IS TO NOT INTERRUPT EXISTING SIDEWALKS.

SITE NOTES

1. COORDINATE THE LOCATION OF ALL CONSTRUCTION STAGING, PARKING AND TEMPORARY FACILITIES WITH THE OWNER.
2. RESTORE ANY EXISTING INSTALLATION INCLUDING ASPHALT PARKING, DRIVES, CONCRETE WALKS, CURBS, SOD, LANDSCAPING, MECHANICAL, ELECTRICAL, PLUMBING AND ALL OTHER INSTALLATIONS DAMAGED BY THE WORK OF THIS CONTRACT. THE CONTRACTOR'S WORKERS, THE STAGING OF THE CONTRACTOR'S MATERIAL, ETC.
3. SEE SPECIFICATIONS - DIVISION 1 FOR OTHER SITE AND PROJECT REQUIREMENTS.

TREE PROTECTION & TRIMMING

1. ALL EXISTING TREES DENOTED ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED AT THE ROOT PROTECTION ZONE (RPZ). THE RPZ SHALL BE DETERMINED BY THE TREE SIZE (RECOMMENDED 6' RADIUS FROM THE TRUNK FOR EVERY 1" DIAMETER OF TRUNK AT 4" - 6" FROM GROUND WITH A MINIMUM 30" INCH RADIUS FROM THE TRUNK).
2. AN ORANGE MESH BARRIER FENCE AROUND THE RPZ SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
3. RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC. NO FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTIVE BARRIER.
4. THE RPZ SHALL BE COVERED WITH MULCH TO REDUCE MOISTURE STRESS.
5. ANY DAMAGE DONE TO THE EXISTING TREE CROWN OR ROOT SYSTEM SHALL BE REPAIRED IMMEDIATELY. ALL WOUNDS TO LIVE OAKS SHALL BE PAINTED WITH FRUSTRATING PAINT WITHIN 30 MINUTES AFTER DAMAGE.
6. THE PROPOSED FINISH GRADE AND ELEVATION OF LAND WITHIN THE ROOT PROTECTION ZONE OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN 3 INCHES. WELLING AND RETAINING METHODS ALL ALLOWED OUTSIDE THE RPZ.
7. THE RPZ SHALL REMAIN FERVOUS, I.E. GROUND COVER OR TURF AT COMPLETION OF LANDSCAPING DESIGN.
8. TRIM BRANCHES AS REQUIRED SO THAT NO BRANCH REMAINS WITHIN FOUR (4) FEET OF BUILDING ROOF, FASCIA OR WALL. TREE TRIMMING SHALL BE BY A FIRM OF LICENSED ARBORIST WITH NO LESS THAN FIVE (5) YEARS EXPERIENCE IN WORK OF THE TYPE SPECIFIED. PAINT CUT BRANCHES WITH EMULSIFIED ASPHALT TREE PAINT.

SCOPE OF WORK GENERALLY

EXTERIOR

- 1) REMOVE EXISTING EARTHEN/SOD COVERING ON EXISTING CONCRETE ROOF DECK.
- 2) REMOVE EXISTING ROOF MOUNTED FANS AND CURBS, INFILL ROOF DECK.
- 3) CLEAN ROOF DECK, INSPECT FOR DAMAGE.
- 4) INSTALL NEW STEEL RETRO FIT ROOF STRUCTURE, SEE STRUCTURAL DRAWINGS BY R.S.C.R., INC.
- 5) EXTEND ALL PLUMBING VENTS AND OTHER ACTIVE ROOF PENETRATIONS AT LEAST 12" ABOVE NEW ROOFING.
- 6) INSTALL NEW STANDING SEAM METAL ROOFING ON NEW STRUCTURE. INSTALL METAL WALL PANELS.
- 7) INSTALL NEW ROOF TO WALL FLASHINGS, RAKE TRIMS, GUTTERS, DOWN SPOUTS, SPLASH BLOCKS, PARAPET CAPS AND OTHER SHEET METAL AS DETAILED OR REQUIRED.
- 8) CUT EXISTING GRADE TO A MINIMUM OF 6" BELOW NEW FASCIA SLOPE FOR POSITIVE DRAINAGE. REPAIR ALL GRADED AREAS AND AREAS DAMAGED BY WORK OF THIS CONTRACT WITH SOLID SOD.
- 9) INSTALL NEW VINYL FACED FIBERGLASS R-30 INSULATION AT UNDERSIDE OF ROOFING.

01 ROOF PLAN
SCALE 1/16" = 1'-0"
Plan North

CONSTRUCTION DOCUMENTS
MARCH 2016

ARCHITECT
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A1.0