

# Pine Forest Middle School Partial Re-Roofing

6901 Ramsey Street

Fayetteville, North Carolina 28311

Owner: Cumberland County Schools

**GORDON JOHNSON**  
Architecture

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Gordon E. Johnson, AIA

Legal Disclaimer:  
This document is intended to comply with the requirements of the American with Disabilities Act (ADA). The Architect and Engineer are not licensed to interpret laws or give advice concerning laws. The owner should have this document reviewed by the attorney to determine if it complies with ADA and other laws.



Building Code Summary Appendix 'B' (Abbreviated for Re-roofing Only)  
(Following 2018 NC State Building Code)

Name of Project: Pine Forest Middle School Partial Re-Roofing  
Address: 6901 Ramsey Street, Fayetteville, NC 28311  
Owner or Authorized Agent: Chip Perry Phone #: 910-678-2551  
e-mail: philipperry@ccs.k12.nc.us  
Owned By:  State  City/County  
Enforcement Jurisdiction:  City  County  
Name of Jurisdiction: Cumberland County

PROJECT SUMMARY: Remove & reinstall metal copings, gutters, insulation and install new PVC roof membrane over the same in areas indicated.  
Building Description: Existing building similar to type IIA unspinkled education occupancy - masonry walls with concrete deck and built-up roofing. Original building constructed in 1955.

LEAD DESIGN PROFESSIONAL / PROJECT COORDINATOR: Gordon Johnson, AIA, LEED AP  
DESIGNER FIRM NAME NC LICENSE # TELEPHONE #  
Architectural: Gordon Johnson Architecture Gordon Johnson 6194 910-223-2186  
e-mail: gordon@gordonjohnsonarchitecture.com

Occupancy Information:  
Primary Occupancy - Educational

Building Area:  
Total Floor: 124,666 s.f.  
Area of Re-Roofing Construction: 18,587 s.f.

Fire Protection Requirements:  
Roof / Ceiling assembly is (rated)

2018 North Carolina Energy Conservation Code:  
Not Applicable at Roof Membrane Replacement Only  
New roof insulation where indicated average thickness to be 4.125" or R20.875

Structural Design Loads (For Re-roofing Only):

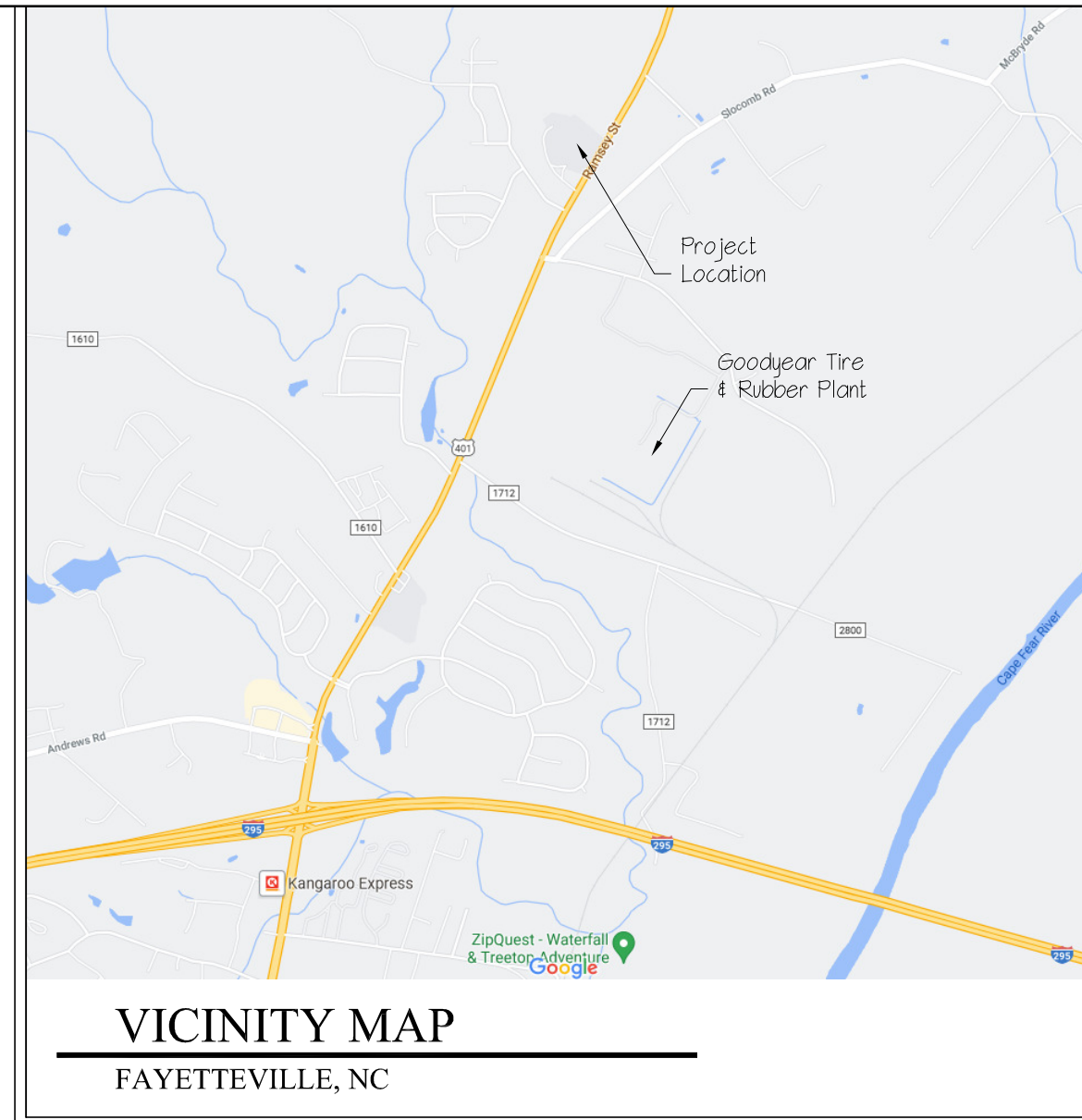
- General Notes
- Design Loads  
Risk Category III
  - Dead Loads:  
New Roofing Construction - 15 lbs./s.f.  
Existing / New Roofing / Insulation Construction - 3.0 lbs./s.f.
  - Wind Load:  
Ultimate Wind Speed (3-second gust) 130 mph - Fig. 1609.3 (2)  
Normal Wind Speed 101 mph (2018 NC Building Code) - Table 1609.3.1  
Exposure Category: B

Component 4 Cladding:  
All cladding and building components are designed and anchored to resist 110 mph component and cladding wind forces determined according to the 2018 NC State Building Code for the Exposure Category indicated above. Provide all bracing and connections necessary to transfer lateral loads to structure.

2) Follow recommendations of single-ply membrane manufacturer, SFRJ, NRCA, SMACNA, and industry standards for attachment of membrane to meet wind loads noted above.

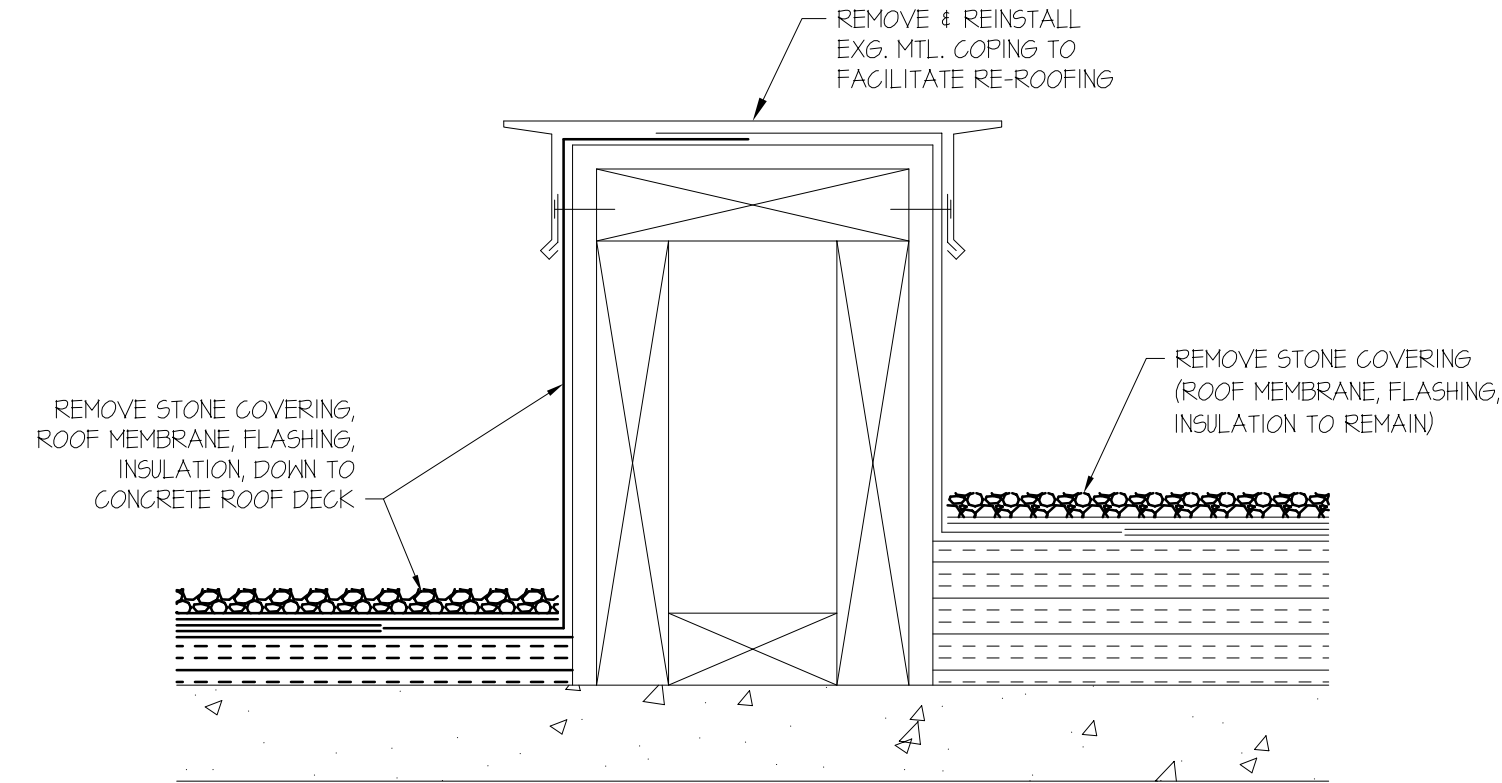
## Drawing Sheet Index

T51 Cover Sheet, Demo Plan & Details  
A1.0 Roof Plan, Details, & Notes



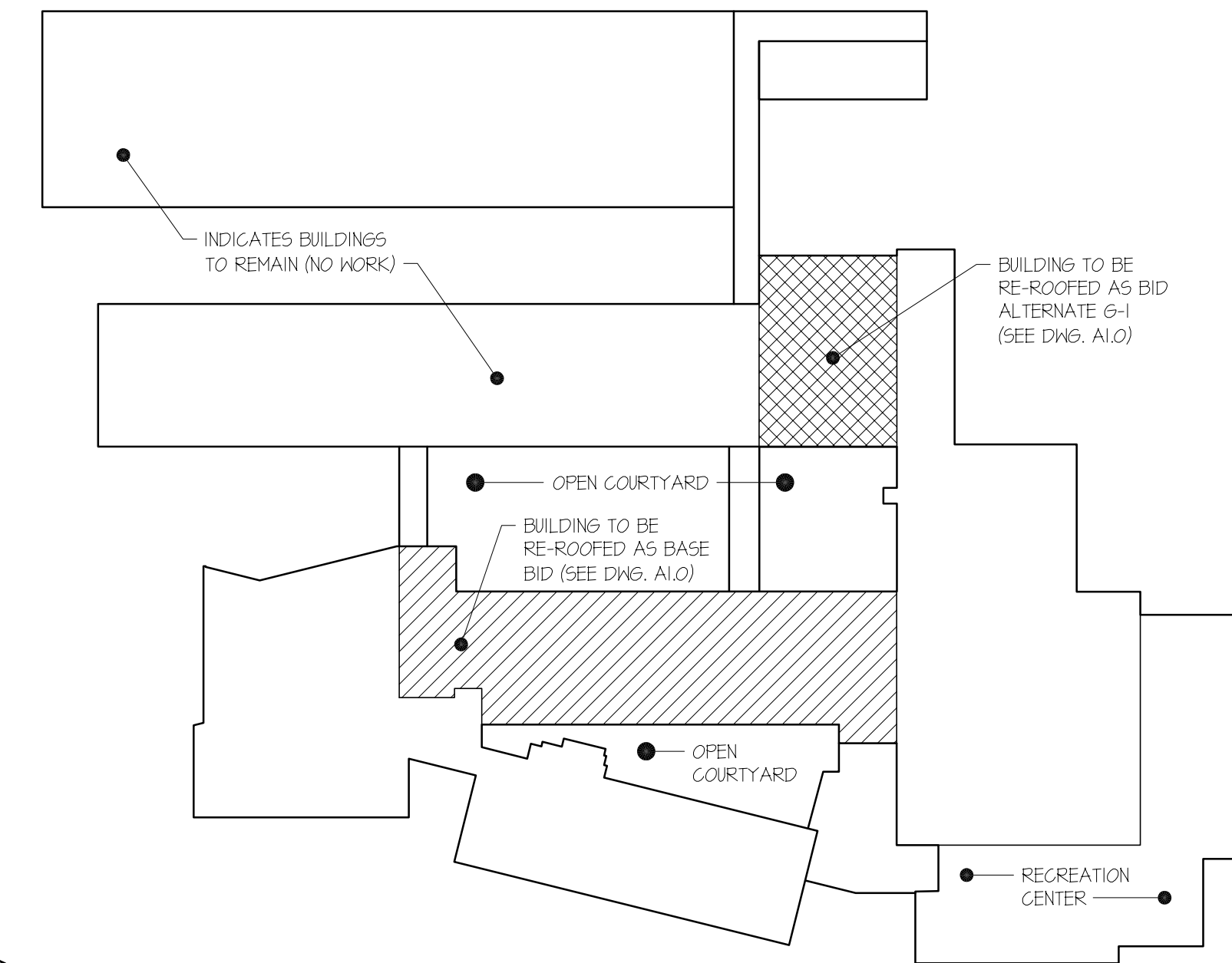
## 2 DEMO ROOF DETAIL

3" = 1'-0"



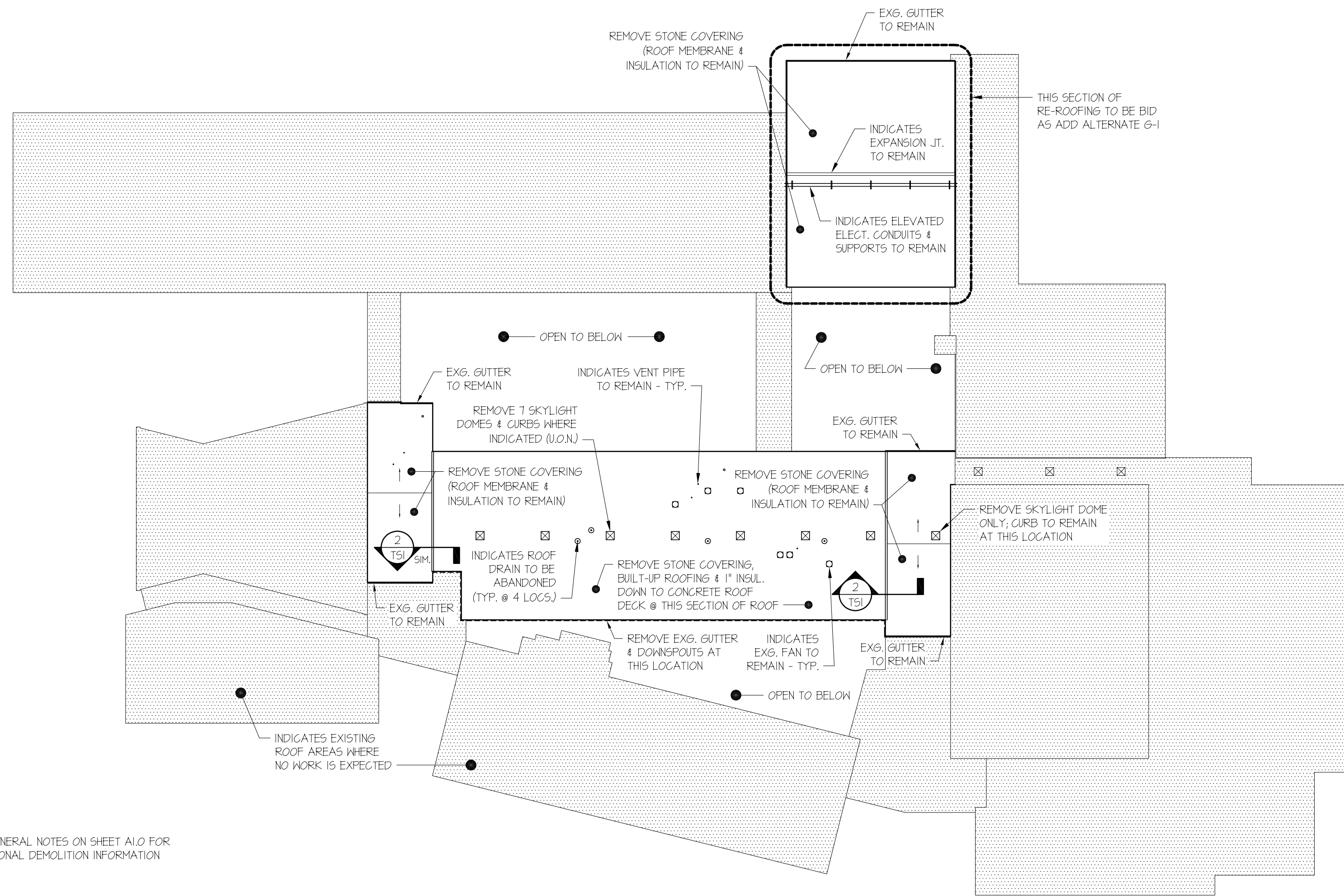
## 3 KEY PLAN

1/64" = 1'-0"



## 1 ROOF DEMOLITION PLAN

1/32" = 1'-0"



SEE GENERAL NOTES ON SHEET A1.0 FOR ADDITIONAL DEMOLITION INFORMATION

Pine Forest Middle School Partial Re-Roofing

6901 Ramsey Street  
Fayetteville, NC 28311

DRAWN BY: J.P. Pike  
REVIEWED BY: G. Johnson  
DATE: 6-1-21  
PROJECT NO.: 21023  
NOTES:

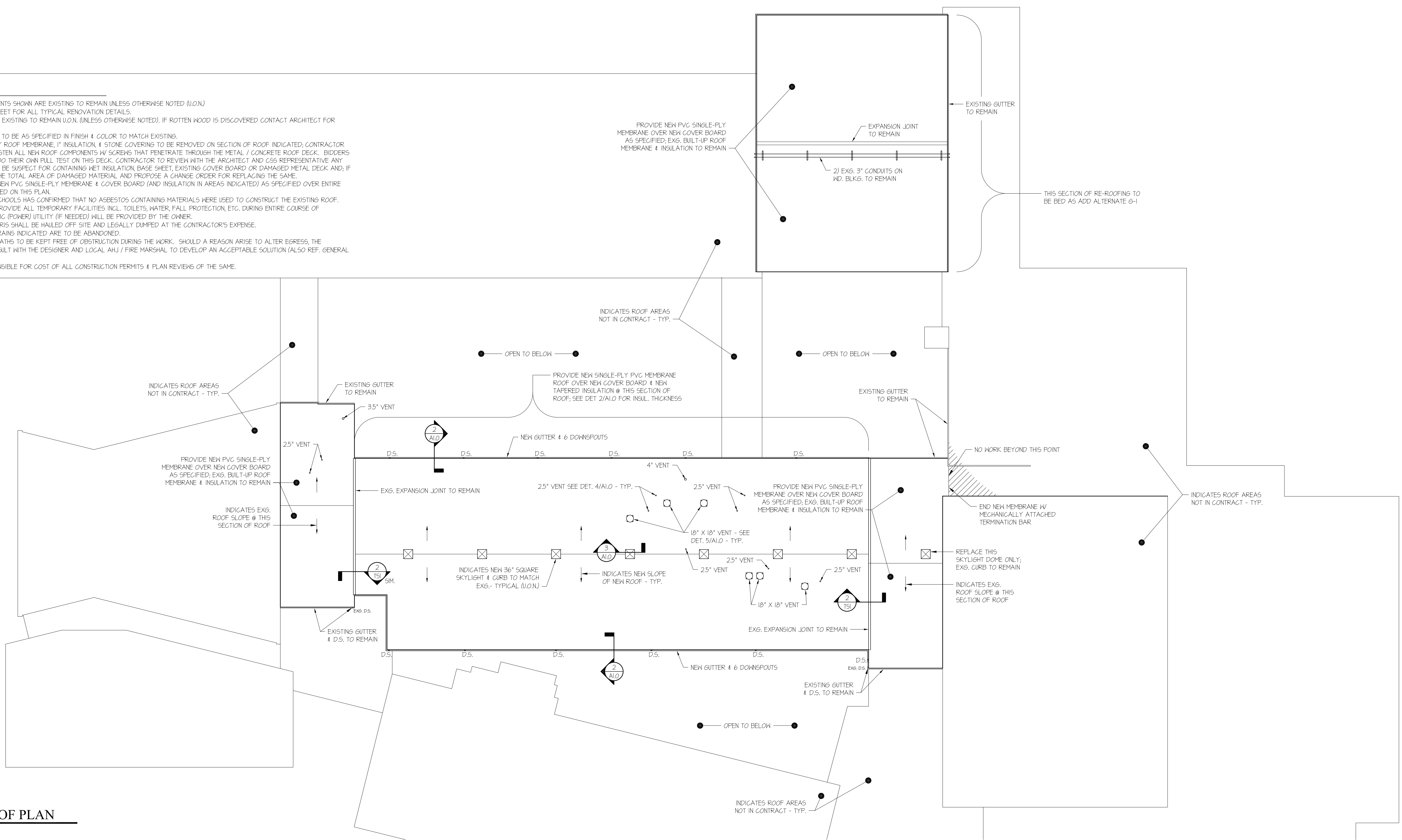
REVISIONS	
▲	6-1-21 Fire Rating
▲	
▲	

SHEET NUMBER

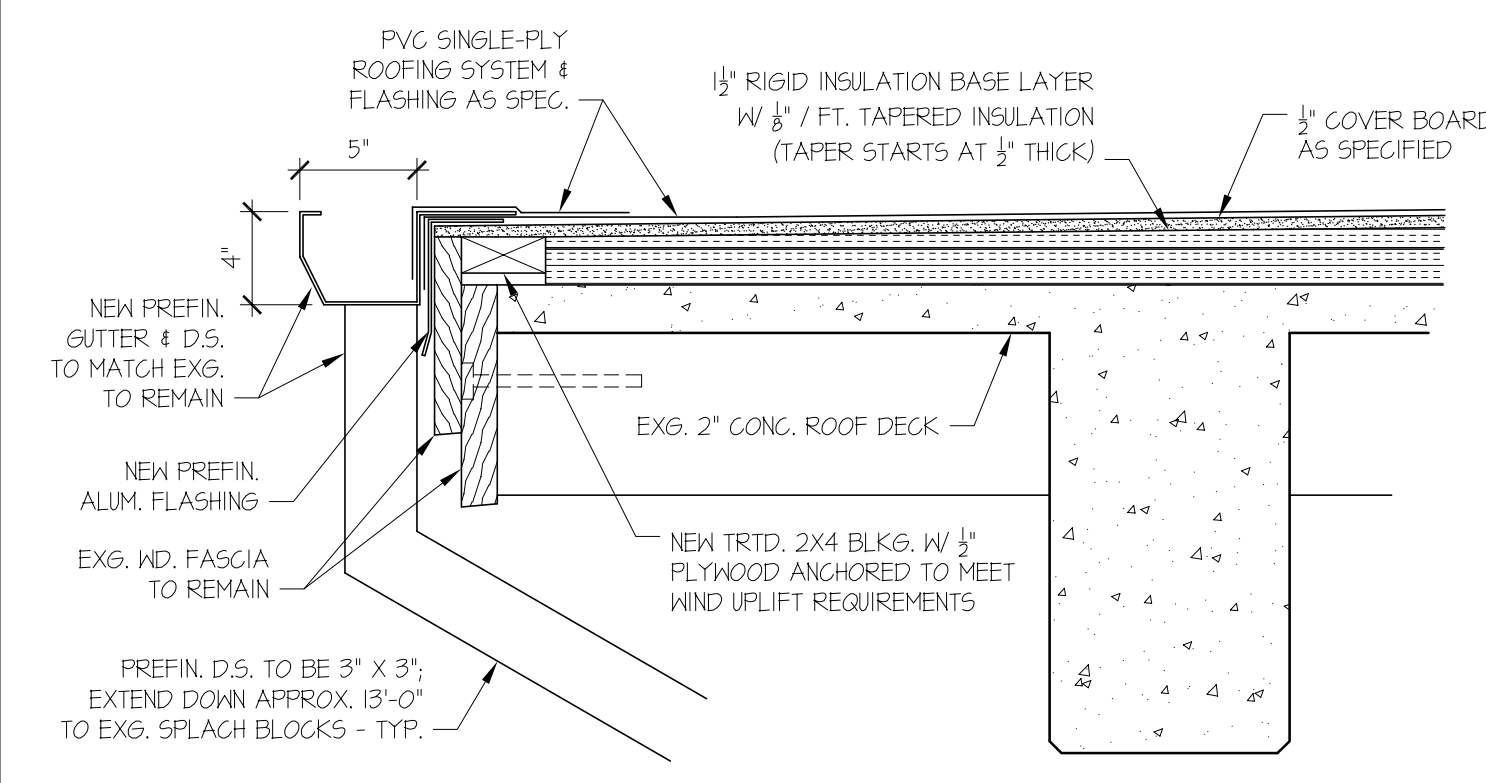


**GENERAL NOTES**

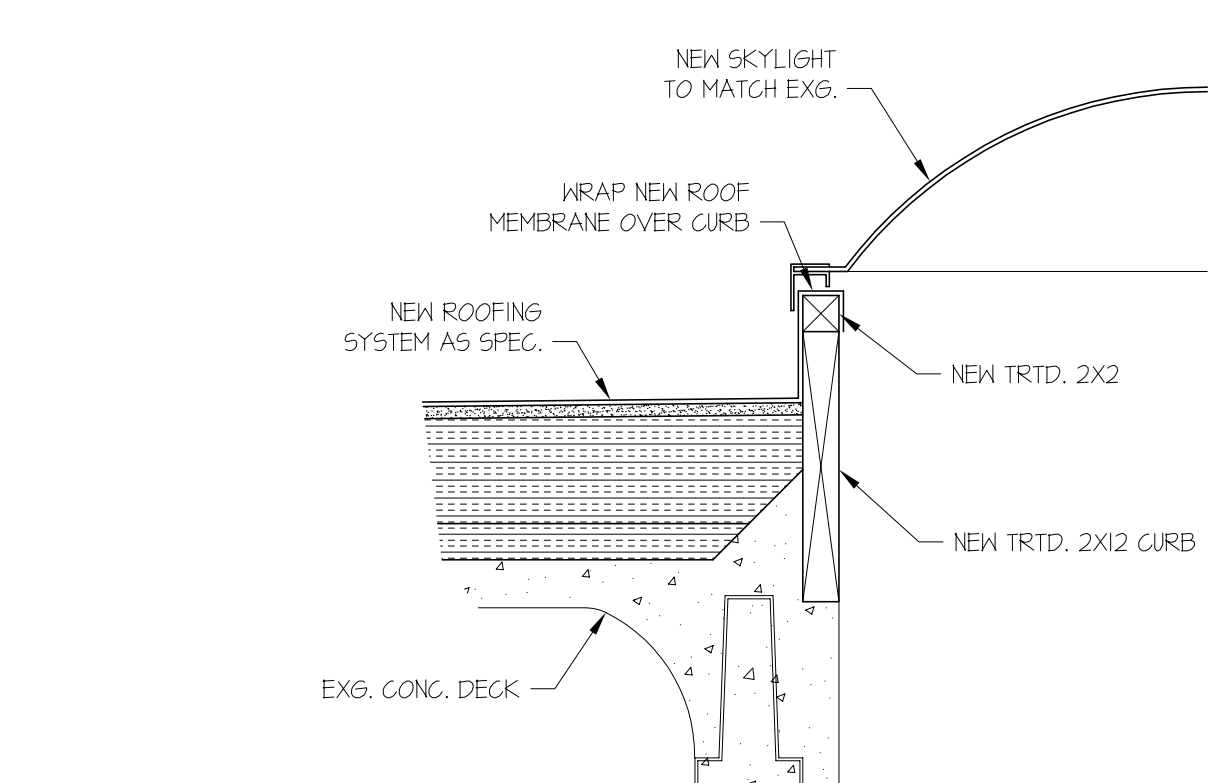
- 1) ALL ROOFTOP COMPONENTS SHOWN ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED (U.O.N.)
- 2) SEE DETAILS ON THIS SHEET FOR ALL TYPICAL RENOVATION DETAILS.
- 3) ALL WOOD BLOCKING IS EXISTING TO REMAIN (UNLESS OTHERWISE NOTED). IF ROTTEN WOOD IS DISCOVERED CONTACT ARCHITECT FOR REVIEW AND DIRECTION.
- 4) ALL NEW METAL COPING TO BE AS SPECIFIED IN FINISH & COLOR TO MATCH EXISTING.
- 5) EXISTING BUILT-UP 4-PLY ROOF MEMBRANE, 1" INSULATION, & STONE COVERING TO BE REMOVED ON SECTION OF ROOF INDICATED; CONTRACTOR MAY MECHANICALLY FASTEN ALL NEW ROOF COMPONENTS W/ SCREWS THAT PENETRATE THROUGH THE METAL / CONCRETE ROOF DECK. BIDDERS ARE NOT ALLOWED TO DO THEIR OWN PULL TEST ON THIS DECK. CONTRACTOR TO REVIEW WITH THE ARCHITECT AND CSS REPRESENTATIVE ANY ROOF AREAS THAT MAY BE SUSPECT FOR CONTAINING NET INSULATION BASE SHEET, EXISTING COVER BOARD OR DAMAGED METAL DECK AND, IF FOUND, TO DETERMINE THE TOTAL AREA OF DAMAGED MATERIAL AND PROPOSE A CHANGE ORDER FOR REPLACING THE SAME.
- 6) PROVIDE AND INSTALL NEW PVC SINGLE-PLY MEMBRANE & COVER BOARD (AND INSULATION IN AREAS INDICATED) AS SPECIFIED OVER ENTIRE ROOF AREA AS INDICATED ON THIS PLAN.
- 7) CUMBERLAND COUNTY SCHOOLS HAS CONFIRMED THAT NO ASBESTOS CONTAINING MATERIALS WERE USED TO CONSTRUCT THE EXISTING ROOF.
- 8) CONTRACTORS SHALL PROVIDE ALL TEMPORARY FACILITIES INCL. TOILETS, WATER, FALL PROTECTION, ETC. DURING ENTIRE COURSE OF CONSTRUCTION. ELECTRIC (POWER) UTILITY (IF NEEDED) WILL BE PROVIDED BY THE OWNER.
- 9) ALL CONSTRUCTION DEBRIS SHALL BE HAULED OFF-SITE AND LEGALLY DUMPED AT THE CONTRACTOR'S EXPENSE.
- 10) FOUR EXISTING ROOF DRAINS INDICATED ARE TO BE ABANDONED.
- 11) ALL EGRESS DOORS / PATHS TO BE KEPT FREE OF OBSTRUCTION DURING THE WORK. SHOULD A REASON ARISE TO ALTER EGRESS, THE CONTRACTOR WILL CONSULT WITH THE DESIGNER AND LOCAL AHJ / FIRE MARSHAL TO DEVELOP AN ACCEPTABLE SOLUTION (ALSO REF. GENERAL CONDITIONS ARTICLE II).
- 12) CONTRACTOR IS RESPONSIBLE FOR COST OF ALL CONSTRUCTION PERMITS & PLAN REVIEWS OF THE SAME.



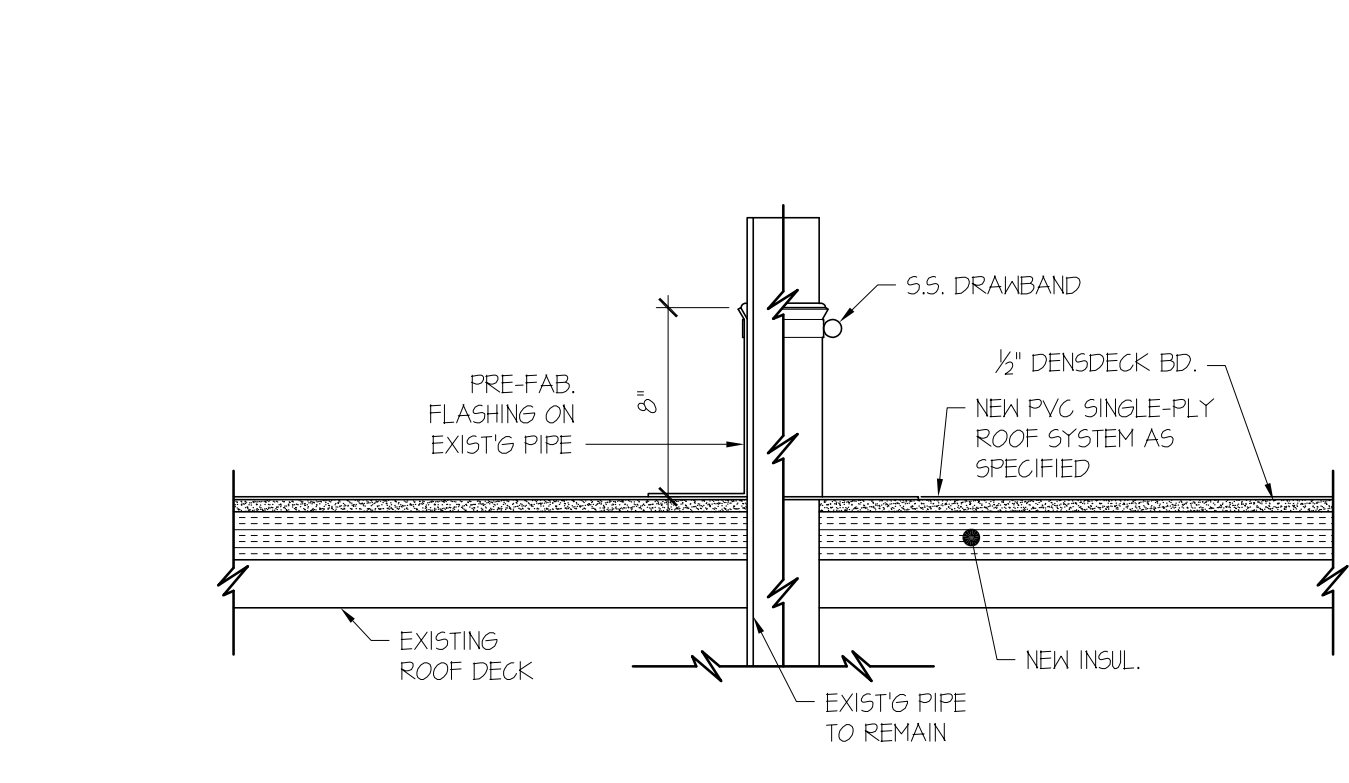
**1 RENOVATION ROOF PLAN**  
1/16" = 1'-0"



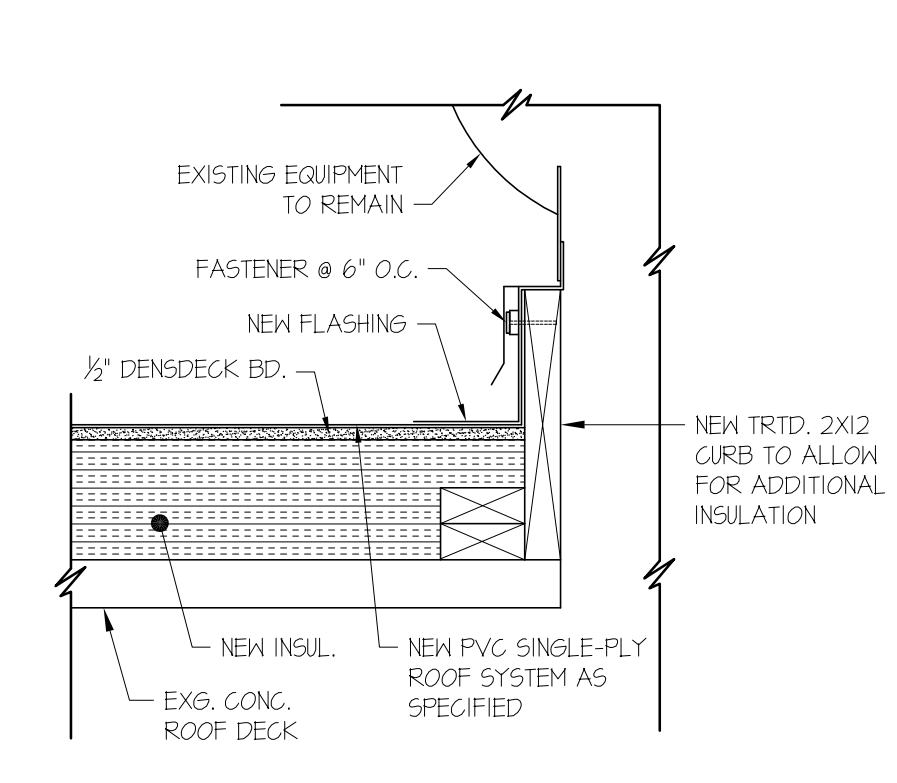
**2 ROOF EAVE DETAIL**  
1 1/2" = 1'-0"



**3 SKYLIGHT DETAIL**  
1 1/2" = 1'-0"



**4 VENT PIPE FLASHING**  
1 1/2" = 1'-0"



**5 ROOF EQUIPMENT DETAIL**  
1 1/2" = 1'-0"

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**GORDON ELLISON JOHNSON**  
REGISTERED ARCHITECT  
6194  
6-1-21  
NORTH CAROLINA  
FAYETTEVILLE, N.C.

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DRAWN BY: JD Pike  
REVIEWED BY: G. Johnson  
DATE: 6-1-21  
PROJECT NO.: 2103  
NOTES:

REVISIONS	

SHEET NUMBER  
**A.1.0**