



NEWBERRY COUNTY GALLMAN PLACE ROOF REPLACEMENT

540 BRANTLEY STREET
NEWBERRY, SC 29108

GENERAL NOTES

- A. THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.
- B. THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUB-CONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUB-CONTRACTOR FOR ANY PART OF THE WORK.
- C. SCOPE OF WORK: THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO SITE WORK, ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, PLUMBING, HVAC, AND ELECTRICAL.
- D. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK AND SHALL BE RESPONSIBLE FOR SAME.
- E. IF THE CONTRACT DOCUMENTS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
- F. IF A CONDITION EXISTS THAT REQUIRES OBSERVATION OR ACTION BY THE ARCHITECT, OR OTHER DESIGN PROFESSIONAL, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- G. CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL ENSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES, TRADE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN. BEFORE COMMENCING WORK NOT SHOWN IN DOCUMENTS, BUT REQUIRED TO ACHIEVE FULL COMPLIANCE WITH CODES, CONTRACTOR SHALL NOTIFY ARCHITECT.
- H. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.
- I. CONTRACTOR SHALL PAY ALL TAXES, SECURE ALL PERMITS AND PAY ALL FEES INCURRED IN THE COMPLETION OF THE PROJECT.
- J. THE CONTRACTOR SHALL UNCONDITIONALLY WARRANTY ALL MATERIALS, AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR ITS REPAIR. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN A REASONABLE, AGREED UPON TIME FRAME, AFTER IT IS BROUGHT TO HIS ATTENTION.
- K. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND AT THE COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE BUILDING IN NEW AND CLEAN CONDITION.
- L. CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES AND OPERATIONS AND MAINTENANCE MANUALS.

COORDINATION OF WORK

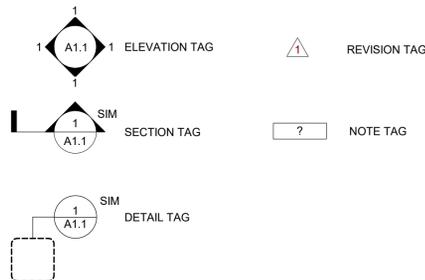
ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND SUB-CONTRACTORS TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND SUB-CONTRACTORS. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND SUB-CONTRACTORS. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEE'S USE ON THE PROJECT AND ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND SUB-CONTRACTORS.

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

PROJECT SCOPE

THE SCOPE OF THE PROJECT IS A PARTIAL ROOF REPLACEMENT OF APPROXIMATELY 30,000 SF OF THE EXISTING HIGH SCHOOL FOR A COMMUNITY CENTER, EXCLUDING THE ROOF OVER THE EXISTING GYMNASIUM.

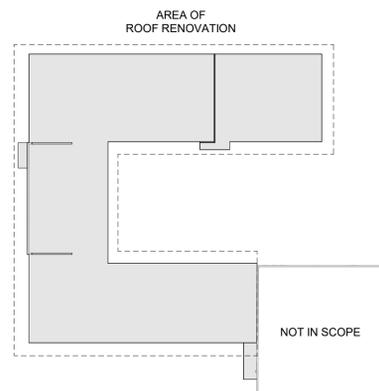
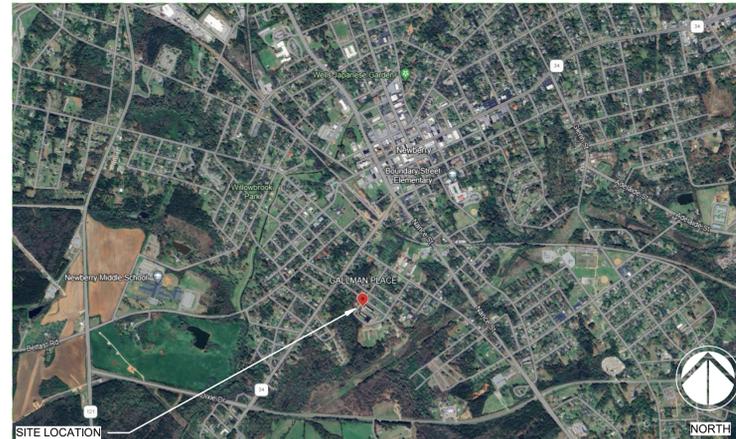
DRAWING SYMBOL LEGEND



PROJECT CONTACTS

| OWNER | CONSTRUCTION MANAGER | ARCHITECT |
|---|---|---|
| NEWBERRY COUNTY 1309 COLLEGE STREET P.O. BOX 159 NEWBERRY, SC 29108 | CLAYTON CONSTRUCTION 121 VENTURE BLVD # A SPARTANBURG, SC 29306 | DP3 ARCHITECTS, LTD. 15 SOUTH MAIN STREET SUITE 400 GREENVILLE, SC 29601 |
| CONTACT: CRYSTAL WALDROP T: 803.321.2100 CWALDROP@NEWBERRYCOUNTY.GOV | CONTACT: JOSH KALE T: 864.576.1901 JKALE@CLAYTONCONSTRUCTION.NET | CONTACT: LAUREL GETTY T: 864.232.8200 LGETTY@DP3ARCHITECTS.COM |

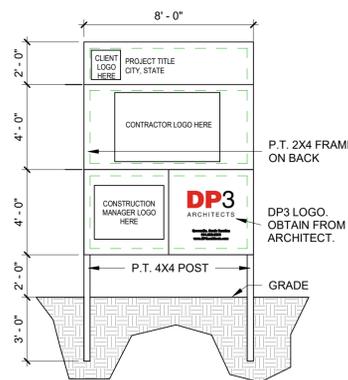
VICINITY MAP



KEY PLAN

1/64" = 1'-0"

PROJECT SIGN



NOTES:

1. GC TO PROVIDE AND INSTALL ONE PROJECT SIGN. LOCATIONS TO BE DETERMINED IN FIELD. VERIFY LOCATION WITH OWNER.
2. PROJECT SIGN TO REMAIN PROMINENTLY DISPLAYED DURING ENTIRE CONSTRUCTION PERIOD. REMOVE FROM PROJECT SITE WHEN BUILDING OCCUPIED AND OPEN FOR BUSINESS. SIGN PAINTED ON 3/4" EXTERIOR PLYWOOD. LETTER STYLE AND PLACEMENT SHOULD BE SIMILAR TO THAT SHOWN.
3. PROVIDE KICK BACK TREATED WOOD POSTS AS NEEDED. PAINTED WHITE.

DRAWING INDEX

| NUMBER | SHEET NAME | SHEET ISSUE DATE | CURRENT REVISION | CURRENT REVISION DATE |
|--------------|----------------------|------------------|------------------|-----------------------|
| TITLE | | | | |
| T1.01 | TITLE SHEET | | | |
| ARCHITECTURE | | | | |
| AD1.01 | ROOF DEMOLITION PLAN | | | |
| ARCHITECTURE | | | | |
| A1.01 | ROOF PLAN | | | |
| A1.02 | ROOF DETAILS | | | |

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Project



NEWBERRY COUNTY
GALLMAN PLACE ROOF
REPLACEMENT

Project Number 23234 - A
Drawn By LTG
Checked By MTP
Date 17 MAR 2026

Revisions

Drawing

TITLE SHEET

T1.01

GENERAL ROOF DEMOLITION NOTES

- A. COMPLETE ROOF REMOVAL DOWN TO THE EXISTING ROOF DECK SHALL BE COMPLETED EVERYWHERE EXCEPT THE GYMNASIUM. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- B. ALL ABANDONED ROOF TOP EQUIPMENT TO BE REMOVED WITH THE ROOF DECK BEING PATCHED AS REQUIRED, EXCEPT VENTILATORS AND PLUMBING VENTS.
- C. ALL EXISTING GUTTERS, COLLECTOR BOXES, AND DOWNSPOUTS TO BE DEMOLISHED TO PREPARE FOR NEW WORK.

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DRAWING NOTES

- 90.39 REMOVE EXISTING ROOF SYSTEM COMPLETELY DOWN TO ROOF DECK. PREPARE FOR NEW ROOF ASSEMBLY.
- 90.41 REMOVE EXISTING METAL ROOF EDGE COMPLETELY DOWN TO DECK AND PREPARE FOR NEW WORK.
- 90.52 ALL EXISTING MECHANICAL EQUIPMENT ON THE ROOF TO BE DEMOLISHED.
- 90.53 EXISTING ROOF VENTILATORS TO BE PRESERVED. PROTECT DURING WORK.
- 90.54 REMOVE EXISTING FAN AND DUCTWORK ASSOCIATED WITH KITCHEN HOOD. PROTECT EXISTING CURB AND CAP.
- 90.55 EXISTING PLUMBING VENTS THROUGH ROOF MUST BE PRESERVED. PROTECT DURING ROOF WORK. VERIFY CONDITION AND REPAIR VENTS AS NECESSARY.
- 90.56 DEMOLISH EXISTING COLLECTOR BOX AND ASSOCIATED DOWNSPOUT. TYPICAL AT PERIMETER OF BUILDING.
- 90.57 DEMOLISH EXISTING PARAPET COPING SYSTEM ENTIRELY DOWN TO PARAPET WALL CONSTRUCTION. REMOVE ASSOCIATED BLOCKING AND PREPARE FOR NEW WORK.
- 90.58 PREPARE EXISTING CONCRETE DECK OVERHANG (BOTH VERTICAL AND HORIZONTAL SOFFIT SURFACES) FOR FUTURE PAINT FINISH. REMOVE EXISTING PEELING (UNSTABLE) PAINT COATINGS DOWN TO A SMOOTH SURFACE PREPARED FOR PAINT FINISH.
- 90.59 REMOVE EXISTING TERMINATION FLASHING AND PREPARE REGLET JOINT TO RECEIVE NEW FLASHING. TYPICAL ALONG JOINT OF LOW ROOF TO GYMNASIUM WALL.



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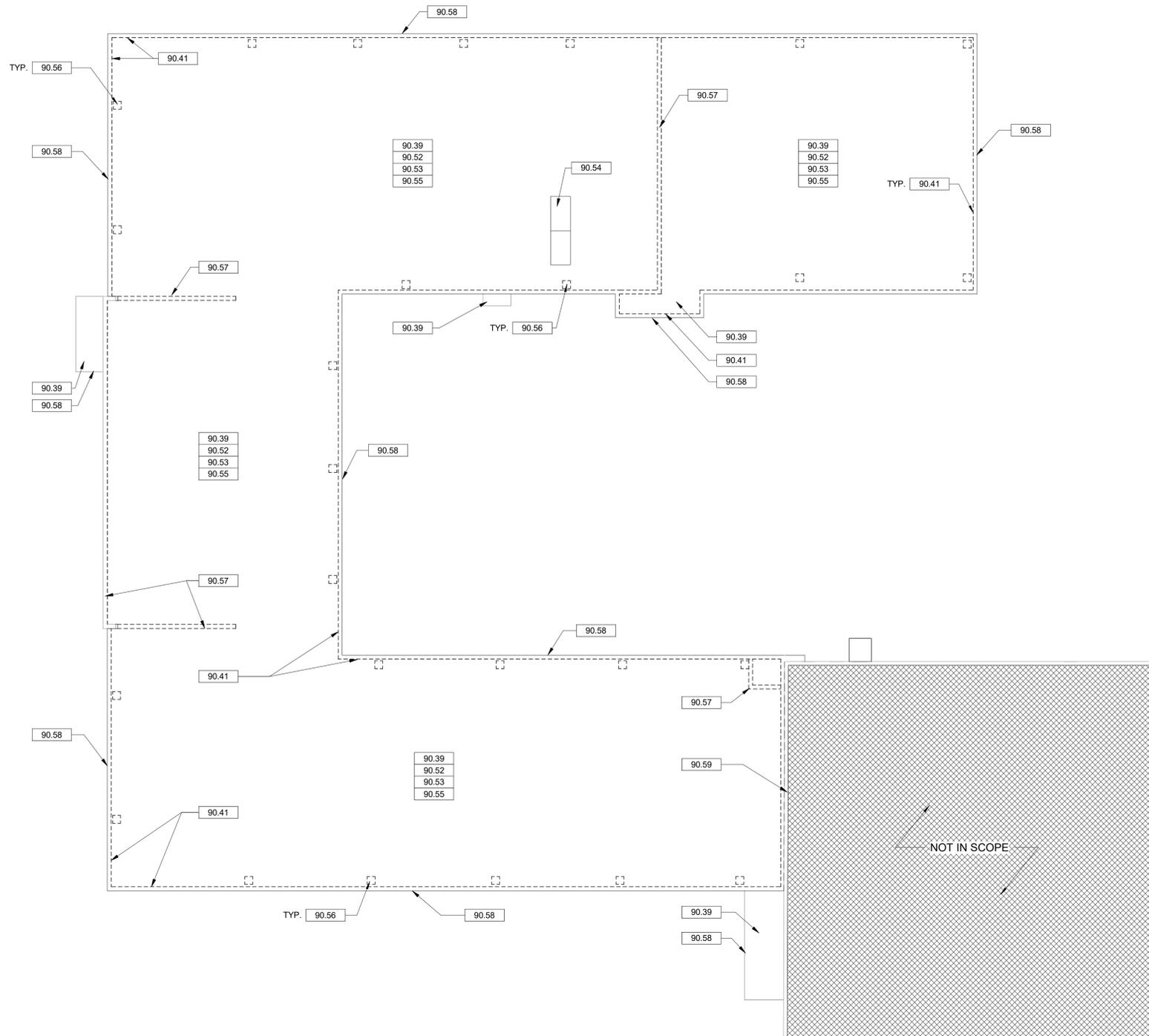
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**ROOF DEMOLITION
PLAN**

AD1.01



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GENERAL ROOF PLAN NOTES

- A. PROVIDE ALL FLASHING MATERIALS AND METHODS AS APPROVED BY THE MANUFACTURER FOR A FULL WATERPROOFING SYSTEM.
- B. TRAFFIC OVER FINISHED ROOF SURFACES IS NOT DESIRED. WHERE OVER-ROOF TRAFFIC IS ANTICIPATED, PROTECT ROOF SURFACE FROM DAMAGE DURING CONSTRUCTION.
- C. EXISTING ROOF VENTILATORS AND PLUMBING VENT PIPES TO REMAIN AND BE PROTECTED. PROVIDE FLASHING AND COUNTERFLASHINGS AT EXISTING PENETRATIONS PER ROOF MANUFACTURER'S WARRANTED STANDARD PIPE BOOT PENETRATION AND BASE FLASHING DETAILS.

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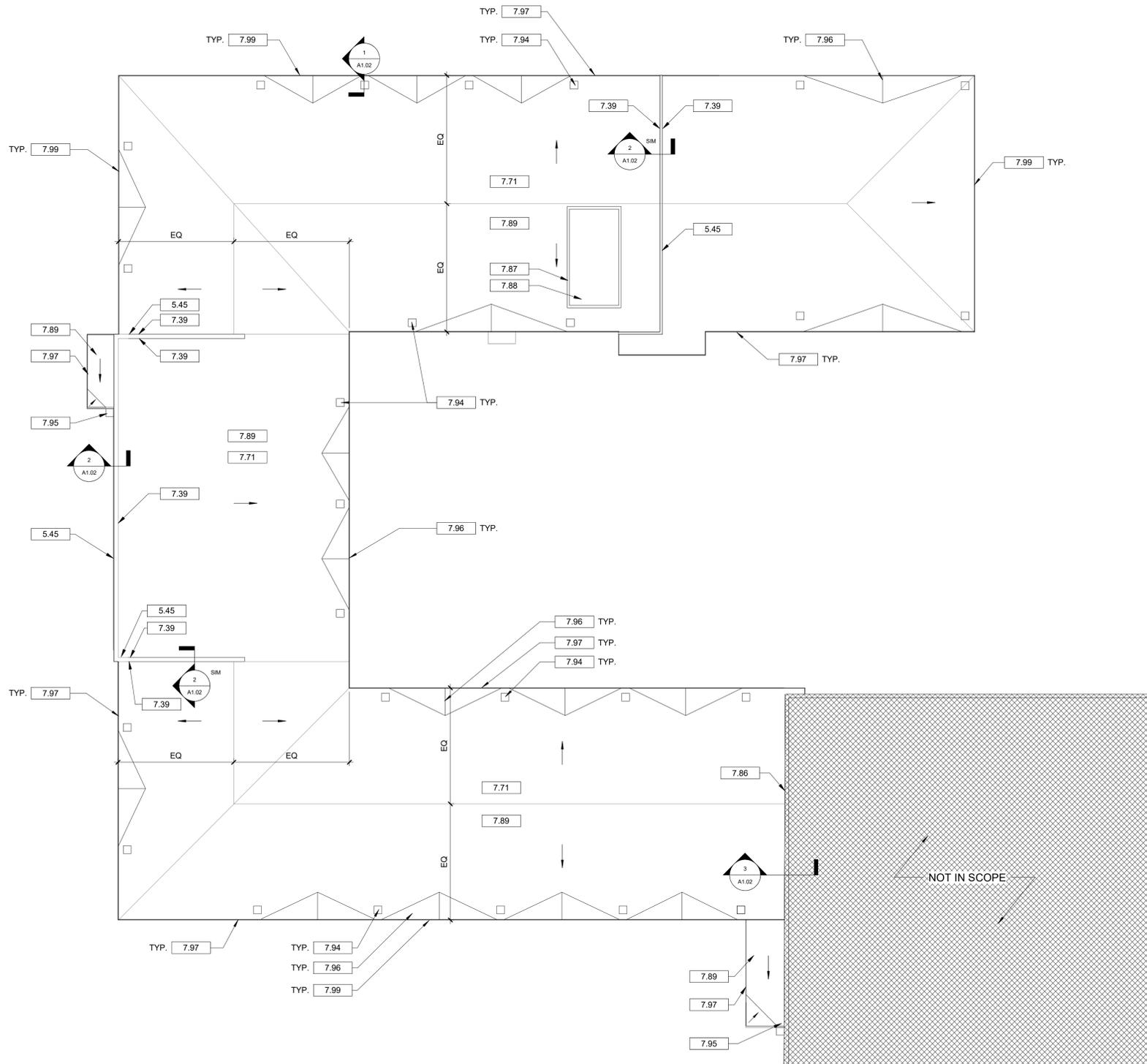
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- 5.45 METAL COPING WITH STANDING SEAM JOINTS. SLOPE TO DRAIN.
- 7.39 EXTEND ROOF MEMBRANE UP AND OVER TOP OF PARAPET WALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 7.71 TAPERED INSULATION TO ACHIEVE AN AVERAGE R-VALUE OF 20. PROVIDE MINIMUM 1 1/2" INSULATION THICKNESS AT THE ROOF EDGE PERIMETER AND TAPER 1/4" PER 1'-0" TO THE CENTER OF THE ROOF.
- 7.86 EXTEND ROOF MEMBRANE UP EXISTING ADJACENT MASONRY WALL AND SECURE WITH TERMINATION BAR AND REGLET FLASHING.
- 7.87 PROVIDE WOOD CAP FOR EXISTING HOOD OPENING AS FOLLOWS: NEW 2x6 WOOD JOISTS AT 16" O.C. AND 1/2" PLYWOOD SHEATHING. EXTEND ROOF MEMBRANE UP CURB AND OVER WOOD CAP FOR 1'-0" AT PERIMETER. MECHANICALLY FASTEN AND SEAL TO CAP.
- 7.88 PROVIDE PREFORMED METAL SHROUD COVER OVER HOOD CAP. ENSURE VERTICAL LEGS OF SHROUD EXTEND 4 INCHES MINIMUM OVER AND DOWN VERTICAL SURFACE OF CURB.
- 7.89 60 MIL TPO ROOF MEMBRANE MECHANICALLY FASTENED.
- 7.94 NEW TPO-COATED SCUPPER LINER AT EXISTING DOWNSPOUT LOCATION. FIELD VERIFY EXISTING ROOF PENETRATION SIZE.
- 7.95 PREFINISHED METAL COLLECTOR BOX AND DOWNSPOUT. SET DOWNSPOUT TIGHT AGAINST EXISTING MASONRY AND TERMINATE DOWNSPOUT 6 INCHES ABOVE GRADE AND PROVIDE CONCRETE SPLASHBLOCK.
- 7.96 PROVIDE CRICKET CENTERED EQUALLY BETWEEN EACH ROOF SCUPPER TO DIRECT STORM WATER TO DRAINS.
- 7.97 PREFINISHED METAL ROOF EDGE.
- 7.99 ENSURE EXISTING VERTICAL AND HORIZONTAL SURFACES OF DECK OVERHANG HAVE BEEN PREPARED FOR PAINT FINISH PRIOR TO INSTALLATION OF NEW EDGE METAL.



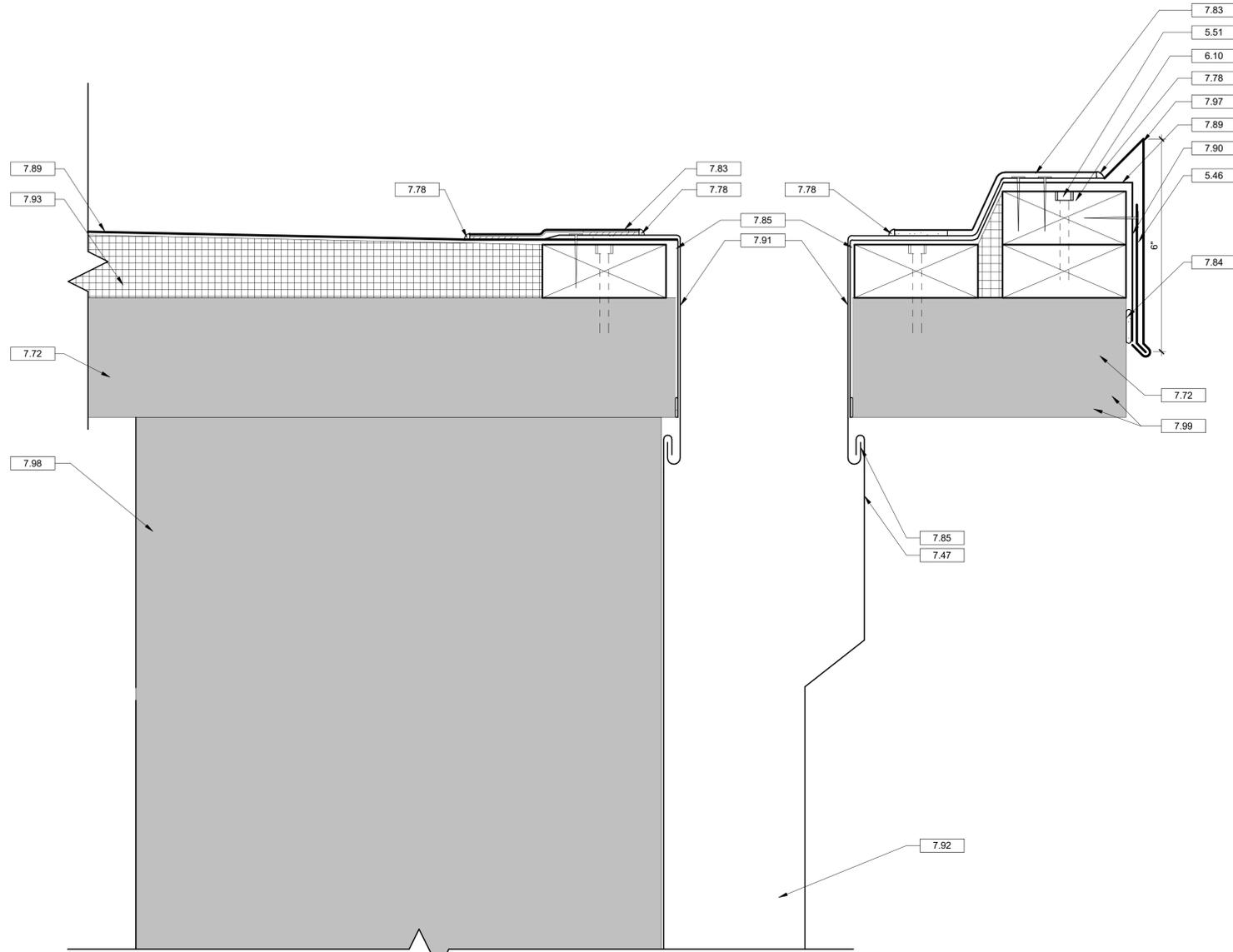
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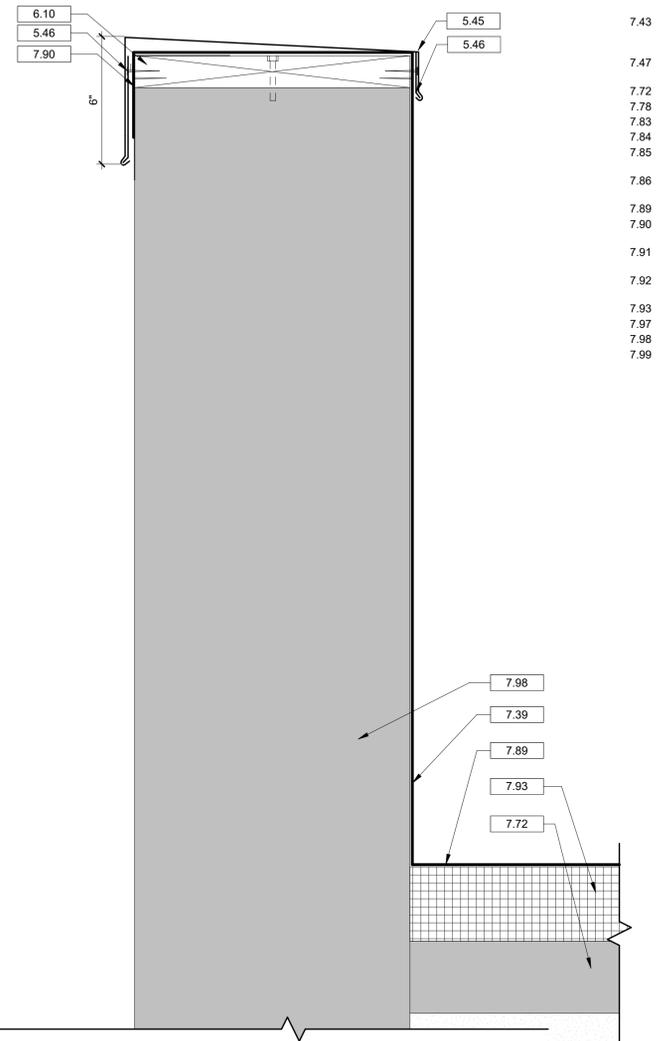
ROOF PLAN

A1.01

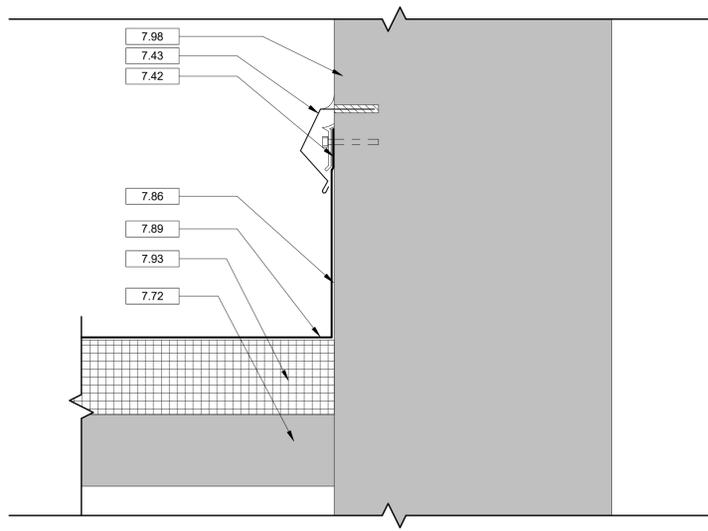
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1 TYPICAL ROOF EDGE AT SCUPPER
A1.02 6" = 1'-0"



2 TYPICAL ROOF PARAPET AND COPING DETAIL
A1.02 3" = 1'-0"



3 MEMBRANE TERMINATION
A1.02 3" = 1'-0"

DRAWING NOTES

- 5.45 METAL COPING WITH STANDING SEAM JOINTS. SLOPE TO DRAIN.
- 5.46 METAL CLEAT ATTACHED TO WOOD NAILER 6" O.C.
- 5.51 FASTEN NAILERS TO ROOF DECK PER ROOFING MANUFACTURER'S STANDARD DETAILS.
- 6.10 2X PRESSURE TREATED WOOD NAILER.
- 7.39 EXTEND ROOF MEMBRANE UP AND OVER TOP OF PARAPET WALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 7.42 METAL TERMINATION BAR WITH CONTINUOUS SEALANT BEAD ALONG TOP EDGE.
- 7.43 PREFINISHED METAL FLASHING. INSERT 1-INCH MINIMUM INTO EXISTING REGLET JOINT. PROVIDE CONTINUOUS SEALANT BEAD ALONG TOP.
- 7.47 PREFINISHED METAL COLLECTOR BOX. FIELD VERIFY EXISTING ROOF DECK PENETRATION TO DETERMINE COLLECTOR BOX SIZE.
- 7.72 EXISTING ROOF DECK.
- 7.78 TPO EDGE SEALANT.
- 7.83 TPO 8" COVER STRIP.
- 7.84 SINGLE PLY LVOC CAULK
- 7.85 SCUPPER LINER TO EXTEND PAST BOTTOM OF ROOF DECK FOR ATTACHMENT OF COLLECTOR BOX.
- 7.86 EXTEND ROOF MEMBRANE UP EXISTING ADJACENT MASONRY WALL AND SECURE WITH TERMINATION BAR AND REGLET FLASHING.
- 7.89 60 MIL TPO ROOF MEMBRANE MECHANICALLY FASTENED.
- 7.90 INSTALL MEMBRANE DOWN OUTSIDE FACE OF WALL 1/2" BELOW NAILER. FASTEN 12" O.C. MAX. WITH APPROPRIATE FASTENERS.
- 7.91 EXTEND MEMBRANE DOWN THROUGH ROOF DECK PENETRATION AND SEAL EDGE WITH SINGLE PLY LVOC CAULK.
- 7.92 PREFINISHED METAL DOWNSPOUT. COLOR TO BE SELECTED BY ARCHITECT. SUBMIT STANDARD FINISH OPTION SAMPLES.
- 7.93 TAPERED INSULATION. REFER TO ROOF PLAN.
- 7.97 PREFINISHED METAL ROOF EDGE.
- 7.98 EXISTING WALL CONSTRUCTION.
- 7.99 ENSURE EXISTING VERTICAL AND HORIZONTAL SURFACES OF DECK OVERHANG HAVE BEEN PREPARED FOR PAINT FINISH PRIOR TO INSTALLATION OF NEW EDGE METAL.

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