



# BEREA ELEMENTARY SCHOOL

## ROOF REPLACEMENT

**Project Address**  
 100 Berea Dr.  
 Greenville, SC 29617

**CLIENT**



2 Space Dr  
 Taylors, SC 29687-2710  
 c/o Facilities Dept.

Terresa Champion  
 GREENVILLE COUNTY SCHOOLS  
 e: tchampion@greenville.k12.sc.us  
 p: 864.355.7779

**ENGINEERING CONSULTANT**

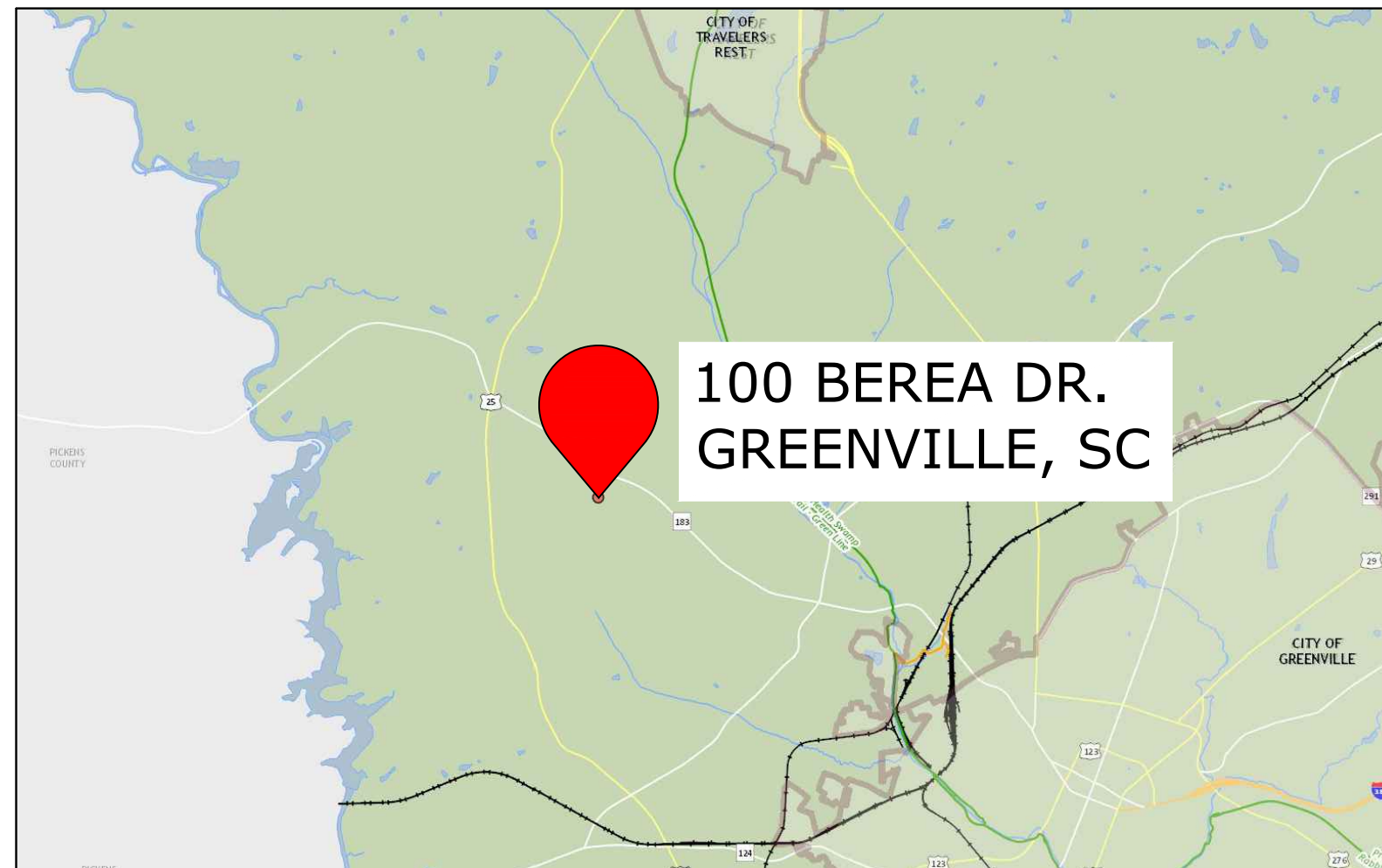


2701 Westport Rd  
 Charlotte, NC 28208

APR Vu The Nguyen,  
 EI, RBEC, BECP, CXA+BE  
 Senior Project Manager | Facilities  
 e: vu.nguyen@terracon.com  
 p: 704.594.8931

PM Jeff H. Poe JR.,  
 PE, RBEC  
 Senior Engineer | Facilities  
 e: jeff.poe@terracon.com  
 p: 704.594.8939

**PROJECT LOCATION**



**VICINITY MAP**



**SITE LOCATION**

**SCOPE OF WORK SUMMARY**

PURPOSE OF WORK:

A. THE WORK UNDER BID IS AS FOLLOWS. REFER TO KEY PLAN.

1. **BASE BID:** REPLACEMENT OF LOW-SLOPE ROOF AREAS A THROUGH G (APPROX. 81,500 SF) WITH A NEW 60 MIL TPO MEMBRANE ROOF SYSTEM EDGE METAL AND GUTTER REPLACEMENT, AND OTHER MISCELLANEOUS WORK AS SPECIFIED.
2. **ALTERNATE 1:** REPLACEMENT OF LOW-SLOPE ROOF AREAS A THROUGH G (APPROX. 81,500 SF) WITH A NEW 80 MIL TPO MEMBRANE ROOF SYSTEM, EDGE METAL AND GUTTER REPLACEMENT, AND OTHER MISCELLANEOUS WORK AS SPECIFIED.
3. **ALTERNATE 2:** REPLACEMENT OF LOW-SLOPE ROOF AREAS A THROUGH G (APPROX. 81,500 SF) WITH A NEW 60 MIL PVC MEMBRANE ROOF SYSTEM, EDGE METAL AND GUTTER REPLACEMENT, AND OTHER MISCELLANEOUS WORK AS SPECIFIED.
4. **ALTERNATE 3:** INSTALLATION OF A NEW METAL ROOF COATING ON ROOF AREAS 1 THROUGH 3 (APPROX. 6,830 SF), AND OTHER MISCELLANEOUS WORK AS SPECIFIED.

**DRAWING INDEX**

GENERAL

- R0.00 COVER SHEET
- R0.01 NOTES

ARCHITECTURAL

- R1.00 OVERALL ROOF PLAN
- R1.01 ENLARGED PARTIAL ROOF PLAN - AREA A WEST
- R1.02 ENLARGED PARTIAL ROOF PLAN - AREA A EAST
- R1.03 ENLARGED ROOF PLAN - AREA B AND C
- R1.04 ENLARGED ROOF PLAN - AREA D AND E
- R1.05 ENLARGED ROOF PLAN - AREA 1 AND 2
- R1.06 ENLARGED ROOF PLAN - AREA F AND G
- R5.00 ROOF DETAILS
- R5.01 ROOF DETAILS
- R5.02 ROOF DETAILS

ENGINEER STATE LICENSE SEAL

**ISSUED FOR BIDDING**

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REVISIONS:		DATE	DESCRIPTION
NO.	DATE		
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TERRACON PROJECT NUMBER:  
 FH236232

DESIGNED BY: JRM

DRAWN BY: JRM

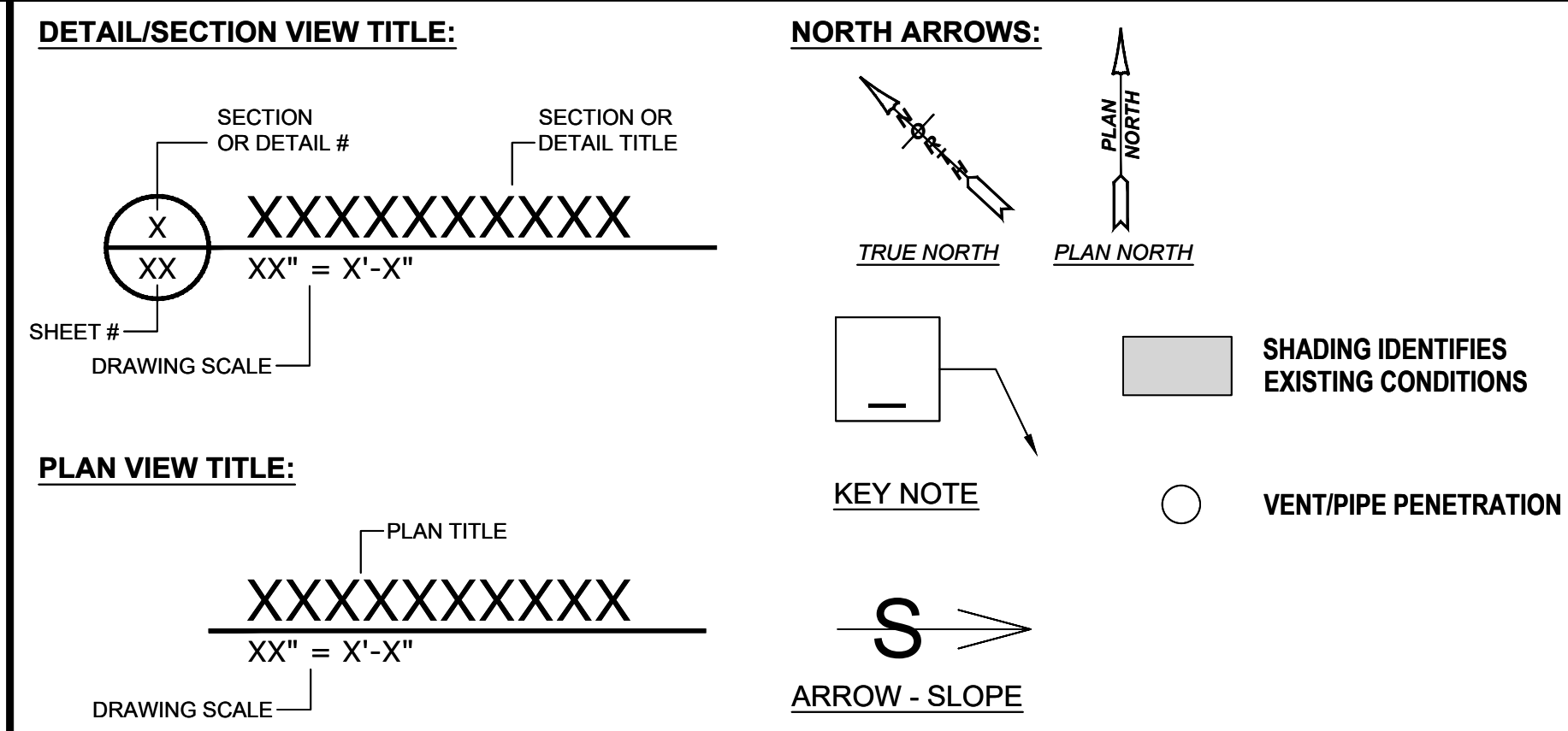
APPROVED BY: VTN

ISSUE DATE:  
 02.05.2024

SHEET TITLE  
 COVER SHEET

SHEET NUMBER  
**R0.00**

# SYMBOL LEGEND



# GENERAL NOTES

- CONTRACTOR TO EMPLOY SAFETY PROCEDURES AS REQUIRED AT ALL TIMES TO PREVENT INJURY/DAMAGE TO ALL PERSONNEL, THE BUILDING, CANOPIES, WALKS AND GROUNDS BELOW, ETC.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. DIMENSIONS AND AREAS PROVIDED ARE FOR REFERENCE ONLY.



10841 S RIDGEVIEW ROAD  
OLATHE, KS 66061-6456  
PH. (913) 599-6886 | TERRACON.COM  
TERRACON NC LICENSE NO. F-0869

GREENVILLE COUNTY SCHOOLS  
**BEREA ELEMENTARY SCHOOL**  
**ROOF REPLACEMENT**  
 100 Berea Drive, Greenville, South Carolina

## SOUTH CAROLINA OSF FORM F3



### Form F3 – Re-Roofing Analysis

Date: \_\_\_\_\_

SUBMITTAL:  Schematic  Design Development  Construction Document

SC CODE EDITION: 2018 ICC CODE EDITION: 2018 ICC A117.1 EDITION: N/A OSF GUIDE EDITION: 2018  
OTHER CODES/STANDARDS & EDITIONS: ASCE 7-16

PROJECT DESCRIPTION: [Brief Scope of Work & Include project delivery method (i.e. CMR, etc.)]  
Project consists of creation of construction documents for a roof replacement at Berea Elementary School.

#### BASIC RE-ROOFING CODE INFORMATION

DESIGNATED AREAS OF BUILDING	Building Code	Area 1	Area 2	Area 3	Area 4	Area 5
CONSTRUCTION CLASSIFICATION TYPE	Section 602	Type IIA	Construction type consistent throughout			
Roof Construction including supporting beams & joist	Table 601					
As Required, Hrs		1				
As Designed, Hrs		1				
Testing Agency & Design No. (UL, FM, etc.)		ASTM C1177				
Wall/Partition Key Code		N/A				

1 of 2

Version May 2021



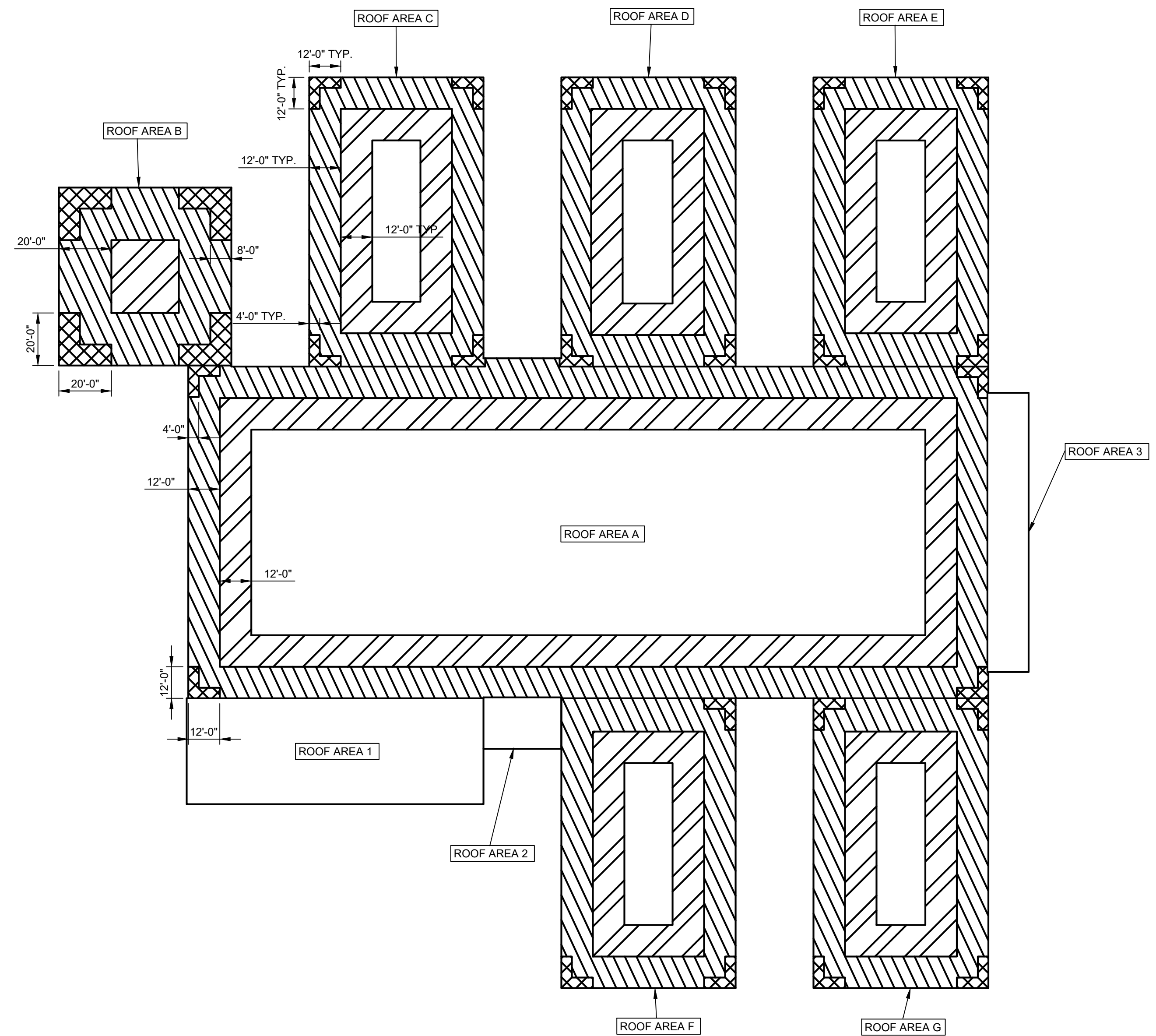
### Form F3 – Re-Roofing Analysis

STRUCTURAL DESIGN INFORMATION, BUILDING			CONSTRUCTION DOCUMENTS	
WIND LOADS	Analysis Procedure (ASCE 7 or SCBC 1609.6)	ASCE 7	I.	Signed, sealed and dated drawings
	Basic design Wind Speed, MPH (3 sec gust IBC Fig 1609.3)	115 = V	II.	Fully coordinated within and with the Project Manual.
	Exposure Category	B	<b>PROJECT MANUAL</b>	
	Wind Importance Factor (ASCE 7 Table 1.5-2)	1.0 = I <sub>w</sub>	I.	Signed, sealed and dated
	Internal Pressure Coefficient (ASCE 7)	±0.18 = GC <sub>p</sub>	II.	Fully coordinated within and with the Construction Documents
	External Pressure Coefficient (ASCE 7)	Zone GC <sub>p</sub>	•	This information shall be part and within the drawing sheet set.
		3 -3.2		
		2 -2.3		
		1 -1.7		
		1' -0.9		
<b>ADDITIONAL QUESTIONS</b>				
1.	Prepare a site plan showing the life safety plan during construction and any additional details on how the contractor will keep the school administration informed about issues that may affect daily operations in the building	Contractor will maintain contact with administrative staff and inform them of cutoffs or other interruptions to daily operations.		
2.	Will there be additional weight added to the existing structure?	The weight of the roof being installed is less than the weight of the roof removed.		
3.	What will the insulation values be in areas being reroofed? Confirm the insulation will meet current energy codes.	Total R value for the new roof system is approximately R-21 which exceeds the energy code requirement.		
4.	Will the existing roof drainage stay the same and meet current code?	New gutters will be installed meeting the current code.		
5.	What will the new roof assembly consist of?	Assembly will consist of TPO single-ply membrane on top of adhered coverboard on a layer of insulation adhered to a mechanically attached layer of insulation over an underlayment board.		
6.	What type of inspections will be performed?	Periodic quality assurance inspections will be performed along with final warranty inspections.		
7.	Once the project is complete send a copy of the Warranty Letter to OSF.	Acknowledged.		
8.	Is there roof mounted equipment (mechanical or other) and if new equipment curbs or curb adaptors would be needed.	In some locations curb will need to be raised to meet 8" flashing height requirement.		

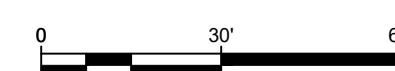
2 of 2

Version May 2021

## WIND ZONE PLAN



### 1 KEY AND WIND UPLIFT PLAN



Scale: 1/32" = 1' - 0"

#### LEGEND

- ZONE 1' = -22 PSF
- ZONE 1 = -38 PSF
- ZONE 2 = -50 PSF
- ZONE 3 = -69 PSF

STATE LICENSE SEAL

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JHP

DRAWN BY:

JRM

APPROVED BY:

VTN

ISSUE DATE:

02.05.2024

TITLE SHEET

NOTES

SHEET NUMBER

R0.01

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**BEREA ELEMENTARY SCHOOL**  
**ROOF REPLACEMENT**  
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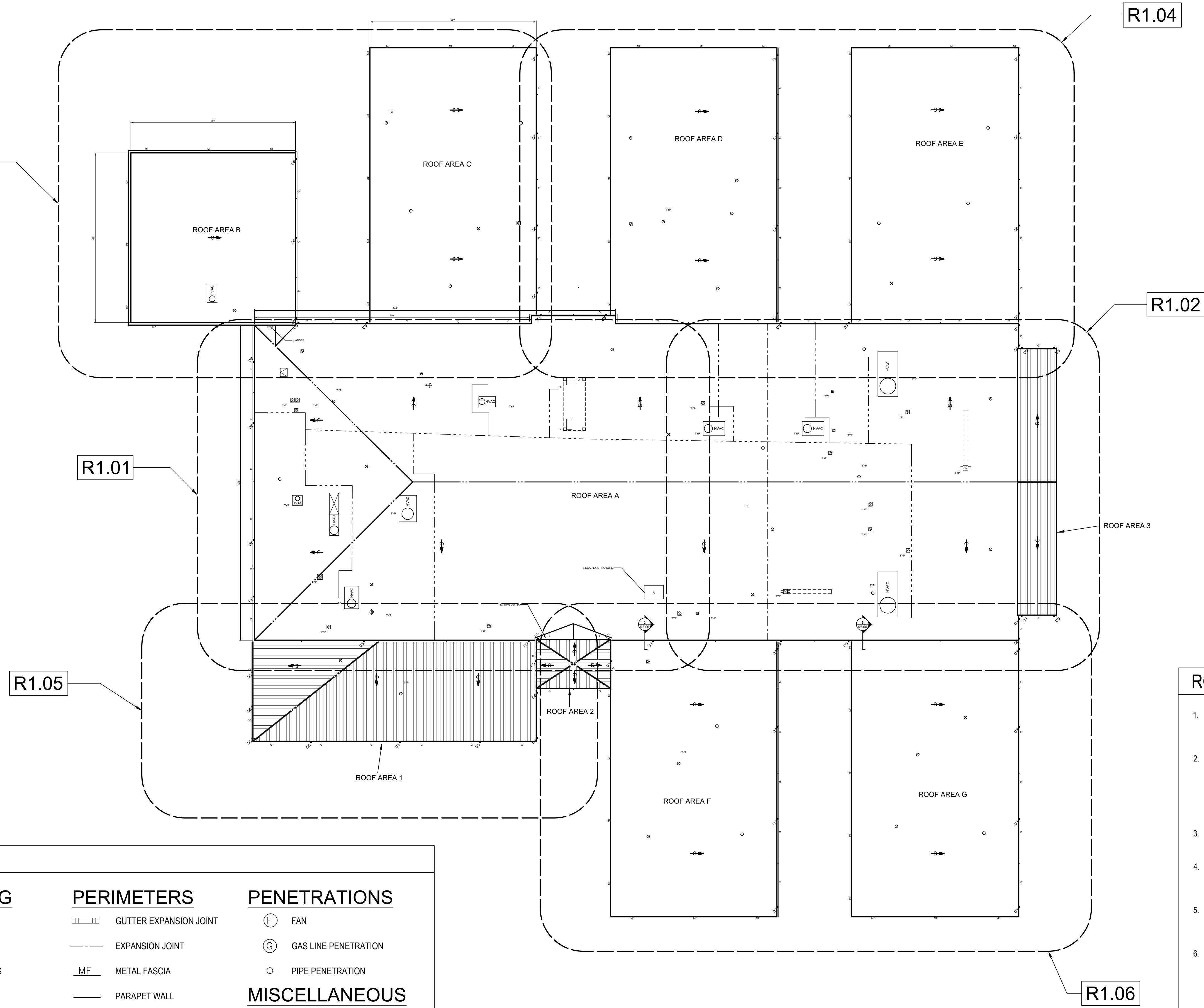
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TITLE SHEET

**OVERALL**  
**ROOF PLAN**

SHEET NUMBER

R1.00



**ROOFING GENERAL NOTES**

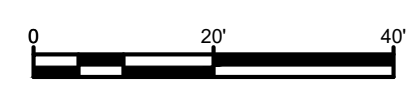
1. ALL NEW CRICKET AND SADDLES ARE TO HAVE A MINIMUM FINAL SLOPE OF 1/4-INCH PER FOOT UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. CONTRACTOR TO PROVIDE A MINIMUM FLASHING HEIGHT OF 8-INCHES AT ALL ROOFTOP EQUIPMENT, SANITARY VENTS, STACKS, CONDUIT PENETRATIONS, PIPE PENETRATIONS, CURBS, BASE FLASHINGS, ETC. FROM THE NEW FINISHED ROOF SURFACE. CONTRACTOR TO INCLUDE ALL ASSOCIATED COSTS FOR THIS WORK, NOT LIMITED TO ASSOCIATED COST FOR CRANE, MODIFICATION TO ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS AS REQUIRED TO FACILITATE THIS WORK.
3. CONTRACTOR TO PROVIDE NEW CONCRETE SPLASH PANS ON NEW WALK PADS AT ALL NEW AND EXISTING DOWNSPOUTS DISCHARGING ONTO THE ROOF SURFACE.
4. CONTRACTOR TO PROVIDE NEW CONCRETE SPLASH BLOCKS (SLOPED AWAY FROM BUILDING) AT ALL LOCATIONS WHERE EXISTING DOWNSPOUTS DISCHARGE AT GRADE.
5. CONTRACTOR TO REMOVE AND CLEAN ALL EXISTING ROOFTOP PIPE SUPPORT STANDS AND SAVE FOR RE-USE/RE-INSTALLATION UPON COMPLETION OF ROOF SYSTEM.
6. CONTRACTOR TO INSTALL EXISTING AND NEW (TO MATCH EXISTING) ROOFTOP PIPE SUPPORT STANDS AS REQUIRED TO SUPPORT ALL ROOF-TOP GAS, CONDENSATE, ELECTRICAL SERVICE LINES, SLED MOUNTED ANTENNAE, ETC. AS REQUIRED AT 4'-0" ON-CENTER. WALK PADS ARE TO BE ADHERED TO THE ROOF SURFACE PER THE MANUFACTURER'S REQUIREMENTS.
7. ALL EXISTING ROOF-TOP GAS, CONDENSATE, ELECTRICAL LINES, ETC. ARE TO REMAIN, BE PROTECTED, TEMPORARILY SUPPORTED DURING WORK, CLEAN OFF ALL STAINS AND REINSTALLED AS ILLUSTRATED ON THE ROOF PLAN.
8. ALL CONDENSATE LINES ARE TO BE READJUSTED TO DISCHARGE TO THE NEAREST ROOF DRAIN OR GUTTER AS ILLUSTRATED ON THE ROOF PLAN.
9. ALL NEW ROOF AREAS ARE TO BE PROTECTED FROM DAMAGE, STAINING, DEBRIS, ETC. UPON COMPLETION OF EACH ROOF AREA.
10. CONTRACTOR TO INSTALL CRICKETS ON THE UPSLOPE SIDE OF UNITS WIDER THAN 24"

**LEGEND**

<p><b>AIR HANDLING EQUIPMENT</b></p> <ul style="list-style-type: none"> <li> AC UNIT ON CURB</li> <li> AC UNIT ON SLEEPERS</li> <li> CURB MOUNTED VENT</li> <li> DUCT PENETRATION</li> <li> EXHAUST FAN</li> <li> MECHANICAL UNIT</li> <li> ENGINEERED MECHANICAL UNIT</li> </ul> <p><b>DRAINAGE</b></p> <ul style="list-style-type: none"> <li> DOWNSPOUT</li> <li> GUTTER</li> </ul>	<p><b>PERIMETERS</b></p> <ul style="list-style-type: none"> <li> GUTTER EXPANSION JOINT</li> <li> EXPANSION JOINT</li> <li> METAL FASCIA</li> <li> PARAPET WALL</li> </ul> <p><b>PIPE RUNS</b></p> <ul style="list-style-type: none"> <li> GAS LINE</li> </ul> <p><b>CRICKETS</b></p> <ul style="list-style-type: none"> <li> CRICKET</li> </ul>	<p><b>PENETRATIONS</b></p> <ul style="list-style-type: none"> <li> FAN</li> <li> GAS LINE PENETRATION</li> <li> PIPE PENETRATION</li> </ul> <p><b>MISCELLANEOUS</b></p> <ul style="list-style-type: none"> <li> ABANDONED</li> <li> ROOF HATCH</li> <li> SATELLITE DISH</li> <li> LADDER</li> <li> NOT INCLUDED IN CONTRACT</li> <li> STRUCTURAL SLOPE</li> <li> RIDGE/HIP</li> </ul>
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1 **OVERALL ROOF PLAN**  
 R1.00 3/64" = 1' - 0"



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BEREA ELEMENTARY SCHOOL  
ROOF REPLACEMENT**  
100 Berea Drive, Greenville, South Carolina

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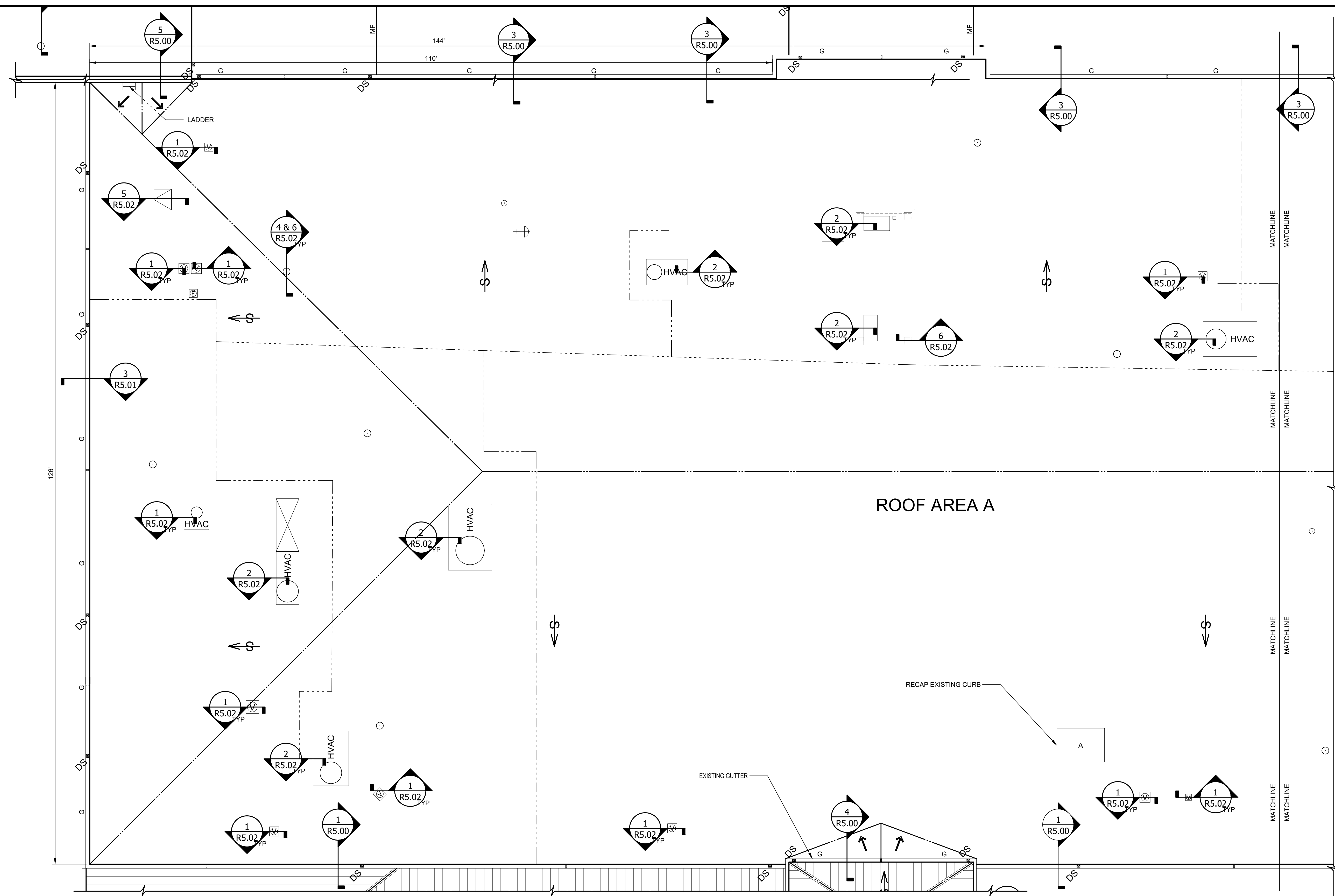
02.05.2024

TITLE SHEET

**ENLARGED ROOF PLAN AREA A WEST**

SHEET NUMBER

**R1.01**



**LEGEND**

**AIR HANDLING EQUIPMENT**

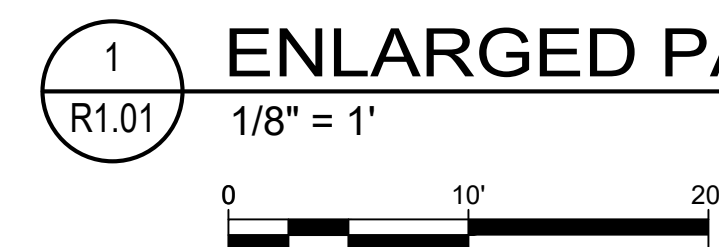
- AC UNIT ON CURB
- AC UNIT ON SLEEPERS
- CURB MOUNTED VENT
- DUCT PENETRATION
- EXHAUST FAN
- MECHANICAL UNIT
- ENGINEERED MECHANICAL UNIT

**PENETRATIONS**

- FAN
- PIPE PENETRATION

**PERIMETERS**

- GUTTER EXPANSION JOINT
- EXPANSION JOINT
- METAL FASCIA
- PARAPET WALL



**1 ENLARGED PARTIAL ROOF PLAN - AREA A WEST**

1/8" = 1'  
0 10' 20'

**LEGEND CONTINUED**

**PIPE RUNS**

- GAS LINE
- DOWNSPOUT
- GUTTER

**MISCELLANEOUS**

- ABANDONED
- ROOF HATCH
- SATELLITE DISH
- LADDER
- NOT INCLUDED IN CONTRACT
- TAPERED SLOPE
- STRUCTURAL SLOPE

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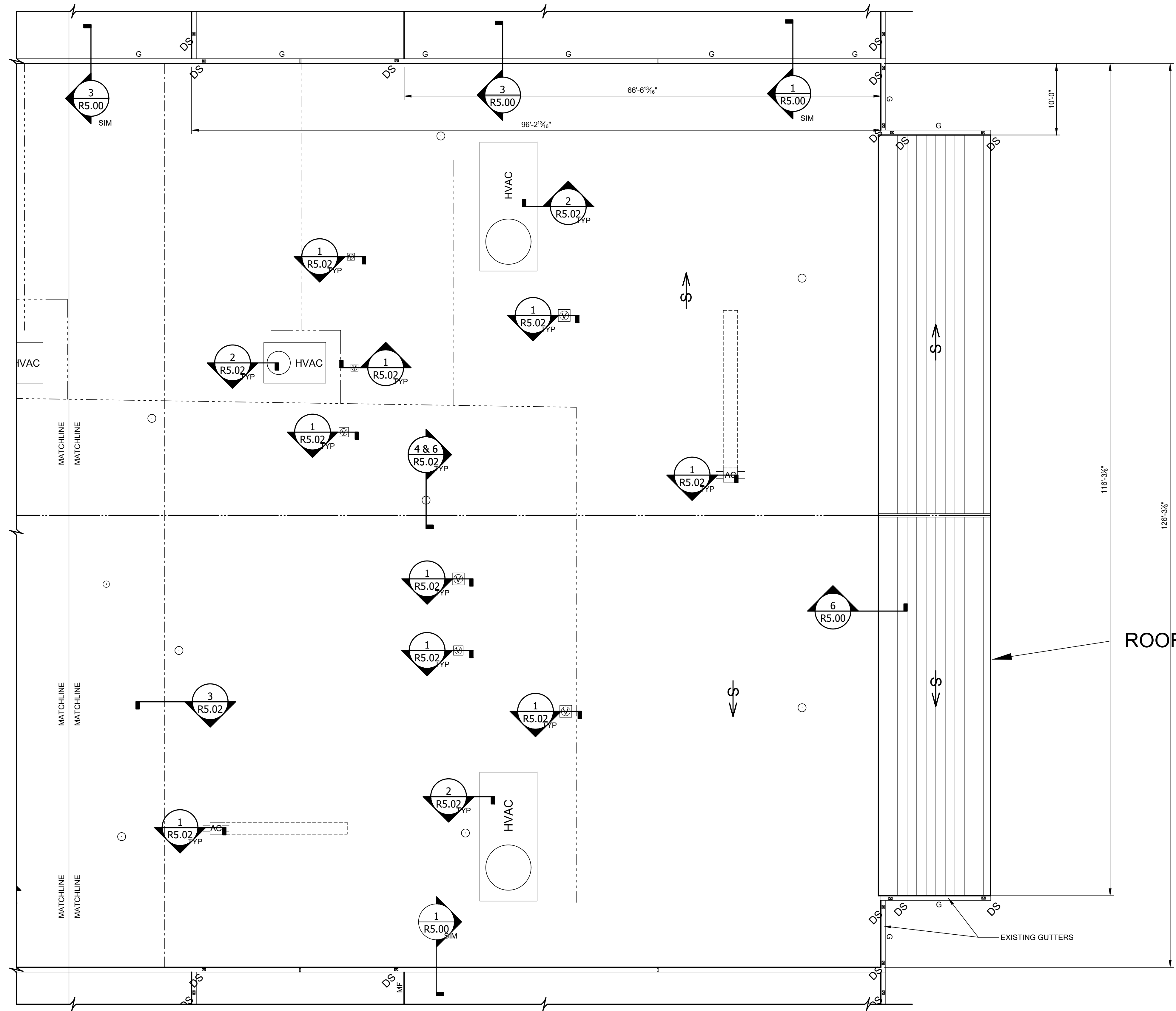
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TITLE SHEET  
**ENLARGED  
ROOF PLAN  
AREA A EAST**

SHEET NUMBER

**R1.02**



ROOF AREA 3

EXISTING GUTTERS

**LEGEND**

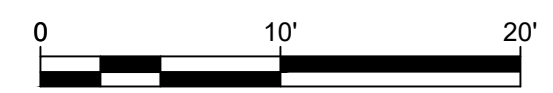
<b>AIR HANDLING EQUIPMENT</b>	<b>PENETRATIONS</b>
AC UNIT ON CURB	FAN
AC UNIT ON SLEEPERS	PIPE PENETRATION
CURB MOUNTED VENT	<b>PERIMETERS</b>
DUCT PENETRATION	GUTTER EXPANSION JOINT
EXHAUST FAN	EXPANSION JOINT
MECHANICAL UNIT	METAL FASCIA
ENGINEERED MECHANICAL UNIT	PARAPET WALL



1  
R1.02

**ENLARGED PARTIAL ROOF PLAN - AREA A EAST**

1/8" = 1'



**LEGEND CONTINUED**

<b>CRICKETS</b>	<b>MISCELLANEOUS</b>
CRICKET	ABANDONED
<b>PIPE RUNS</b>	ROOF HATCH
GAS LINE	SATELLITE DISH
<b>DRAINAGE</b>	LADDER
DOWNSPOUT	NOT INCLUDED IN CONTRACT
GUTTER	SLOPE

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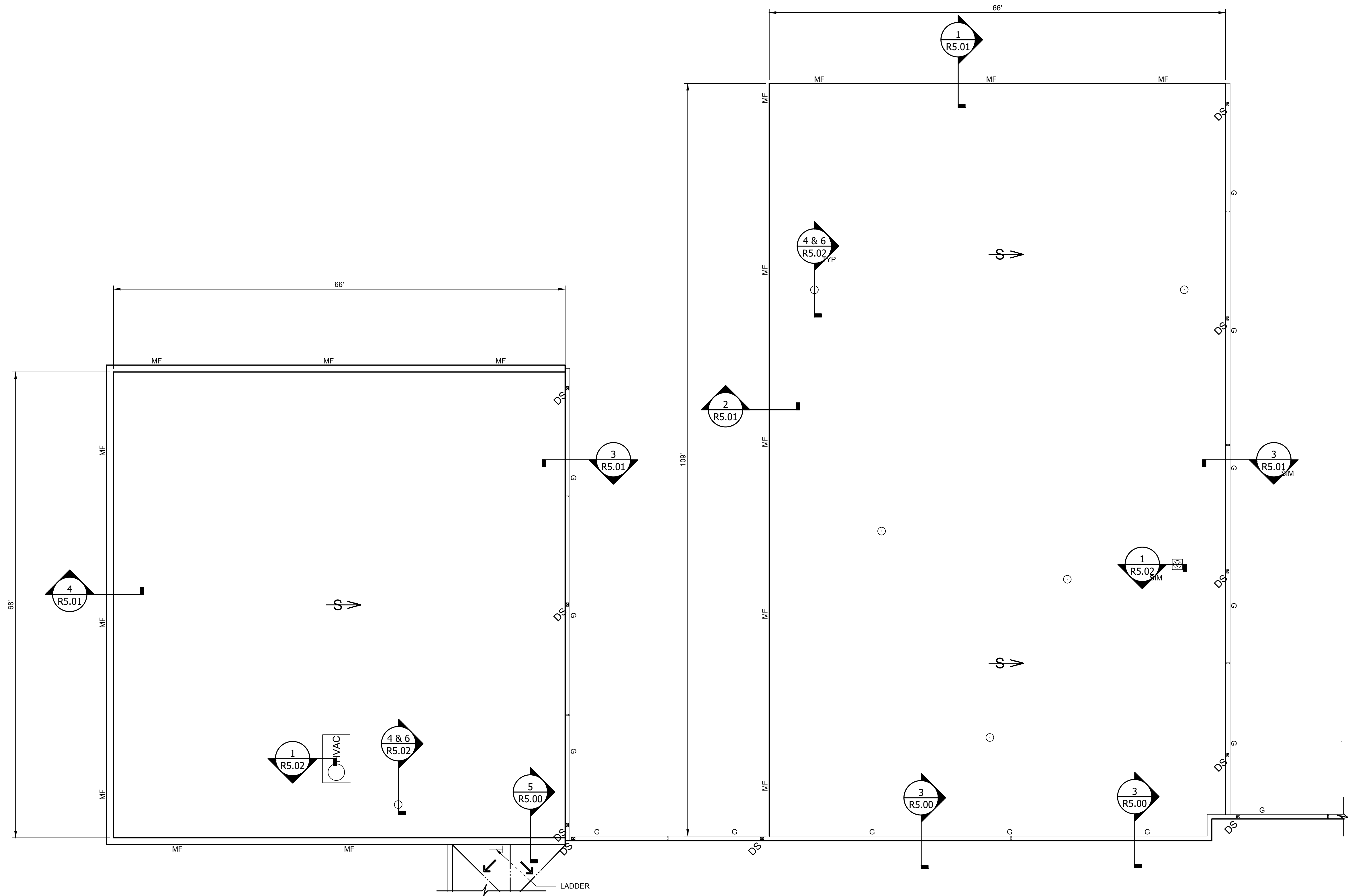
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TITLE SHEET

**ENLARGED  
ROOF PLAN  
AREA B AND C**

SHEET NUMBER

**R1.03**



**LEGEND**

**AIR HANDLING EQUIPMENT**

- AC UNIT ON CURB
- AC UNIT ON SLEEPERS
- CURB MOUNTED VENT
- DUCT PENETRATION
- EXHAUST FAN
- MECHANICAL UNIT
- ENGINEERED MECHANICAL UNIT

**PENETRATIONS**

- FAN
- PIPE PENETRATION

**PERIMETERS**

- GUTTER EXPANSION JOINT
- EXPANSION JOINT
- METAL FASCIA
- PARAPET WALL



1  
R1.03  
1/8" = 1'



**LEGEND CONTINUED**

**CRICKETS**

- CRICKET

**PIPE RUNS**

- GAS LINE

**DRAINAGE**

- DOWNSPOUT
- GUTTER

**MISCELLANEOUS**

- ABANDONED
- ROOF HATCH
- SATELLITE DISH
- LADDER
- NOT INCLUDED IN CONTRACT
- SLOPE

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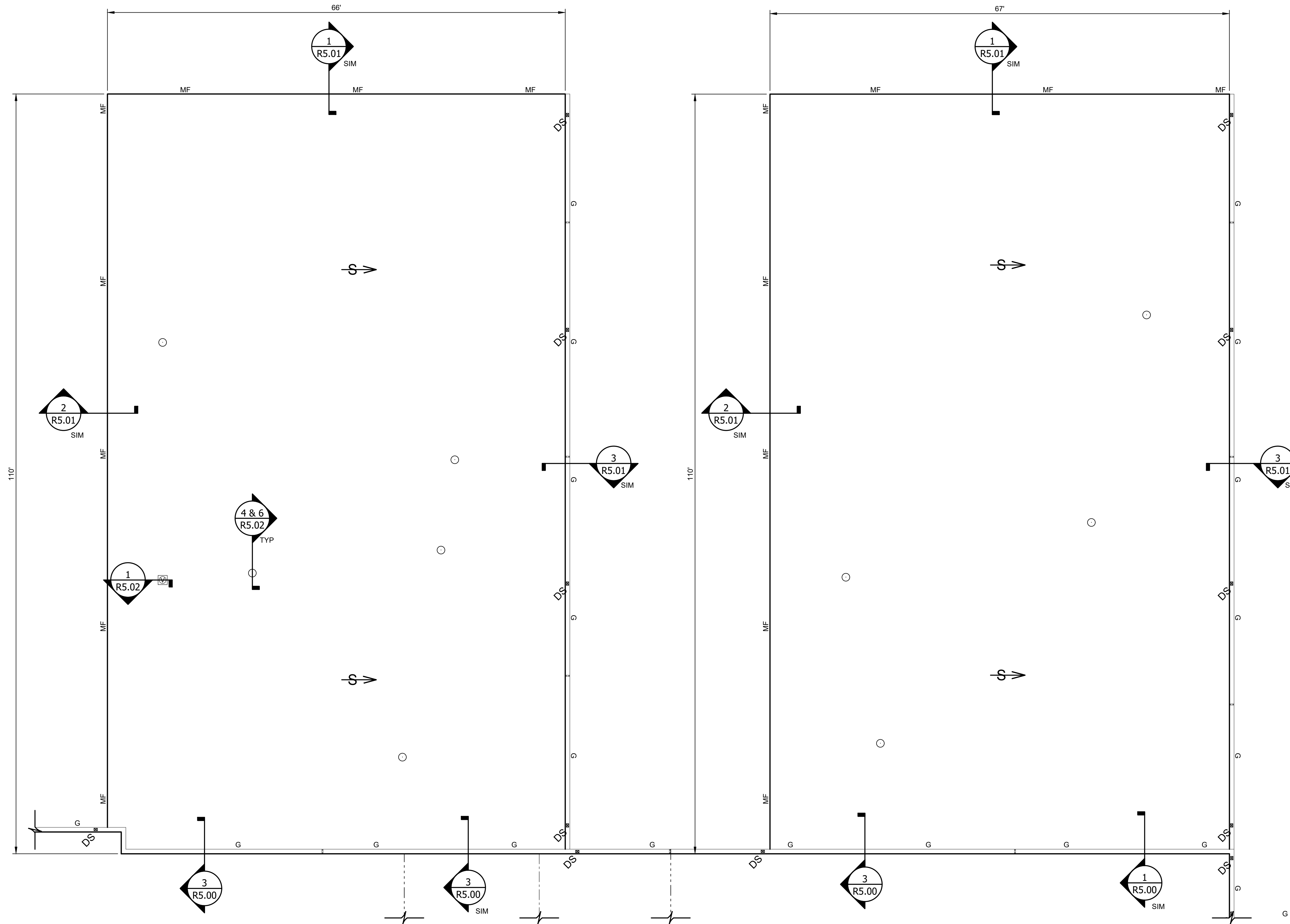
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 ROOF PLAN  
 AREA D AND E**

SHEET NUMBER

**R1.04**



**LEGEND**

**AIR HANDLING EQUIPMENT**

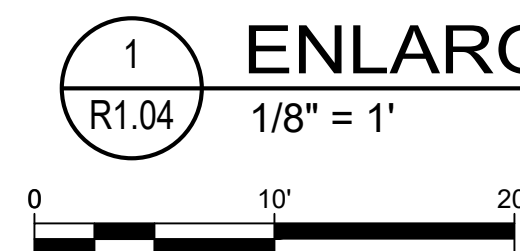
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- EXHAUST FAN
- MECHANICAL UNIT
- ENGINEERED MECHANICAL UNIT

**PENETRATIONS**

- FAN
- PIPE PENETRATION

**PERIMETERS**

- GUTTER EXPANSION JOINT
- EXPANSION JOINT
- METAL FASCIA
- PARAPET WALL



**1 ENLARGED ROOF PLAN - AREA D AND E**

1/8" = 1'

**LEGEND CONTINUED**

**CRICKETS**

- CRICKET

**PIPE RUNS**

- GAS LINE

**DRAINAGE**

- DOWNSPOUT
- GUTTER

**MISCELLANEOUS**

- ABANDONED
- ROOF HATCH
- SATELLITE DISH
- LADDER
- NOT INCLUDED IN CONTRACT
- SLOPE

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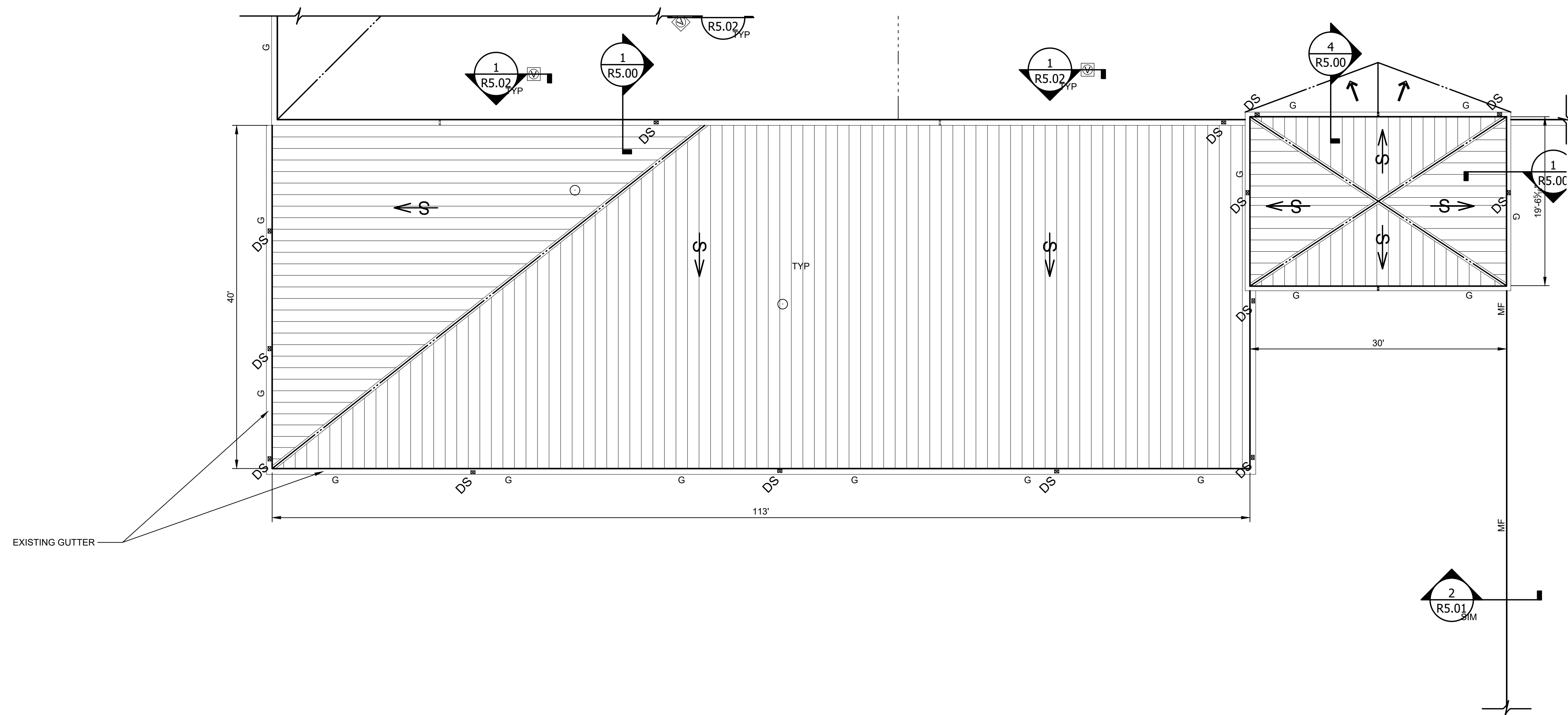
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TITLE SHEET

**ENLARGED  
ROOF PLAN  
AREA 1 AND 2**

SHEET NUMBER

**R1.05**



**LEGEND**

**AIR HANDLING EQUIPMENT**

- AC UNIT ON CURB
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- EXHAUST FAN
- MECHANICAL UNIT
- ENGINEERED MECHANICAL UNIT

**PENETRATIONS**

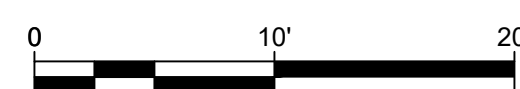
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**1 ENLARGED ROOF PLAN - AREA 1 AND 2**  
R1.05 1/8" = 1'



**LEGEND CONTINUED**

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**MISCELLANEOUS**

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TERRACON PROJECT NUMBER:

FH236232

DESIGNED BY: JHP

DRAWN BY: JRM

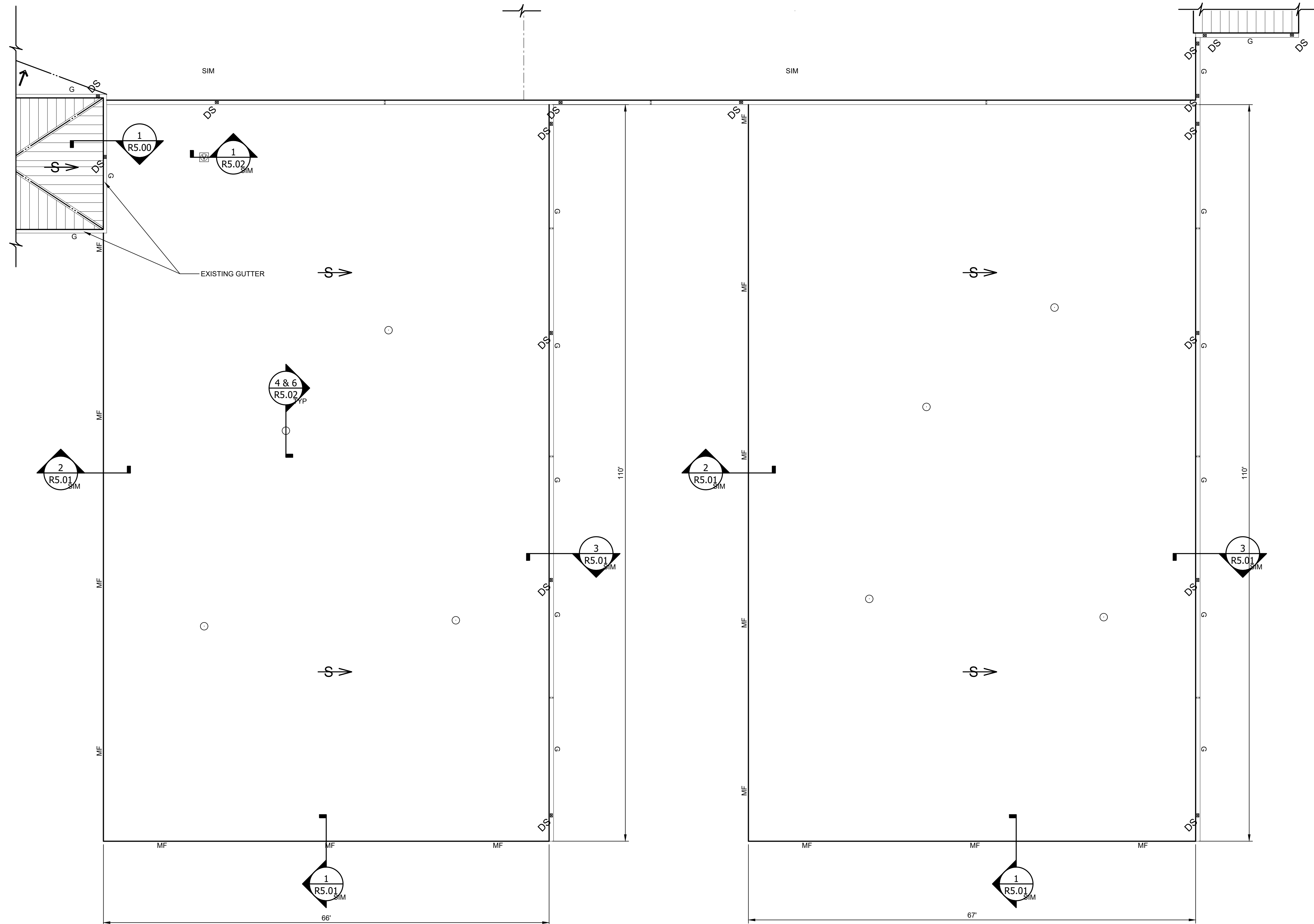
APPROVED BY: VTN

ISSUE DATE:  
 02.05.2024

TITLE SHEET  
**ENLARGED ROOF PLAN  
 AREA F AND G**

SHEET NUMBER

**R1.06**



**LEGEND**

**AIR HANDLING EQUIPMENT**

- AC UNIT ON CURB
- AC UNIT ON SLEEPERS
- CURB MOUNTED VENT
- DUCT PENETRATION
- EXHAUST FAN
- MECHANICAL UNIT
- ENGINEERED MECHANICAL UNIT

**PENETRATIONS**

- FAN
- PIPE PENETRATION

**PERIMETERS**

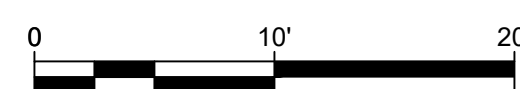
- GUTTER EXPANSION JOINT
- EXPANSION JOINT
- METAL FASCIA
- PARAPET WALL



1  
 R1.06

**ENLARGED ROOF PLAN - AREA F AND G**

1/8" = 1'



**LEGEND CONTINUED**

**CRICKETS**

- CRICKET

**PIPE RUNS**

- GAS LINE

**DRAINAGE**

- DOWNSPOUT
- GUTTER

**MISCELLANEOUS**

- ABANDONED
- ROOF HATCH
- SATELLITE DISH
- LADDER
- NOT INCLUDED IN CONTRACT
- SLOPE

GREENVILLE COUNTY SCHOOLS  
**BEREA ELEMENTARY SCHOOL  
ROOF REPLACEMENT**  
100 Berea Drive, Greenville, South Carolina

STATE LICENSE SEAL

**ISSUED  
FOR  
BIDDING**

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THESE DOCUMENTS ARE FOR BIDDING  
PURPOSES ONLY. NOT TO BE USED FOR  
CONSTRUCTION.

NO.	DATE	DESCRIPTION
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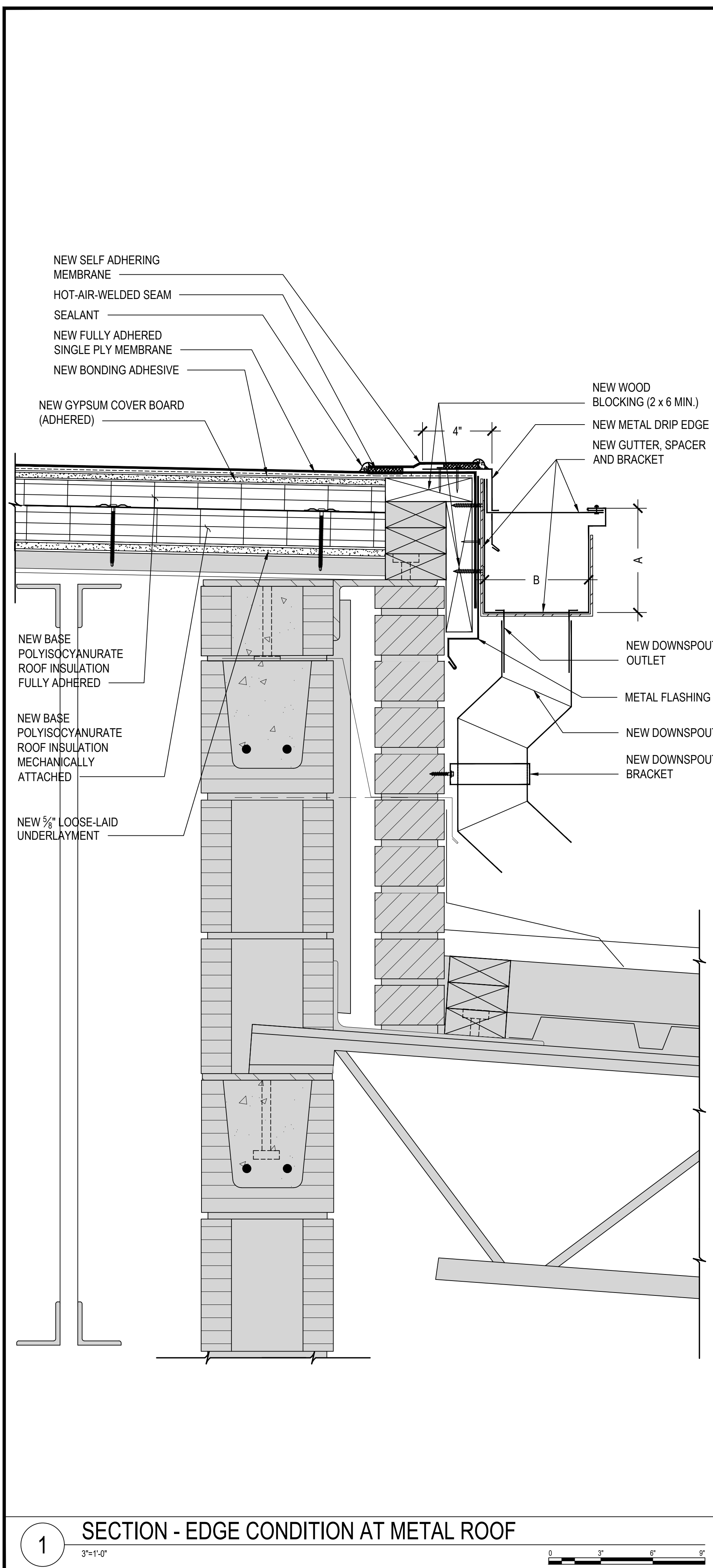
02.05.2024

TITLE SHEET

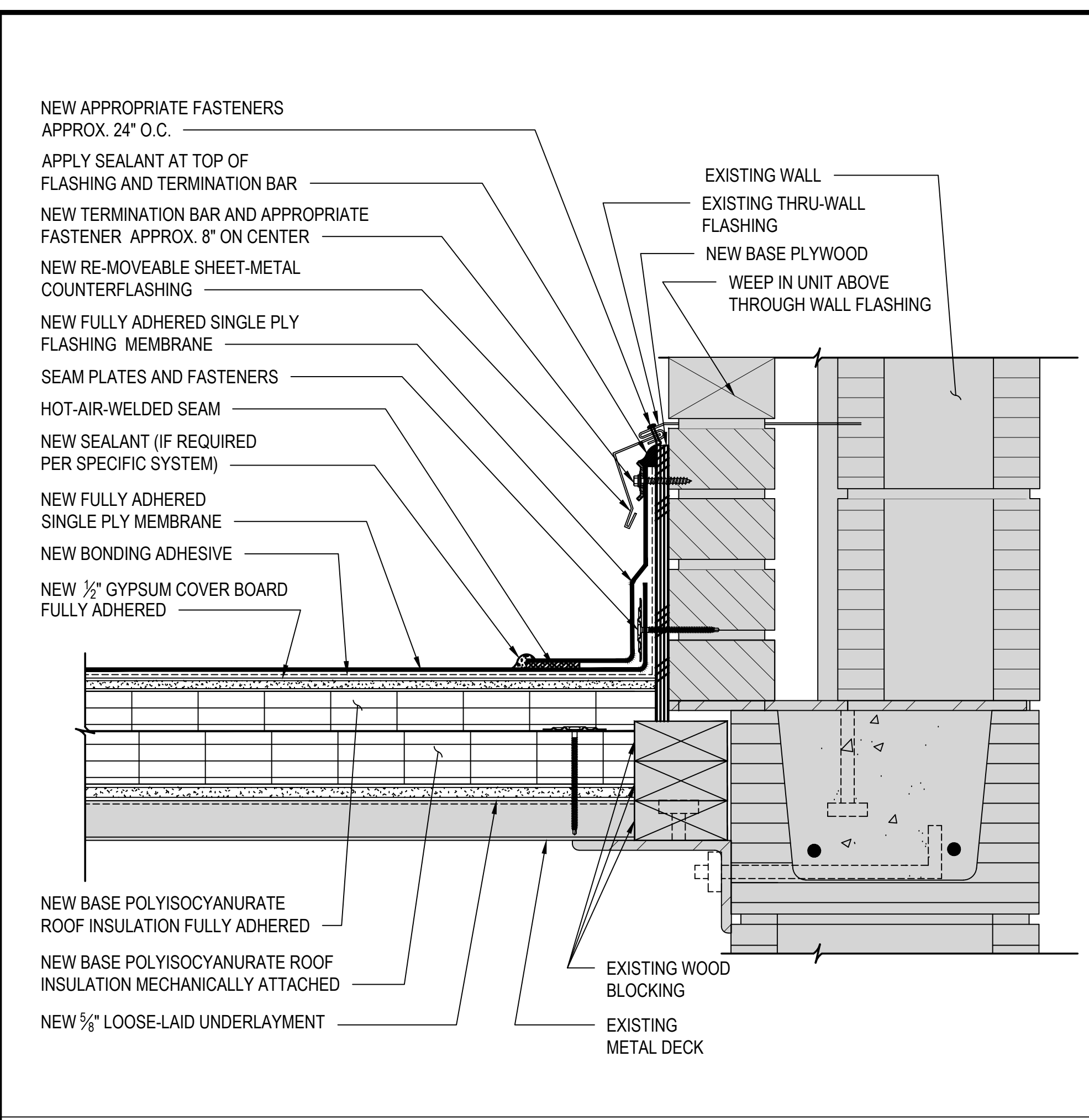
**ROOF  
DETAILS**

SHEET NUMBER

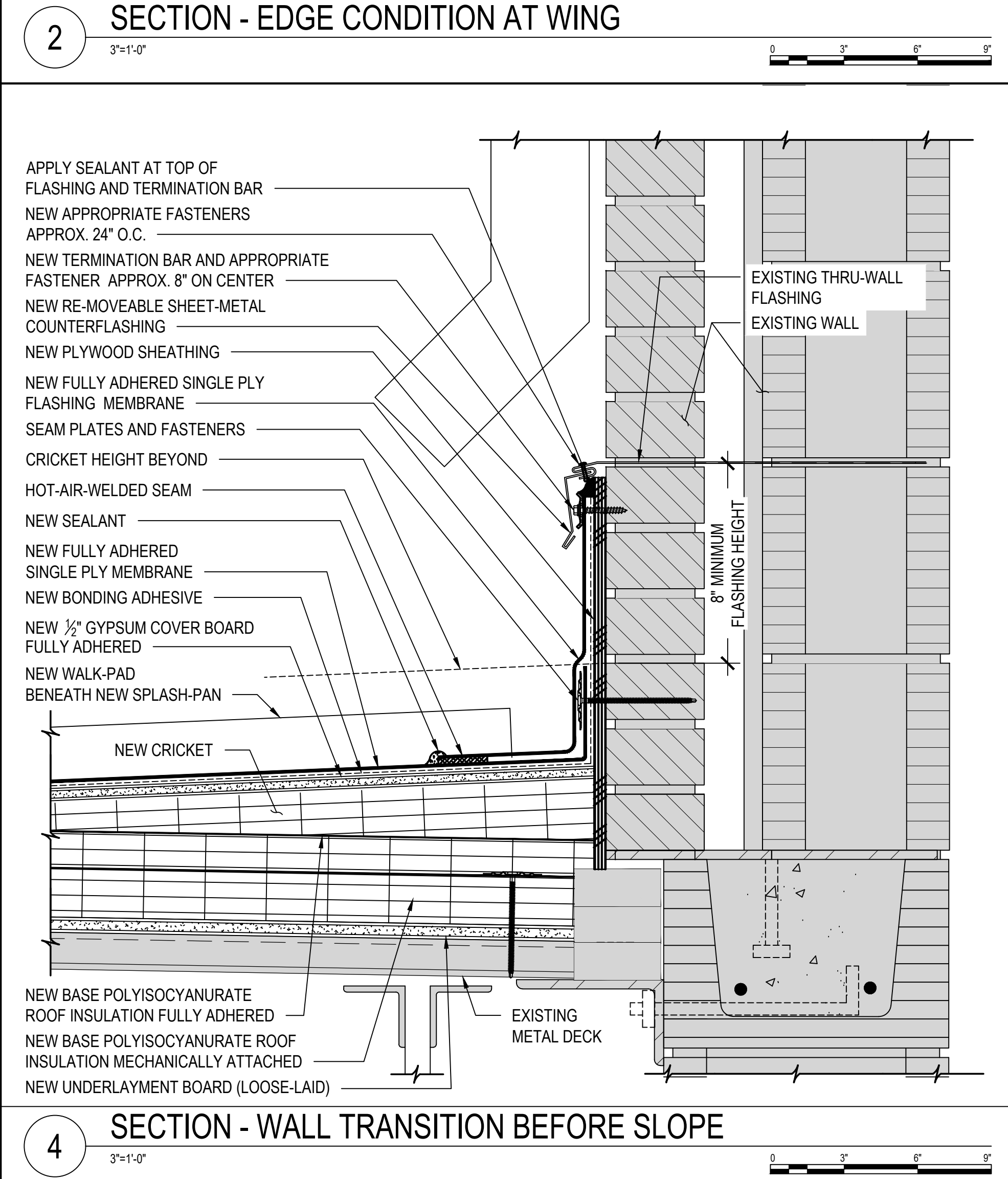
**R5.00**



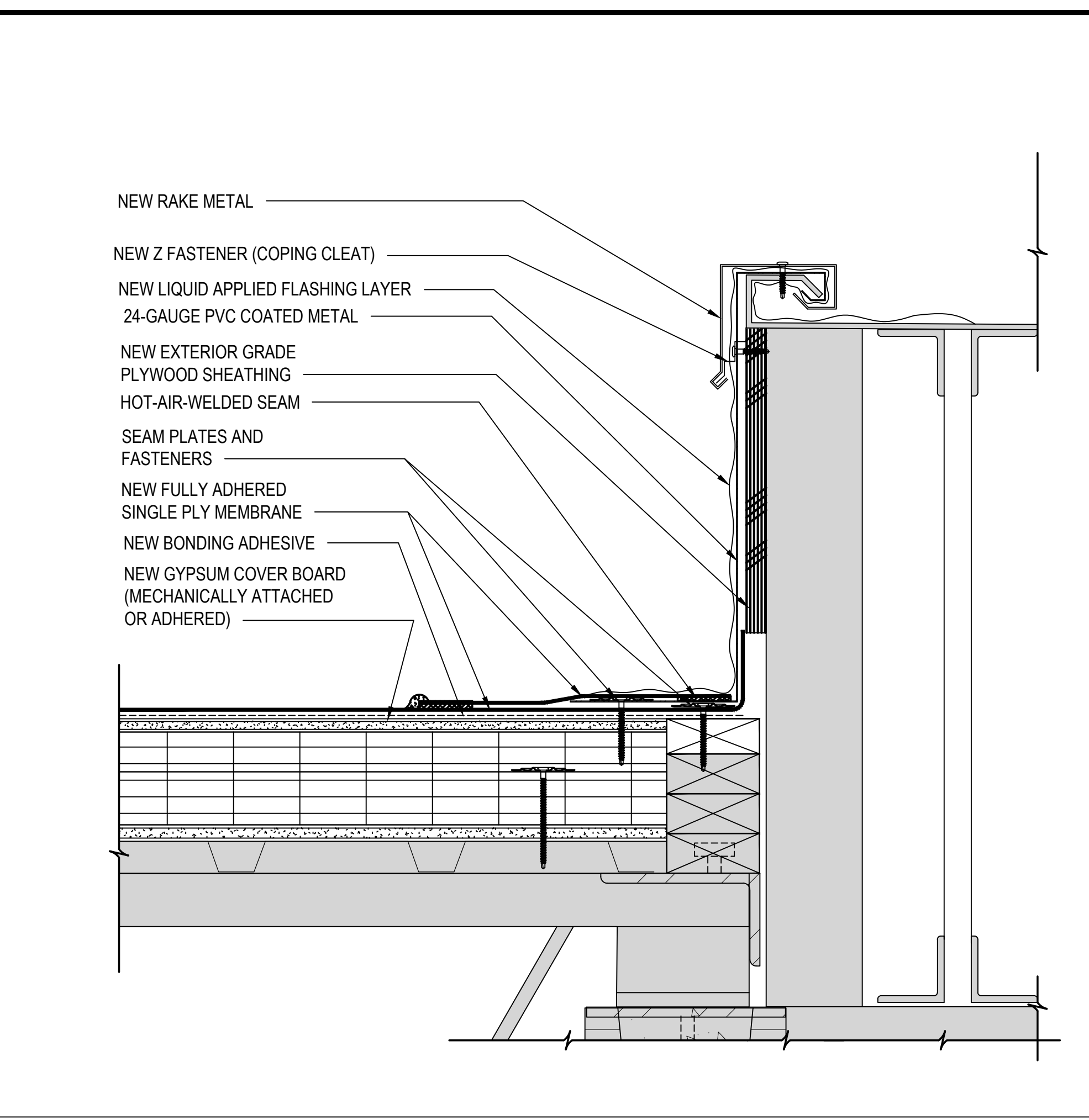
**1 SECTION - EDGE CONDITION AT METAL ROOF**  
3"=1'-0"



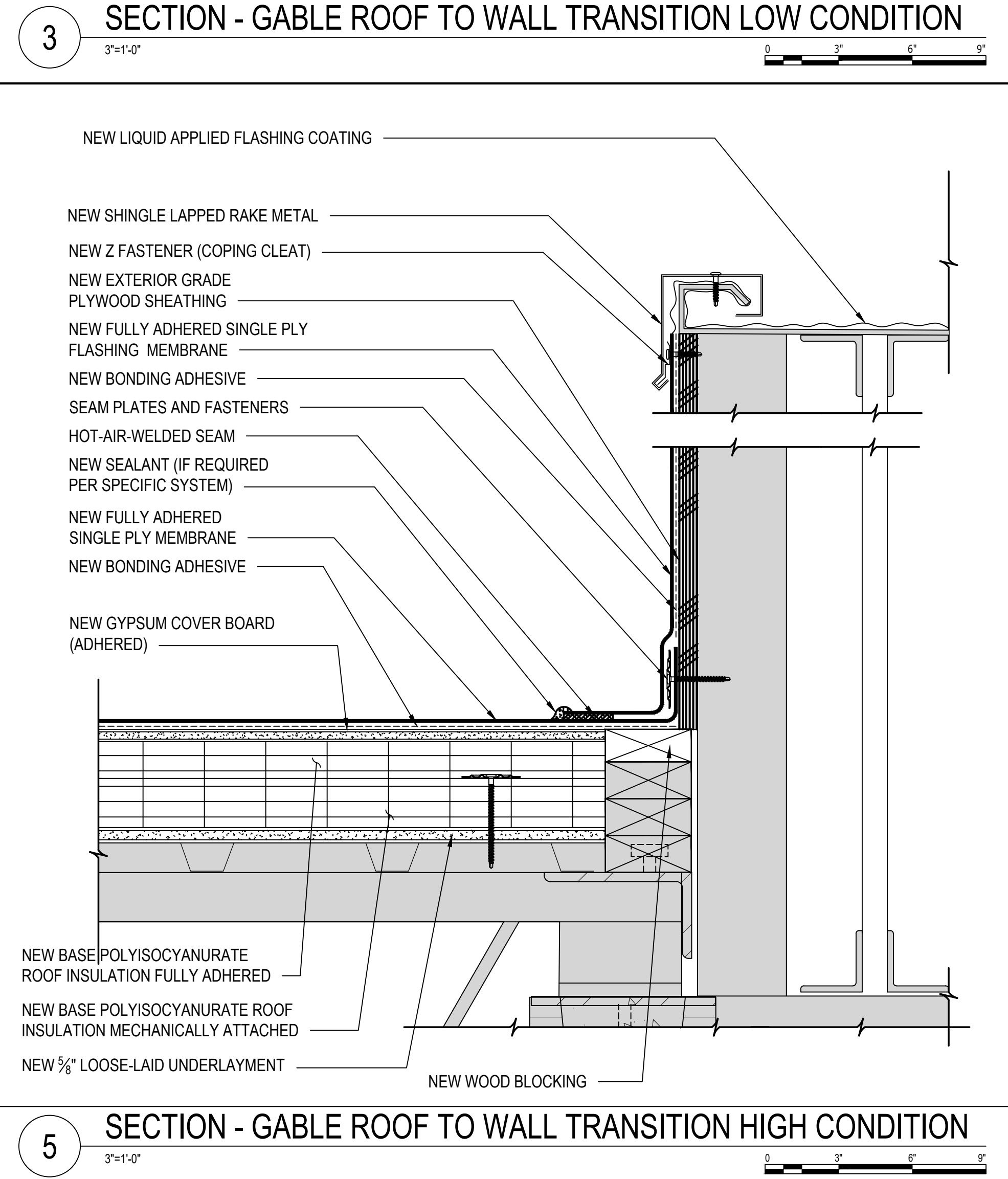
**2 SECTION - EDGE CONDITION AT WING**  
3"=1'-0"



**4 SECTION - WALL TRANSITION BEFORE SLOPE**  
3"=1'-0"



**3 SECTION - GABLE ROOF TO WALL TRANSITION LOW CONDITION**  
3"=1'-0"



**5 SECTION - GABLE ROOF TO WALL TRANSITION HIGH CONDITION**  
3"=1'-0"

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**BEREA ELEMENTARY SCHOOL**  
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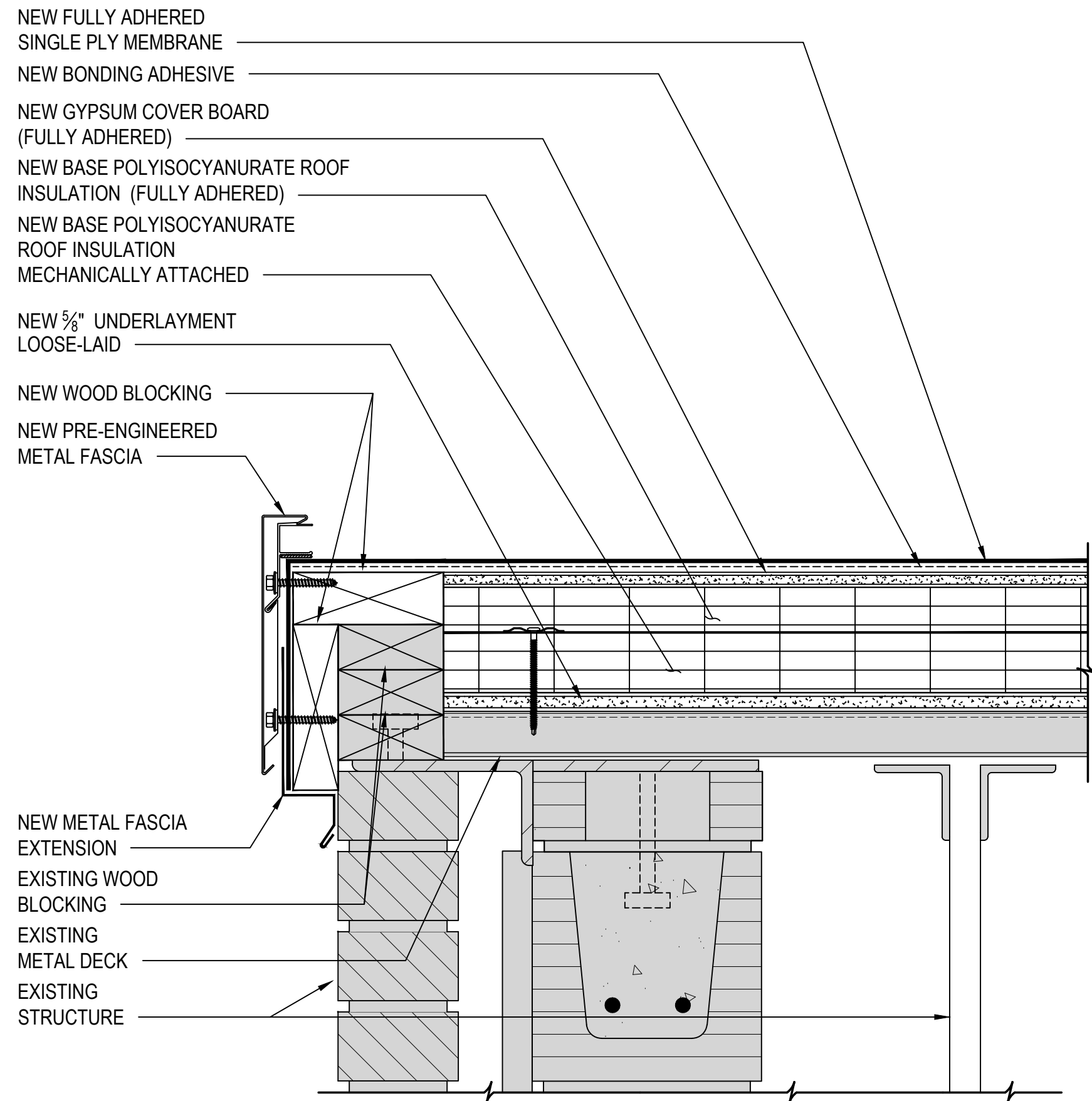
02.05.2024

TITLE SHEET

**ROOF  
DETAILS**

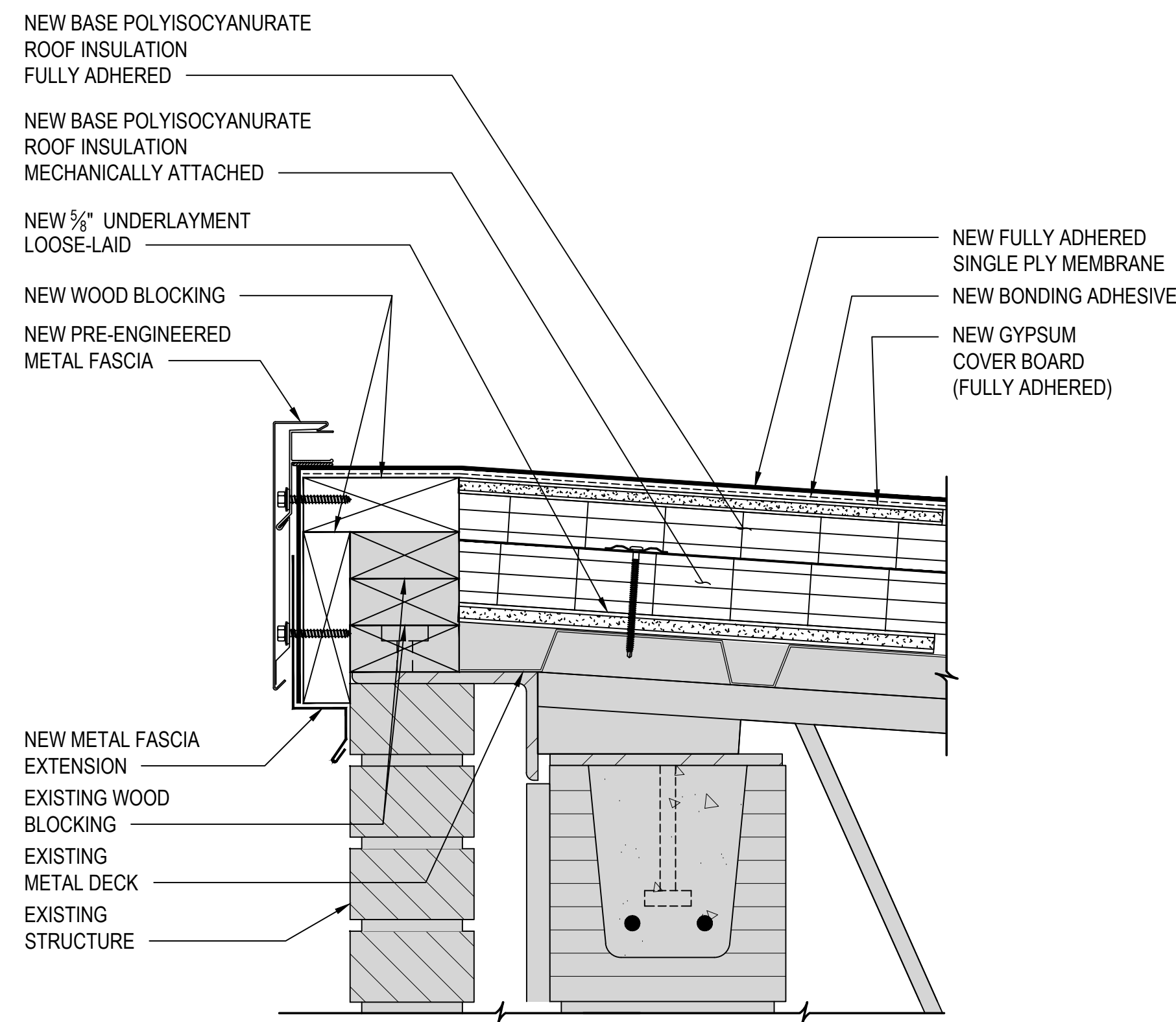
SHEET NUMBER

R5.01



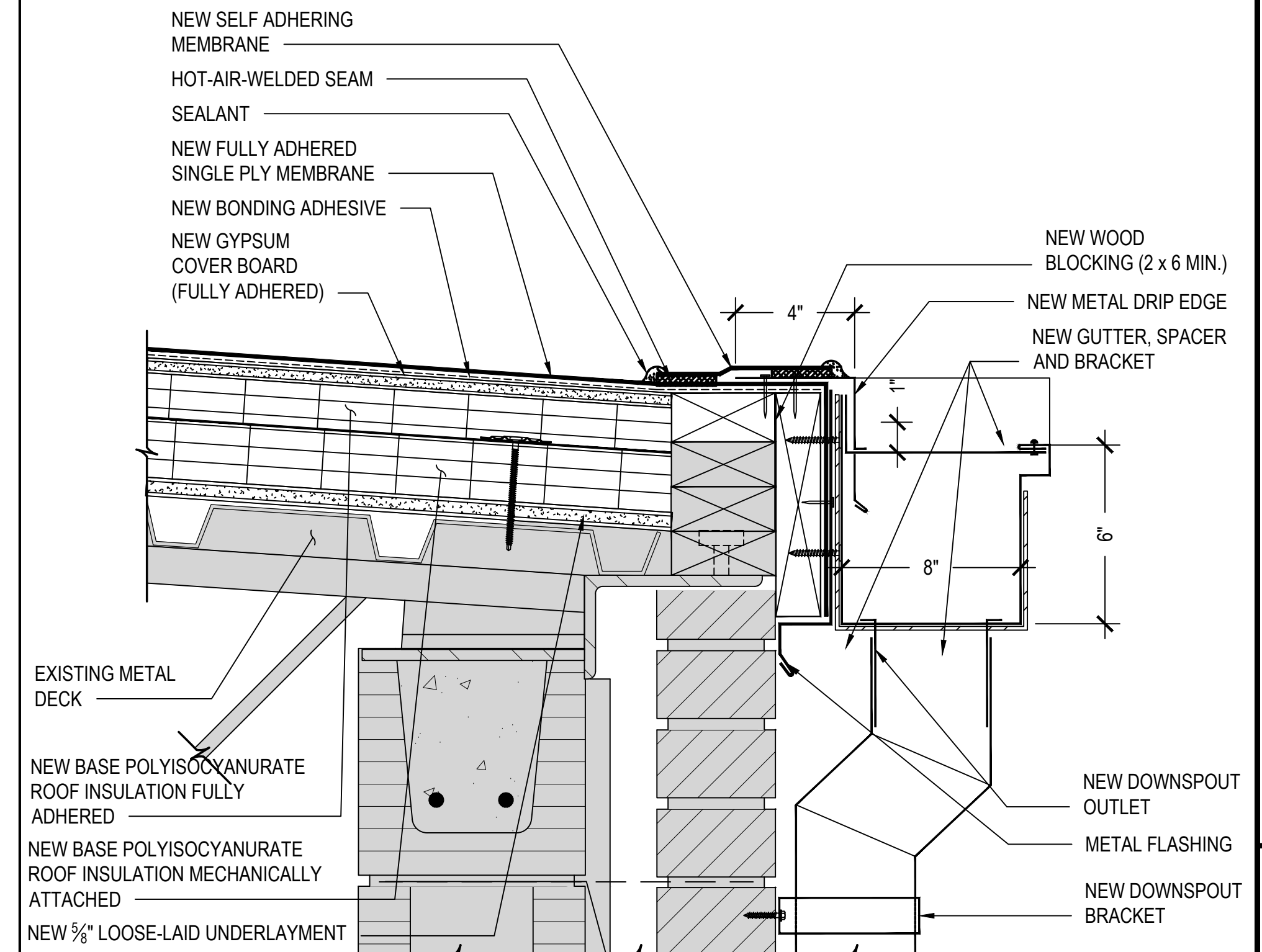
**1** LOW SLOPE RAKE

3"=1'-0"



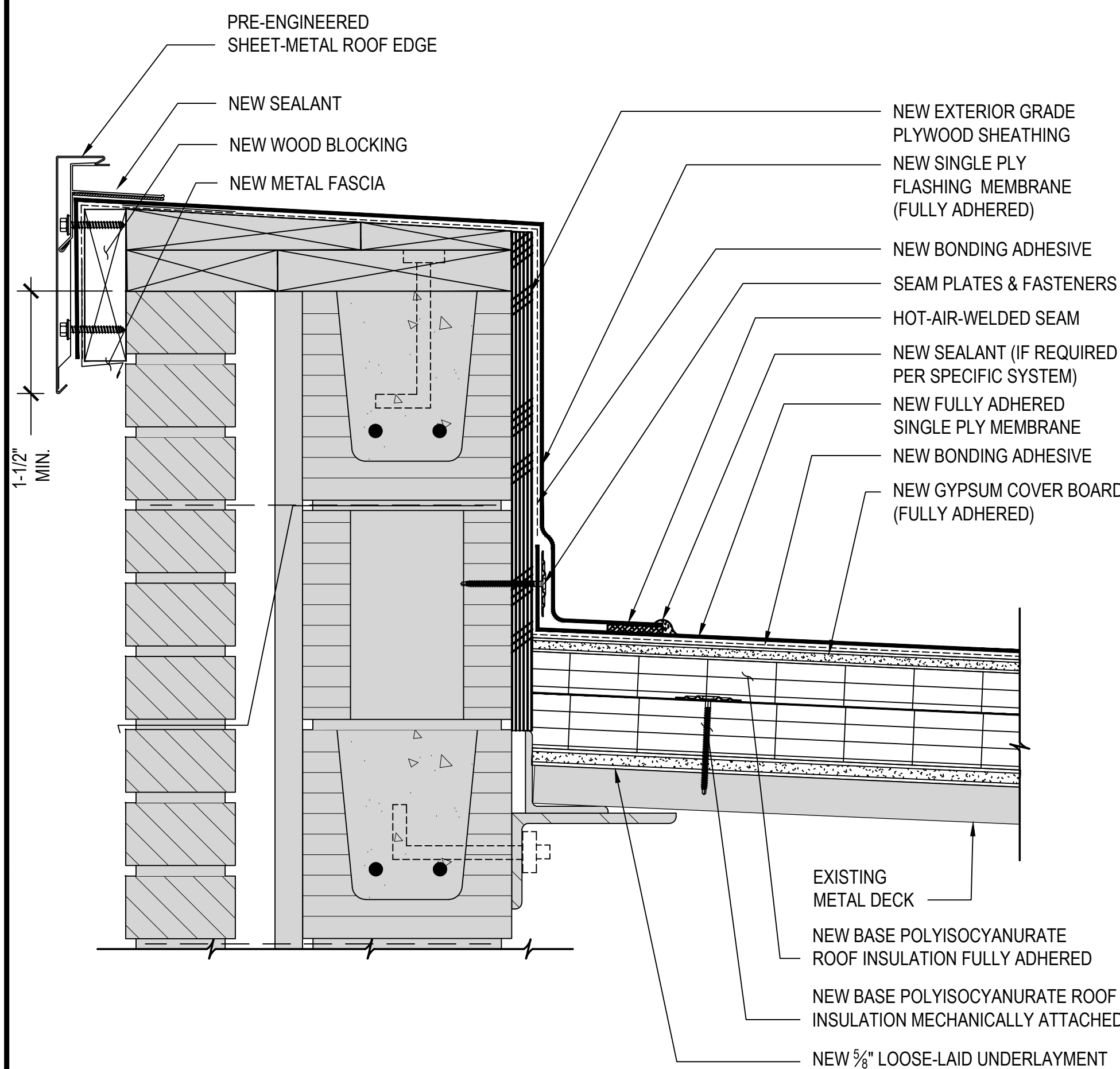
**2** SECTION - EDGE CONDITION AT RIDGE

3"=1'-0"



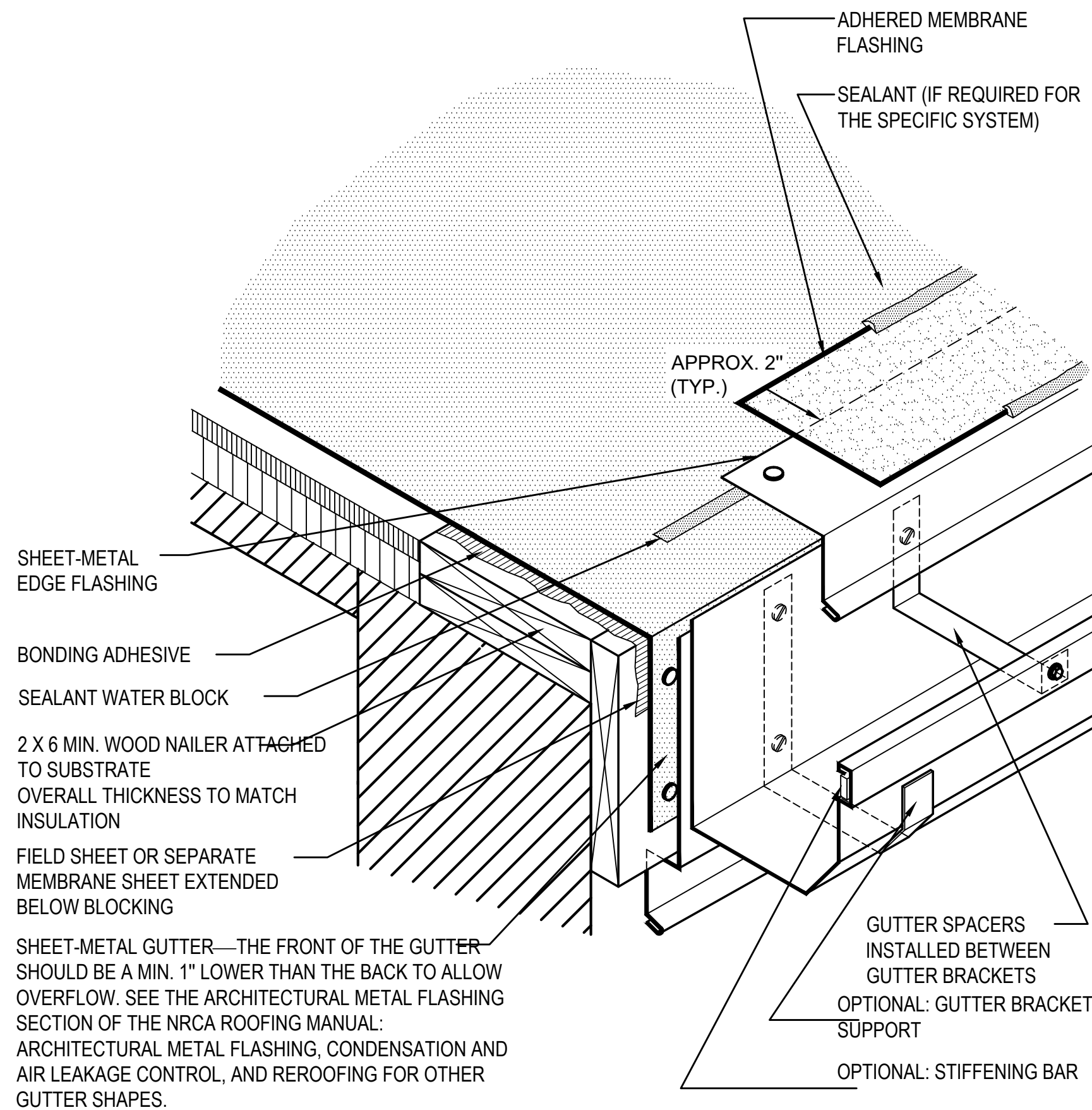
**3** SECTION - WING EDGE CONDITION - GUTTER

3"=1'-0"



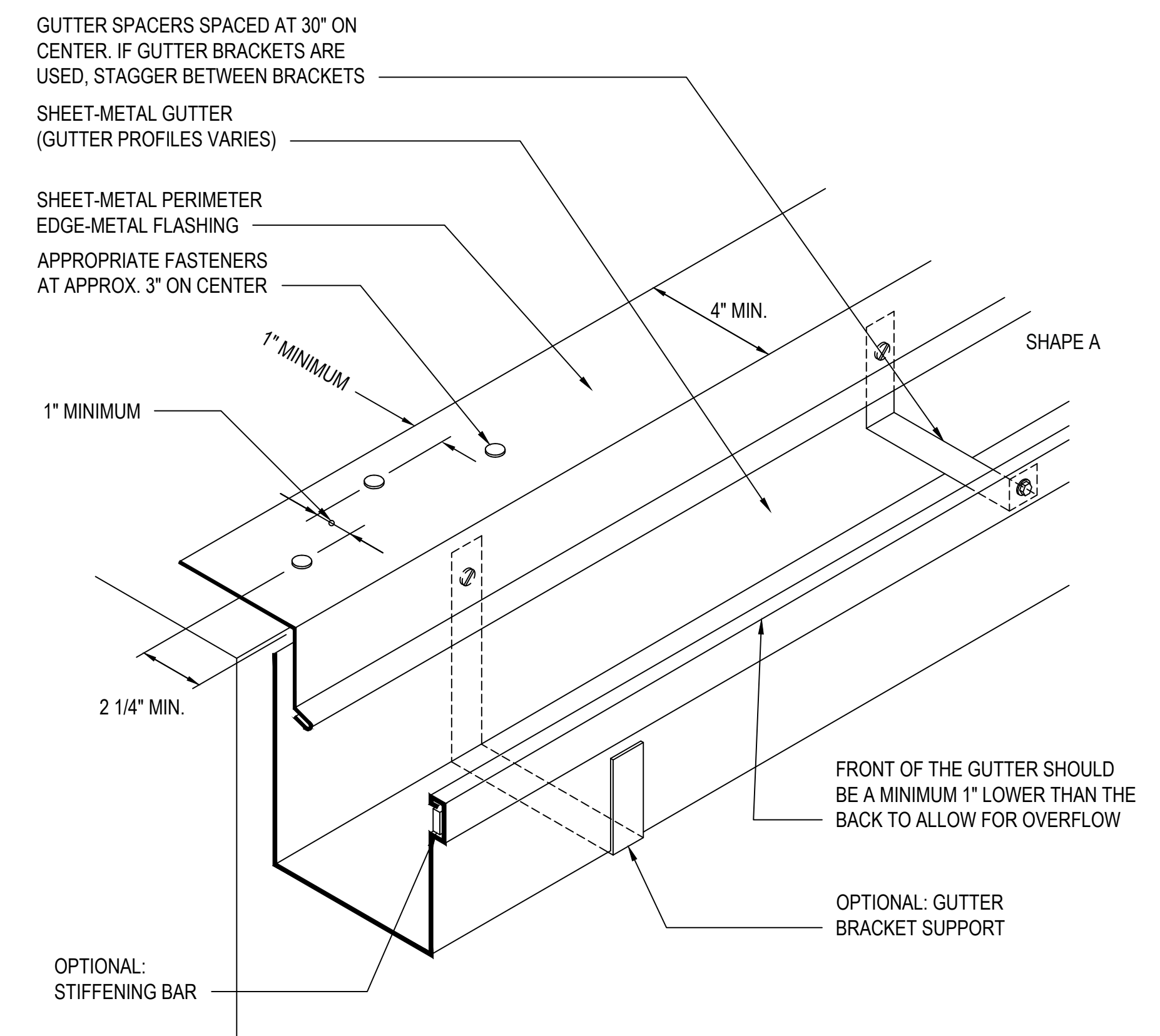
**4** PARAPET CONDITION

3"=1'-0"



**5** ISOMETRIC - GUTTER EDGE

3"=1'-0"



**6** ISOMETRIC - GUTTER SHEET METAL

3"=1'-0"

**GREENVILLE COUNTY SCHOOLS**  
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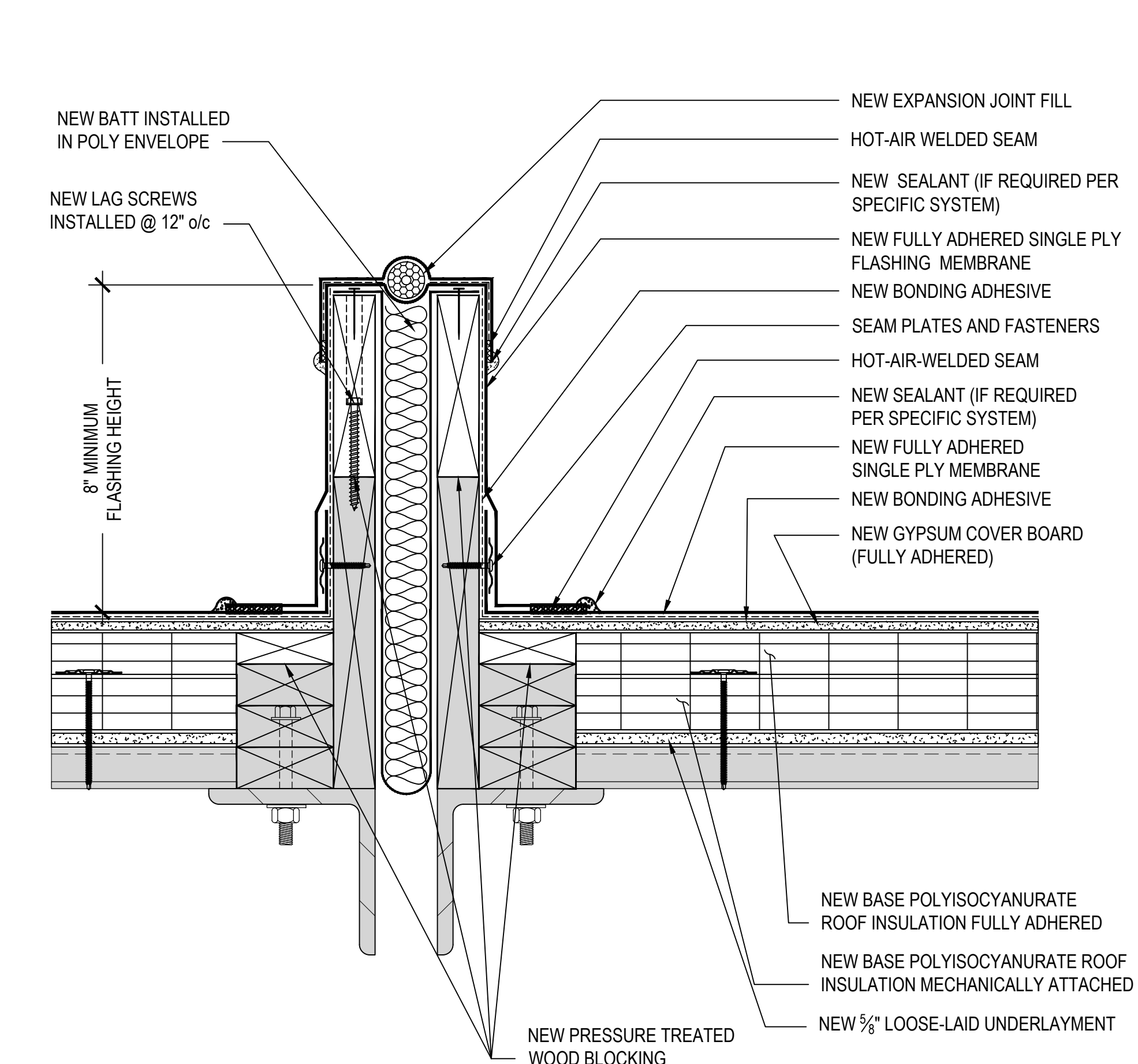
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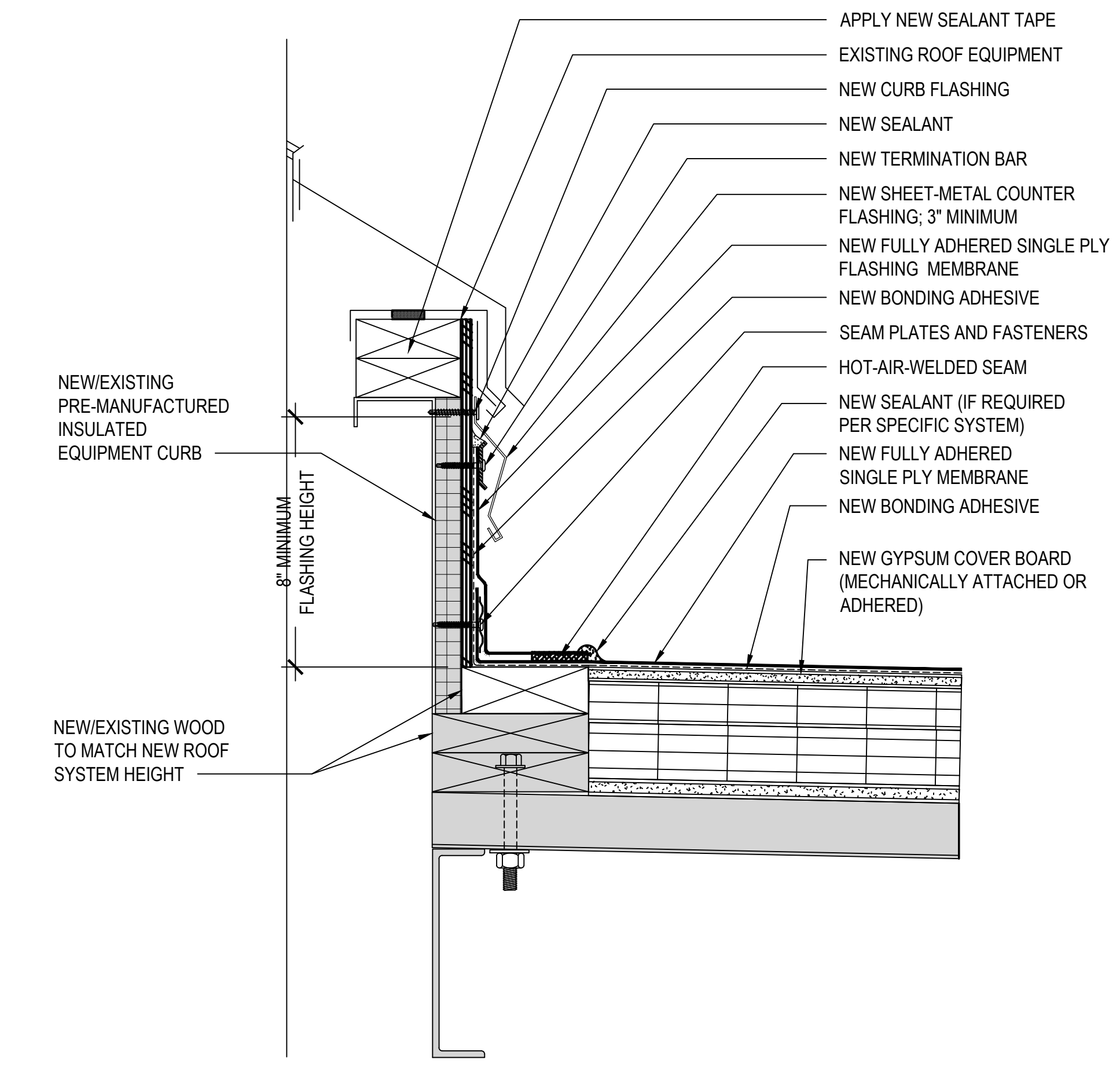
**ROOF DETAILS**

SHEET NUMBER

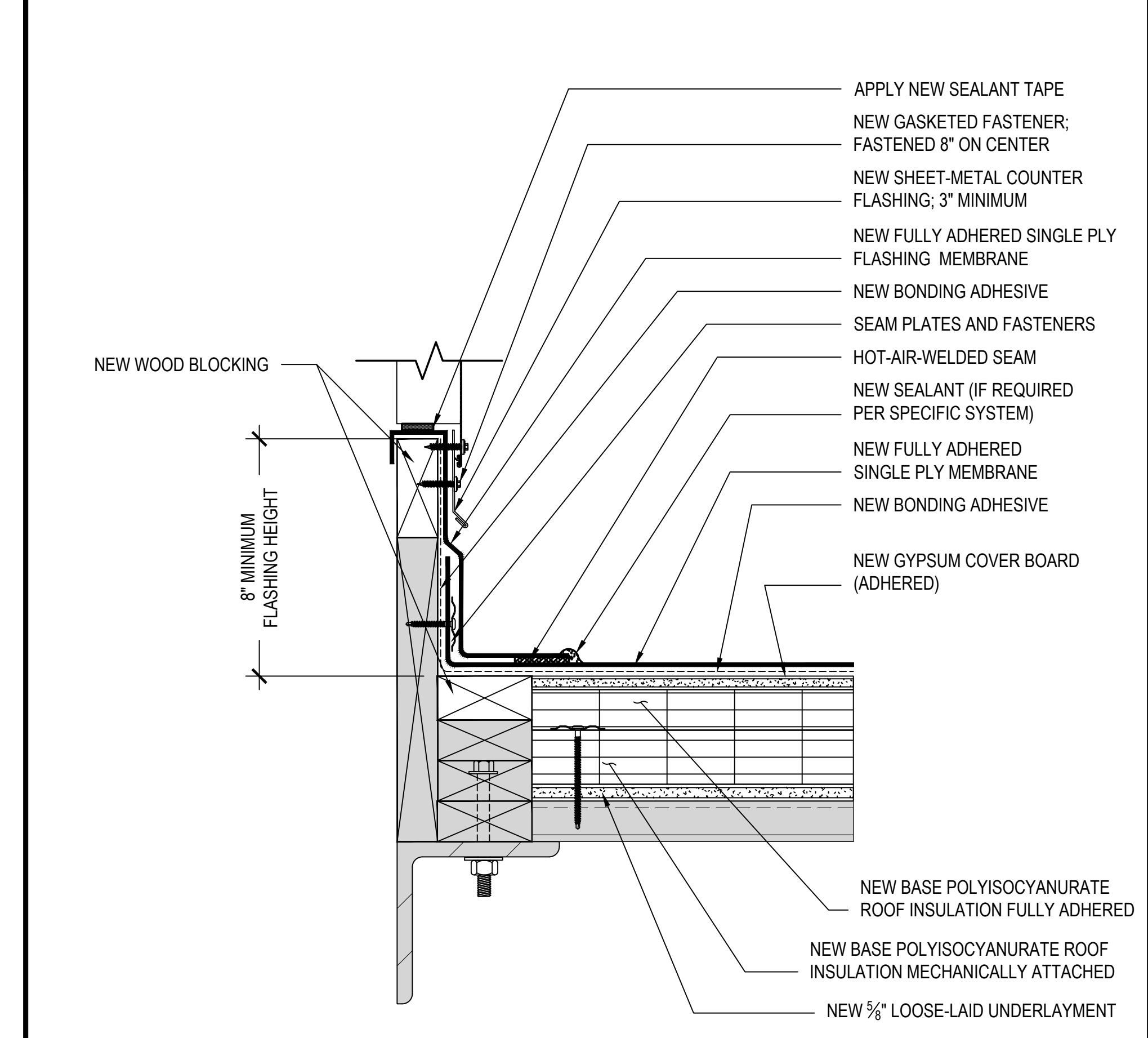
**R5.02**



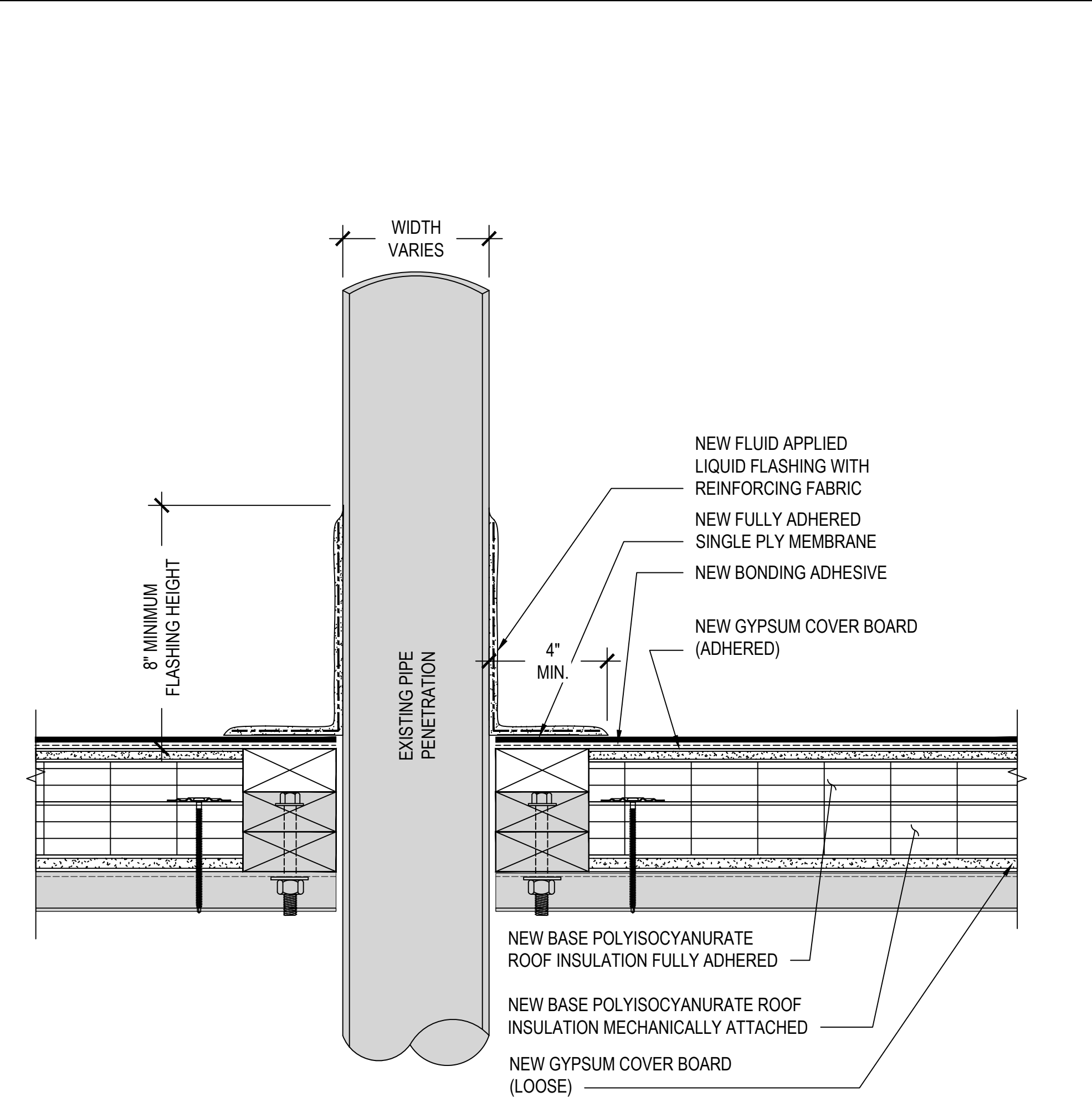
**3** DETAIL - EXPANSION JOINT



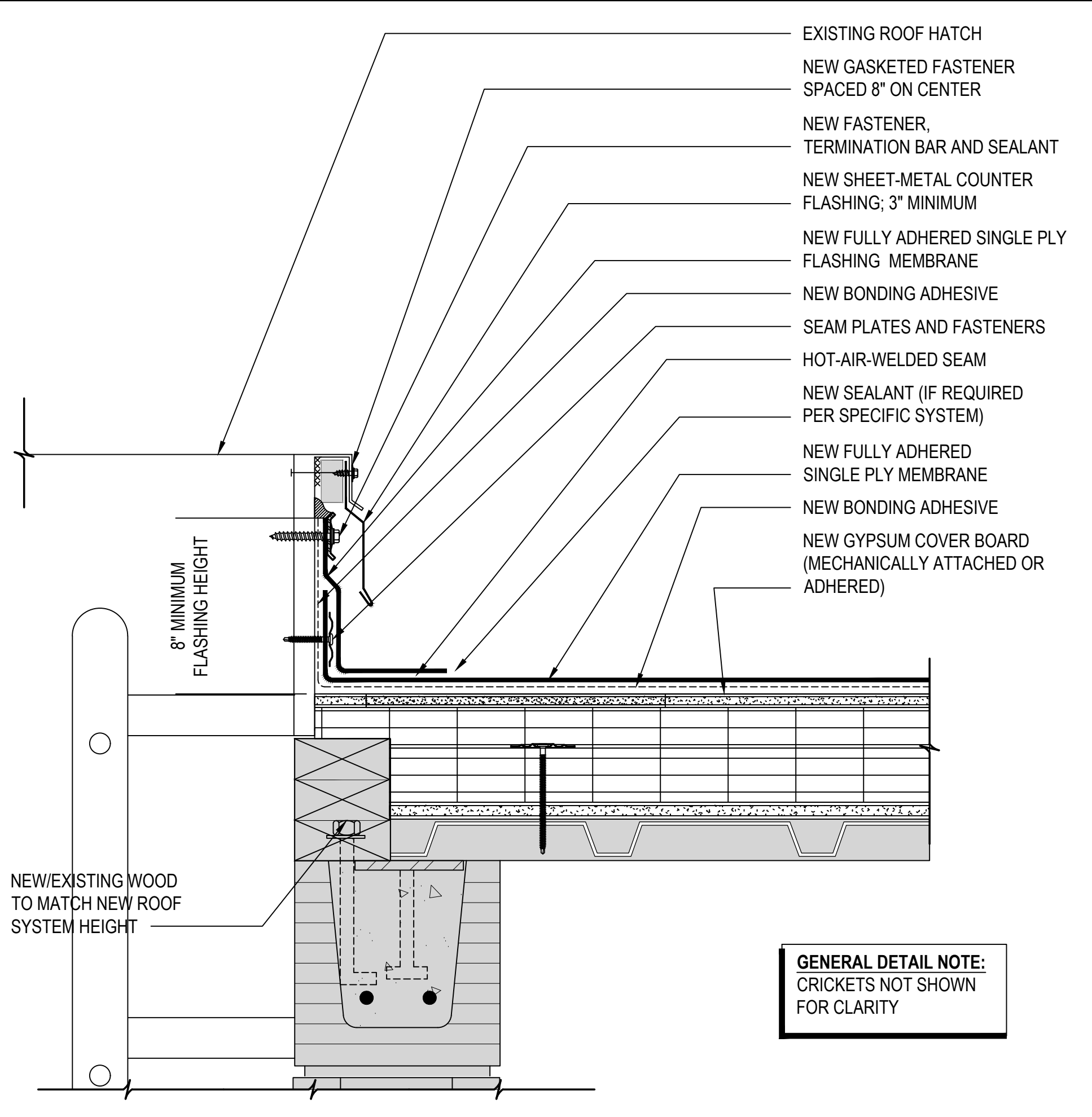
**2** PRE-MANUFACTURED CURB DETAIL (WOOD SUPPORTS)



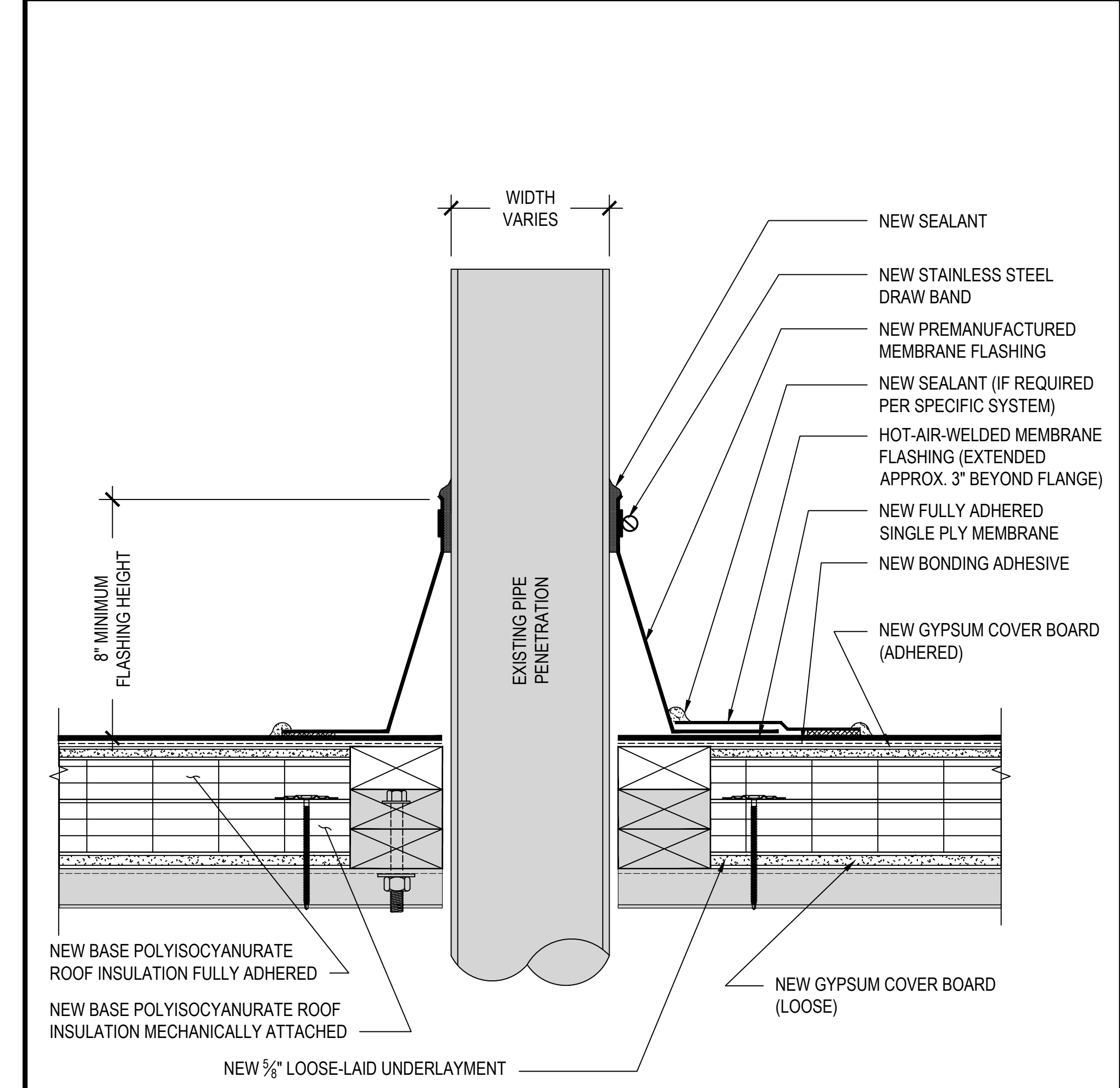
**1** DETAIL - WOOD CURB, TYP.



**6** DETAIL - FLUID APPLIED PENETRATION DETAIL



**5** ROOF HATCH DETAIL



**4** DETAIL - PIPE PENETRATION

**GENERAL DETAIL NOTE:**  
 CRICKETS NOT SHOWN FOR CLARITY