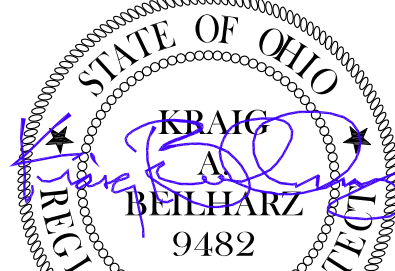


DEFIANCE COUNTY EAST

Building and Canopy Re-Roof

1300 E. 2nd Street
Defiance Ohio, 43512

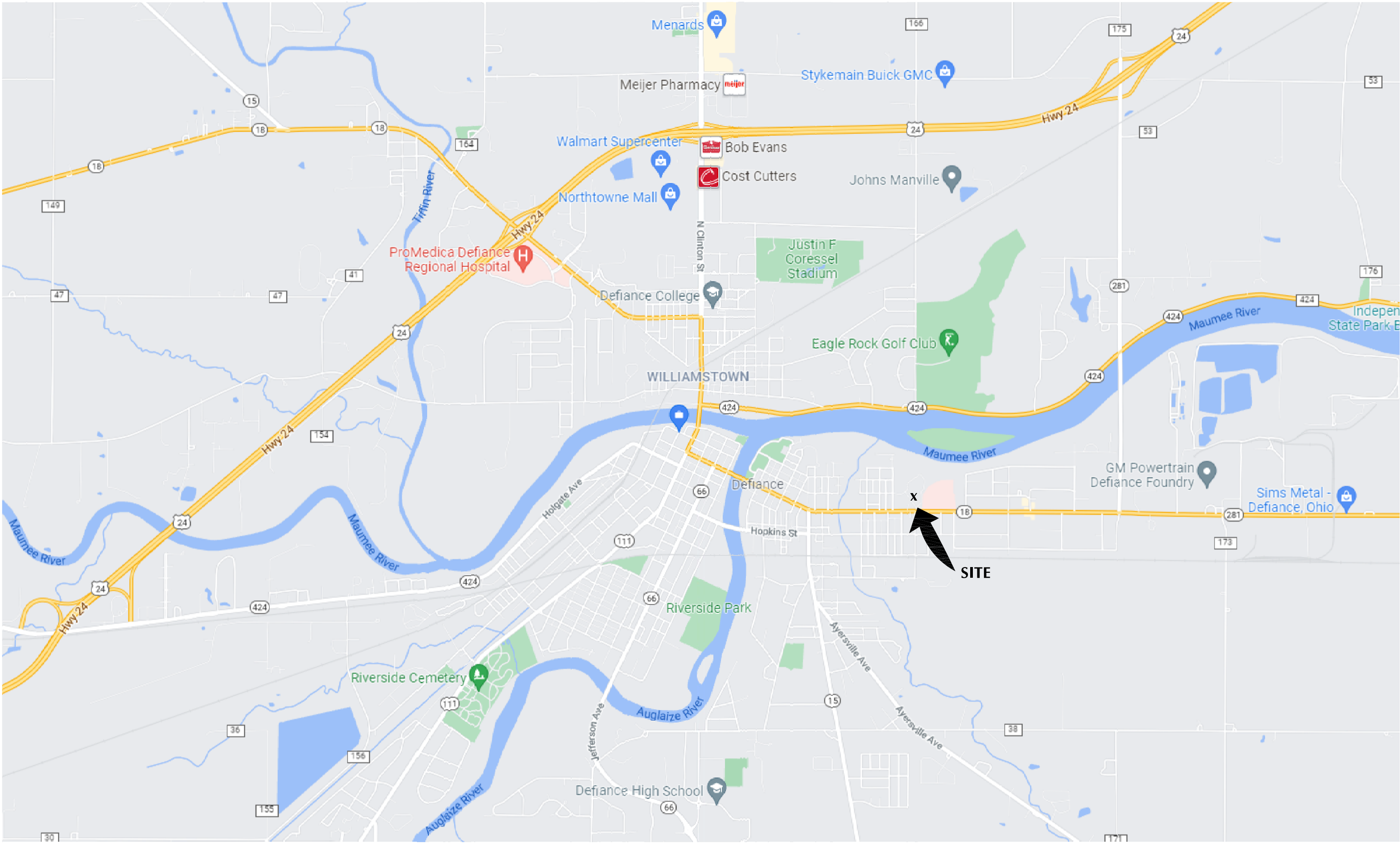
LIST OF DRAWINGS			
A-100	LOCATION MAP, BUILDING CODE INFORMATION		
A-101	ROOF PLAN		
A-102	ROOF DETAILS		
BUILDING CODE INFORMATION			
Building Code	2017 OBC w/2018 updates		
Plumbing Code	2017 OPC w/2018 updates		
Mechanical Code	2017 OMC w/2018 updates		
Electrical Code	2017 NEC		
Fire Code	2017 OFC w/2019 Errata		
Accessibility Code	2009 ICC/ANSI A117.1/Chap. 11; 2017 OBC		
Energy Code	ASHRAE 90.1-2010		
Fuel Gas Code	2015 IFGC		
Automatic Sprinkler Code	2016 NFPA 13		
Fire Alarm & Signaling Code	2016 NFPA 72		
Use Group	Non-Separated Mixed Use	B,A3	
Construction Type		Type IIB	
Building Height	Feet Above Grade Plane	Allowable	Existing
	Number of Stories	75	31
Height and Area Limitations		3	2
	Allowable Building Area per Story	9,500 SF	
	Frontage Increase	4,750 SF	
	Automatic Sprinkler System Increase	28,500 SF	
	Total Allowable Building Area	42,750 SF	
Building Area			
	Building Area	16,881 SF	
	Canopy "A" Area	665 SF	
	Canopy "B" Area	120 SF	
	Canopy "C" Area	140 SF	
	Total	17,806 SF	
Occupant Load			
	First Floor	29	
	Office Area (Use Group B)	103	
	Warehouse (Use Group F1)	379	
	Total	511 Occupants	



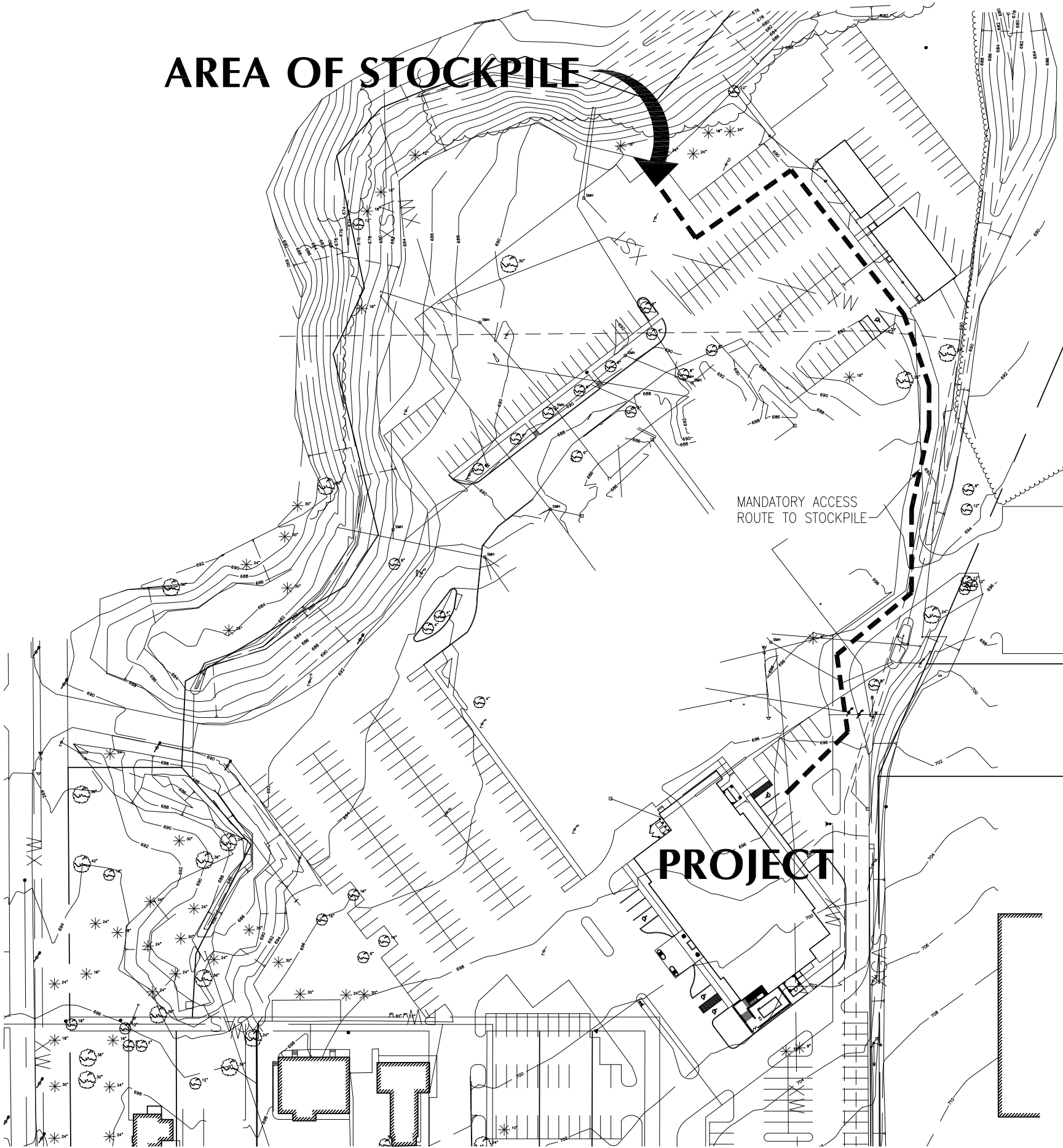
ISSUE DATE	
1	11-12-2021 FOR BIDS

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LOCATION MAP



AREA OF STOCKPILE



1 SITE OVERVIEW PLAN
A-100 SCALE: NONE

DEFIANCE COUNTY EAST

BUILDING RE-ROOF
1300 EAST SECOND STREET
DEFIANCE, OHIO 43512

COVER SHEET
SITE LOCATION MAP
LIST OF DRAWINGS

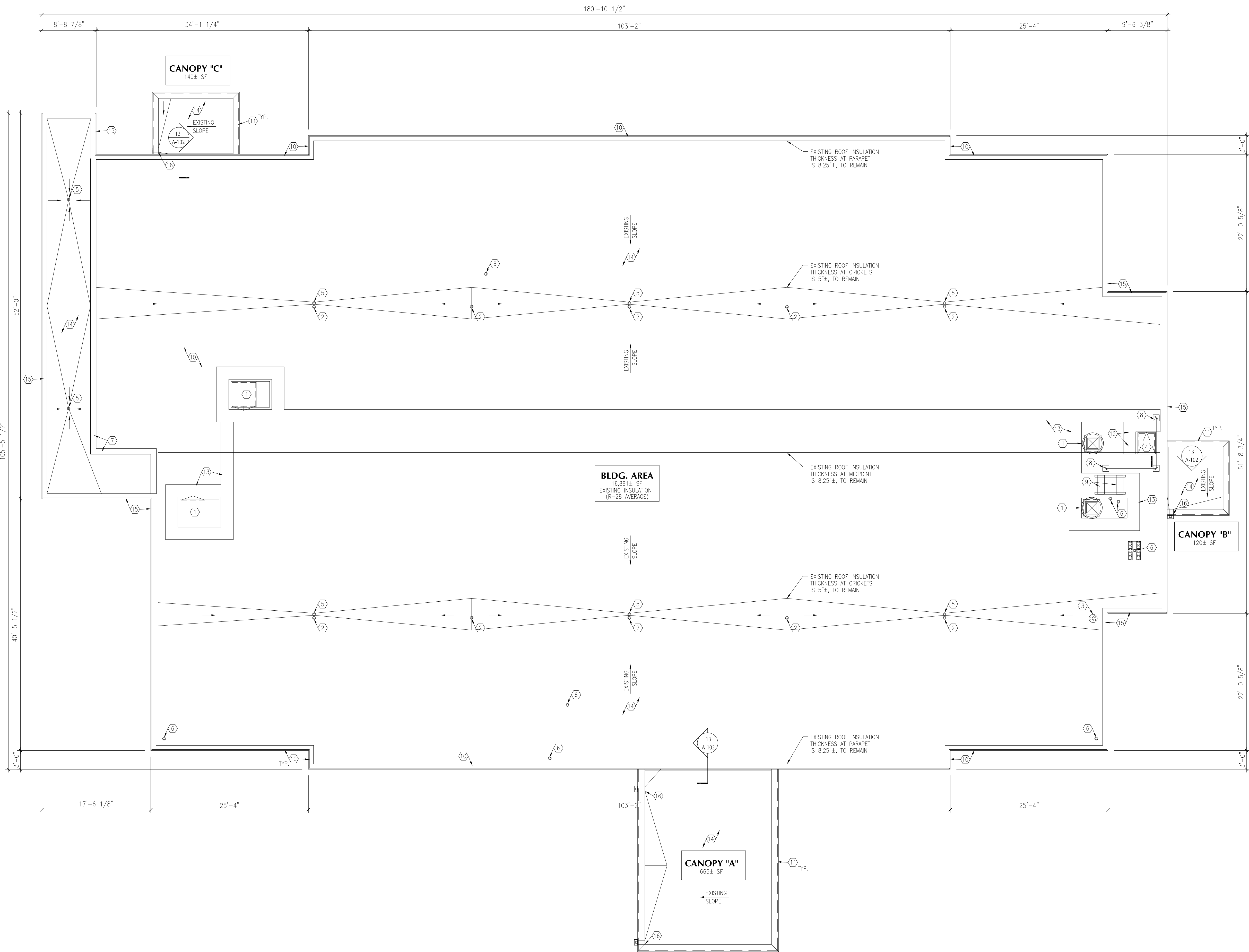
PROJECT: C1-4772

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CHECKED BY: JSO

SHEET

A-100



1 ROOF PLAN
A-101 SCALE: 1/8"=1'-0"

- GENERAL NOTES**
- BIDDERS SHALL VISIT AND EXAMINE THE SITE. NO ADDITIONAL COMPENSATION WILL BE AWARDED FOR DEVIATIONS OR DISCREPANCIES TO THESE DOCUMENTS. BECOME FAMILIAR WITH CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED AND CHECK ELEVATIONS AND DIMENSIONS. REPORT DISCREPANCIES TO THE ARCHITECT. FAILURE TO DO SO SHALL BE DEEMED AS ACCEPTANCE OF EXISTING CONDITIONS.
 - MAIN BUILDING AREA: REMOVE BALLASTED ROOF SYSTEM DOWN TO EXISTING RIGID INSULATION. CANOPY ROOF AREAS: REMOVE ROOF SYSTEM DOWN TO EXISTING RIGID INSULATION.
 - REMOVE ONLY THAT PORTION OF THE ROOF THAT IS INTENDED TO BE COVERED WITH NEW ROOF THAT DAY. IN THE EVENT THAT WATER LEAKAGE OCCURS DURING THE ROOF REPLACEMENT PROJECT REPAIR AND REPLACE DAMAGED MATERIALS AT NO COST TO THE OWNER. INSTALL NIGHT SEALS EACH DAY PRIOR TO LEAVING THE JOB SITE FOLLOWING THAT DAY'S WORK. PROVIDE EVIDENCE OF INSURANCE FOR PROPERTY DAMAGE COVERAGE OF THE OWNER'S PREMISES.
 - IMMEDIATELY FOLLOWING ROOF TEAR OFF, INSPECT THE EXISTING INSULATION FOR DELETERIOUS MATERIAL AND NOTIFY THE ARCHITECT OF QUESTIONABLE INSULATION IN ORDER TO RECEIVE INSTRUCTION AS TO ITS REPLACEMENT. PROVIDE UNIT COST FOR INSULATION REPLACEMENT.
 - PRIOR TO ROOF REPLACEMENT, VERIFY ROOF SLOPE RELATIVE TO ROOF DRAINS. THIS MUST BE DONE BY INSTRUMENT AND FINDINGS MUST BE CONVEYED TO THE ARCHITECT PRIOR TO REMOVING EXISTING ROOFING.
 - ROOF REPLACEMENT SYSTEM DESIGN CRITERIA: ROOF SYSTEM COMPLETE SHALL PROVIDE DESIGN CHARACTERISTICS MEETING OR EXCEEDING THE REQUIREMENTS OF FACTORY MUTUAL FM CLASS I-60.
 - SUBMIT CONFIRMATION OF COMPLIANCE WITH FACTORY MUTUAL RATINGS SUCH AS FASTENER PULL OUT CAPACITIES, WIND UPLIFT RESISTANCE ETC. TO THE ARCHITECT PRIOR TO ORDERING ROOF MATERIALS. BID THE PROJECT BASED ON ACCEPTABLE PULL OUT CAPACITIES FOR STANDARD MECHANICAL FASTENERS RECOMMENDED BY THE ROOFING MANUFACTURER. IF ADDITIONAL FASTENERS ARE REQUIRED FOLLOWING TESTING OF THE DECK AN ADJUSTMENT IN THE CONTRACT SUM WILL BE AUTHORIZED.
 - FLASHINGS, TERMINATIONS, SPLICES, ETC. SHALL BE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND DETAILS. DISCREPANCIES OR CONFLICTS THAT MAY EXIST BETWEEN THE DRAWINGS AND SPECIFICATIONS AND THE MANUFACTURER'S INSTRUCTIONS AND DETAILS, SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION AT LEAST 4 WORKING DAYS PRIOR TO THE BID DUE DATE. DISCREPANCIES THAT EXIST AFTER BIDDING SHALL BE CORRECTED AT NO COST TO THE OWNER.
 - PENETRATIONS, EQUIPMENT AND FANS SHOWN ON THE DRAWINGS ARE EXISTING AND SHALL BE FLASHED INTO NEW ROOF SYSTEM.
 - PROVIDE WALKWAY PADS/ROLLS TO ALL INDICATED ROOF MOUNTED EQUIPMENT. EXTEND WALKWAY AROUND ALL SIDES OF EQUIPMENT.
 - REMOVE AND DISPOSE OF EPDM MEMBRANE LEGALLY. STOCKPILE BALLAST REMOVED FROM ROOF ON SITE, AT A LOCATION DIRECTED BY THE OWNER, TO REMAIN PROPERTY OF THE OWNER. FOR BIDDING PURPOSES, CONTRACTOR SHALL HAUL BALLAST TO THE NORTH PARKING LOT AS LOCATED ON THE SITE, REFER TO 1/A-100.

- KEYNOTE LEGEND**
- EXISTING MECHANICAL EQUIPMENT. VERIFY SIZE AND LOCATION IN FIELD. REMOVE EPDM FLASHING FROM CURB, AND INSTALL NEW FLASHING AS NECESSARY. SEE DETAIL 1/A-102
 - EXISTING PIPE VENTS, VERIFY EXACT SIZE AND LOCATION IN FIELD. PROVIDE NEW PIPE SEAL (BOOT) AND REFLASH AS NECESSARY, SEE DETAIL 2/A-102, TYPICAL
 - EXISTING EXHAUST FLUE, VERIFY EXACT SIZE AND LOCATION IN FIELD. REMOVE FLASHING, AND REFLASH AS NECESSARY; SEE DETAIL 3/A-102
 - EXISTING ROOF HATCH, VERIFY SIZE AND LOCATION IN FIELD. REMOVE EPDM FLASHING, AND INSTALL NEW FLASHING AS NECESSARY. SEE DETAIL 4/A-102
 - EXISTING ROOF DRAIN, REMOVE, RE-SET, AND REFLASH AS NECESSARY, REFER TO DETAIL 5/A-102, TYPICAL
 - EXISTING CONDUIT/PIPES THRU ROOF; PROVIDE NEW PIPE SEAL (BOOT) AND REFLASH AS NECESSARY, SIMILAR TO DETAIL 2/A-102
 - EXISTING ROOF CURB, FLASH AS NECESSARY
 - REMOVE AND REINSTALL RAILINGS AND SUPPORTS AS NECESSARY FOR NEW WORK, PLACE ON WALKWAY PADS
 - REMOVE AND REINSTALL HVAC EQUIPMENT AND SUPPORTS AS NECESSARY FOR NEW WORK, PLACE ON WALKWAY PADS
 - REMOVE AND REPLACE ROOF EDGE FLASHING AS NECESSARY, SEE DETAIL 10/A-102
 - EXISTING COPING CAP, REMOVE AND REINSTALL AS NECESSARY, SEE DETAIL 12/A-102
 - REMOVE MISCELLANEOUS PAVERS AND CONCRETE BLOCK
 - ROOF WALKWAY, SEE DETAIL 9/A-102; INSTALL UNDER ALL SURFACE MOUNT EQUIPMENT
 - NEW FULLY ADHERED PVC ROOF SYSTEM, 1/2" POLYISO COVER BOARD, OFFSET JOINTS FROM EXISTING INSULATION JOINTS BELOW
 - REMOVE AND REPLACE ROOF EDGE FLASHING AS NECESSARY, SEE DETAIL 11/A-102
 - FLASH AND SEAL AROUND EXISTING SCUPPERS AS NECESSARY

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KRAIG A. BEILHARZ, LICENSE #9482
EXPIRATION DATE: 12/31/2021

B | A
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ARCHITECTS
INCORPORATED

ISSUE DATE
1 11-12-2021 FOR BIDS

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BUILDING RE-ROOF
1300 EAST SECOND STREET
DEFIANCE, OHIO 43512

ROOF PLAN

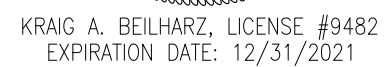
PROJECT: C1-4772

DRAWN BY: JM

CHECKED BY: JSO

SHEET

A-101

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NANCE COUNTY EAST
BUILDING RE-ROOF
1,300 EAST SECOND STREET
DEFIANCE, OHIO 43512

DEFIANCE COUNTY EAST
BUILDING RE-ROOF
1300 EAST SECOND STREET
DEFIANCE, OHIO 43512

SHEET

3 OF **3**

