

DRAKE BUILDING - UPSON COUNTY BOC

ROOFING PROJECT

305 S. HIGHTOWER STREET, THOMASTON, GA 30286

MERIK, INC.

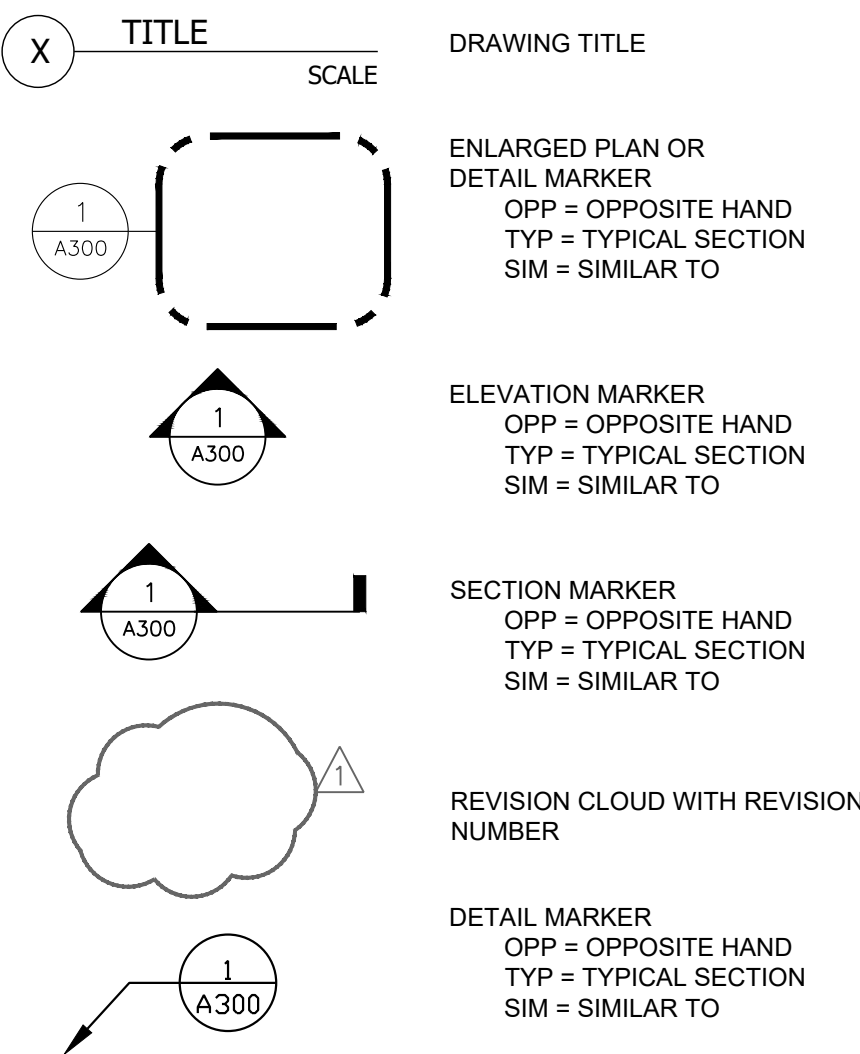
BUILDING CONSTRUCTION CONSULTANTS
MERIK PROJECT NO. 26UCGU03RR396

08/24/26 - ISSUED DRAWINGS

GENERAL NOTES:

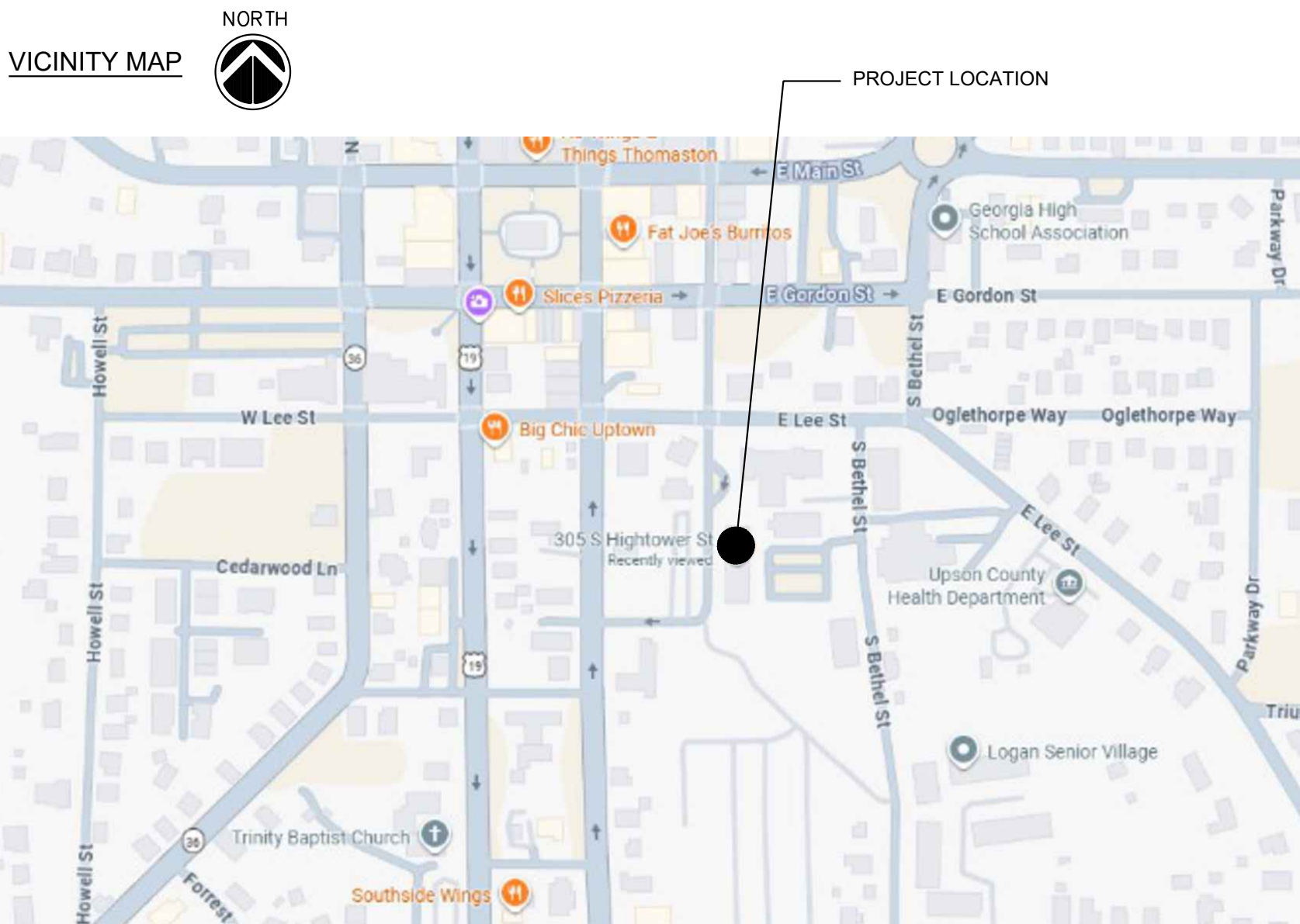
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGN PROFESSIONAL VIA RFI OF ANY ERRORS, OMISSIONS, INCONSISTENCIES, DISCREPANCIES, AND CONFLICTS WITHIN THE DRAWINGS AND SPECIFICATIONS AND FIELD CONDITIONS NO LESS THAN 72 HOURS BEFORE THE BID IS DUE.
- CONTRACTOR IS TO VERIFY LAYOUT AND DIMENSIONS AND ALL CONDITIONS IN THE FIELD WHICH MAY AFFECT THEIR BID.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE REQUIRED TO VISIT THE PREMISES TO INSPECT EXISTING CONDITIONS, BECOME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATE OBSERVATIONS WITH REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE PRECAUTIONS TO PROTECT THE BUILDING OCCUPANTS, MATERIALS AND EXISTING PROPERTY AND FINISHES. EXISTING-TO-REMAIN CONSTRUCTION, MATERIALS OR EQUIPMENT DAMAGED BY THE CONTRACTOR SHALL BE RESTORED TO ORIGINAL CONDITION. CONTRACTOR TO DOCUMENT EXISTING CONDITIONS PRIOR TO THE START OF WORK AND SUBMIT RECORDS TO OWNER'S REPRESENTATIVE.
- DRAWINGS ARE INTENDED TO BE PRINTED AT 24x36.
- ALL MATERIALS TO BE NEW UNLESS NOTED OTHERWISE.
- DO NOT SCALE DRAWINGS - VERIFY ALL DIMENSIONS IN FIELD.

SYMBOLS:



ABBREVIATIONS:

A		E		P	
AB	ANCHOR BOLT	EA	EACH	PL	PLATE
ABV	ABOVE	EJ	EXPANSION JOINT	PLYWD	PLYWOOD
ADD	ADDENDUM	EL	ELEVATION	PT	PRESSURE TTREATED
ADJ	ADJACENT	ELEC	ELECTRICAL		
AFF	ABOVE FINISHED FLOOR	EQ	EQUAL	Q	
ALT	ALTERNATE	EQUIP	EQUIPMENT	QTY	QUANTITY
ANG	ANGLE	EW	EACH WAY		
APX	APPROXIMATELY			R	
ASP	ASPHALT	F		R	RADIUS
ASPS	ASPHALT SHINGLE	FL	FLOOR LEVEL	RCP	REFLECTED CEILING PLAN
AWB	AIR AND WATER RESISTIVE BARRIER	FTG	FOOTING	REF	REFERENCE
				REQ'D	REQUIRED
		G		REV	REVISION
B		GALV	GALVANIZED	RH	RIGHT HAND
BD	BOARD			S	
BEL	BELOW			SAF	SELF-ADHERING FLASHING
BIT	BITUMINOUS	H		SIM	SIMILAR
BLDG	BUILDING	HOR	HORIZONTAL	SPUF	SPRAYED POLYURETHANE FOAM
BL	BUILDING LINE			SQ	SQUARE
BLKG	BLOCKING	I		SS	STAINLESS STEEL
BM	BEAM	ID	INSIDE DIAMETER	SSM	STANDING SEAM METAL
B.M.	BENCHMARK	IE	INVERT ELEVATION	STD	STANDARD
BOT	BOTTOM	IL	INVERT LEVEL		
BPL	BEARING PLATE	IO	INSPECTION OPENING	T	
BTJT	BUTT JOINT	IP	INTERSECTION POINT	THK	THICK
BUR	BUILT-UP ROOFING	J		TI	TASK ITEM
BW	BOTH WAYS	JT	JOINT	TO	TOP OF
		K		TS	TUBE STEEL
		K.J.	KEY JOINT	TYP	TYPICAL
				U	
C		L		U/S	UNDER SIDE
CBD	CEMENTITIOUS BOARD	LWC	LIGHTWEIGHT INSULATING CONCRETE	UNO	UNLESS NOTED OTHERWISE
CF	CUBIC FOOT			V	
CIP	CAST IN PLACE	M		VERT	VERTICAL
CJ	CONTROL JOINT	MAX	MAXIMUM	V.I.F.	VERIFY IN FIELD
CL	CENTER LINE	MFGR	MANUFACTURER		
CMU	CONCRETE MASONRY UNIT	MIN	MINIMUM	W	
CO	CLEAN-OUT	MISC	MISCELLANEOUS	WP	WATER PROOF
CONC	CONCRETE			WRB	WEATHER RESISTIVE BARRIER
CONST	CONSTRUCTION	N			
CONT	CONTINUOUS	N.I.C.	NOT IN CONTRACT	SPECIAL CHARACTERS	
CT	CERAMIC TILE	NOM	NOMINAL	° = DEGREES	
CY	CUBIC YARD	NTS	NOT TO SCALE	Ø = DIAMETER	
				# = NUMBER	
D		O			
DIA	DIAMETER	OC	ON CENTER		
DIM	DIMENSION	OD	OUTSIDE DIAMETER		
DN	DIAMETER NOMINAL	OPT	OPTIONAL		
DS	DOWNSPOUT	OPP	OPPOSITE HAND		
DWG	DRAWING				
DWG(S)	DRAWING/S				



INDEX OF DRAWINGS

A000	COVER SHEET
A001	PROJECT INFORMATION
A100	ROOF PLAN
A150	WIND UPLIFT PLAN
A300	DETAILS
A301	DETAILS

APPLICABLE CODES AND STANDARDS

WORK SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING CODE FOR THE STATE OF GEORGIA, INCLUDING LOCAL AMENDMENTS. THE PUBLICATIONS LISTED BELOW ARE THE GOVERNING CODES AND STANDARDS AND ARE REFERENCED BY THE BASIC DESIGNATION. IN THE CASE OF CONFLICTING REQUIREMENTS THE BUILDING CODE (IBC) SHALL GOVERN.

IBC	INTERNATIONAL BUILDING CODE, 2024 WITH GEORGIA AMENDMENTS (2026)
IECC	INTERNATIONAL ENERGY CONSERVATION CODE, 2015 WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020, 2022, 2023)
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
ASTM	ASTM INTERNATIONAL
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
SMACNA	SHEET METAL & AIR CONDITIONER CONTRACTOR'S NATIONAL ASSOCIATION
NRCA	NATIONAL ROOFING CONTRACTORS ASSOCIATION

ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF 2019 NFPA 241, "STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS".

DRAKE BUILDING
UPSON COUNTY BOC
ROOFING PROJECT
305 S. HIGHTOWER STREET, THOMASTON, GA 30286

Project: 26UCGU03RR396
Drawn: TRM/ Approved: MB
Issues:
08/24/2026 Issued Drawings

COVER SHEET

A000

3225 SHALLOWFORD ROAD
SUITE 620
MARIETTA, GA 30062
770-565-3016
MERIK SOUTH
P.O. BOX 1060
1130 W. WHITE ROAD
BYRON, GA 31008
478-954-3971

MERIK
BUILDING CONSTRUCTION CONSULTANTS

PROJECT NOTES:

1. Extent of Work Includes:

Scope of Work (SOW)

Existing Roof Construction:

Laminated asphalt shingles over bituminous felt underlayment over wood sheathing on wood framing. Ridge vents are present at the main ridge. Gable louvers are wood and very weathered with some damage. There are no soffit vents. Some power vents are present. Concrete copings are present at the top of face brick gable end walls. The concrete coping requires joint replacement/repointing as well as the face brick. Metal valley and roof flashings are present. Flashings at the backside of the face brick walls have a flush-mounted counterflashing.

New Roof Construction:

Provide new fiberglass asphalt shingles, overlay decking, underlayment, leak barrier membrane, gutters and downspouts to provide a complete roofing system installation. Tuck point face brick mortar joints above the roof line (Add Alternate). Provide additional intake edge vents to increase intake air ventilation. Provide step flashing at roof to wall intersections. Repair and repaint existing wood louvers.

Section 024000 - Demolition

1. Testing indicates all mastic materials have asbestos containing materials (ACMs) on the backside of the parapet walls. Removal of this material is included as an Alternate.
2. Remove the existing shingles and underlayment down to the existing wood decking.
3. Replace existing deteriorated wood roof decking as needed. Infill with exterior rated plywood that equals the existing wood deck thickness. Remove in full panels that span to underlying roof structural rafter elements and mechanically fasten the replacement panels to rafters.
4. Coordinate the saw cutting a new slot in the existing and new overlay wood deck as required by the edge vent manufacturer for a new edge vent installation where located on the drawings.
5. Remove existing metal flashings, mastic, pipe boots, and related existing roof system accessories.
6. Remove roof level sealant at flashed and repaired areas. Prepare for new flashing and roofing installations.
7. Remove existing attic static and power vents.

Section 042100 - Masonry Restoration (Alternate)

1. Tuck point exposed face brick joints at areas above the roof eave. This only includes the roof side of parapets. Match existing mortar joint color located at the exterior side of the walls.

Section 061000 - Rough Carpentry

1. Install a new 4'x8'x7/16" OSB sheathing over the existing repaired sheathing. Use "H" clips to maintain an 1/8" spacing between boards. Coordinate new overlayment board configuration and securement methods, with the shingle system manufacturer requirements for the specified warranty and wind uplift requirements. Stagger joints with underlying existing wood decking.
2. Provide a gap at hips and ridges for the installation of new ridge vents.
3. Provide cut outs in the deck for vent pipes roof penetrations.
4. Provide new pressure-treated 2x wood nailers and blocking as needed to install new flashings and roof elements.
5. Repair, reprime, and repaint existing wood louvers. Remove rotted or damaged wood areas and replace with new pressure treated or exterior rated material. Block off openings or gaps in the flashing at the dormer trim.

Section 073100 - Fiberglass Asphalt Shingle Roof System Installation

1. Install a new Class A rated, fiberglass asphalt architectural shingle roof system. Basis of Design is GAF Timberline HDZ - Color Oyster Gray. Provide 50 years of non-prorated material defect coverage that includes stain guard and algae protection and a 25-year workmanship guarantee. Provide a minimum of (6) fasteners per shingle and include this as a written guarantee in the Installer's Warranty. Roof system design is to comply with the 2024 IBC and IRC with current Georgia Amendments.
2. Install new 36" wide self-adhering rubberized asphaltic leak barrier membrane at eaves, rakes, and valleys. Provide two layers at areas behind parapet/wall conditions at eaves. Install around pipe boots and roof vents.
3. Install an edge vent at eave areas shown on the drawings with a slot cut into the existing wood deck and new overlay decking as directed by the edge vent manufacturer.
4. Install a synthetic underlayment over the entire wood roof deck as shown on the drawings. Lap over the L-type eave drip edge and under the rake drip edge.
5. Provide a starter strip of shingles at eaves and rakes and overhang a minimum of 3/4" for "L" type drip edge at eaves. Coordinate with the gutter installation.
6. Install ridge vents as shown on the drawings.
7. Install pipe penetration flashings where indicated on the drawings.
8. Lap shingles at valleys in lieu of using a metal valley flashing.
9. Roof system components are to be from one manufacturer.

Section 076000 - Flashing and Sheet Metal

1. Provide a prefinished 24 ga galvanized steel or aluminum Type "C" drip edge at eaves and rake edges. Extend at least 1/4" below the roof sheathing and a minimum of 2" onto the roof deck. Vertical leg shall be 1 1/2" long. Overlap sections a minimum of 2" and mechanically fasten at 12-inches on center maximum.
2. Install new prefinished 7", "K"-style aluminum gutters with expansion joints not to exceed 40-foot and gutter supports at 4'-0" OC- equally spaced.
3. Install new prefinished 4" x 5", aluminum downspouts with a minimum of (3) straps per 10' OC in height (equally spaced) or 4' OC (equally spaced if over 12' in height). Provide concrete splash blocks at the downspouts that are to discharge at grade.
4. Provide black finished 24 ga. galvanized steel sheet metal panels that are installed from the inside of all gable and dormer vents that completely block opening. Apply exterior urethane sealant around perimeter edges to make the openings airtight. Insect screens are to remain.
5. Provide a sidewall step flashing with a two-piece counterflashing at all masonry walls to roof transitions.
6. Provide crickets at inside corners of roof at masonry walls.
7. Provide metal kick-outs at the ends of wall to gutter transitions.

Section 079200 - Sealants and Caulking

1. Install the specified sealant at locations indicated in the construction drawings, including flashings, wood trim, and wall louvers.
2. Seal interior perimeter of new metal louver backup panels.
3. Seal any openings not flashed at areas above roof surface.

Section 099100 - Exterior Painting (Alternate)

1. Paint repaired wood louvers.

Alternates:

Additive Alternate #1
Replace wood louvers with prefinished metal louvers. Match existing sizes. Provide fasteners and sealant as needed to make a complete installation.

Additive Alternate #2
Tuck point face brick mortar joints above roof line at backside of parapets. Match existing mortar color.

Additive Alternate #3
Provide a Payment and Performance Bond for 100% of the total Base Bid added to the total project amount.

Additive Alternate #4
Remove mastic with ACMs from the backside of all parapets down to existing face brick. Dispose of legally- see Specifications.

Allowances

1. Provide for the installation of (10) new 4'x8'x1/2" exterior rated plywood with (12) galvanized mechanical fasteners.

Unit Costs

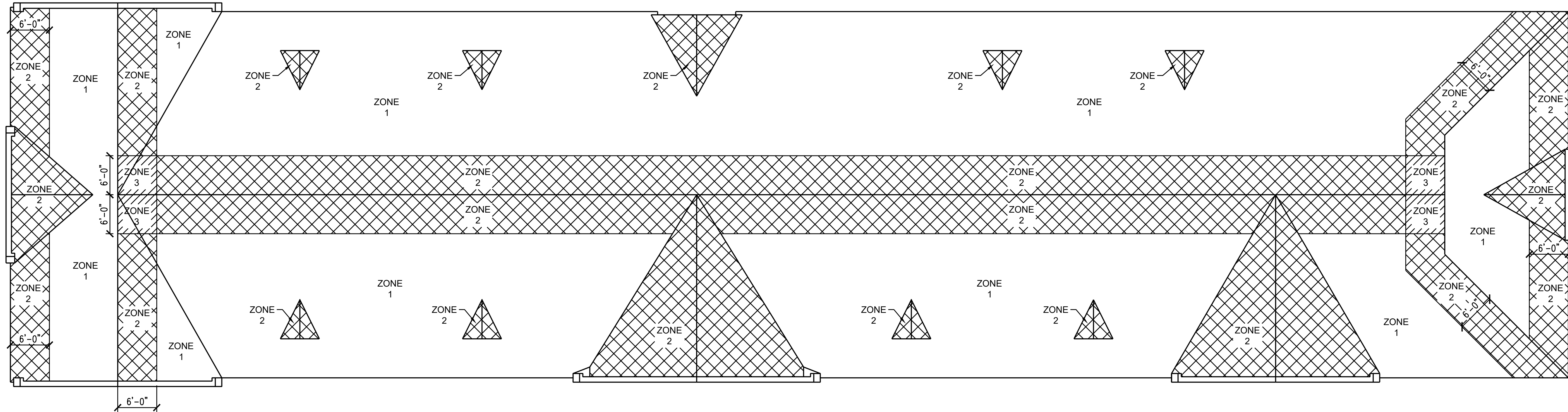
1. Unit Cost #1: Provide the installation of (1) new 4'x8'x1/2" exterior rated plywood with (12) galvanized mechanical fasteners.
2. Unit Cost #2: Provide 36" self-adhered rubberized asphalt leak barrier underlayment (cost per lineal foot).
3. Unit Cost #3: Provide prefinished 7", "K"- style aluminum gutters (cost per lineal foot).
4. Unit Cost #4: Provide prefinished 4" x 5", square aluminum downspout (cost per lineal foot).
5. Unit Cost #4: Provide new 2 x 4 pressure treated s.y.p. wood nailers (cost per board foot).
6. Unit Cost #5: Provide new 2 x 6 pressure treated s.y.p. wood nailers (cost per board foot).
7. Unit Cost #6: Provide new 2 x 8 pressure treated s.y.p. wood nailers (cost per board foot).
8. Unit Cost #7: Provide new 2 x 10 pressure treated s.y.p. wood nailers (cost per board foot).

* SEE SPECIFICATIONS FOR FULL EXTENT OF WORK.

1. Existing structure to remain. Contractor to verify integrity of existing structure and notify owner if any of the proposed new work will adversely affect the existing structure.
2. Protect from damage existing finish work that is to remain in place. If it becomes damaged during demolition promptly repair damage caused to facilities by demolition.
3. Conduct demolition operations and debris removal to ensure minimum interference with walks, roads, and occupied spaces, and adjacent facilities.
4. Contractor shall verify existing structure prior to submittal of bid and prior to any demolition operations.
5. Contractor to verify all conditions and elements prior to submitting bid.
6. **DO NOT SCALE DRAWINGS - VERIFY ALL DIMENSIONS IN FIELD**



Ventilation Requirements:
2024 IBC allows 300 sf for NVFA if split between intake & venting
NVFA = 24,320 SF / 300 SF = 81 SF * 144 = 11,164 sq. in.
 $11,674 / 2 = 5,837$ sq. in. - 5,837 sq. in. intake required for Edge
Vents and Ridge Vents for venting



The wind uplift forces are in accordance with the current ASCE 7-22 Standard and are used for the resistance of the designed roofing systems to resist these forces. The analysis of the structures to resist these forces is not included nor a part of this scope of work.

Wind pressures shown are allowable wind pressures and are to be used for the design of the roof assembly. These wind pressures are based on ultimate wind pressures reduced by a factor of 0.6 for wind and increased by a safety factor of 2.0.

Risk Category II
Exposure Category B
Basic Wind Speed = 105 mph

WIND UPLIFT ZONES AND PRESSURES	
(pounds per square foot - psf)	
ZONE 1'	NOT USED
ZONE 1	-32.4 psf
ZONE 2	-35.8 psf
ZONE 3	-44.0 psf

Note: The basis-of-design is a replacement roof assembly. The roof securement pattern shall be designed to meet the wind uplift values stated above for the new roof materials only. The Design Professional shall determine if enhancements to the existing roof material securement are needed. The roof manufacturer is to provide a tested wind uplift assembly.

1 WIND UPLIFT PLAN
SCALE: 1/8" = 1'-0"



3225 SHALLOWFORD ROAD
SUITE 620
MARIETTA, GA 30062
770-565-3016
MERIK SOUTH
P.O. BOX 1060
BYRON, GA 31008
478-954-3971

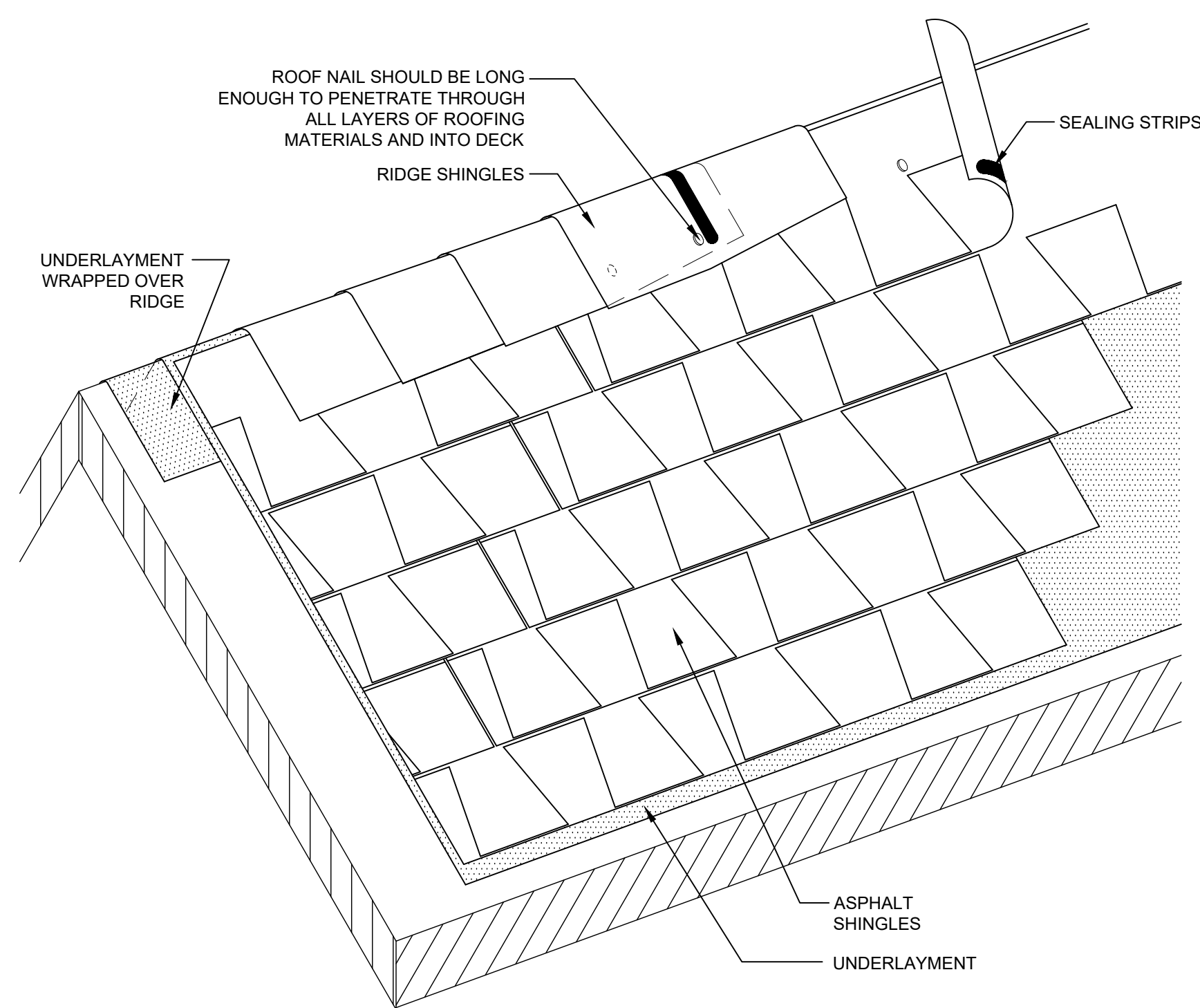


DRAKE BUILDING
UPSON COUNTY BOC
ROOFING PROJECT
305 S. HIGHTOWER STREET, THOMASTON, GA 30286

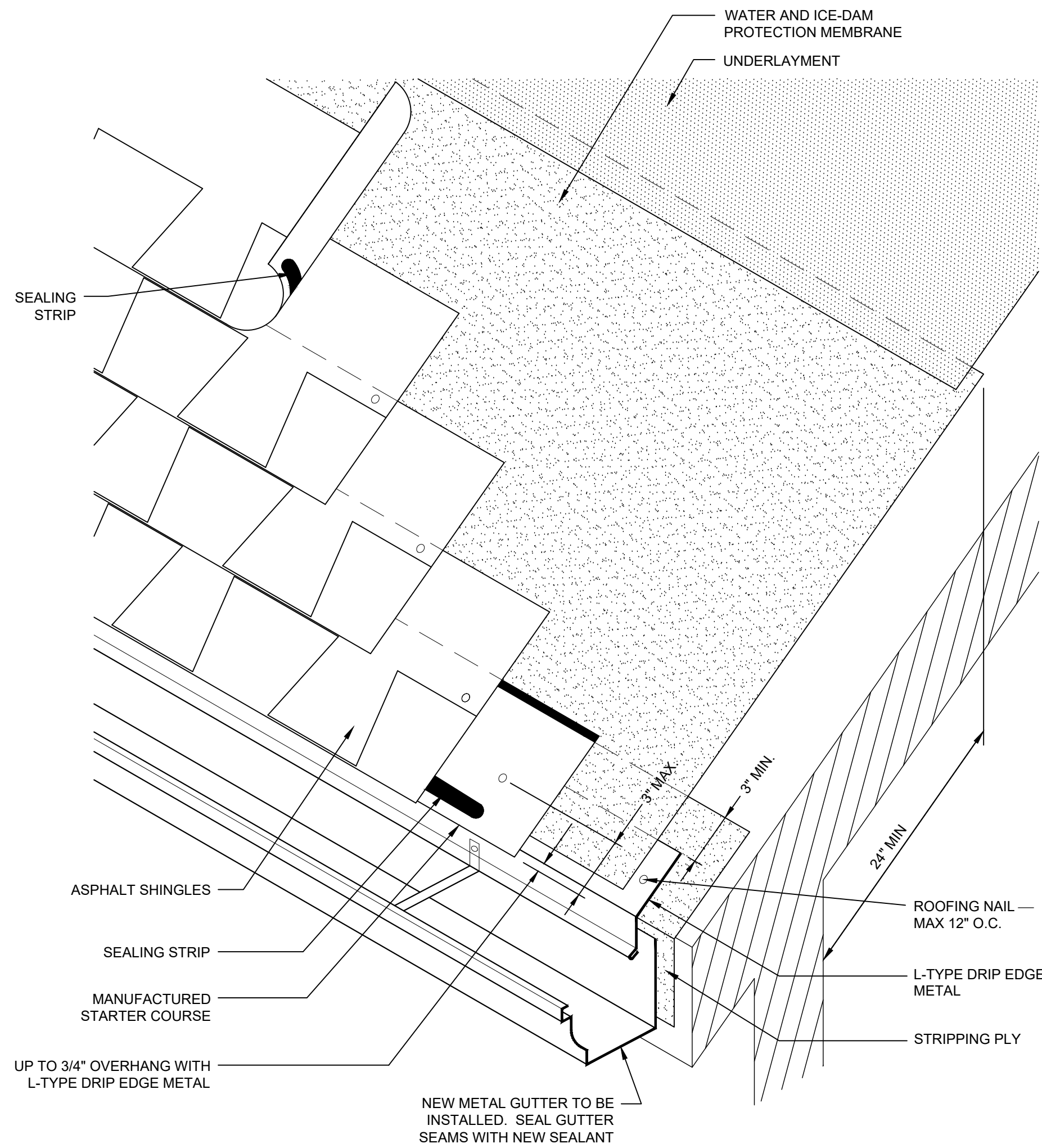
Project: 26UCGU03RR396
Drawn: TRM/ Approved: MB
Issues:
08/24/2026 Issued Drawings

WIND UPLIFT PLAN

A150

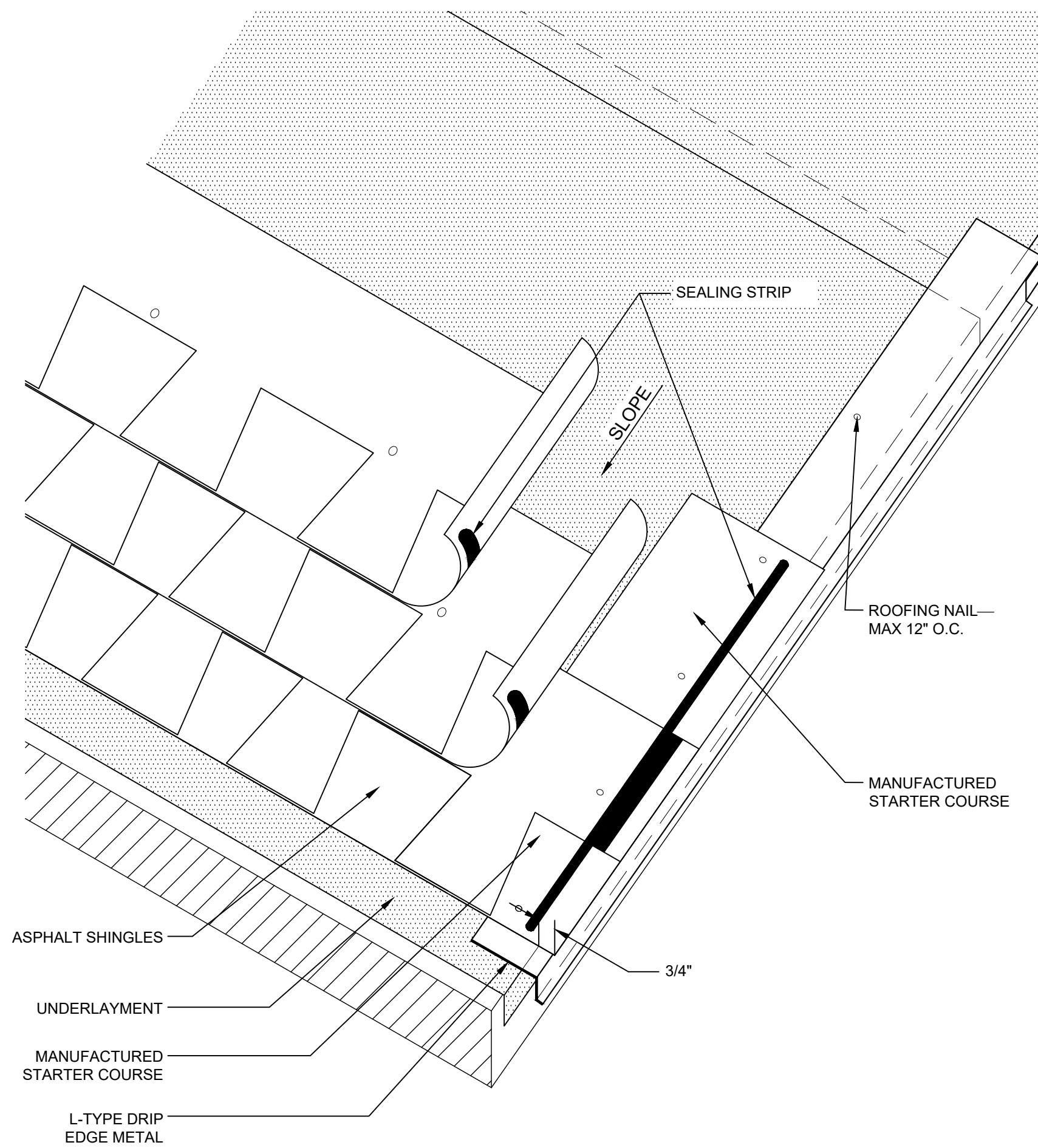


3 NON-VENTED RIDGE
NOT TO SCALE



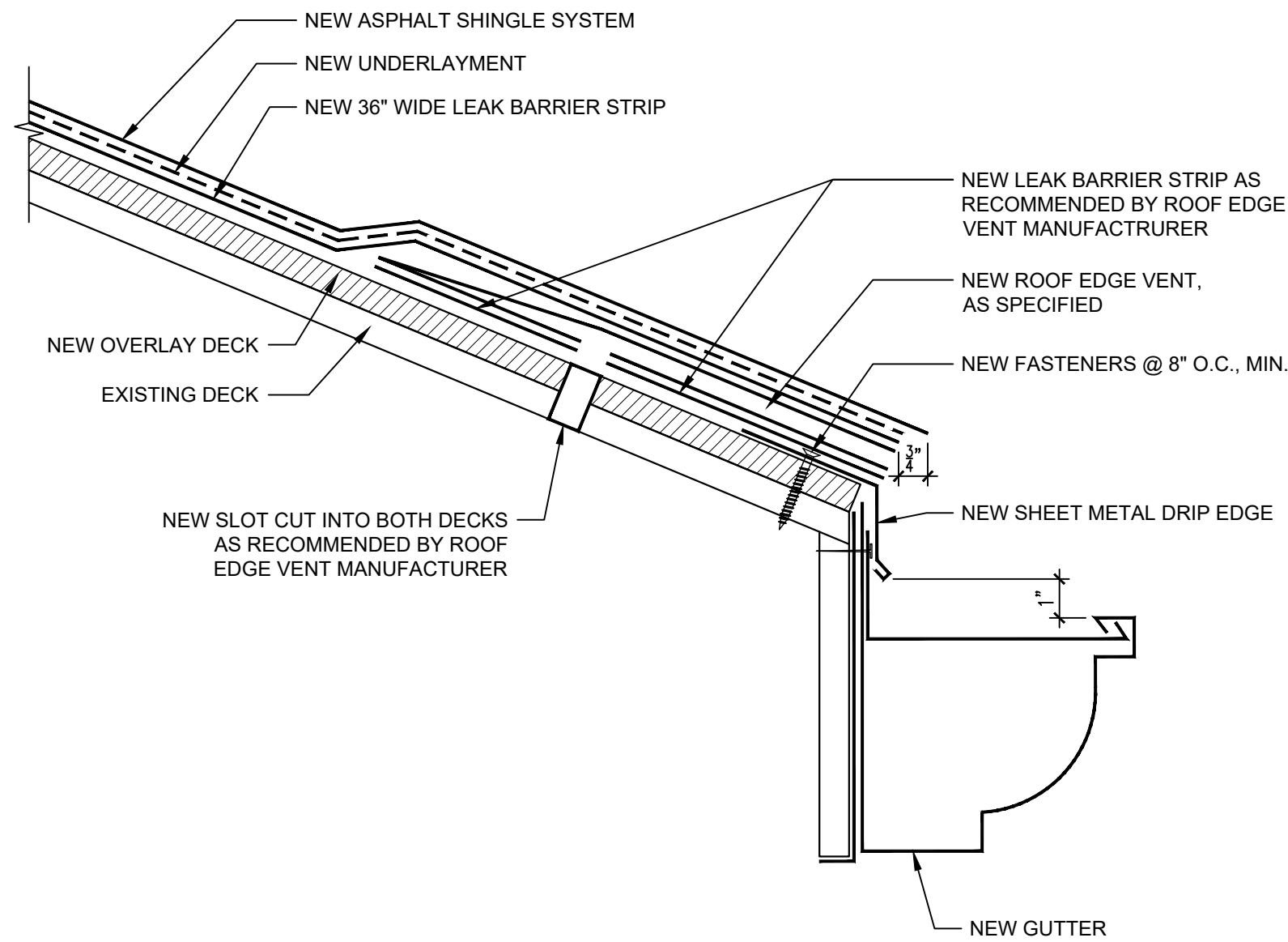
- NOTES:
1. THIS DETAIL SHOWS ONE TYPE OF GUTTER SUPPORT. GUTTER SECUREMENT AND SUPPORT OPTIONS VARY. PROVIDE GUTTER AND DOWNSPOUT SUPPORT METHODS IN THE SUBMITTALS.
 2. PROVIDE NEW GUTTER AND DOWNSPOUTS AS NOTED IN THE PLAN KEYNOTES. DOWNSPOUTS ARE TO DISCHARGE ONTO CONCRETE SPLASH BLOCKS AT GRADE.

2 EAVE WITH GUTTER
NOT TO SCALE

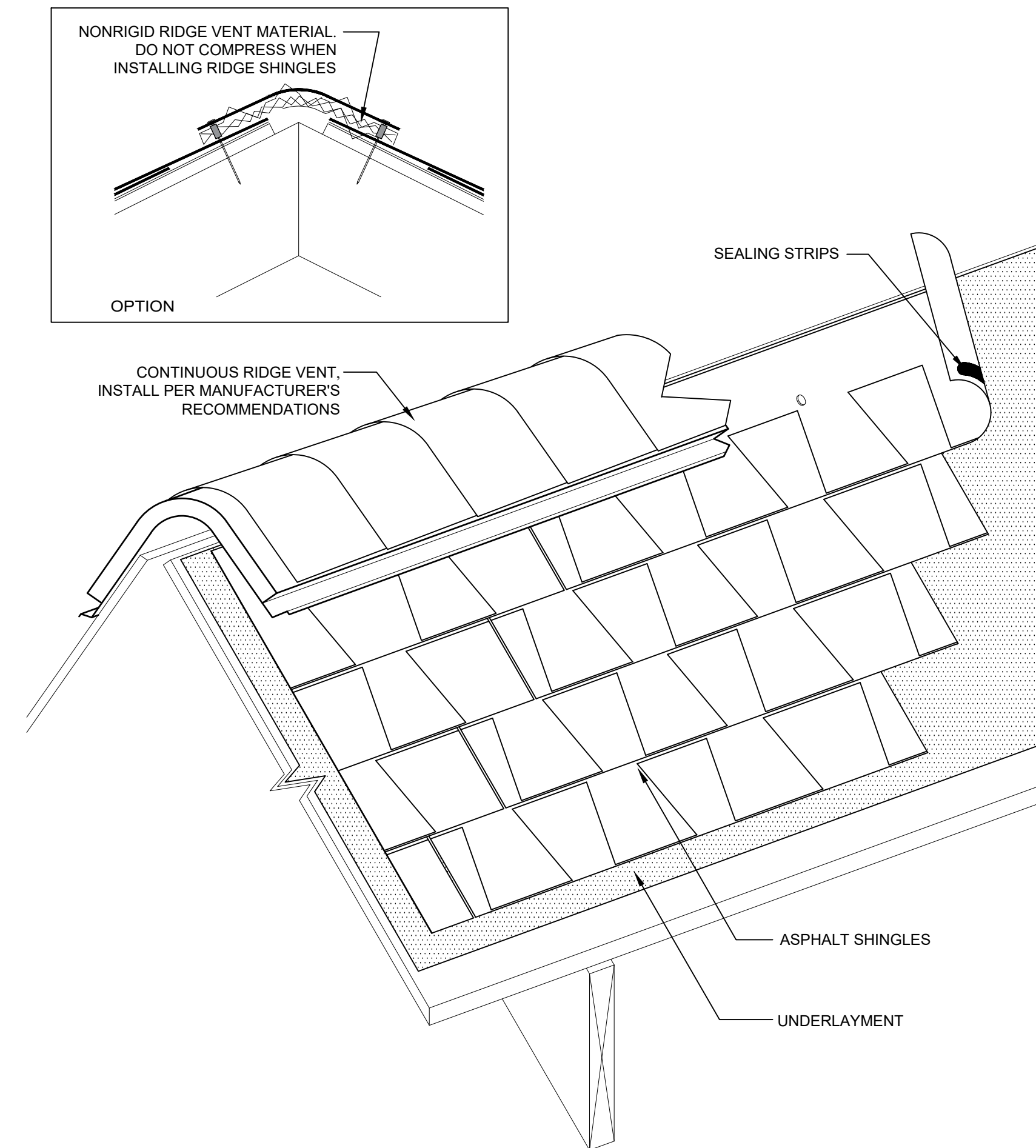


- NOTES:
1. REFER TO THE SPECIFICATION FOR MATERIALS AND INSTALLATION REQUIREMENTS.

1 RAKE WITH STARTER COURSE
NOT TO SCALE



5 EDGE VENT DETAIL
NOT TO SCALE



4 RIDGE WITH CONTINUOUS RIDGE VENT
NOT TO SCALE

DRAKE BUILDING
UPSON COUNTY BOC
ROOFING PROJECT
305 S. HIGHTOWER STREET, THOMASTON, GA 30286

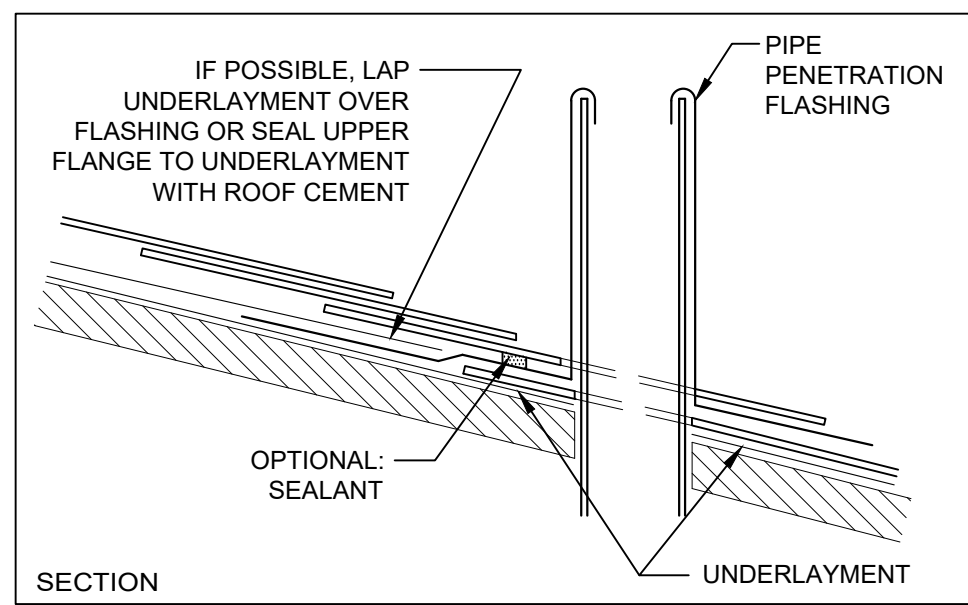
Project: 26UCGU03RR396
Drawn: TRM/ Approved: MB
Issues:
08/24/2026 Issued Drawings

DETAILS

A300

3225 SHALLOWFORD ROAD
SUITE 520 ATLANTA, GA 30062
770-565-3016
MERIK SOUTH
P.O. BOX 1060
BYRON, GA 31008
478-954-3971

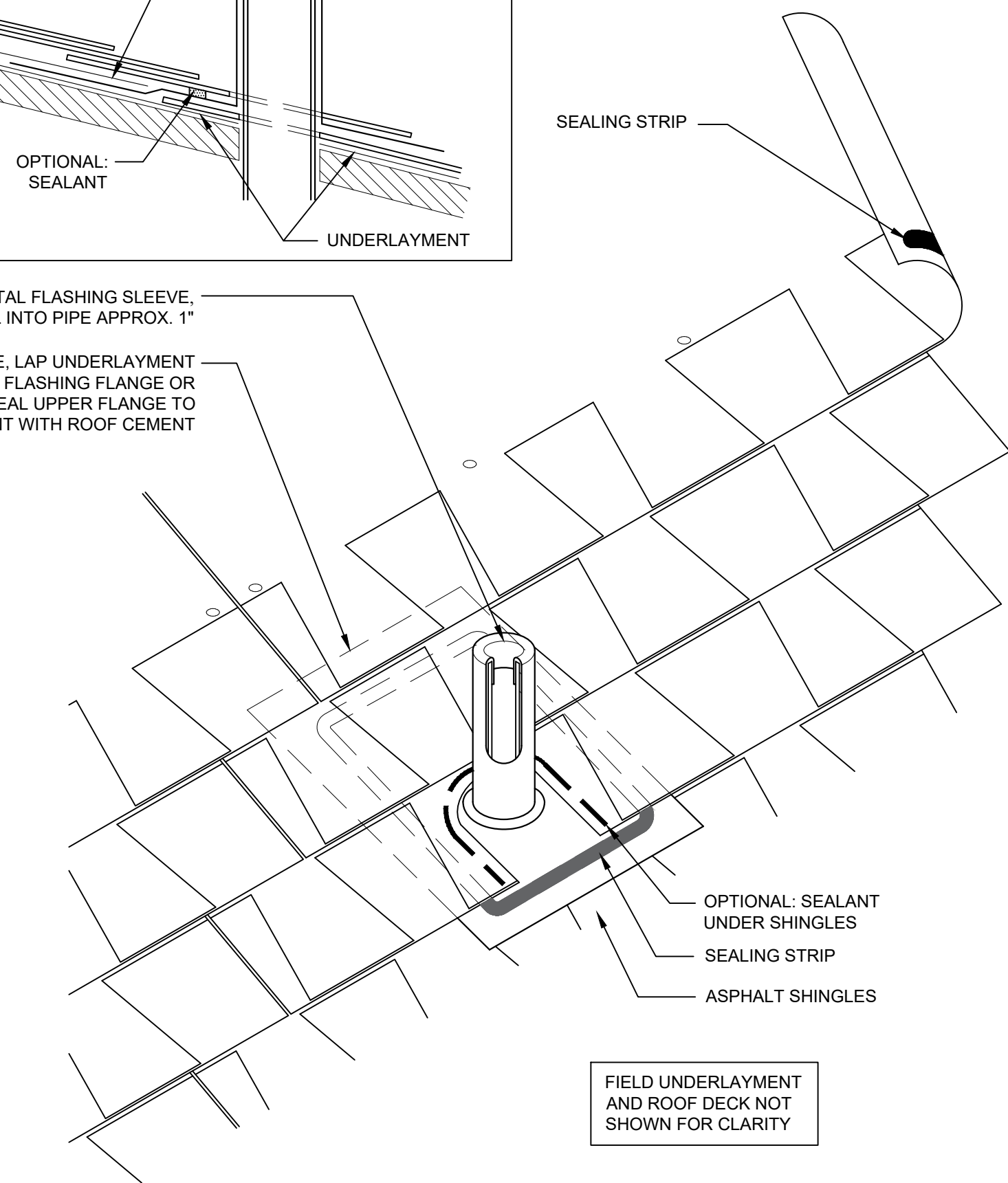
MERIK
BUILDING CONSTRUCTION CONSULTANTS



SECTION

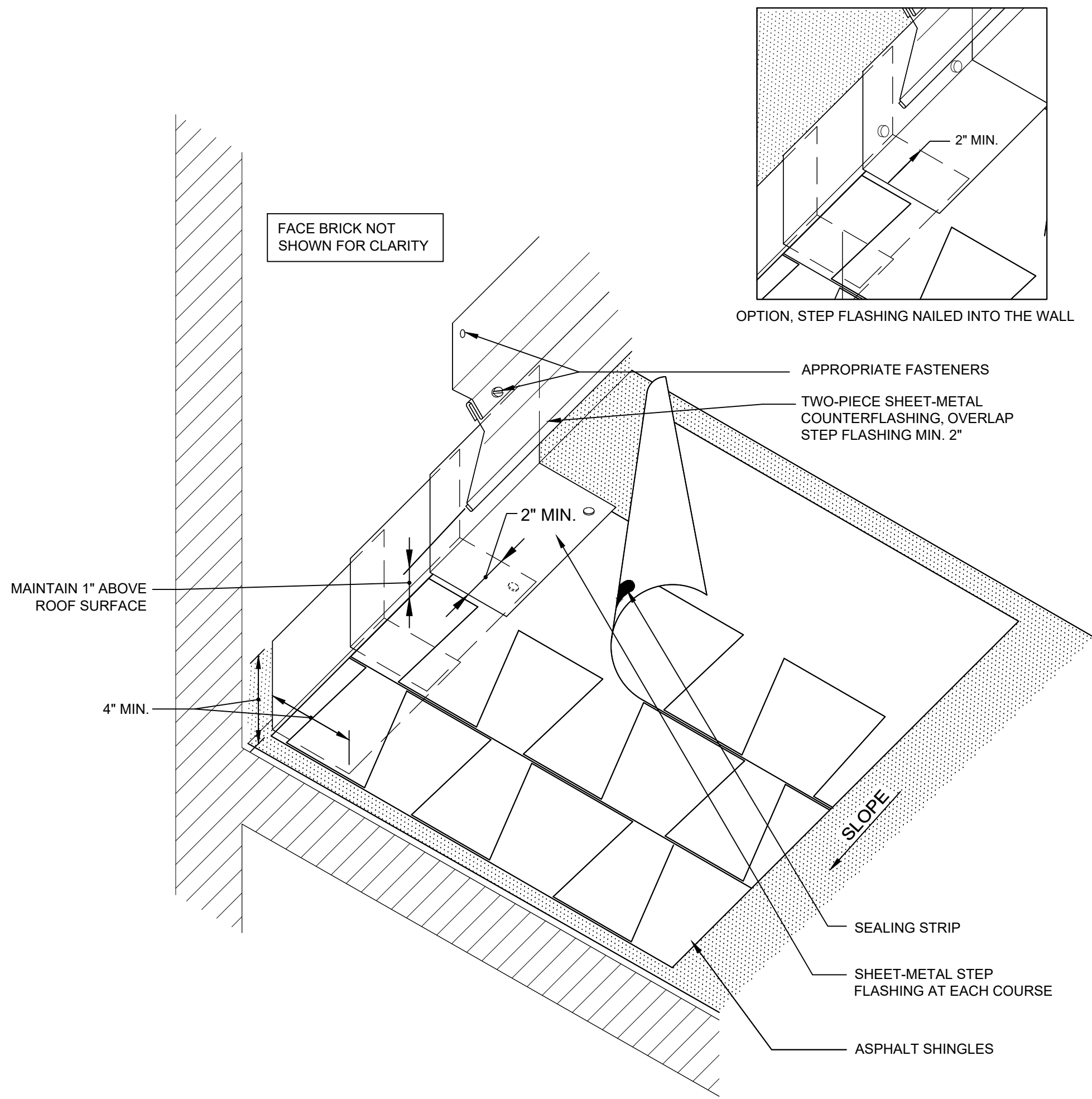
SOFT-METAL FLASHING SLEEVE,
ROLL INTO PIPE APPROX. 1"

IF POSSIBLE, LAP UNDERLAYMENT
OVER TOP OF FLASHING FLANGE OR
SEAL UPPER FLANGE TO
UNDERLAYMENT WITH ROOF CEMENT

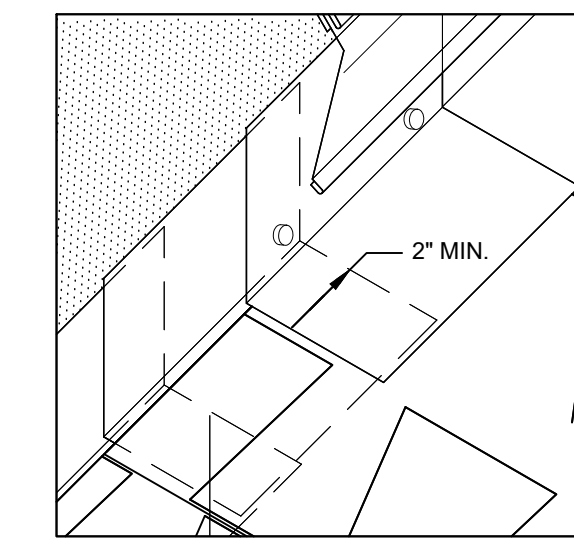


FIELD UNDERLAYMENT
AND ROOF DECK NOT
SHOWN FOR CLARITY

3 VENT PIPE FLASHING
NOT TO SCALE



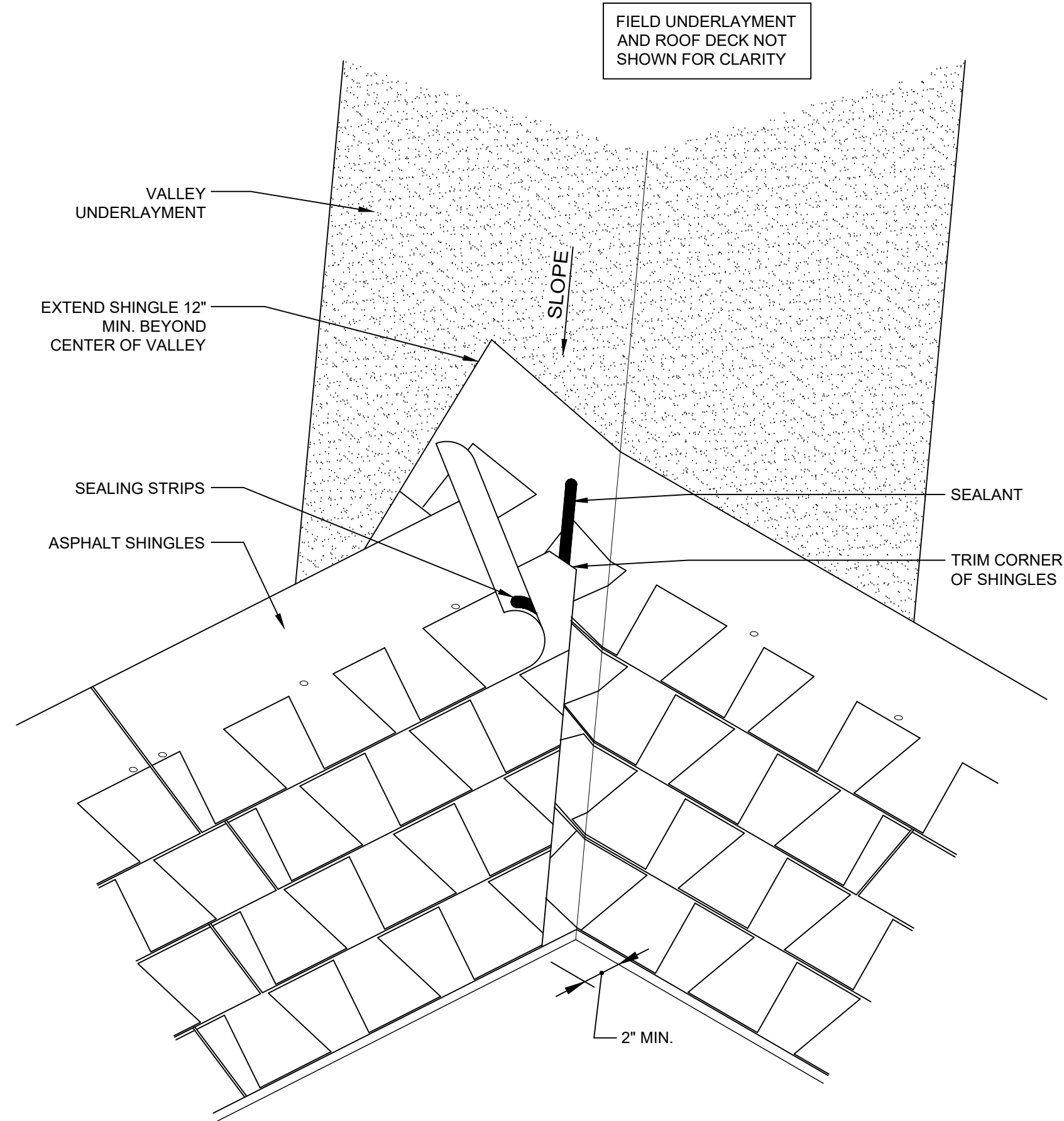
FACE BRICK NOT
SHOWN FOR CLARITY



OPTION, STEP FLASHING NAILED INTO THE WALL

APPROPRIATE FASTENERS
TWO-PIECE SHEET-METAL
COUNTERFLASHING, OVERLAP
STEP FLASHING MIN. 2"

2 SIDEWALL FLASHING
NOT TO SCALE



FIELD UNDERLAYMENT
AND ROOF DECK NOT
SHOWN FOR CLARITY

VALLEY
UNDERLAYMENT

EXTEND SHINGLE 12"
MIN. BEYOND
CENTER OF VALLEY

SEALING STRIPS

ASPHALT SHINGLES

SEALANT

TRIM CORNER
OF SHINGLES

- NOTES:
1. VALLEY UNDERLAYMENT TYPE MAY VARY DEPENDING ON CLIMATIC CONDITIONS.
 2. NO FASTENERS WITHIN 6 INCHES OF VALLEY CENTER
 3. THE CUT SIDE OF THE VALLEY SHOULD BE ON THE SIDE WITH THE GREATEST ROOF AREA.

1 VALLEY
NOT TO SCALE

DRAKE BUILDING
UPSON COUNTY BOC
ROOFING PROJECT

305 S. HIGHTOWER STREET, THOMASTON, GA 30286

Project: 26UCGU03RR396
Drawn: TRM/ Approved: MB
Issues:
08/24/2026 Issued Drawings

DETAILS

A301

MERIK
BUILDING CONSTRUCTION CONSULTANTS

3225 SHALLOWFORD ROAD
SUITE 520
MARIETTA, GA 30062
770-565-3016
MERIK SOUTH
P.O. BOX 1060
1130 W. WHITE ROAD
BYRON, GA 31008
478-954-3971