

# OTSEGO COUNTY COURT HOUSE / WINDOW AND ROOF REPLACEMENT

Key Plan: No Scale

## Gaylord, Michigan

CODE DATA	
BUILDING CODE:	MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS - 2015 ALTERATION LEVEL 1
MBC CONSTRUCTION TYPE:	VB
OCC. GROUP:	B (BUSINESS)
SITE DATA:	B-1 (LOCAL BUSINESS)
ZONING:	1.7 ACRES
ENERGY CODE:	ASHRAE STANDARD 90.1-2013 W/ 2017 MICHIGAN ENERGY CODE W/ PART 10A AMENDMENTS

Client:  
**OTSEGO COUNTY**

Project:  
**OTSEGO COUNTY  
COURTHOUSE /  
WINDOW AND ROOF  
REPLACEMENT**

225 W. MAIN STREET  
GAYLORD, MI 49735

Seal:

Date: 04/05/19  
Issued For: BID SET

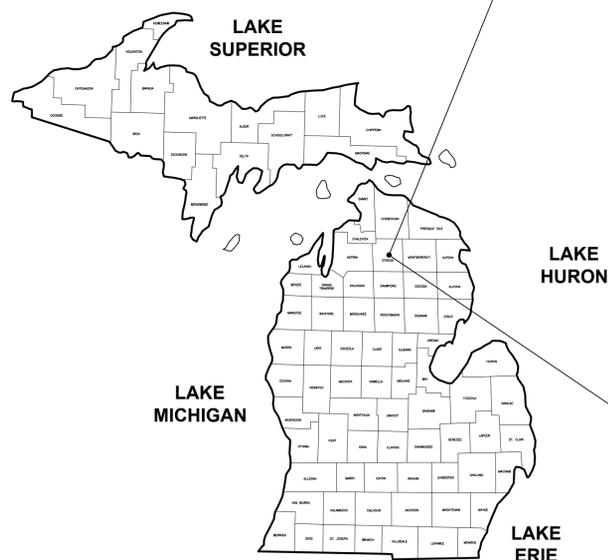
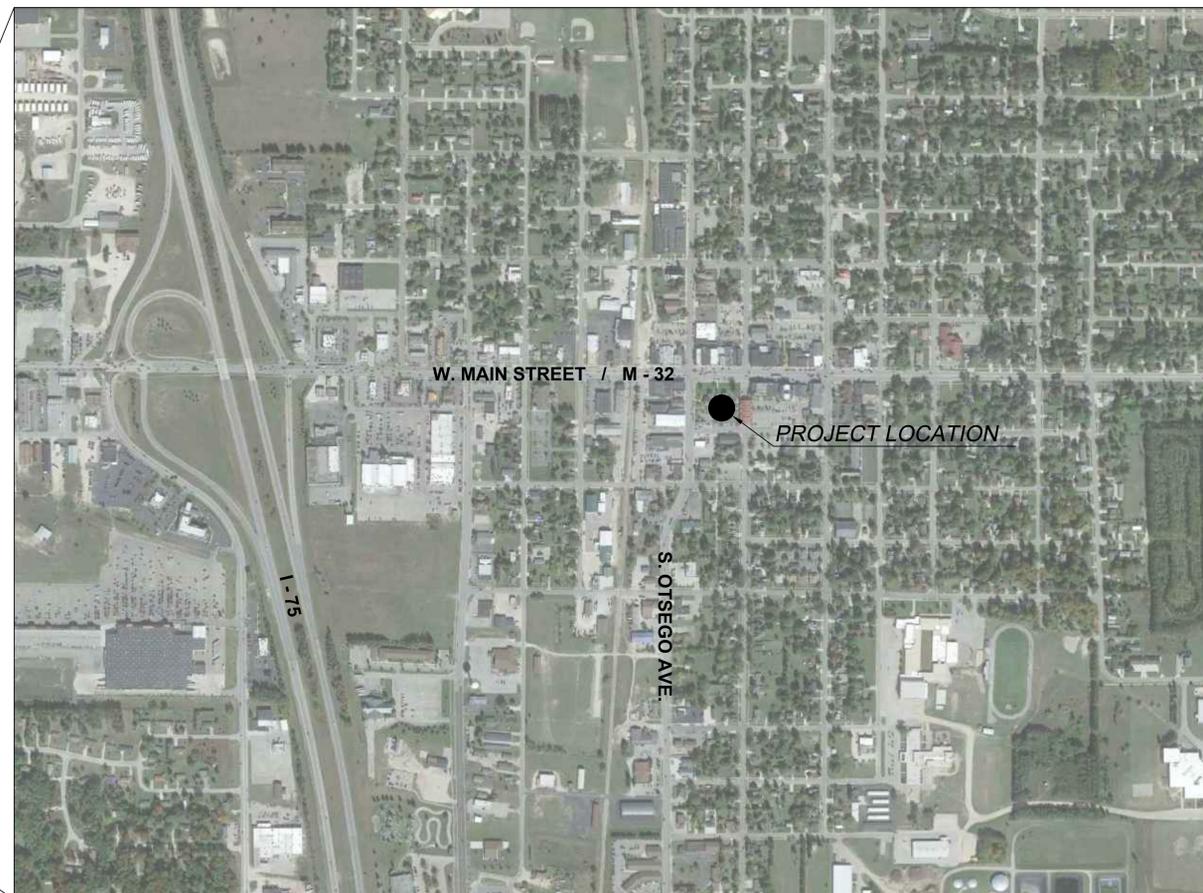
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Sheet Title:  
**COVER SHEET**

Project Number: 19099

Sheet Number: **CS-001**

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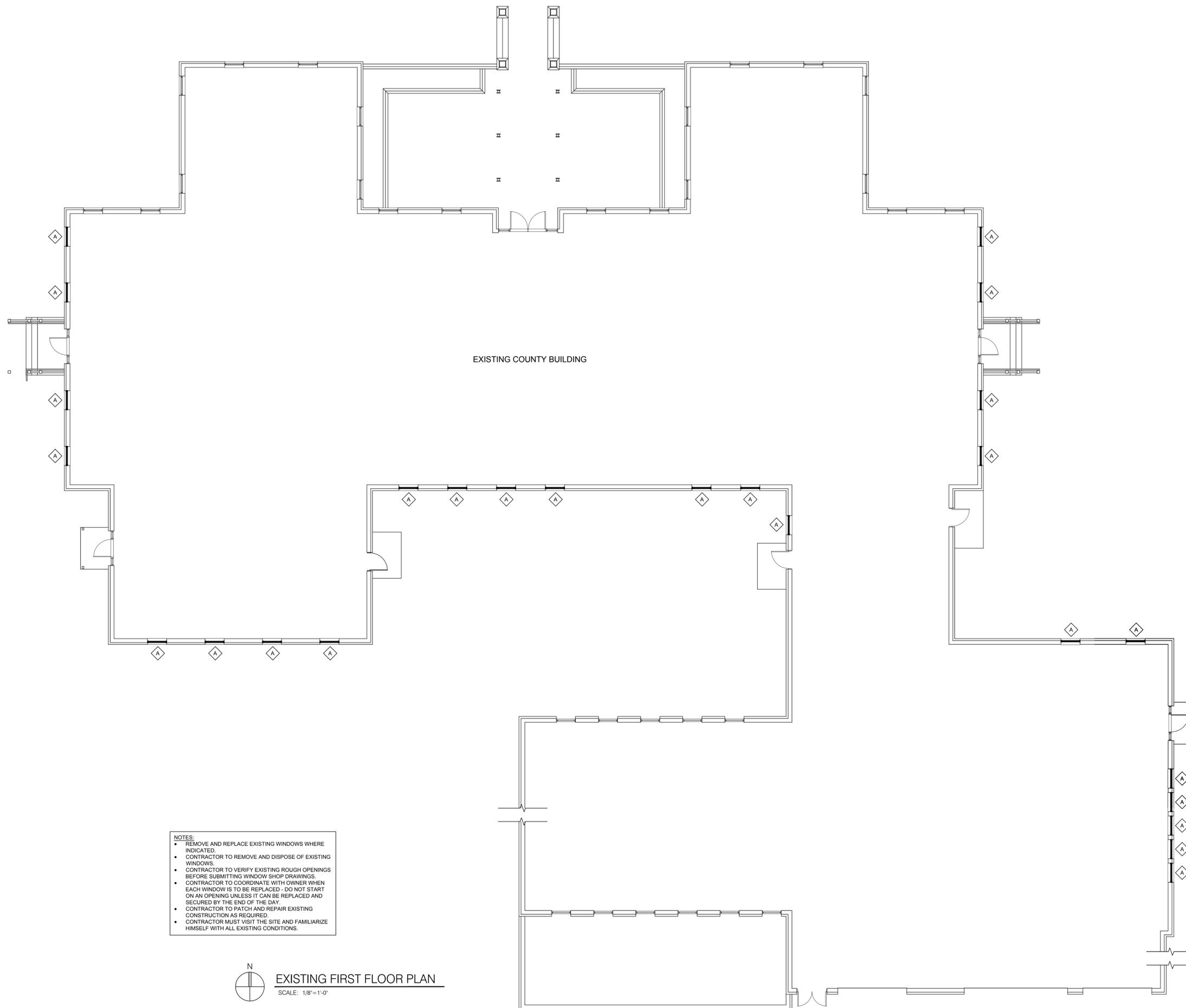
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**EXISTING FIRST  
FLOOR PLAN**

Project Number: 19099

Sheet Number: **A-200**

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- NOTES:
- REMOVE AND REPLACE EXISTING WINDOWS WHERE INDICATED.
  - CONTRACTOR TO REMOVE AND DISPOSE OF EXISTING WINDOWS.
  - CONTRACTOR TO VERIFY EXISTING ROUGH OPENINGS BEFORE SUBMITTING WINDOW SHOP DRAWINGS.
  - CONTRACTOR TO COORDINATE WITH OWNER WHEN EACH WINDOW IS TO BE REPLACED - DO NOT START ON AN OPENING UNLESS IT CAN BE REPLACED AND SECURED BY THE END OF THE DAY.
  - CONTRACTOR TO PATCH AND REPAIR EXISTING CONSTRUCTION AS REQUIRED.
  - CONTRACTOR MUST VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.



## EXISTING FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



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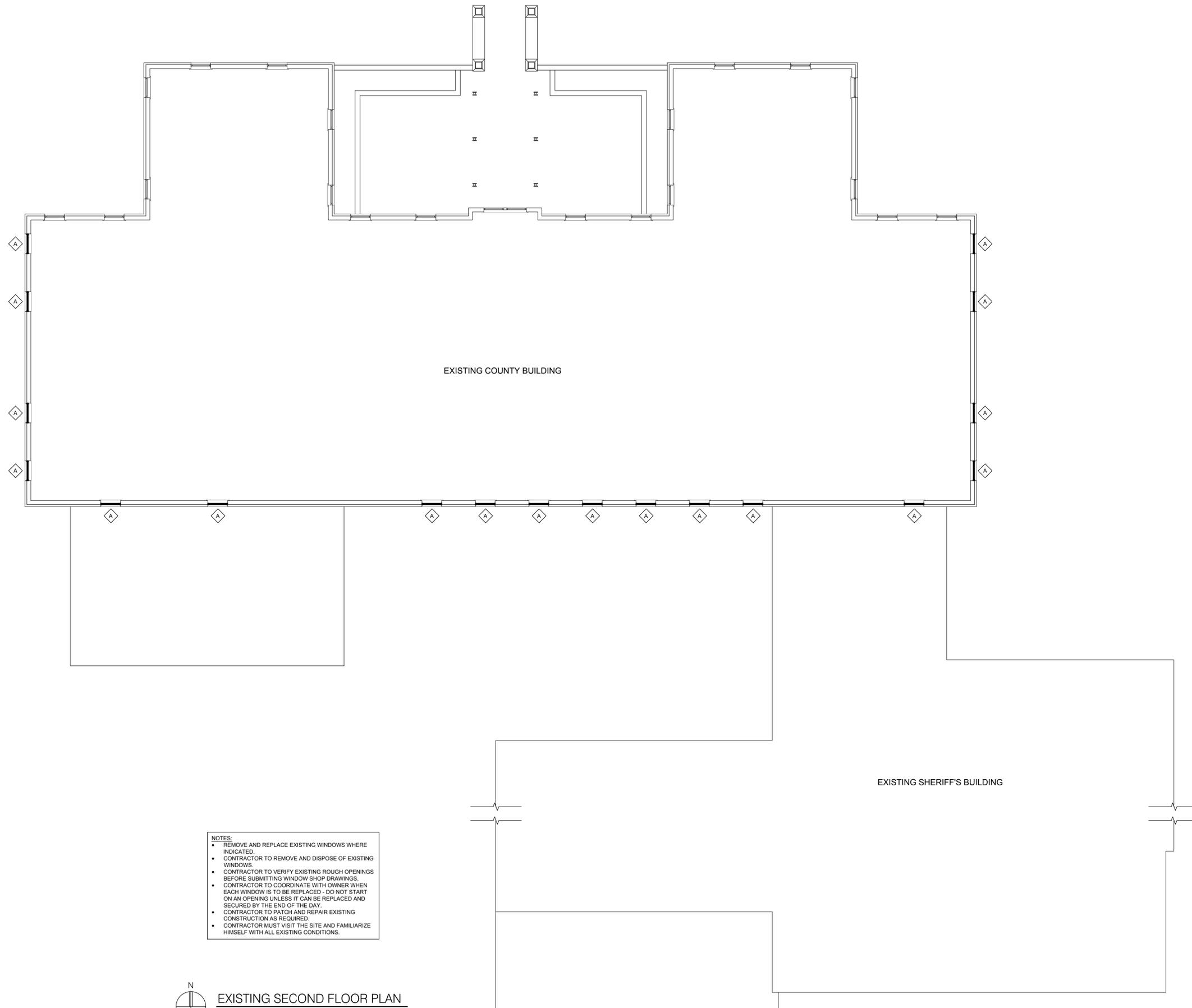
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**EXISTING SECOND  
FLOOR PLAN**

Project Number: 19099

Sheet Number: **A-201**

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  - CONTRACTOR TO PATCH AND REPAIR EXISTING CONSTRUCTION AS REQUIRED.
  - CONTRACTOR MUST VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.



## EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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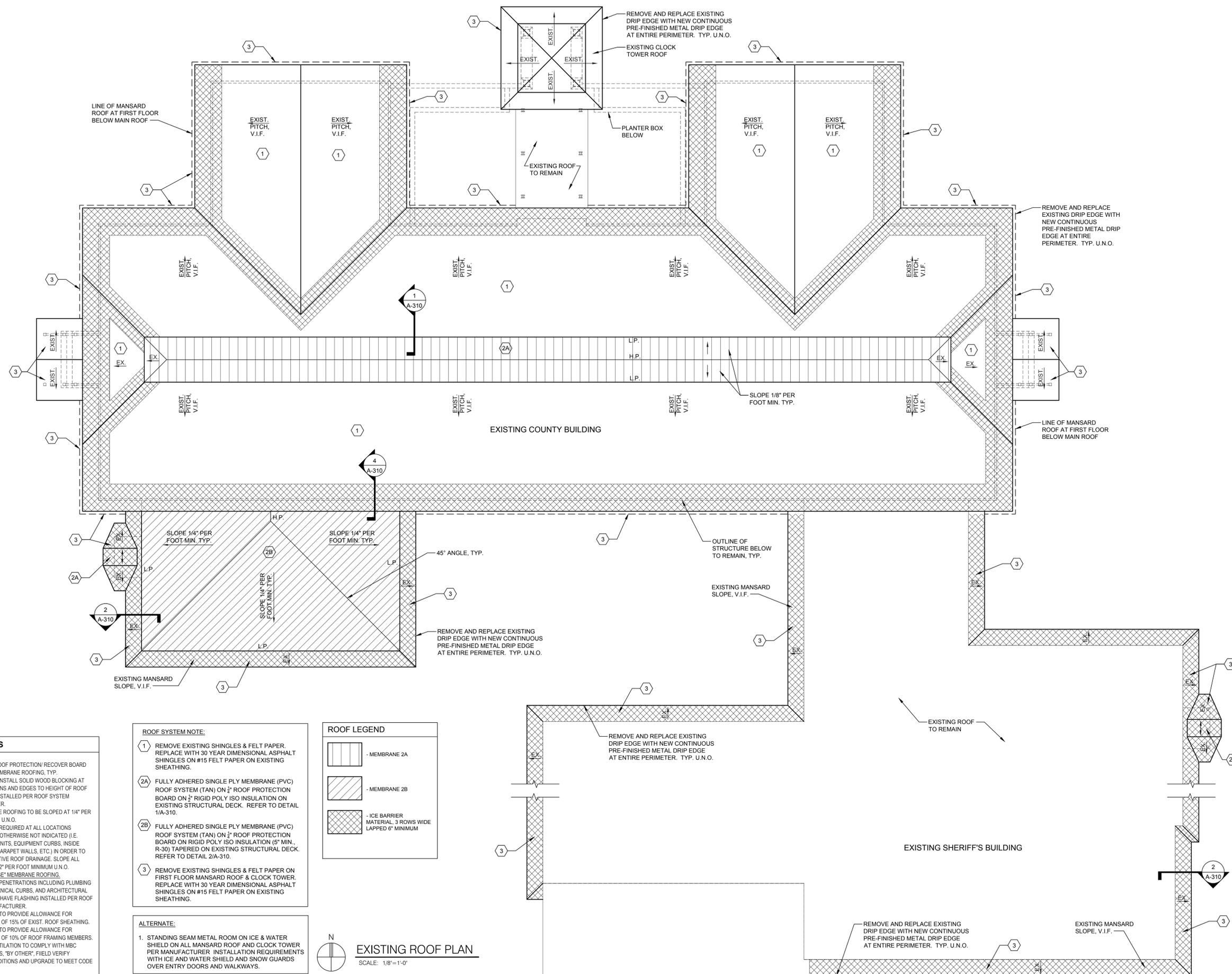
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**EXISTING ROOF  
PLAN**

Project Number: 19099

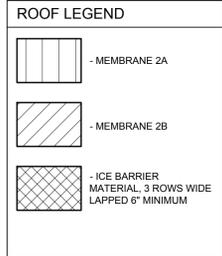
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- ROOF NOTES**
- INSTALL 1/4" ROOF PROTECTION/ RECOVER BOARD BELOW ALL MEMBRANE ROOFING. TYP.
  - PROVIDE AND INSTALL SOLID WOOD BLOCKING AT ALL TRANSITIONS AND EDGES TO HEIGHT OF ROOF INSULATION, INSTALLED PER ROOF SYSTEM MANUFACTURER.
  - ALL MEMBRANE ROOFING TO BE SLOPED AT 1/4" PER FOOT MINIMUM U.N.O.
  - SADDLES ARE REQUIRED AT ALL LOCATIONS INDICATED OR OTHERWISE NOT INDICATED (I.E. MECHANICAL UNITS, EQUIPMENT CURBS, INSIDE CORNERS AT PARAPET WALLS, ETC.) IN ORDER TO PROVIDE POSITIVE ROOF DRAINAGE. SLOPE ALL SADDLES AT 1/2" PER FOOT MINIMUM U.N.O.
  - DO NOT "BRIDGE" MEMBRANE ROOFING.
  - ALL ROOFTOP PENETRATIONS INCLUDING PLUMBING VENTS, MECHANICAL CURBS, AND ARCHITECTURAL CURBS, SHALL HAVE FLASHING INSTALLED PER ROOF SYSTEM MANUFACTURER.
  - CONTRACTOR TO PROVIDE ALLOWANCE FOR REPLACEMENT OF 15% OF EXIST. ROOF SHEATHING.
  - CONTRACTOR TO PROVIDE ALLOWANCE FOR REPLACEMENT OF 10% OF ROOF FRAMING MEMBERS.
  - ALL ROOF VENTILATION TO COMPLY WITH MIBC REQUIREMENTS, BY OTHER, FIELD VERIFY EXISTING CONDITIONS AND UPGRADE TO MEET CODE AS REQUIRED.

- ROOF SYSTEM NOTE:**
- REMOVE EXISTING SHINGLES & FELT PAPER. REPLACE WITH 30 YEAR DIMENSIONAL ASPHALT SHINGLES ON #15 FELT PAPER ON EXISTING SHEATHING.
  - FULLY ADHERED SINGLE PLY MEMBRANE (PVC) ROOF SYSTEM (TAN) ON 3/8" ROOF PROTECTION BOARD ON 1/2" RIGID POLY ISO INSULATION ON EXISTING STRUCTURAL DECK. REFER TO DETAIL 1/A-310.
  - FULLY ADHERED SINGLE PLY MEMBRANE (PVC) ROOF SYSTEM (TAN) ON 3/8" ROOF PROTECTION BOARD ON RIGID POLY ISO INSULATION (5" MIN. R-30) TAPERED ON EXISTING STRUCTURAL DECK. REFER TO DETAIL 2/A-310.
  - REMOVE EXISTING SHINGLES & FELT PAPER ON FIRST FLOOR MANSARD ROOF & CLOCK TOWER. REPLACE WITH 30 YEAR DIMENSIONAL ASPHALT SHINGLES ON #15 FELT PAPER ON EXISTING SHEATHING.
- ALTERNATE:**
- STANDING SEAM METAL ROOF ON ICE & WATER SHIELD ON ALL MANSARD ROOF & CLOCK TOWER PER MANUFACTURER. INSTALLATION REQUIREMENTS WITH ICE AND WATER SHIELD AND SNOW GUARDS OVER ENTRY DOORS AND WALKWAYS.





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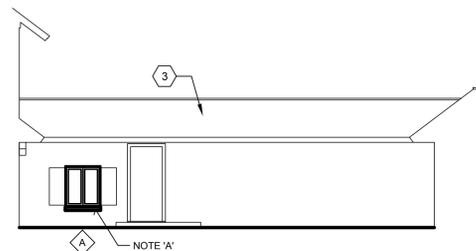
Key Plan: No Scale

WINDOW SCHEDULE					
NUMBER	FRAME SIZE	TYPE	DETAILS	NOTES	
A	3'-2" x 3'-9" (V.I.F.)	CASEMENT / CLAD	A or B / A-310 (V.I.F.)	1" INSULATED GLAZING W/ LOW-E AND ARGON GAS	
B	3'-2" x 4'-5" (V.I.F.)	CASEMENT / CLAD	A / A-310 (V.I.F.)	1" INSULATED GLAZING W/ LOW-E AND ARGON GAS	

**NOTE:**  
- ACCEPTABLE WINDOW MANUFACTURERS' ANDERSEN WINDOWS, PELLA WINDOWS OR ARCHITECT APPROVED EQUAL  
- CONTRACTOR TO FIELD VERIFY ALL OPENINGS TO VERIFY SIZE OF WINDOWS AND OPENINGS BEFORE SUBMITTING SHOP DRAWINGS  
- EXTERIOR PAINT AND COLOR (SHERWIN WILLIAMS LOXON SELF-CLEANING ACRYLIC COATINGS LX13, COLOR T.B.D.)  
- INTERIOR EXPOSED WOOD SHALL BE EITHER PREFINISHED TO MATCH EXIST. STAIN COLOR OR COME UNFINISHED AND BE FIELD STAINED TO MATCH EXIST. STAIN COLOR

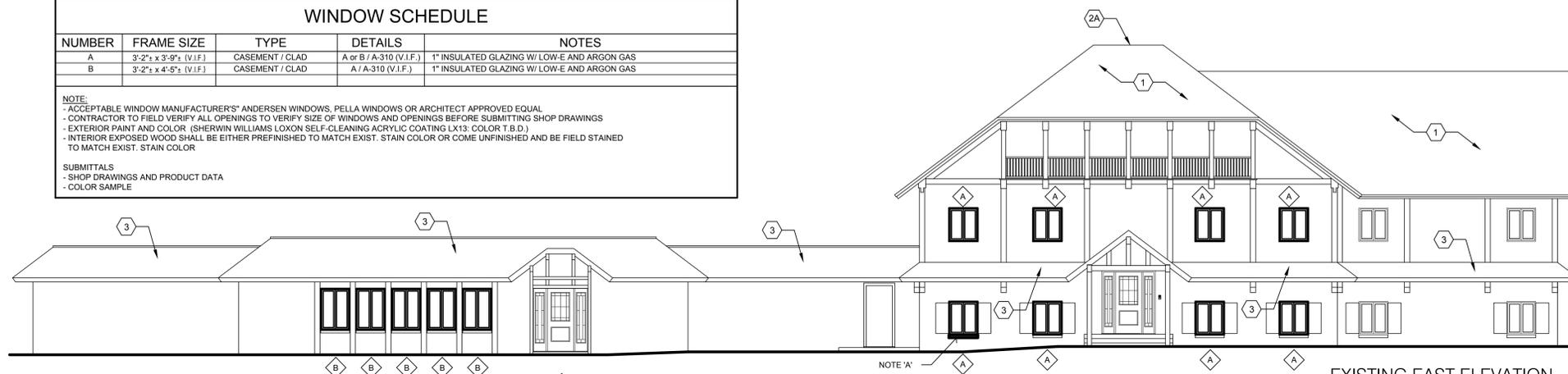
**SUBMITTALS**  
- SHOP DRAWINGS AND PRODUCT DATA  
- COLOR SAMPLE

**NOTE:**  
ALL WINDOWS TO RECEIVE NEW MEMBRANE FLASHING PER WINDOW MANUFACTURE INSTALLATION REQUIREMENTS.



**PARTIAL EXISTING WEST ELEVATION**

SCALE: 1/8"=1'-0"



**EXISTING EAST ELEVATION**

SCALE: 1/8"=1'-0"

- NOTES:**
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  - CONTRACTOR TO VERIFY EXISTING ROUGH OPENINGS BEFORE SUBMITTING WINDOW SHOP DRAWINGS.
  - CONTRACTOR TO COORDINATE WITH OWNER WHEN EACH WINDOW IS TO BE REPLACED - DO NOT START ON AN OPENING UNLESS IT CAN BE REPLACED AND SECURED BY THE END OF THE DAY.
  - CONTRACTOR TO PATCH AND REPAIR EXISTING CONSTRUCTION AS REQUIRED.
  - CONTRACTOR MUST VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.

**NOTE:**  
CONTRACTOR TO FIELD VERIFY ALL OPENINGS TO VERIFY SIZE OF WINDOWS AND OPENINGS BEFORE SUBMITTING SHOP DRAWINGS

### ROOF NOTES

- INSTALL 1/4" ROOF PROTECTION/ RECOVER BOARD BELOW ALL MEMBRANE ROOFINGS, TYP.
- PROVIDE AND INSTALL SOLID WOOD BLOCKING AT ALL TRANSITIONS AND EDGES TO HEIGHT OF ROOF INSULATION, INSTALLED PER ROOF SYSTEM MANUFACTURER.
- ALL MEMBRANE ROOFING TO BE SLOPED AT 1/4" PER FOOT MINIMUM U.N.O.
- SADDLES ARE REQUIRED AT ALL LOCATIONS INDICATED OR OTHERWISE NOT INDICATED (I.E. MECHANICAL UNITS, EQUIPMENT CURBS, INSIDE CORNERS AT PARAPET WALLS, ETC.) IN ORDER TO PROVIDE POSITIVE ROOF DRAINAGE. SLOPE ALL SADDLES AT 1/2" PER FOOT MINIMUM U.N.O.
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- CONTRACTOR TO PROVIDE ALLOWANCE FOR REPLACEMENT OF 15% OF EXIST. ROOF SHEATHING.
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- ALL ROOF VENTILATION TO COMPLY WITH MBC REQUIREMENTS, "BY OTHER", FIELD VERIFY EXISTING CONDITIONS AND UPGRADE TO MEET CODE AS REQUIRED.

### ROOF SYSTEM NOTE:

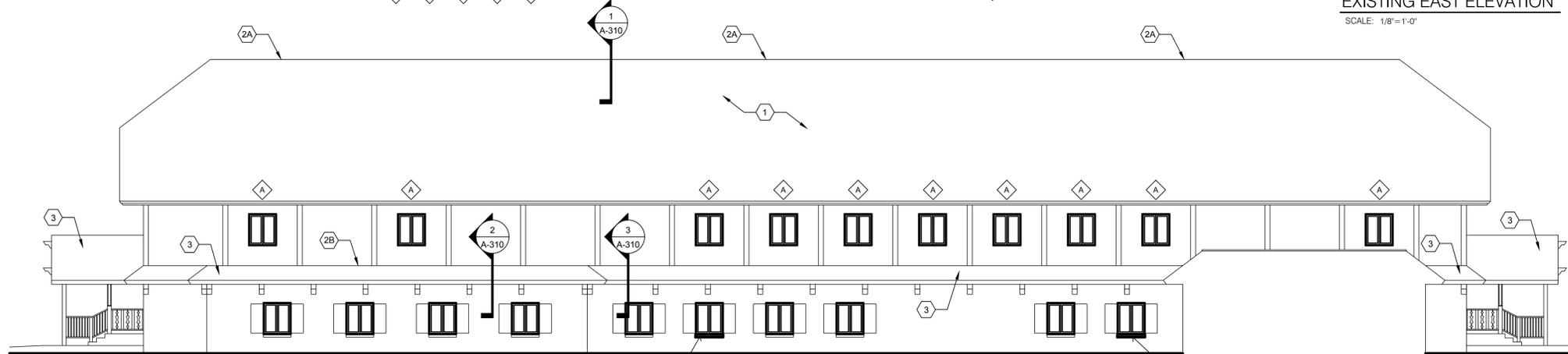
- REMOVE EXISTING SHINGLES & FELT PAPER. REPLACE WITH 30 YEAR DIMENSIONAL ASPHALT SHINGLES ON #15 FELT PAPER ON EXISTING SHEATHING.
- FULLY ADHERED SINGLE PLY MEMBRANE (PVC) ROOF SYSTEM (TAN) ON 1/2" ROOF PROTECTION BOARD ON 1/2" RIGID POLY ISO INSULATION ON EXISTING STRUCTURAL DECK. REFER TO DETAIL 1/A-310.
- FULLY ADHERED SINGLE PLY MEMBRANE (PVC) ROOF SYSTEM (TAN) ON 1/2" ROOF PROTECTION BOARD ON RIGID POLY ISO INSULATION (5" MIN., R-30) TAPERED ON EXISTING STRUCTURAL DECK. REFER TO DETAIL 2/A-310.
- REMOVE EXISTING SHINGLES & FELT PAPER ON FIRST FLOOR MANSARD ROOF & CLOCK TOWER. REPLACE WITH 30 YEAR DIMENSIONAL ASPHALT SHINGLES ON #15 FELT PAPER ON EXISTING SHEATHING.

### ALTERNATE:

- STANDING SEAM METAL ROOF ON ICE & WATER SHIELD ON ALL MANSARD ROOF AND CLOCK TOWER PER MANUFACTURER INSTALLATION REQUIREMENTS WITH ICE AND WATER SHIELD AND SNOW GUARDS OVER ENTRY DOORS AND WALKWAYS.

### ADDITIVE:

- PAIN EXISTING WINDOWS TO MATCH NEW WINDOW COLOR. PAINT EXTERIOR TRIM, STUCCO AND MISCELLANEOUS ARCHITECTURAL ELEMENTS. SHERWIN WILLIAMS LOXON SELF-CLEANING ACRYLIC COATING LX13 (COLOR T.B.D.).



**EXISTING SOUTH ELEVATION**

SCALE: 1/8"=1'-0"



**EXISTING WEST ELEVATION**

SCALE: 1/8"=1'-0"



**EXISTING NORTH ELEVATION**

SCALE: 1/8"=1'-0"

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Project:  
**OTSEGO COUNTY COURTHOUSE / WINDOW AND ROOF REPLACEMENT**

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Sheet Title:  
**EXISTING EXTERIOR ELEVATIONS, WINDOW SCHEDULE**

Project Number: 19099

Sheet Number: **A-300**

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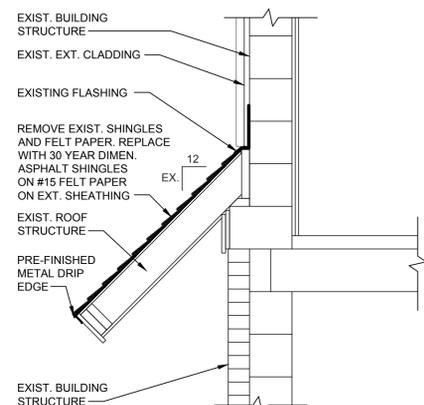
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**DETAILS**

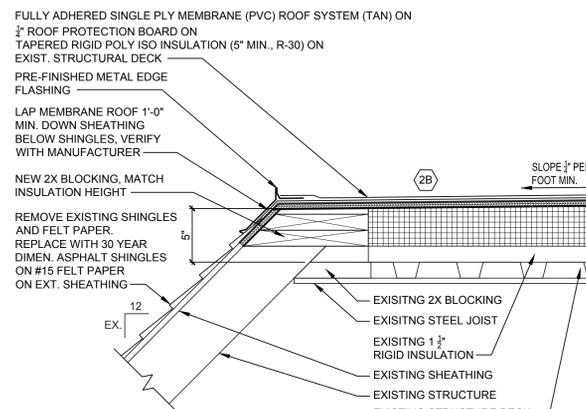
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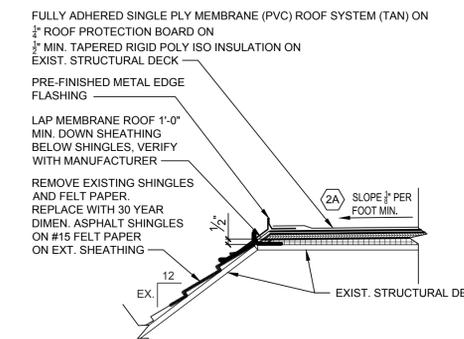
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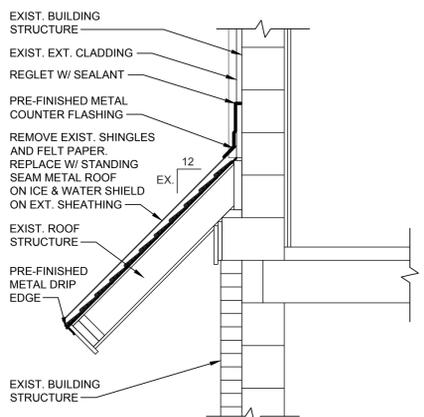
**3 SHINGLE ROOF DETAIL**  
SCALE: 3/4"=1'-0"



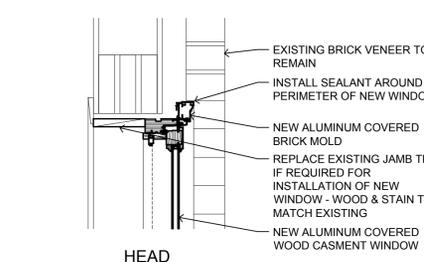
**2 MEMBRANE ROOF TRANSITION DETAIL**  
SCALE: 1 1/2"=1'-0"



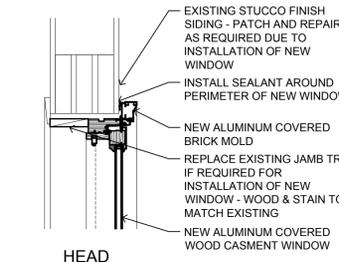
**1 MEMBRANE ROOF TRANSITION DETAIL**  
SCALE: 1 1/2"=1'-0"



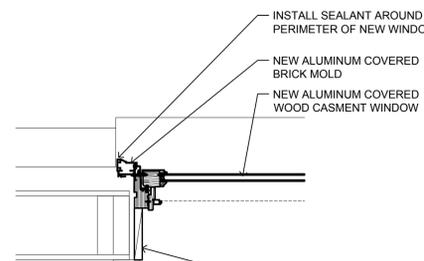
**3A METAL ROOF DETAIL (ALT.)**  
SCALE: 3/4"=1'-0"



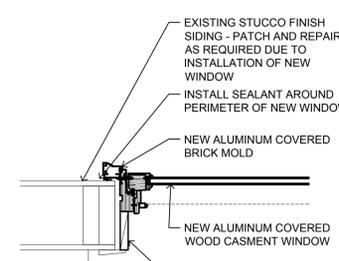
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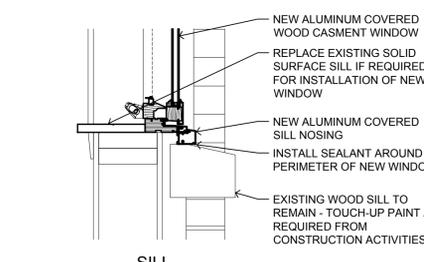
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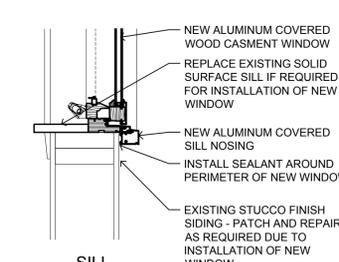
**JAMB**



**JAMB**



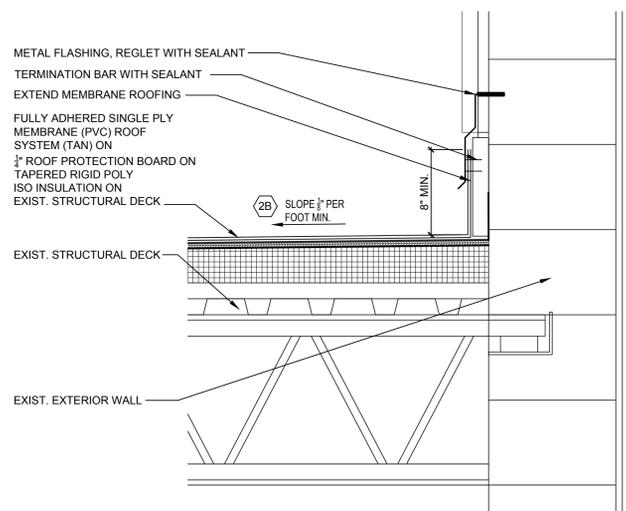
**SILL**



**SILL**

**B WINDOW DETAILS**  
SCALE: 1 1/2"=1'-0"

**A WINDOW DETAILS**  
SCALE: 1 1/2"=1'-0"



**4 MEMBRANE ROOF TRANSITION DETAIL**  
SCALE: 1 1/2"=1'-0"

**NOTE:**  
ALL WINDOWS TO RECEIVE  
NEW MEMBRANE FLASHING  
PER WINDOW MANUFACTURE  
INSTALLATION REQUIREMENTS.