

Historic Jefferson College Envelope Repairs
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Construction Documents



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BASE BID AND UNIT COST

BASE BID: ROOF AND ENVELOPE REPAIRS AND/OR REPLACEMENT ON SIX BUILDINGS, AND ALL ASSOCIATED WORK AS SHOWN ON THE DOCUMENTS.

UNIT COST #1: CARPENTER HALL - PROVIDE A UNIT COST PER SQUARE FOOT FOR ALL LABOR AND MATERIALS TO REMOVE AND REPLACE TONGUE & GROOVE WOOD DECKING. INCLUDE ALL COSTS ASSOCIATED WITH OVERHEAD, TAXES, BOND, INSURANCE AND OTHERWISE AS REQUIRED BY THE PROJECT MANUAL. IF THE AREAS OF ROOF DECK TO BE REPLACED IS LESS THAN THE DEFINED AREA ALREADY INCLUDED IN THE BASE BID, THEY WILL BE REMOVED FROM THE CONTRACT AT THE SQUARE FOOT RATE LISTED IN THIS UNIT COST. IF IT IS DETERMINED THAT MORE AREAS ARE TO BE REMOVED AND REPLACED ONCE THE WORK BEGINS, THE COST WILL BE ADDED TO THE CONTRACT AT THE RATE OF THIS UNIT COST.

THE PROJECT INCLUDES VARIOUS HISTORIC BUILDINGS ON THE EXISTING HISTORIC JEFFERSON COLLEGE CAMPUS. SOME OF THE BUILDINGS WILL BE IN OPERATION DURING THE ENTIRE PROJECT. MANY OF THE INTERIOR SURFACES/FINISHES AND FURNITURE ARE HISTORIC AND PARTICULARLY SENSITIVE TO WATER. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING ALL INTERIOR MATERIALS AND WILL BE RESPONSIBLE FOR MINIMIZING DAMAGE FROM WEATHER RELATED EFFECTS CAUSED BY CONSTRUCTION ACTIVITIES.

THE CONTRACTOR IS RESPONSIBLE FOR BEING FAMILIAR WITH ALL RULES REGARDING THESE BUILDINGS AND THIS CAMPUS. ALL OF THE FACILITIES RULES ARE TO BE STRICTLY ADHERED TO BY THE CONTRACTOR AND ALL OF HIS EMPLOYEES FOR THE DURATION OF THE PROJECT.

ALL CONTRACTORS THAT ARE BIDDING THIS PROJECT ARE RESPONSIBLE FOR ATTENDING THE PRE-BID MEETING FOR A MORE COMPLETE DISCUSSION OF THE RULES THAT ALL CONTRACTORS EMPLOYEES WILL BE REQUIRED TO OBSERVE.

ONLY A PORTION OF THE BUILDINGS WILL BE OCCUPY DURING CONSTRUCTION. SCHEDULING OF THIS WORK WILL BE REQUIRED TO ACCOMMODATE THE OPERATIONAL NEEDS OF THE BUILDING OCCUPANTS. THIS MAY REQUIRE THE WORK TO BE CARRIED OUT IN PHASES. ALL PHASING WILL BE COORDINATED AT THE PRE-CONSTRUCTION MEETING AND SUBSEQUENT SITE AND/OR MONTHLY MEETINGS.

THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING PERSONS, MOTOR VEHICLES, SURROUNDING SURFACES OF THE BUILDING BEING WORKED ON, BUILDING SITE, EXISTING UTILITIES, AND SURROUNDING BUILDINGS FROM DAMAGE RESULTING FROM ALL CONSTRUCTION ACTIVITIES. TEMPORARY PROTECTION AT ENTRIES AND PEDESTRIAN WALKWAYS WILL BE REQUIRED AT OCCUPIED BUILDINGS. ALL PROTECTION IS TO REMAIN IN PLACE DURING THE DURATION OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY SCREENING AROUND ANY LIFTS OR OTHER EQUIPMENT USED TO ACCESS THE BUILDINGS/ROOFS. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE BUILDING IN A WEATHERTIGHT CONDITION DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO THE BUILDING, BUILDING INTERIOR, AND CONTENTS OF THE BUILDING DUE TO FAILURE TO MAINTAIN WEATHERTIGHT CONDITIONS.

THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING LANDSCAPING, SIDEWALKS, LAWN, ETC. THE CONTRACTOR IS RESPONSIBLE FOR MARKING ALL UTILITIES AND PROTECTING THEM DURING ALL CONSTRUCTION ACTIVITIES. ALL FEATURES (LANDSCAPING, SIDEWALKS, ETC) THAT ARE DAMAGED PRIOR TO THE BEGINNING OF CONSTRUCTION ARE TO BE DOCUMENTED BY PHOTOGRAPHS BY THE CONTRACTOR. THE OWNER EXPECTS THAT THE CONTRACTOR WILL PLACE PROTECTION (MATS, ETC) OVER LAWNS, SIDEWALKS, ETC TO MINIMIZE ANY DAMAGE. ALL DAMAGE IS TO BE REPAIRED. ANY DAMAGED LAWN AREAS ARE TO BE RE-SODDED WITH BERMUDA SOD OVER PREPARED/LEVELED SOIL, SATURATED WITH WATER FOR THE FIRST WATERING AND THEN WATERED FOR TWO (2) WEEKS BY THE CONTRACTOR.

GENERAL NOTES - APPLY TO ALL BUILDINGS:

- AN ATTEMPT WAS MADE TO IDENTIFY ALL MAJOR EXISTING CONDITIONS. HOWEVER, ALL ROOF PENETRATIONS, PLUMBING STACKS, HOT STACKS, AND ROOF EQUIPMENT MAY NOT BE SHOWN. THEREFORE, THE CONTRACTOR IS EXPECTED TO BE FAMILIAR WITH ALL EXISTING CONSTRUCTION AND IDENTIFY THE SIZE, NUMBER, AND USE OF ALL CONDITIONS ON THESE ROOFS. FOR ANY CONDITION NOT SPECIFICALLY DETAILED, NEW CONSTRUCTION WILL BE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THAT PARTICULAR CONDITION. ALL WORK ASSOCIATED WITH PLUMBING OR MECHANICAL PENETRATIONS, CONNECTIONS AND EXTENSIONS ARE TO BE MADE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, MANUFACTURER'S RECOMMENDATIONS AND N.R.C.A.
- THESE DRAWINGS WERE PREPARED USING THE ARCHITECT'S FIELD MEASUREMENTS AND OBSERVATIONS, AND EXISTING DRAWINGS NOT PRODUCED IN THIS OFFICE. IN SOME INSTANCES, THERE ARE MULTIPLE EXISTING DRAWING SETS FROM VARIOUS PREVIOUS RENOVATION PROJECTS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY EXISTING CONDITIONS AND DIMENSIONS IN QUESTION.
- EXISTING STRUCTURAL INFORMATION WAS OBTAINED FROM EXISTING DRAWINGS, OBSERVATIONS, AND FROM THE OWNER, AND SHOULD BE VERIFIED BY THE CONTRACTOR TO THE EXTENT THAT IT AFFECTS THE WORK.
- IN GENERAL, ALL PREPARATION OF MATERIALS TO RECEIVE THE NEW ROOF SYSTEMS/COMPONENTS AND THE APPLICATION OF ALL NEW MATERIALS AND COMPONENTS IS TO BE AS RECOMMENDED BY THE N.R.C.A., THE ROOFING MANUFACTURER AND/OR THE COMPONENT MANUFACTURER FOR THE EXISTING CONDITION.
- PROTECT EXISTING ROOFTOP OR EXT WALL MOUNTED EQUIPMENT OR FIXTURE THAT IS CURRENTLY IN USE AND IS INTENDED TO REMAIN. THE CONTRACTOR IS TO BRING TO THE ATTENTION OF THE OWNER/ARCHITECT ANY ITEMS THAT APPEAR TO BE ABANDONED (ALONG WITH ANY ITEMS THAT ARE SPECIFICALLY NOTED TO BE REMOVED). ANY SUCH EQUIPMENT/ITEMS ARE TO BE REMOVED BY THE CONTRACTOR PRIOR TO REROOFING. PROPERLY TERMINATE, DISCONNECT AND REMOVE ACCOMPANYING UTILITY LINES, CONDUIT, PITCH POCKETS, ETC. REMOVE THE ITEM AND ALL ASSOCIATED MATERIALS. INFILL ANY EXISTING ROOF DECK/FASCIA/WALL PENETRATIONS.



HISTORIC JEFFERSON COLLEGE CAMPUS MAP - NOT TO SCALE



LOCATION MAP - NOT TO SCALE



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REVISIONS:

THIS PROJECT WILL TAKE PLACE ON PROPERTY OWNED BY THE STATE OF MISSISSIPPI. WORK ON THESE BUILDINGS FALLS UNDER THE PURVIEW OF THE DEPARTMENT OF ARCHIVES AND HISTORY. AREAS IN THESE BUILDINGS STORE SENSITIVE AND VALUABLE ARTIFACTS. THE VERY NATURE OF THE USE OF THIS BUILDING, THE INTERIOR FINISHES AND THE MATERIALS STORED IN THESE BUILDINGS MAKES THIS A RESTRICTIVE WORK ENVIRONMENT.

THE CONTRACTOR(S) IS RESPONSIBLE FOR BEING FAMILIAR WITH ALL RULES REGARDING THESE BUILDINGS. ALL OF THE FACILITY'S RULES ARE TO BE STRICTLY ADHERED TO BY THE CONTRACTOR AND ALL OF HIS EMPLOYEES FOR THE DURATION OF THE PROJECT.

THE DEPARTMENT OF ARCHIVES AND HISTORY'S REQUIREMENTS WILL BE FURTHER DISCUSSED AT THE PRE-BID MEETING AND SUBSEQUENT MONTHLY PROGRESS MEETINGS. ALL CONTRACTORS THAT ARE BIDDING THIS PROJECT ARE RESPONSIBLE FOR ATTENDING THE PRE-BID MEETING FOR A MORE COMPLETE DISCUSSION OF THE RULES THAT ALL CONTRACTORS AND EMPLOYEES WILL BE REQUIRED TO OBSERVE.

BUILDING PROTECTION

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY AND ALL TEMPORARY PROTECTION THAT IS NECESSARY TO SAFEGUARD THE BUILDING DURING THE CONSTRUCTION PROCESS. THIS APPLIES TO ANYTHING THAT COULD DAMAGE THE BUILDING INCLUDING, BUT NOT LIMITED TO, WEATHER, CONSTRUCTION METHODS, CONSTRUCTION ACTIVITIES, MATERIALS AND METHODS, ETC. DO NOT REMOVE ANY MORE MATERIALS THAN CAN BE MADE WEATHER-TIGHT BY THE END OF EACH DAY. THE CONTRACTOR IS ALSO TO BE AWARE OF WEATHER CONDITIONS AND ADJUST HIS SCHEDULE/ACTIVIEITS SO THAT CHANGING WEATHER CONDITIONS DO NOT CAUSE ANY DAMAGE. IT IS PERMISSIBLE TO USE TEMPORARY PROTECTION; HOWEVER, ANY TEMPORARY PROTECTION MUST BE ADEQUATE TO NOT ALLOW ANY AFFECTS OF WEATHER (PRECIPITATION, TEMPERATURE, WIND, ETC) OR CONSTRUCTION ACTIVITIES TO DAMAGE ANY OF THE EXISTING CONSTRUCTION OF THE BUILDING. IT IS VERY IMPORTANT THAT THE INTERIOR AND ADJACENT ELEMENTS/FINISHES BE PROTECTED. THESE ELEMENTS ARE PARTICULARLY EXPENSIVE AND/OR IRRESPLACEABLE. ANY DAMAGE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND MUST MEET THE REQUIREMENTS OF THE OWNER AND THE MISSISSIPPI DEPARTMENT OF ARCHIVES AND HISTORY.

CODE REVIEW

APPLICABLE BUILDING CODES:
INTERNATIONAL BUILDING CODE (IBC)
INTERNATIONAL EXISTING BUILDING CODE (IEBC)

INTERNATIONAL BUILDING CODE

GENERAL
MATERIALS AND METHODS OF APPLICATION USED FOR RECOVERING OR REPLACING AN EXISTING ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 15 (ROOF ASSEMBLIES AND ROOFTOP STRUCTURES). HOWEVER, REROOFING SHALL NOT BE REQUIRED TO MEET THE MINIMUM DESIGN SLOPE REQUIREMENTS OF 1/4 IN 12 SLOPE.

FLASHINGS
FLASHINGS SHALL BE RECONSTRUCTED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS.

INTERNATIONAL EXISTING BUILDING CODE

CLASSIFICATION OF WORK
THE INTERNATIONAL EXISTING BUILDING CODE CLASSIFIES THE NATURE OF THE WORK IN ORDER TO DETERMINE THE EXTENT THE REMAINDER OF THE CODE WILL BE APPLIED. THE NATURE OF THE WORK FOR THIS PROJECT FALLS INTO THE "REPAIR" CLASSIFICATION. CHAPTER 5, SECTION 502 DEFINES A "REPAIR" AS INCLUDING "THE PATCHING OR RESTORATION OR REPLACEMENT OF DAMAGED MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES FOR THE PURPOSE OF MAINTAINING SUCH COMPONENTS IN GOOD OR SOUND CONDITION WITH RESPECT TO EXISTING LOADS OR PERFORMANCE REQUIREMENTS". THIS PROJECT FALLS INTO THE "REPAIR" CLASSIFICATION DUE TO THE NATURE OF THE WORK BEING FOR THE PURPOSE OF MAINTENANCE.

EXISTING BUILDING MATERIALS
CHAPTER 6, SECTION 602.1 STATES; "MATERIALS ALREADY IN USE IN A BUILDING IN COMPLIANCE WITH REQUIREMENTS OR APPROVALS IN EFFECT AT THE TIME OF THEIR ERECTION OR INSTALLATION SHALL BE PERMITTED TO REMAIN IN USE UNLESS DETERMINED BY THE CODE OFFICIAL TO RENDER THE BUILDING OR STRUCTURE UNSAFE OR DANGEROUS AS DEFINED IN CHAPTER 2...LIKE MATERIALS SHALL ALSO BE PERMITTED FOR REPAIRS AND ALTERATIONS...". ALL MATERIALS BEING USED FOR REPAIRS ARE LIKE THE MATERIALS IN EXISTENCE IN THESE BUILDINGS. THE EQUIPMENT IS IDENTICAL IN FUNCTION WITH IMPROVED FEATURES THAT MEET THE CURRENT CODES.

FIRE PROTECTION
ALL REPAIRS ARE BEING DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION THAT IS CURRENTLY PROVIDED AS REQUIRED BY CHAPTER 6, SECTION 603.

MEANS OF EGRESS
ALL REPAIRS ARE BEING DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS AS REQUIRED BY CHAPTER 6, SECTION 604.

ACCESSIBILITY
ALL REPAIRS ARE BEING DONE IN A MANNER THAT MAINTAINS THE LEVEL OF ACCESSIBILITY PROVIDED AS REQUIRED BY CHAPTER 6, SECTION 605.

ELECTRICAL MECHANICAL PLUMBING
ALL EXISTING ELECTRICAL WIRING AND EQUIPMENT UNDERGOING REPAIR IS BEING REPLACED OR REPAIRED WITH LIKE MATERIALS AS REQUIRED BY CHAPTER 6, SECTION 607. ALL MECHANICAL AND PLUMBING REPAIRS DO NOT MAKE THE BUILDING LESS COMFORTING AND DO NOT USE MATERIALS THAT ARE PROHIBITED BY THE INTERNATIONAL BUILDING CODE AS REQUIRED BY CHAPTER 6, SECTIONS 608 AND 609.

CONSTRUCTION SAFEGUARDS:

ALL CONSTRUCTION SAFETY, SITE PROTECTION, PROTECTION OF THE PUBLIC AND EMPLOYEES, PROTECTION OF EXISTING CONSTRUCTION AND ADJACENT CONSTRUCTION, ADHERENCE TO O.S.H.A. ALL APPLICABLE CODES, ETC., ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THIS NOTE IS NOT A COMPLETE LISTING OF ALL CONSTRUCTION SAFEGUARDS THAT THE CONTRACTOR IS RESPONSIBLE FOR. THE CONTRACTOR IS RESPONSIBLE FOR BEING FAMILIAR WITH ALL REQUIREMENTS FROM ALL GOVERNING AUTHORITIES AND ABIDING BY ALL REQUIREMENTS.

REFERENCES:
INTERNATIONAL EXISTING BUILDING CODE (IEBC) CURRENT ADDITION
INTERNATIONAL BUILDING CODE, CURRENT ADDITION
INTERNATIONAL FIRE CODE (IFC), CHAPTER 33

SOME OF THE REQUIREMENT LISTED IN THE ABOVE REFERENCED CODES ARE LISTED BELOW. HOWEVER, THE CONTRACTOR RESPONSIBILITY TO BE AWARE OF AND ADHERE TO ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS. ADDITIONALLY, THE CONTRACTOR MUST ABIDE BY ALL LOCAL REQUIREMENTS AND THE AUTHORITY HAVING JURISDICTION (A.H.J.) FOR EACH AND EVERY ONE OF THE GOVERNING AUTHORITIES. ALL QUESTIONS THAT THE CONTRACTOR HAS REGARDING INTERPRETATION AND/OR THE APPLICABILITY OF ANY AND ALL CONSTRUCTION SAFEGUARDS SHOULD BE DIRECTED TO AUTHORITY HAVING JURISDICTION FOR THE PARTICULAR GOVERNING AUTHORITY RESPONSIBLE FOR THE REQUIREMENT IN QUESTION.

IFC, CHAPTER 13 REQUIRES: A FIRE WATCH IS TO BE CONDUCTED IN ACCORDANCE WITH THE INTENTIONAL FIRE CODE AND AS APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- WHEN REQUIRED - A FIRE WATCH SHALL BE PROVIDED DURING HOT WORK ACTIVITIES AND SHALL CONTINUE FOR NOT LESS THAN 30 MINUTES AFTER THE CONCLUSION OF THE WORK (UNLESS LONGER IS REQUIRED BY THE LOCAL A.H.J.) THE FIRE CODE OFFICIAL, OR RESPONSIBLE MANAGE UNDER A HOT WORK PROGRAM, IS AUTHORIZED (AND ALLOWED) TO EXTEND THE FIRE WATCH BASED ON THE HAZARDS OR WORK BEING PERFORMED.
- LOCATION - THE FIRE WATCH SHALL INCLUDE THE ENTIRE HOT WORK AREA. HOT WORK CONDUCTED IN AREAS WITH VERTICAL OR HORIZONTAL FIRE EXPOSURES THAT ARE NOT OBSERVABLE BY A SINGLE INDIVIDUAL SHALL HAVE ADDITIONAL PERSONNEL ASSIGNED TO FIRE WATCHES TO ENSURE THAT EXPOSED AREAS ARE MONITORED.
- DUTIES - INDIVIDUALS DESIGNATED TO FIRE WATCH DUTY SHALL HAVE FIRE-EXTINGUISHING EQUIPMENT READILY AVAILABLE AND SHALL BE TRAINED IN THE USE OF SUCH EQUIPMENT. INDIVIDUALS ASSIGNED TO FIRE WATCH DUTY SHALL BE RESPONSIBLE FOR EXTINGUISHING SPOT FIRES AND COMMUNICATING AN ALARM.
- FIRE TRAINING - THE INDIVIDUALS RESPONSIBLE FOR PERFORMING THE HOT WORK AND INDIVIDUALS RESPONSIBLE FOR PROVIDING THE FIRE WATCH SHALL BE TRAINED IN THE USE OF PORTABLE FIRE EXTINGUISHERS.
- FIRE HOSES - WHERE FIRE HOSES ARE REQUIRED, THEY SHALL BE CONNECTED, CHARGED AND READY FOR USE.
- FIRE EXTINGUISHER - HOT LESS THAN ONE PORTABLE FIRE EXTINGUISHER COMPLYING WITH SECTION 906 (IFC) AND WITH A MINIMUM 2-A:20-B-C RATING SHALL BE READILY ACCESSIBLE WITHIN 30 FEET OF THE LOCATION WHERE HOT WORK IS PERFORMED.
- PRE-HOT-WORK CHECK - A PRE-HOT-WORK CHECK SHALL BE CONDUCTED PRIOR TO WORK TO ENSURE THAT ALL EQUIPMENT IS SAFE AND HAZARDS ARE RECOGNIZED AND PROTECTED. A REPORT OF THE CHECK SHALL BE KEPT AT THE WORK SITE DURING THE WORK AND AVAILABLE UPON REQUEST. THE PRE-HOT-WORK CHECK SHALL DETERMINE ALL OF THE FOLLOWING:

1. HOT WORK EQUIPMENT TO BE USED SHALL BE IN SATISFACTORY OPERATING CONDITION AND IN GOOD REPAIR.
2. HOT WORK SITE IS CLEAR OF COMBUSTIBLES OR COMBUSTIBLES ARE PROTECTED.
3. EXPOSED CONSTRUCTION IS OF NONCOMBUSTIBLE MATERIALS OR, IF COMBUSTIBLE, THEN PROTECTED.
4. OPENINGS ARE PROTECTED.
5. FLOORS (DECK) IS KEPT CLEAN.
6. NO EXPOSED COMBUSTIBLES ARE LOCATED ON THE OPPOSITE SIDE OF PARTITIONS, WALLS, CEILINGS OR FLOORS.
7. FIRE WATCHES, WHERE REQUIRED, ARE ASSIGNED.
8. APPROVED ACTIONS HAVE BEEN TAKEN TO PREVENT ACCIDENTAL ACTIVATION OF SUPPRESSION AND DETECTION EQUIPMENT.

IEBC CHAPTER 15, CONSTRUCTION SAFEGUARDS SETS FORTH REQUIREMENTS FOR PROTECTING SAFETY AND PROTECTION OF PUBLIC/PRIVATE PROPERTIES. ALTHOUGH ALL WORKSITE SAFETY AND PROTECTION IS THE RESPONSIBILITY OF THE CONTRACTOR; ADDITIONALLY, THESE ARE SOME OF THE SPECIFIC ITEMS LISTED IN IEBC (CHAPTER 15) THAT ARE REQUIRED:

- STORAGE AND PLACEMENT - CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS OR ADJOINING PROPERTY (ON AND OFF THIS SITE) FOR THE DURATION OF THE CONSTRUCTION PROJECT.
- REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES, AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING ALTERATIONS, REPAIRS OR ADDITIONS T ANY BUILDING OR STRUCTURE.
EXCEPTIONS: 1. WHEN SUCH REQUIRED ELEMENTS OR DEVICES ARE BEING ALTERED OR REPAIRED, ADEQUATE SUBSTITUTE PROVISIONS SHALL BE MADE. (AS APPROVED BY THE A.H.J.) 2. WHEN THE EXISTING BUILDING IS NOT OCCUPIED.
- MANNER OF REMOVAL - WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES (ON AND OFF OF THIS SITE) AND PUBLIC RIGHTS-OF-WAY.
- FIRE SAFETY DURING CONSTRUCTION - FIRE SAFETY DURING CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR THE INTERNATIONAL BUILDING CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE INTERNATIONAL FIRE CODE.
- PROTECTION OF PEDESTRIANS - PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION AND DEMOLITION ACTIVITIES AS REQUIRED BY (THE BARRICADE, WALKWAYS, RAILINGS, BARRIERS, COVERED WALKWAYS, ETC.) REQUIREMENTS OF IEBC, (CHAPTER 15) SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.
- WALKWAYS - A WALKWAY SHALL BE PROVIDED FOR PEDESTRIAN TRAVEL IN FRONT OF EVERY CONSTRUCTION AND DEMOLITION SITE UNLESS THE APPLICABLE GOVERNING AUTHORITY AUTHORIZES THE SIDEWALK TO BE FENCED OR CLOSED. WALKWAYS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE THAT PEDESTRIAN TRAFFIC, BUT IN NO CASE SHALL THEY BE LESS THAT 4 FEET IN WIDTH. WALKWAYS SHALL BE ACCESSIBLE IN ACCORDANCE WITH CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE AND SHALL BE DESIGNED TO SUPPORT ALL IMPOSED LOADS AND IN NO CASE SHALL THE DESIGN LIVE LOAD BE LESS THAN 150 POUNDS PER SQUARE FOOT.
- DIRECTIONAL BARRICADES - PEDESTRIAN TRAFFIC SHALL BE PROTECTED BY A DIRECTIONAL BARRICADE WHERE THE WALKWAY EXTENDS INTO THE STREET. THE DIRECTIONAL BARRICADE SHALL BE OF SUFFICIENT SIZE AND CONSTRUCTION TO DIRECT VEHICULAR TRAFFIC AWAY FROM THE PEDESTRIAN PATH.
- CONSTRUCTION RAILINGS - CONSTRUCTION RAILINGS SHALL BE AT LEAST 42 INCHES IN HEIGHT AND SHALL BE SUFFICIENT TO DIRECT THE PEDESTRIANS AROUND CONSTRUCTION AREAS.
- BARRIERS - BARRIERS SHALL BE A MINIMUM OF 8 FEET IN HEIGHT AND SHALL BE PLACE ON THE SIDE OF THE WALKWAY NEAREST THE CONSTRUCTION. BARRIERS SHALL EXTEND THE ENTIRE LENGTH OF THE CONSTRUCTION SITE. OPENINGS IN SUCH BARRIERS SHALL BE PROTECTED BY DOORS THAT ARE NORMALLY KEPT CLOSED.
- BARRIER DESIGN - BARRIERS SHALL BE DESIGNED TO RESIST LOADS REQUIRED IN CHAPTER 13 OF THE INTERNATIONAL BUILDING CODE UNLESS CONSTRUCTED AS FOLLOWS:
--- BARRIERS SHALL BE PROVIDED WITH 2X4 TOP AND BOTTOM PLATES
--- THE BARRIER MATERIAL SHALL BE A MINIMUM OF 3/4 INCH BOARDS OR 1/4 INCH WOOD STRUCTURAL USE PANELS.
--- WOOD STRUCTURAL USE PANELS SHALL BE BONDED WITH AN ADHESIVE IDENTICAL TO THAT FOR EXTERIOR WOOD STRUCTURAL USE PANELS.
--- WOOD STRUCTURAL USE PANELS 1/4 INCH OR 1/16 INCH IN THICKNESS SHALL HAVE STUDS SPACED NOT MORE THAN 2 FEET ON CENTER.
--- WOOD STRUCTURAL USE PANELS 3/8 INCH OR 1/2 INCH IN THICKNESS SHALL HAVE STUDS SPACED NOT MORE THAN 4 FEET ON CENTER. PROVIDED A 2-INCH BY 4-INCH STIFFENER IS PLACED HORIZONTALLY AT THE MID-HEIGHT WHERE THE STUD SPACING EXCEEDS 2 FEET ON CENTER.
--- WOOD STRUCTURAL USE PANELS 5/8 INCH OR THICKER SHALL NOT SPAN OVER 8 FEET.
- COVERED WALKWAYS - COVERED WALKWAYS SHALL HAVE A MINIMUM CLEAR HEIGHT OF 8 FEET AS MEASURED FROM THE FLOOR SURFACE TO THE CANOPY OVERHEAD. ADEQUATE LIGHTING SHALL BE PROVIDED AT ALL TIMES. COVERED WALKWAYS SHALL BE DESIGNED TO SUPPORT ALL IMPOSED LOADS. IN NO CASE SHALL THE DESIGN LIVE LOAD BE LESS THAN 150 PSF FOR THE ENTIRE STRUCTURE.
- EXCEPTION: ROOFS AND SUPPORTING STRUCTURES OF COVERED WALKWAYS FOR NEW, LIGHT-FRAMED CONSTRUCTION NOT EXCEEDING TWO STORIES ABOVE GRADE PLANE ARE PERMITTED TO BE DESIGNED FOR A LIVE LOAD OF 75 PSF OR THE LOADS IMPOSED ON THEM, WHICHEVER IS GREATER. IN LIEU OF SUCH DESIGNS, THE ROOF AND SUPPORTING STRUCTURE OF A COVERED WALKWAY ARE PERMITTED TO BE CONSTRUCTED AS FOLLOWS:
--- FOOTINGS SHALL BE CONTINUOUS 2X6 MEMBERS.
--- POSTS NOT LESS THAN 4X6 SHALL BE PROVIDED ON BOTH SIDES OF THE ROOF AND SPACES NOT MORE THAN 12 FEET ON CENTER.
--- STRINGERS NOT LESS THAN 4X12 SHALL BE PLACED ON EDGE UPON THE POSTS.
--- JOISTS RESTING ON THE STINGERS SHALL BE AT LEAST 2X8 AND SHALL BE SPACED NOT MORE THAN 2 FEET ON CENTER.
--- THE DECK SHALL BE PLANKS AT LEAST 2 INCHES THICK OR WOOD STRUCTURAL PANELS WITH AN EXTERIOR EXPOSURE DURABILITY CLASSIFICATION AT LEAST 23/32 INCH THICK NAILED TO THE JOISTS.
--- EACH POST SHALL BE KNEE BRACED TO JOISTS AND STRINGERS BY 2X4 MINIMUM MEMBERS 4 FEET LONG.
- SEE ALL REQUIREMENTS FOR REPAIR, MAINTENANCE AND REMOVAL OF ALL BARRIERS
- PROTECTION OF ADJOINING PROPERTY - ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION AND DEMOLITION WORK PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION AND DEMOLITION ACTIVITIES.
- TEMPORARY USE OF STREETS, ALLEYS AND PUBLIC PROPERTY -
--- STORAGE AND HANDLING OF MATERIALS - THE TEMPORARY USE OF STREETS OR PUBLIC PROPERTY OR THE STORAGE OR HANDLING OF MATERIALS OR EQUIPMENT REQUIRED FOR CONSTRUCTION DEMOLITION, AND THE PROTECTION PROVIDED TO THE PUBLIC SHALL COMPLY WITH THE PROVISIONS OF THE APPLICABLE GOVERNING AUTHORITY AND THIS CHAPTER (CHAPTER 15, IEBC)
--- OBSTRUCTIONS - CONSTRUCTION MATERIALS AND EQUIPMENT SHALL NOT E PLACED OR STORED SO AS TO OBSTRUCT ACCESS TO FIRE HYDRANTS, STANDPIPES, FIRE OR POLICE ALARM BOXES, CATCH BASINS OR MANHOLES, NOR SHALL SUCH MATERIAL OR EQUIPMENT BE LOCATED WITHIN 20 FEET OF A STREET INTERSECTION, OR PLACED SO AS TO OBSTRUCT NORMAL OBSERVATION S OF TRAFFIC SIGNALS OR TO HINDER THE USE OF PUBLIC TRANSIT LOADING PLATFORMS.
--- UTILITY FIXTURES - BUILDING MATERIALS, FENCES, SHEDS OR OBSTRUCTIONS OF ANY KIND SHALL NOT BE PLACED SO AS TO OBSTRUCT FREE APPROACH T ANY FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, UTILITY POLE, MANHOLE, FIRE ALARM BOX OR CATCH BASIN, OR AS TO INTERFERE WITH THE PASSAGE OF WATER IN THE GUTTER. PROTECTION AGAINST DAMAGE SHALL BE PROVIDED TO SUCH UTILITY FIXTURES DURING THE PROGRESS OF THE WORK, BUT SIGHT OF ITEMS SHALL NOT BE OBSTRUCTED.

THE CONTRACTOR IS RESPONSIBLE FOR BEING FAMILIAR WITH AND ADHERING TO ALL OSHA STANDARDS FOR SCAFFOLDING, STAIR TOWERS AND SIMILAR STRUCTURES. ALTHOUGH ALL SUCH STRUCTURES MUST BE PROPERLY AND ADEQUATELY SUPPORTED, THE CONTRACTOR MUST OBTAIN PRIOR APPROVAL BEFORE ANCHORING TO THE BUILDING SO THAT THE METHOD OF ATTACHMENT AND REQUIRED REPAIR CAN BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.



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GENERAL
NOTES

DATE: 9-30-2022
SZZARCH# 2119
DRAWN BY: sz
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REVISIONS:



REMOVE & REPLACE WINDOW, TYP
REMOVE EXISTING METAL AND WD SHAKES
REMOVE EXISTING MILLWORK
REMOVE EXISTING WOOD SHAKES
REMOVE & REPLACE ALL MILLWORK
REMOVE & REPLACE SILL FLASHING



REMOVE & REPLACE CHIMNEY FLASHING, TYP
REMOVE & REPLACE PARAPET FLASHING, TYP



PREP EXISTING PARAPET TO RECEIVE NEW PARGE
CAREFULLY REMOVE EXISTING FLASHING, PREP FOR NEW FLASHING & ROOF SYSTEM
REMOVE EXISTING WD SHAKES

EXISTING/DEMO - WEST WING

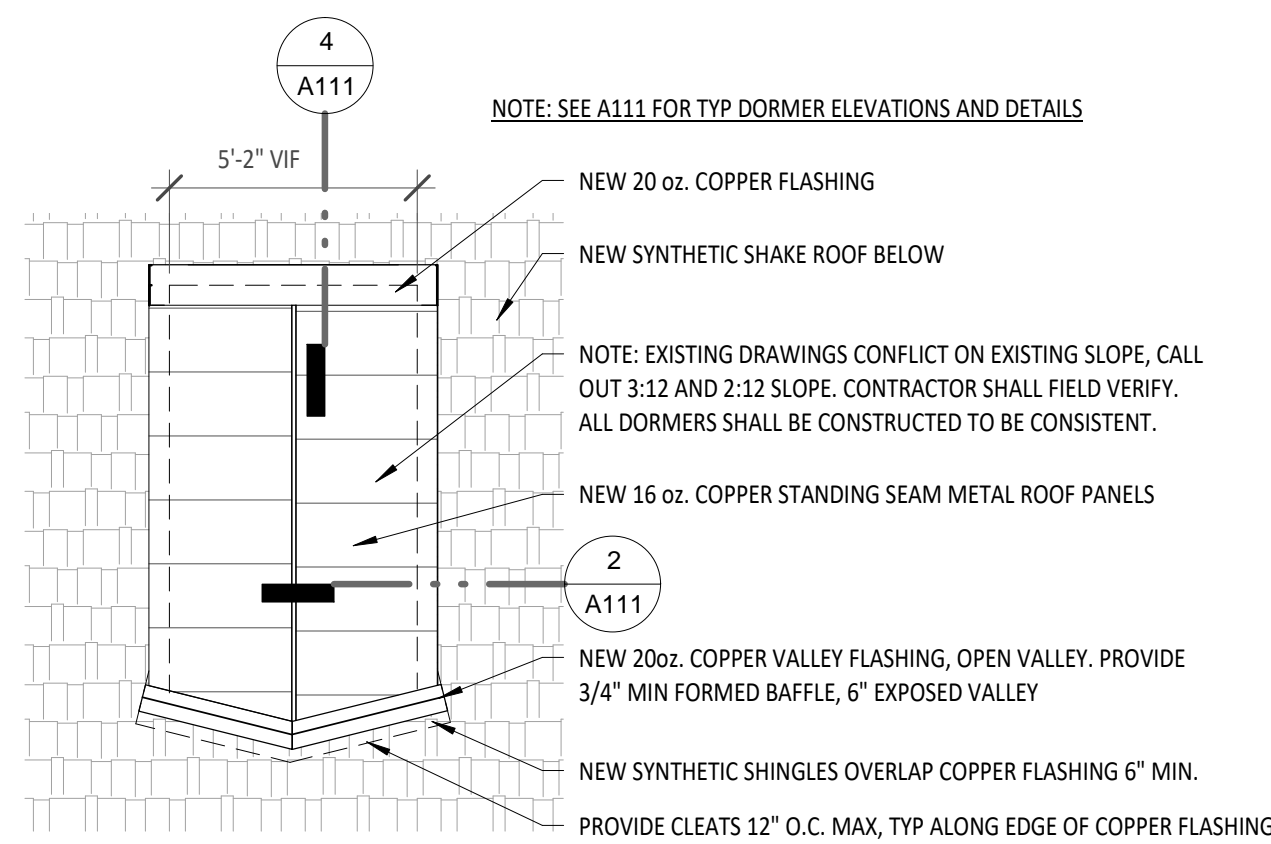
EXISTING PHOTOS PROVIDED FOR REFERENCE. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS.

WEST WING EXISTING CONDITIONS:

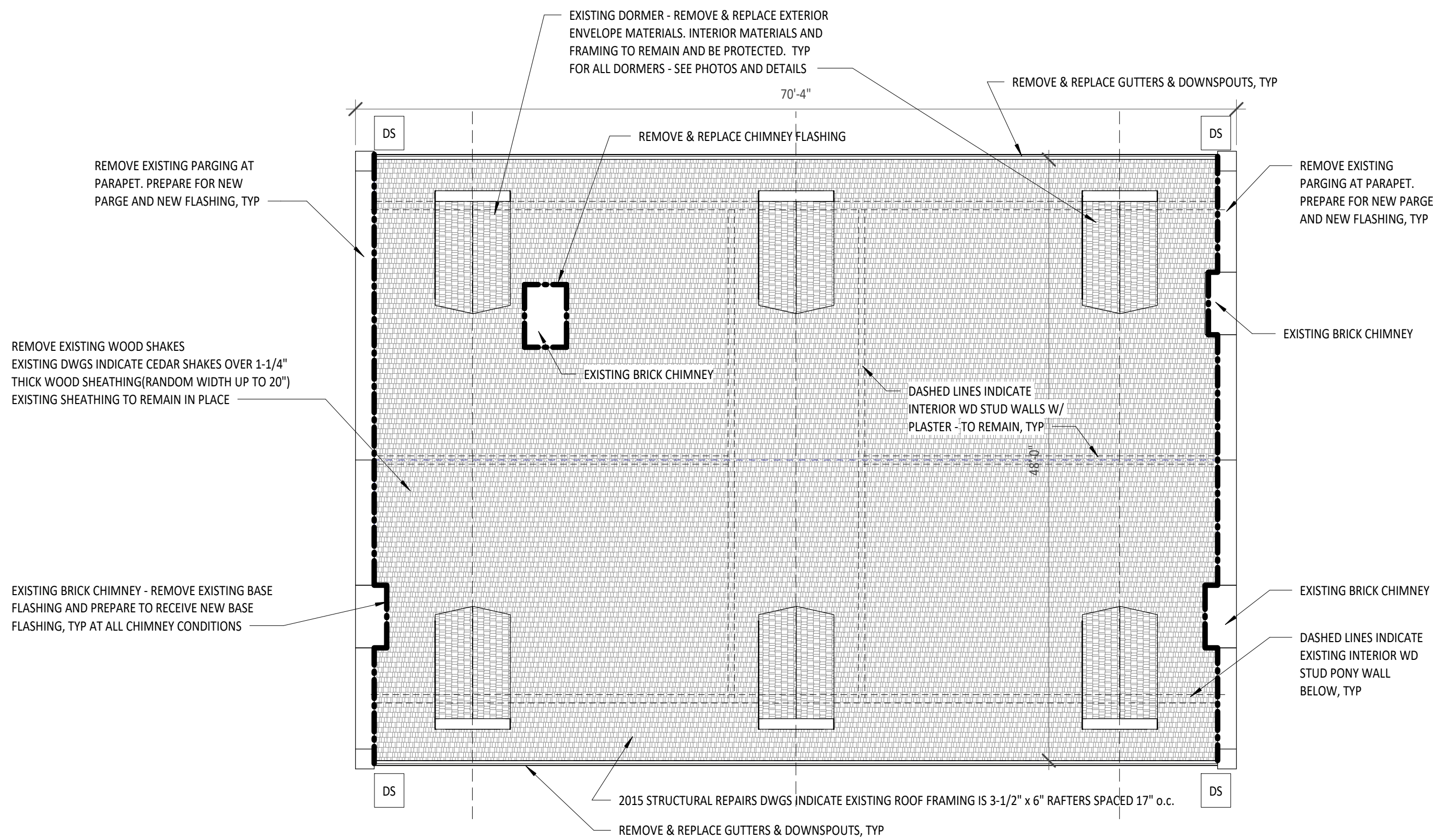
1. THE EXISTING ROOF CONSTRUCTION (AS DEFINED FROM SITE OBSERVATIONS AND DRAWINGS NOT PRODUCED IN THIS OFFICE) CONSISTS OF WOOD SHINGLES INSTALLED OVER WOOD ROOF FRAMING. THIS INFORMATION IS PROVIDED FOR THE CONTRACTOR'S CONVENIENCE, AND EXISTING CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR TO THE DEGREE THAT AFFECTS THE WORK.
2. THE EXISTING ROOF SLOPES INDICATED ARE TAKEN FROM FIELD OBSERVATIONS AND DRAWINGS NOT PRODUCED IN THIS OFFICE AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
3. THE EXISTING DIMENSIONS PROVIDED ARE TAKEN FROM THE ARCHITECT'S FIELD OBSERVATIONS AND/OR DRAWINGS NOT PRODUCED IN THIS OFFICE AND SHOULD BE VERIFIED BY THE CONTRACTOR TO THE DEGREE THAT THEY AFFECT THE WORK.
4. SOME EXISTING PHOTOS HAVE BEEN PROVIDED AS A CONVENIENCE FOR REFERENCE. THE EXISTING CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR.

WEST WING GENERAL NOTES:

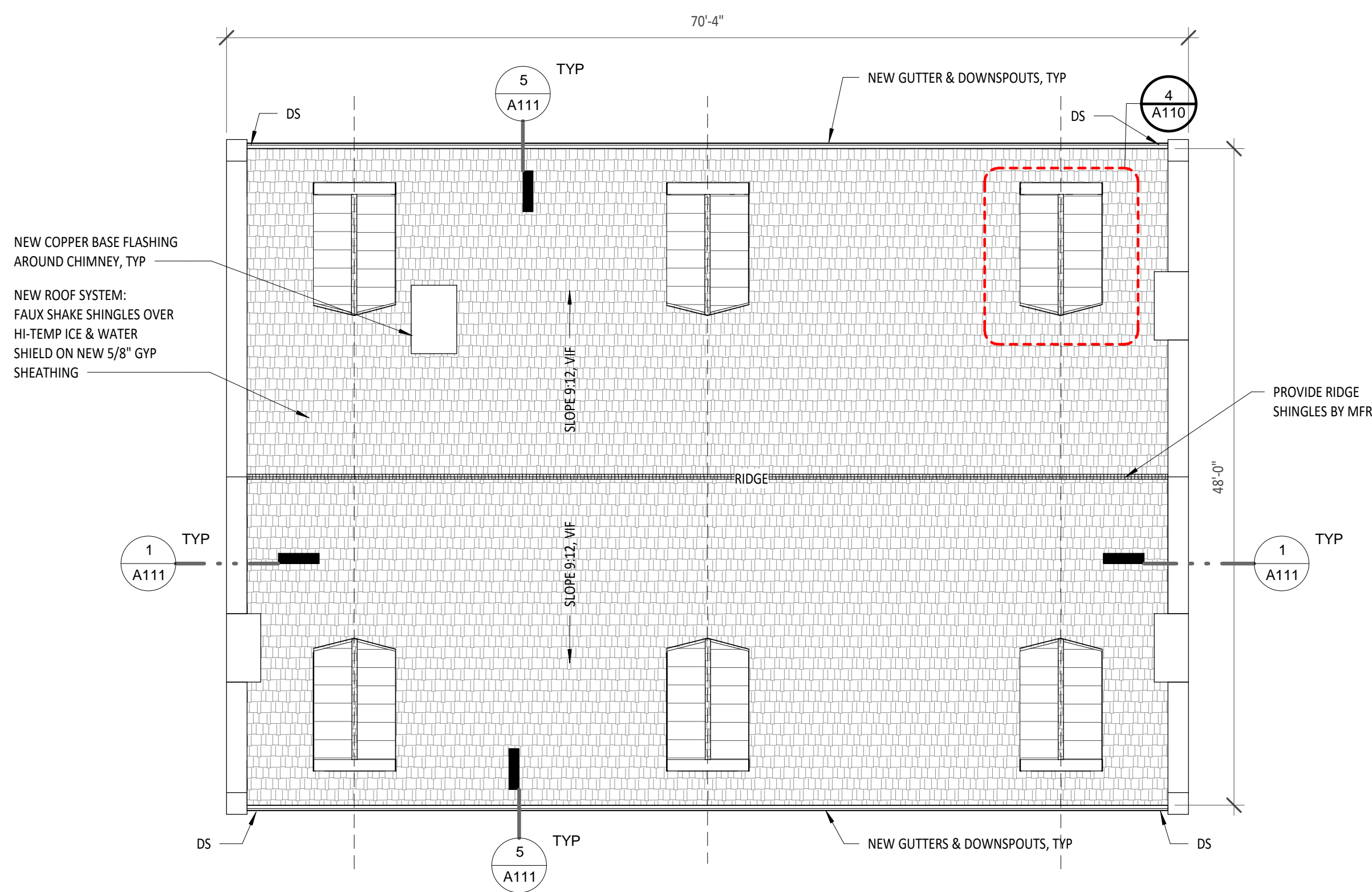
1. SCOPE OF WORK IN GENERAL INCLUDES REMOVAL OF THE WOOD SHINGLE ROOF, INSTALLATION OF NEW SHEATHING, ICE & WATER SHIELD, AND SYNTHETIC SHINGLE ROOF SYSTEM, REMOVAL AND REPLACEMENT OF ROOF DORMER MATERIALS, REPLACEMENT OF ALL BASE FLASHING WITH NEW COPPER, AND ASSOCIATED WORK SHOWN ON THE DRAWINGS. THE WORK INCLUDES ALL NEW COPPER BASE FLASHING AT PARAPET WALLS AND CHIMNEYS, NEW COPPER RIDGE FLASHING, NEW GUTTERS AND DOWNSPOUTS, AND NEW PARGING OF THE EXISTING PARAPETS.
2. AT ALL DOWNSPOUT LOCATIONS, THE NEW DOWNSPOUTS SHALL TIE IN TO EXISTING BOOTS AND DRAIN LINES. BEFORE DEMOLITION ACTIVITIES BEGIN, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL EXISTING DRAIN LINES ARE CLEAR AND DRAINING PROPERLY. IF PROBLEMS EXIST, THEY SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CORRECTION. OTHERWISE, IT WILL BE ASSUMED THAT THE DRAIN LINES ARE FULLY OPERATIONAL, AND THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL DRAIN LINES DURING CONSTRUCTION UNTIL THE WORK IS ACCEPTED BY THE OWNER.
3. THE ENLARGED DORMER PLAN AND DETAILS REFERENCED ARE TYPICAL FOR BOTH EAST WING AND WEST WING.



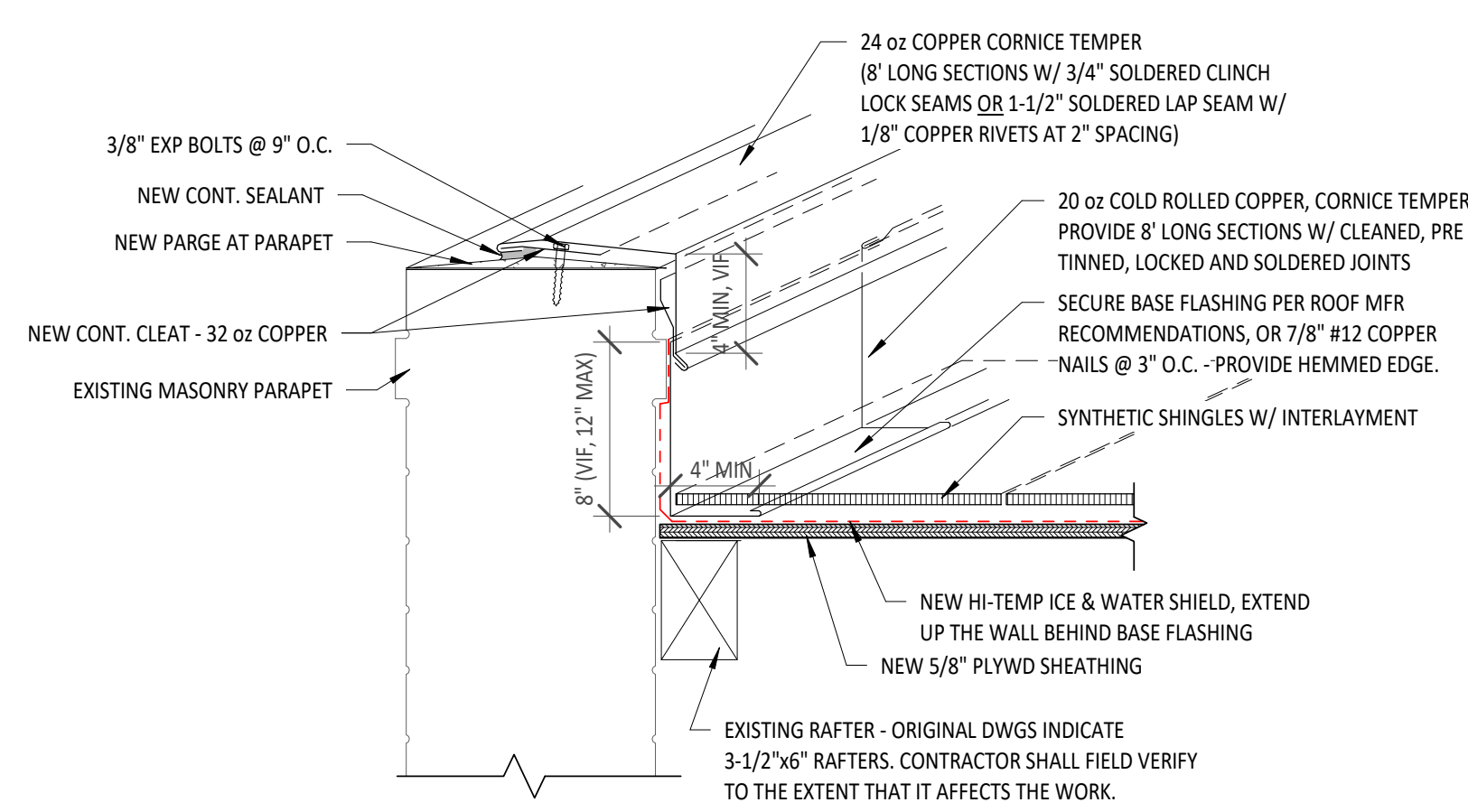
4 A111 Enlarged Plan - Typ Dormer Roof
1/4" = 1'-0"



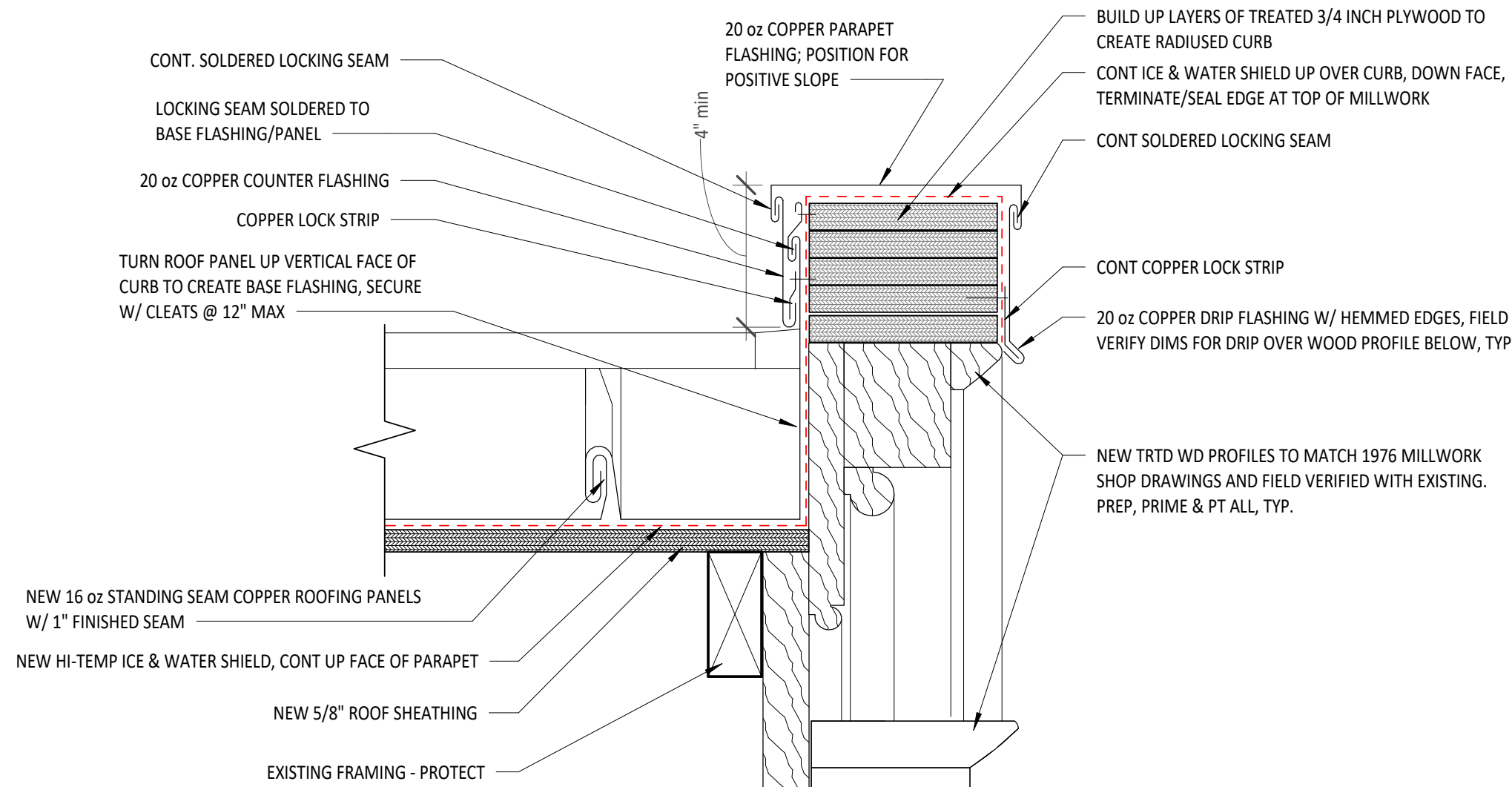
1 A110 West Wing - Existing/Demo Roof Plan
1/8" = 1'-0"



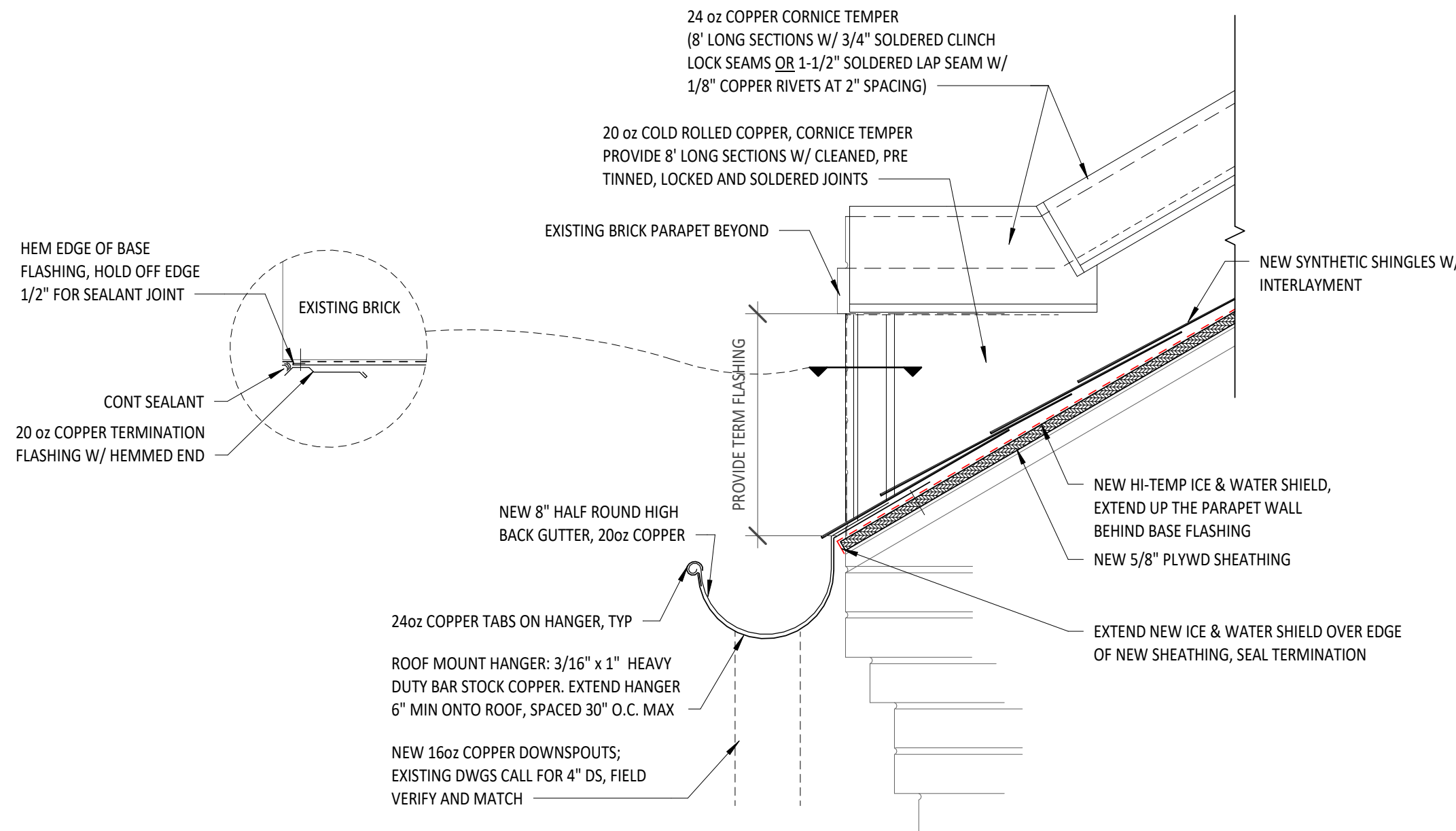
2 A110 West Wing - New Roof Plan
1/8" = 1'-0"



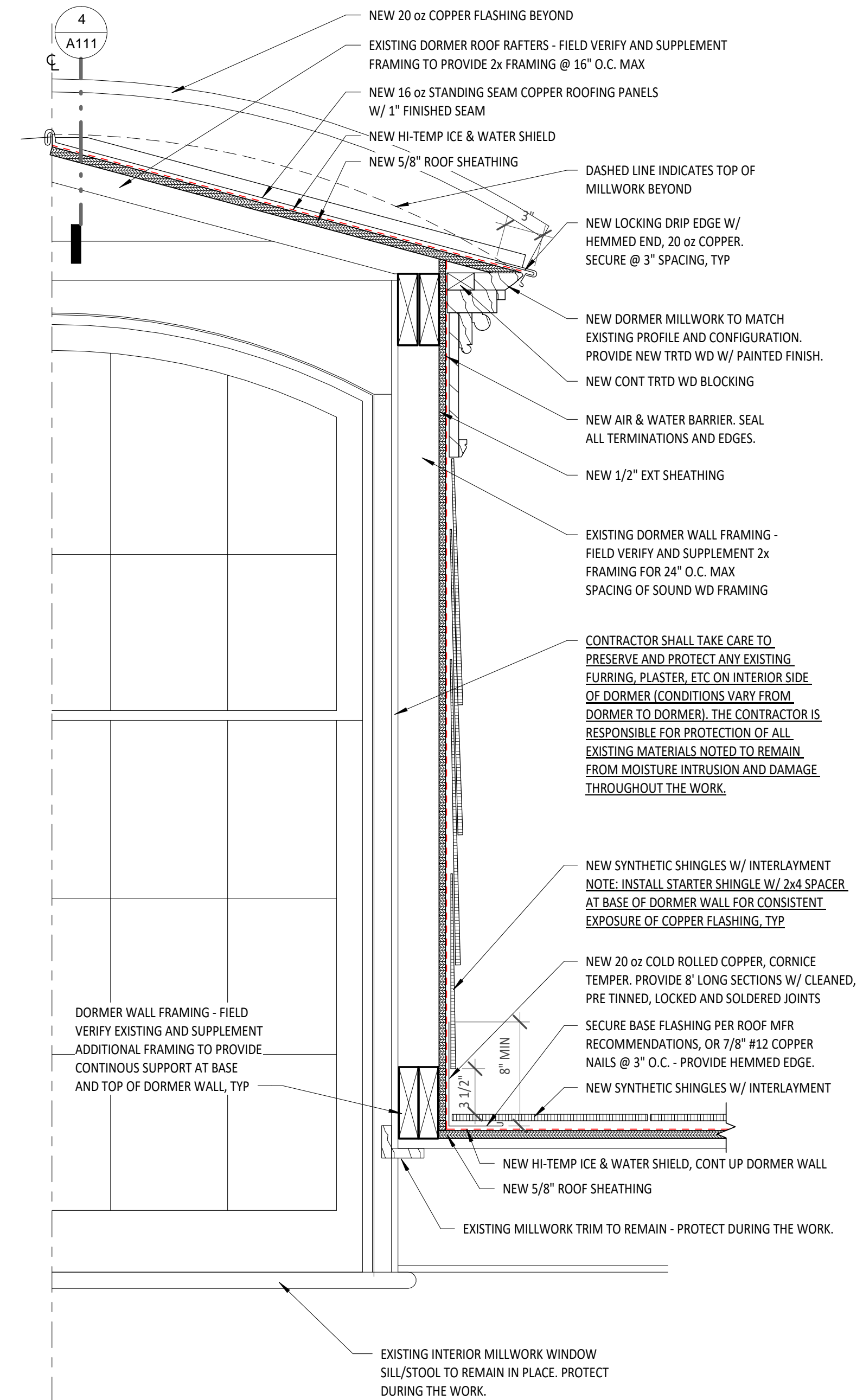
1
A111 West Wing - New Section @ Parapet
1 1/2" = 1'-0"



4
A111 Dormer Cap Flashing Detail Section
3" = 1'-0"

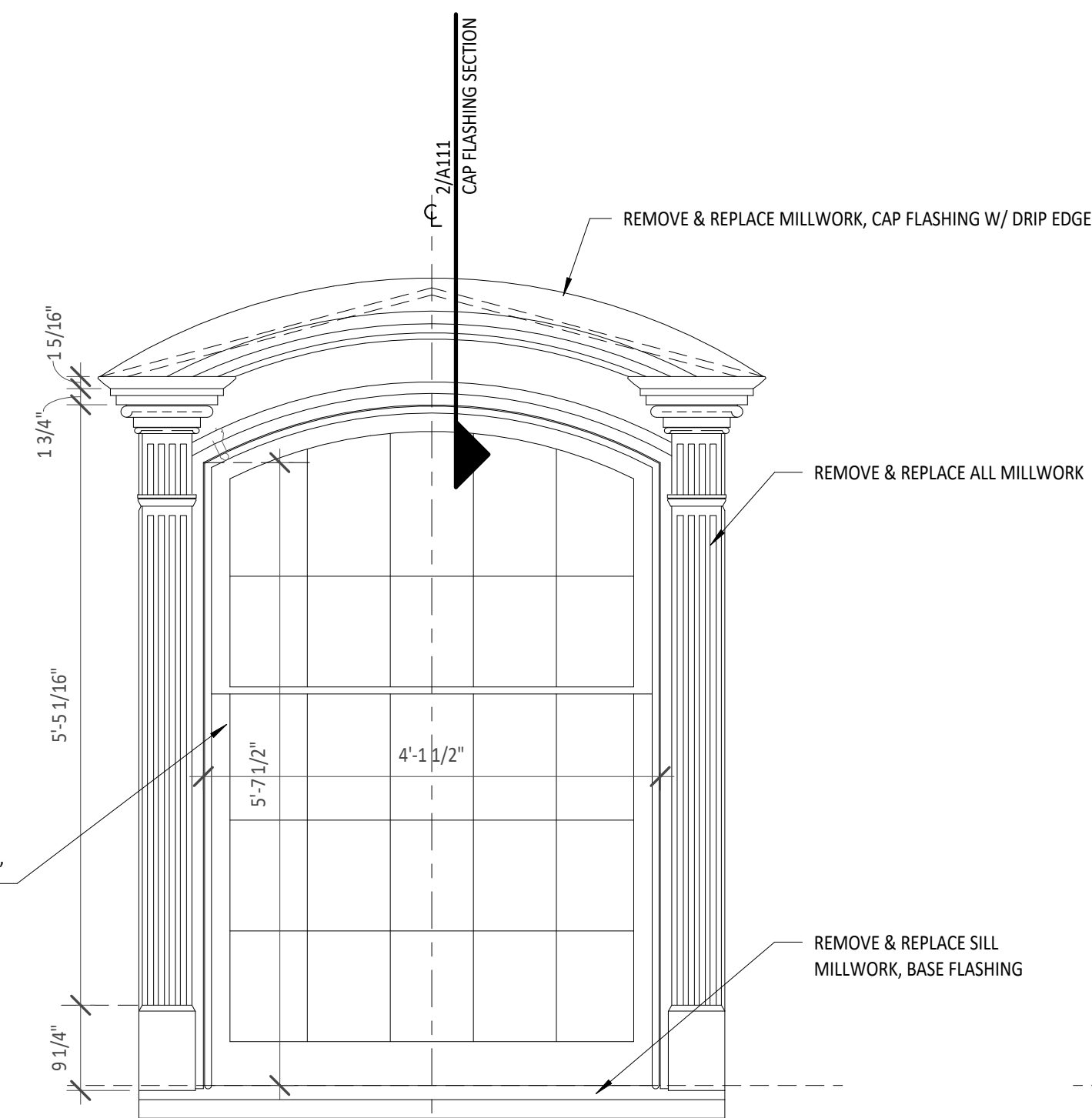


5
A111 West Wing - New Roof Edge
1 1/2" = 1'-0"

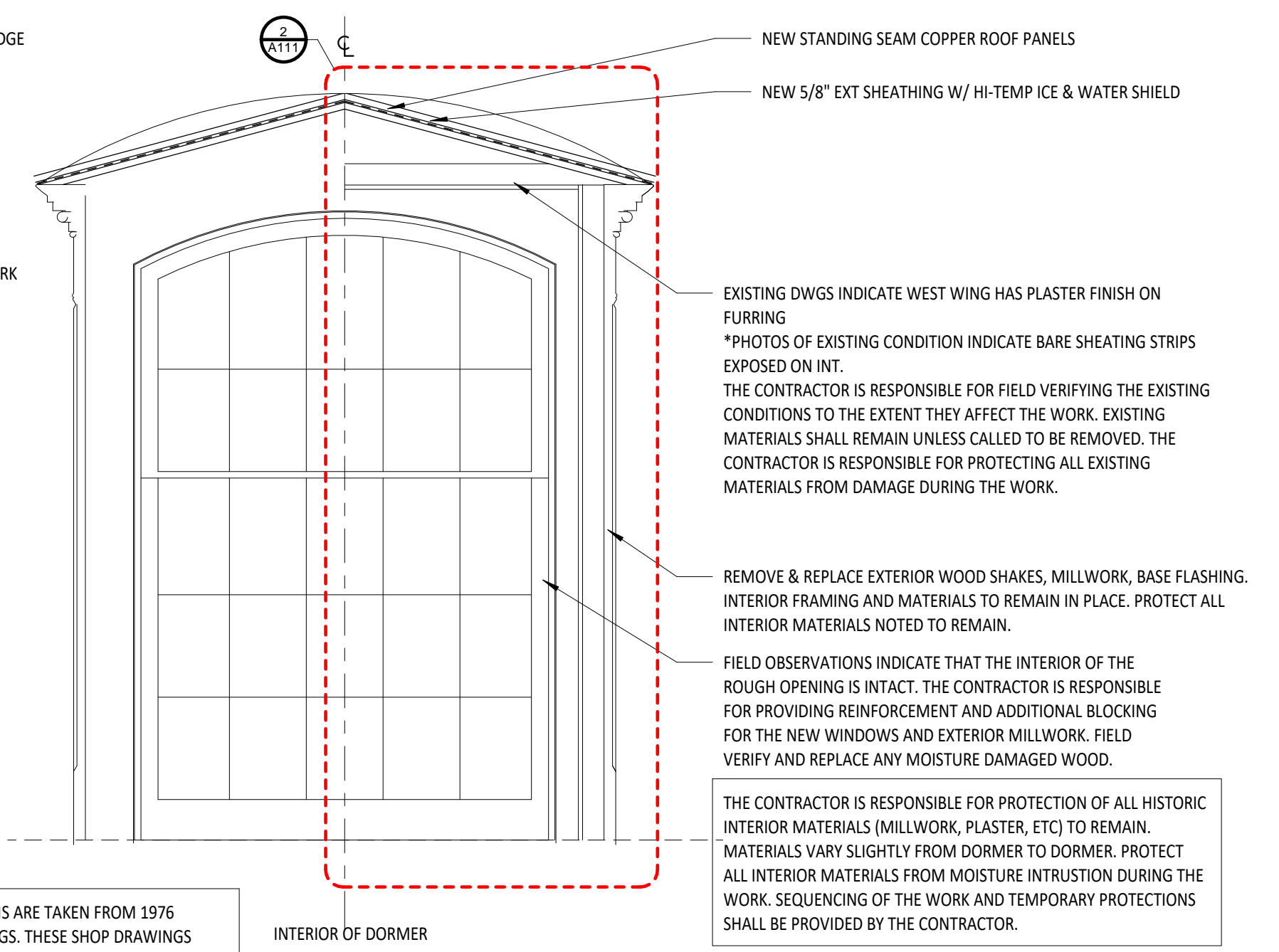


2
A111 Dormer Section
1 1/2" = 1'-0"

REMOVE EXISTING WINDOW & PROVIDE NEW WOOD DOUBLE HUNG ARCH TOP WINDOW AND GLAZING IN DORMER. THE 1976 MILLWORK SHOP DRAWINGS INDICATE 9"x12" TYPICAL GLASS SIZE, AND THE OBSERVED WINDOW CONFIGURATION IS SHOWN. THE 1976 MILLWORK DRAWINGS ARE PROVIDED TO THE CONTRACTOR FOR REFERENCE. FIELD VERIFY DIMENSIONS, MILLWORK PROFILES, AND ROUGH OPENING CONDITION.



NOTE: MILLWORK AND WINDOW DIMENSIONS ARE TAKEN FROM 1976 SCANLON-TAYLOR MILLWORK SHOP DRAWINGS. THESE SHOP DRAWINGS ARE PROVIDED TO THE CONTRACTOR AS A REFERENCE. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING AND MATCHING ALL MILLWORK PROFILES AND DIMENSIONS FOR REPLICATION IN THE NEW WORK.



3
A111 Dormer Elevations
3/4" = 1'-0"

Historic Jefferson College Envelope Repairs

Mississippi Department of Archives & History



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SHEET **A111**

**West Wing &
Dormer Details**

DATE: 9-30-2022
SZZARCH# 2119
DRAWN BY: Author
CHECKED BY: Checker

REVISIONS:



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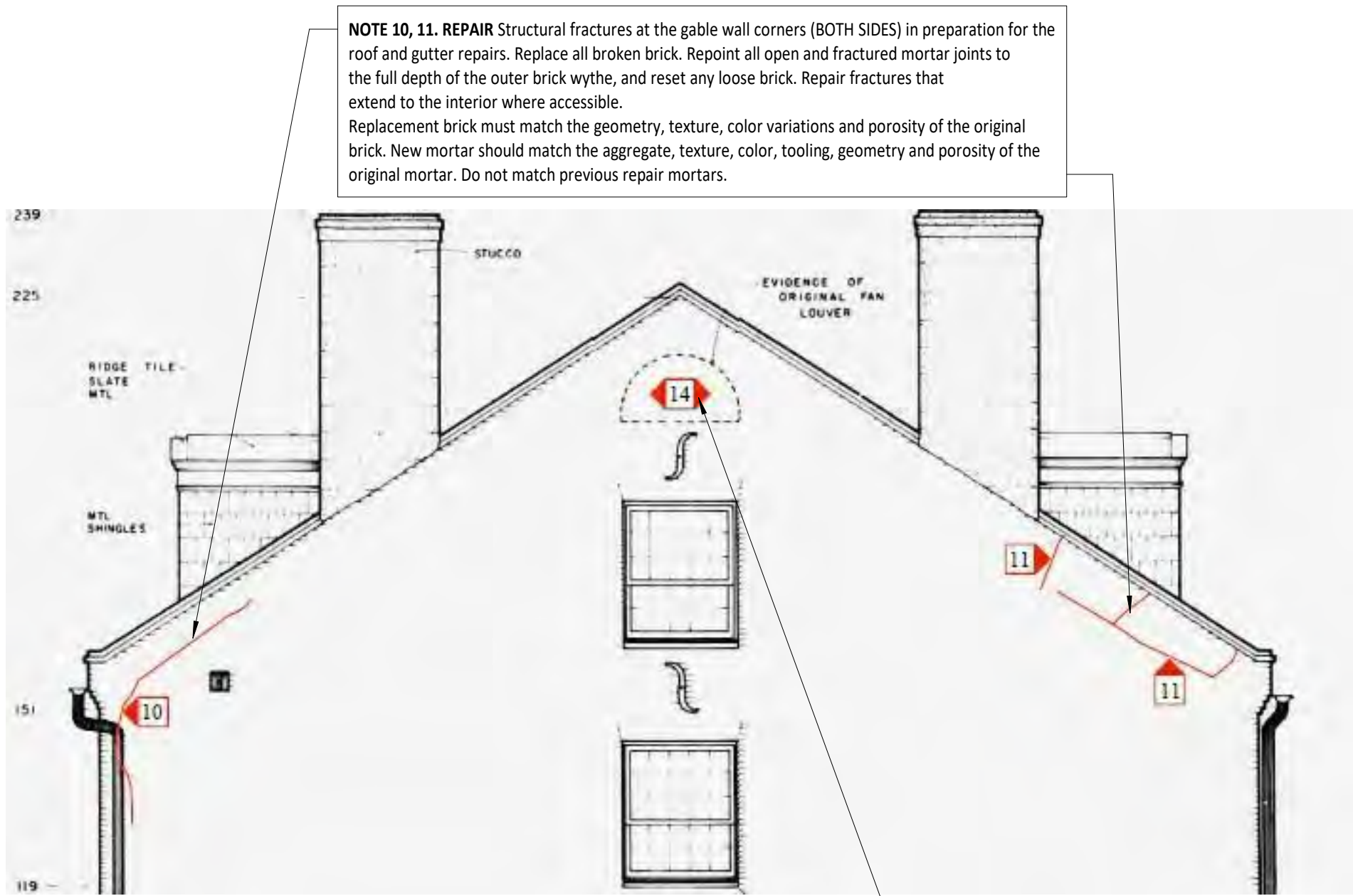
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SHEET **A112**

West Wing &
East Wing -
Brick Repairs

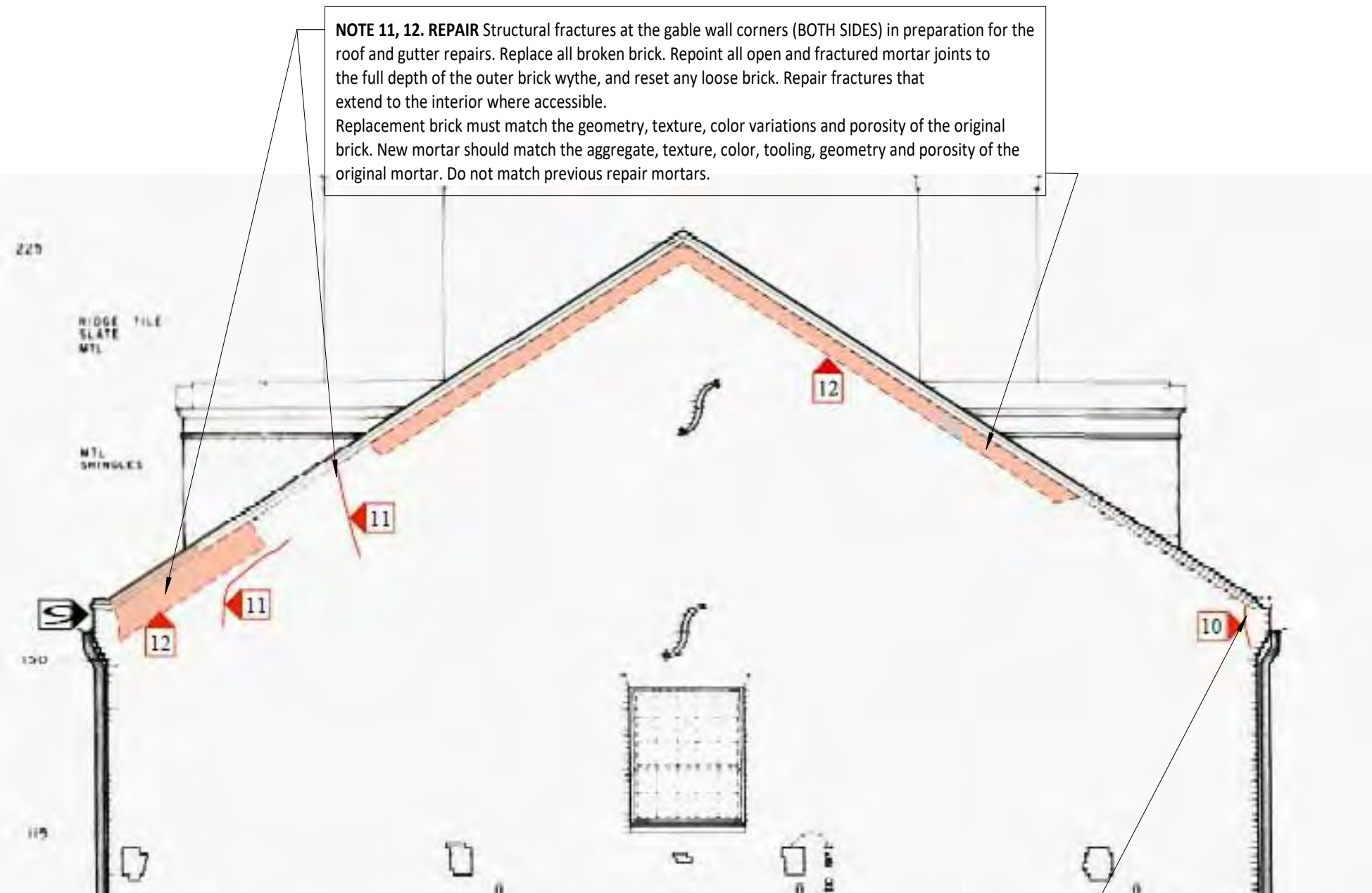
DATE: 9-30-2022
SZZARCH# 2119
DRAWN BY: sz
CHECKED BY: sz

REVISIONS:



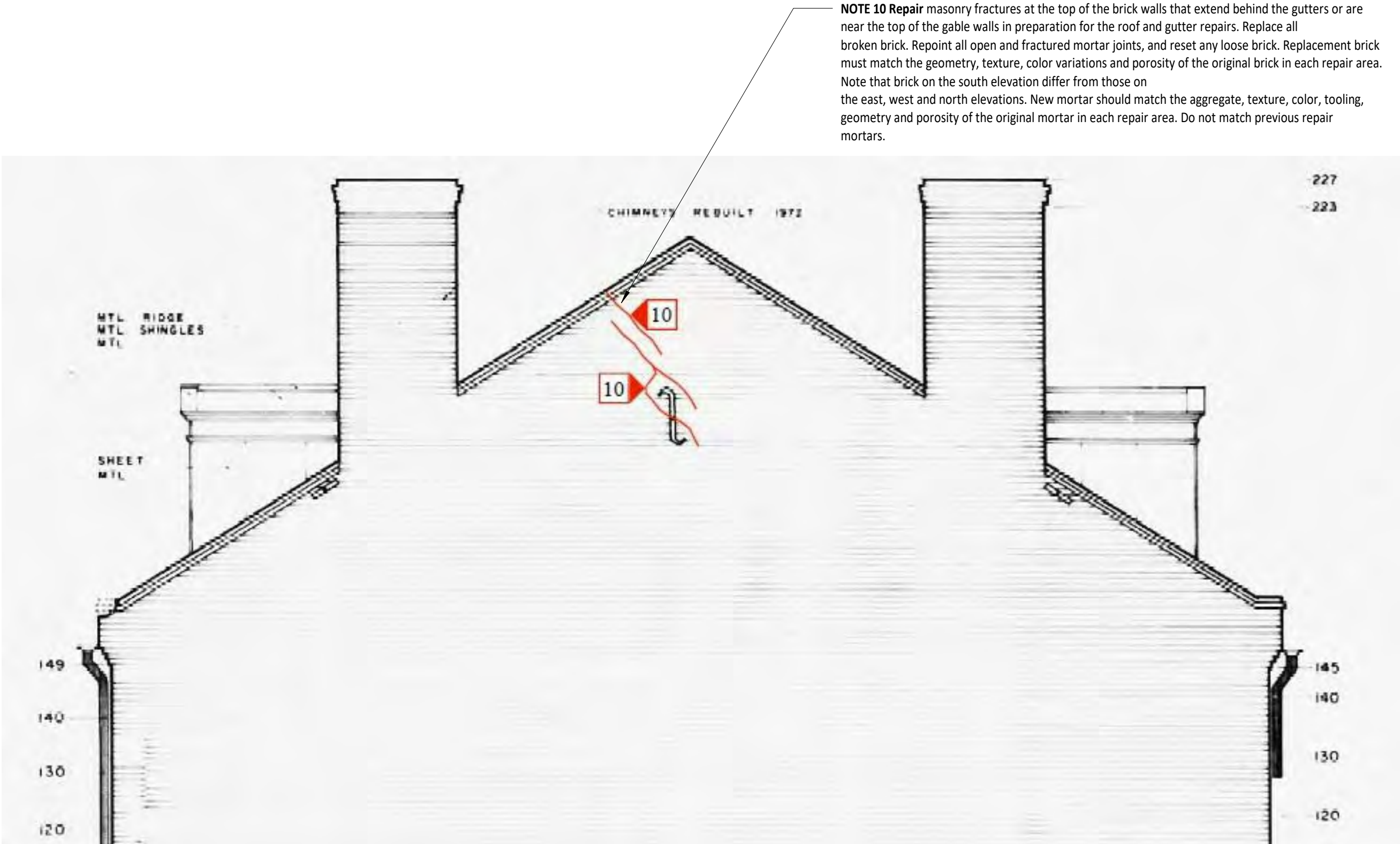
EAST WING - PARTIAL WEST ELEVATION
NTS

NOTE 14. Reset gable vent and anchor to brickwork within opening.

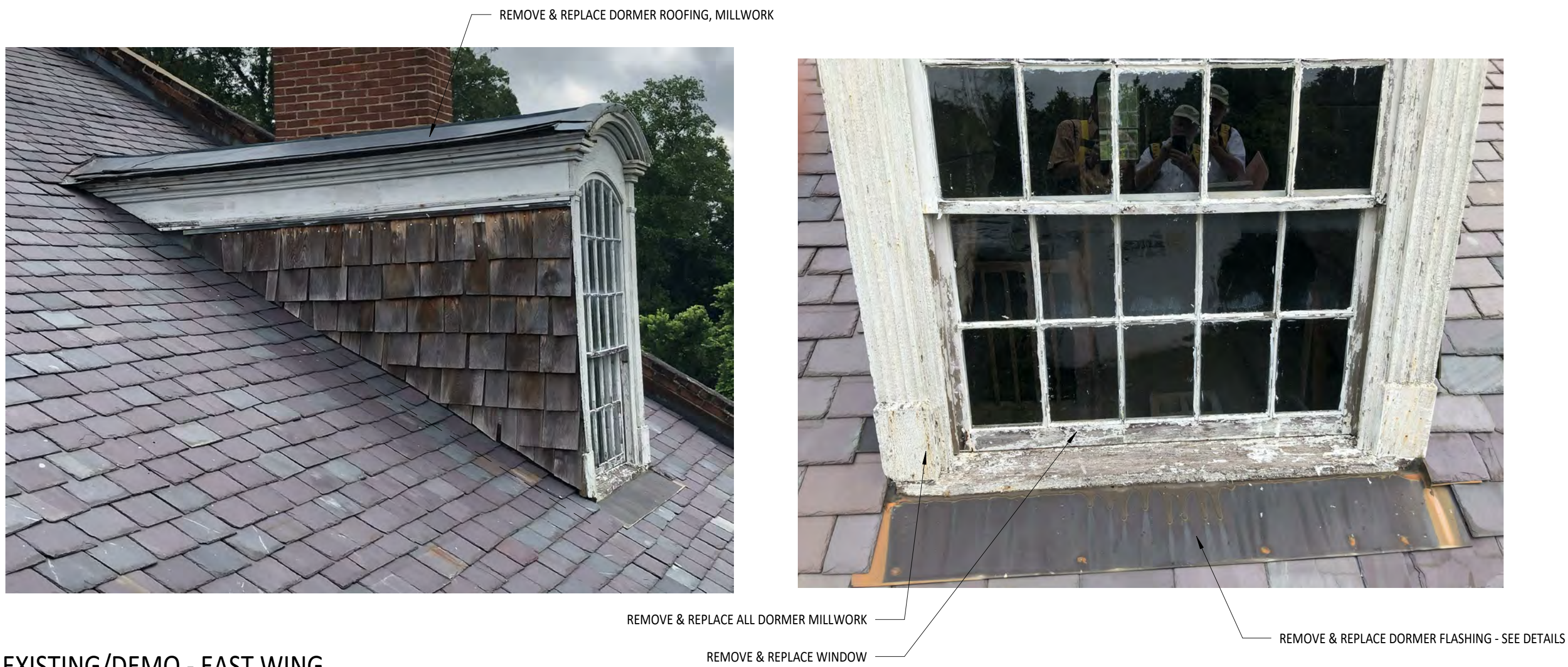


EAST WING - PARTIAL EAST ELEVATION
NTS

NOTE 10. REPAIR Structural fractures at the gable wall corners (BOTH SIDES) in preparation for the roof and gutter repairs. Replace all broken brick. Repoint all open and fractured mortar joints to the full depth of the outer brick wythe, and reset any loose brick. Repair fractures that extend to the interior where accessible. Replacement brick must match the geometry, texture, color variations and porosity of the original brick. New mortar should match the aggregate, texture, color, tooling, geometry and porosity of the original mortar. Do not match previous repair mortars.



WEST WING - PARTIAL EAST ELEVATION
NTS



EXISTING/DEMO - EAST WING

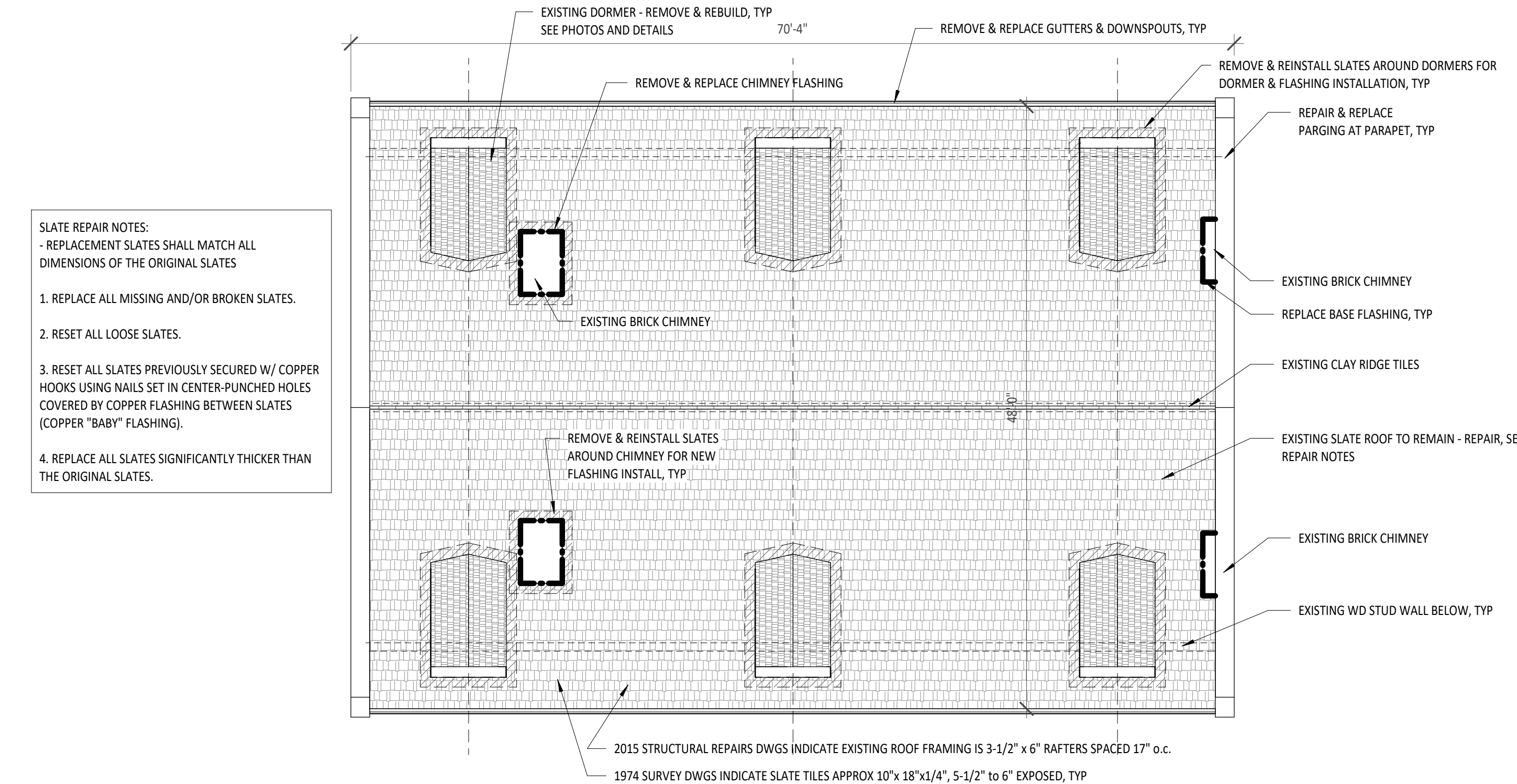
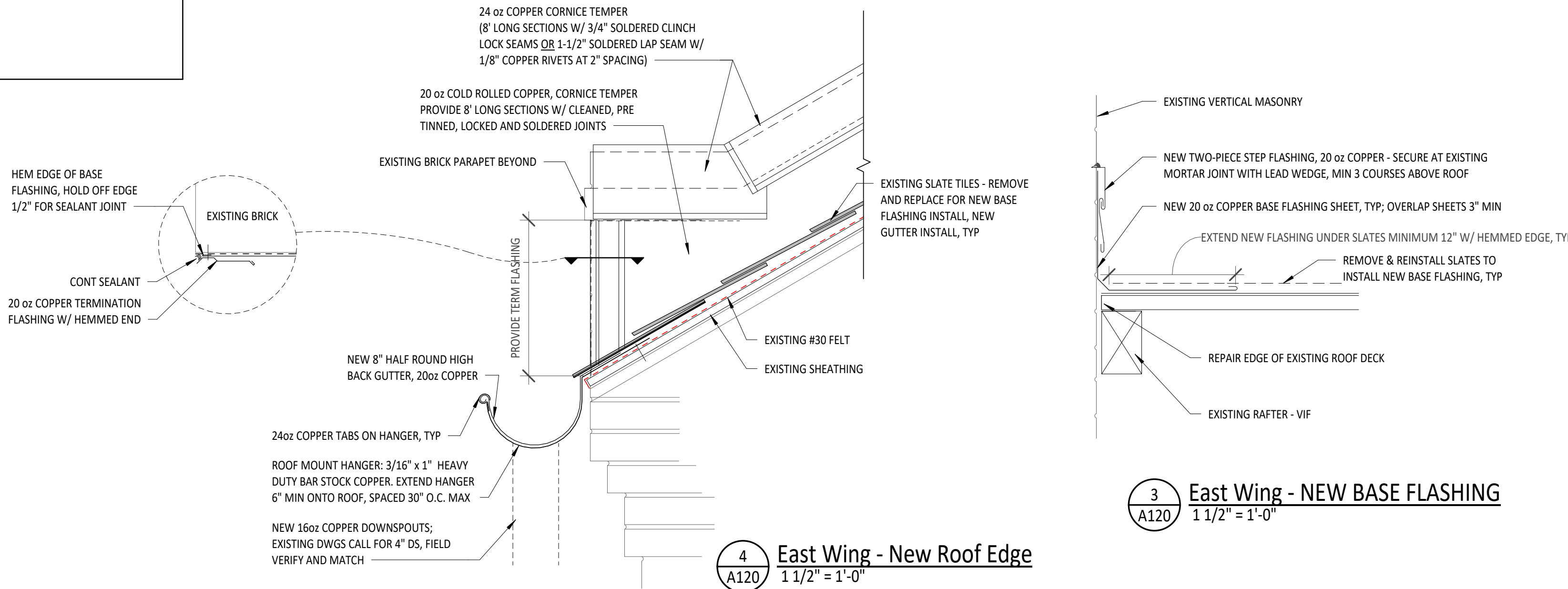
EXISTING PHOTOS PROVIDED FOR REFERENCE. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS.

EAST WING EXISTING CONDITIONS:

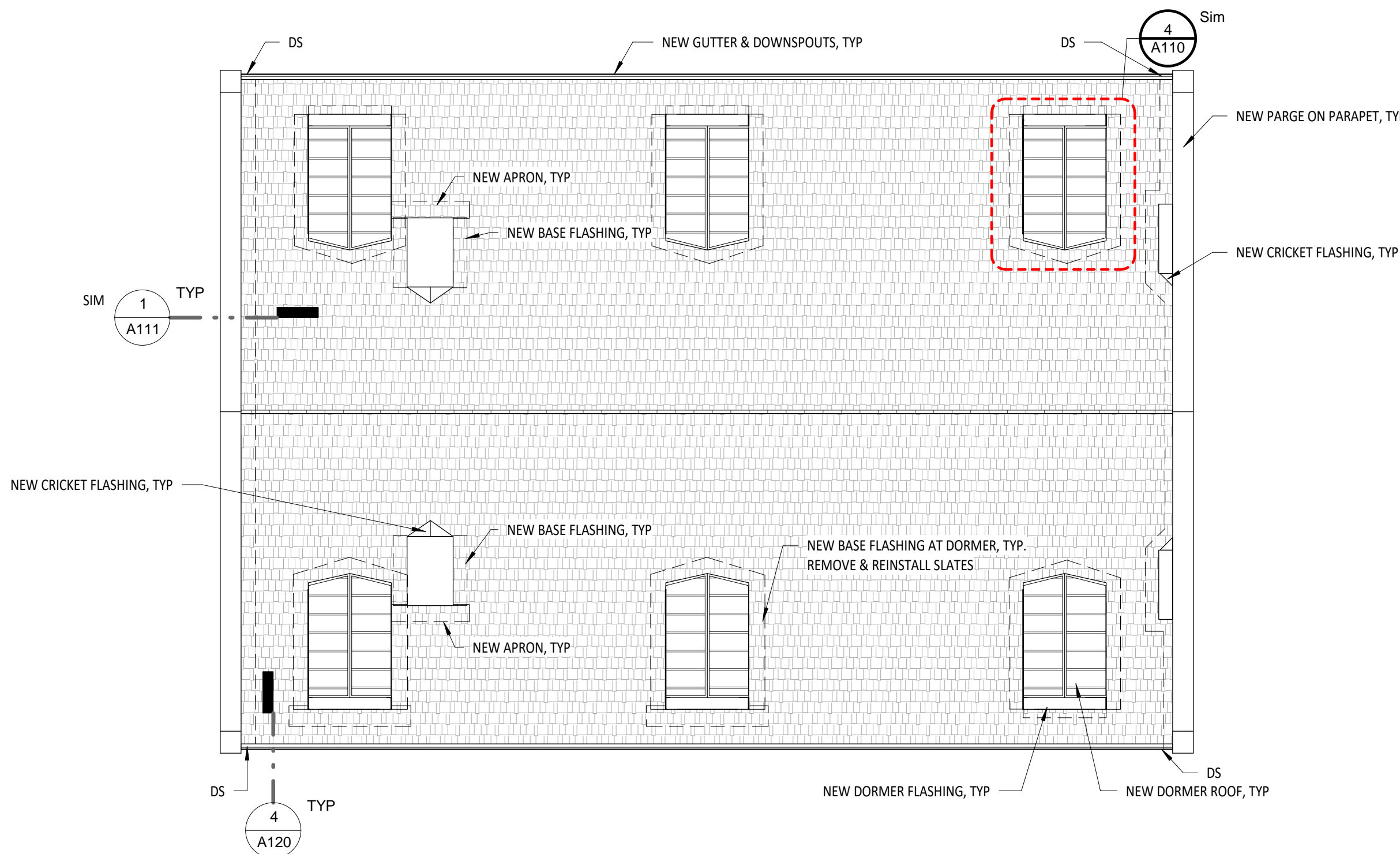
- THE EXISTING ROOF CONSTRUCTION (AS DEFINED FROM SITE OBSERVATIONS AND DRAWINGS NOT PRODUCED IN THIS OFFICE) CONSISTS OF SLATE TILES INSTALLED OVER #30 FELT ON SHEATHING OVER WOOD ROOF FRAMING. THIS INFORMATION IS PROVIDED FOR THE CONTRACTOR'S CONVENIENCE, AND EXISTING CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR TO THE DEGREE THAT AFFECTS THE WORK.
- THE EXISTING ROOF SLOPES INDICATED ARE TAKEN FROM FIELD OBSERVATIONS AND DRAWINGS NOT PRODUCED IN THIS OFFICE AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- THE EXISTING DIMENSIONS PROVIDED ARE TAKEN FROM THE ARCHITECT'S FIELD OBSERVATIONS AND/OR DRAWINGS NOT PRODUCED IN THIS OFFICE AND SHOULD BE VERIFIED BY THE CONTRACTOR TO THE DEGREE THAT THEY AFFECT THE WORK.
- SOME EXISTING PHOTOS HAVE BEEN PROVIDED AS A CONVENIENCE FOR REFERENCE. THE EXISTING CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR.

EAST WING GENERAL NOTES:

- SCOPE OF WORK IN GENERAL INCLUDES REPAIRS TO APPROXIMATELY 25% OF THE SLATE TILES, REMOVAL AND REPLACEMENT OF ROOF DORMER MATERIALS, REPLACEMENT OF ALL BASE FLASHING WITH NEW COPPER, AND ASSOCIATED WORK SHOWN ON THE DRAWINGS. THE WORK INCLUDES ALL NEW COPPER BASE FLASHING AT PARAPET WALLS AND CHIMNEYS, NEW COPPER RIDGE FLASHING, NEW GUTTERS AND DOWNSPOUTS, AND NEW PARGING OF THE EXISTING PARAPETS.
- AT ALL DOWNSPOUT LOCATIONS, THE NEW DOWNSPOUTS SHALL TIE IN TO EXISTING BOOTS AND DRAIN LINES. BEFORE DEMOLITION ACTIVITIES BEGIN, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL EXISTING DRAIN LINES ARE CLEAR AND DRAINING PROPERLY. IF PROBLEMS EXIST, THEY SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CORRECTION. OTHERWISE, IT WILL BE ASSUMED THAT THE DRAIN LINES ARE FULLY OPERATIONAL, AND THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL DRAIN LINES DURING CONSTRUCTION UNTIL THE WORK IS ACCEPTED BY THE OWNER.
- THE ENLARGED DORMER PLAN AND DETAILS REFERENCED ARE TYPICAL FOR BOTH EAST WING AND WEST WING.
- EXISTING ROOF SLATES: REPAIRS TO THE SLATES INCLUDE REPLACEMENT OF MISSING OR BROKEN SLATES, REPLACEMENT OF PREVIOUS REPAIR SLATES THAT ARE THICKER THAN THE EXISTING SLATES, RESETTING OF LOOSE SLATES, AND RESETTING OF SLATES PREVIOUSLY SECURED WITH COPPER HOOKS.
 - ALL SLATES SHALL BE SECURED WITH NAILS SET IN CENTER PUNCHED HOLES COVERED BY COPPER FLASHING BETWEEN SLATES ("BABY FLASHING").
 - REPLACEMENT SLATES SHALL MATCH THE EXISTING SLATES IN THICKNESS AND DIMENSION, AND SHOULD BE A SIMILAR RANGE IN COLOR
 - SLATE NAILS SHOULD NOT BE NAILED TIGHT - SLATES MUST HAVE ALLOWABLE MOVEMENT FOR HEAT AND VIBRATION. NOTE: THE FRONT EDGE OF A PROPERLY INSTALLED SLATE SHOULD LIFT SLIGHTLY WITH LIGHT PRESSURE.



1 East Wing - Existing/Demo Roof Plan
1/8" = 1'-0"



2 East Wing - New Roof Plan
1/8" = 1'-0"



STEWARD'S QUARTERS



EAST KITCHEN



REMOVE & REPLACE
BASE FLASHING &
CRICKET

REMOVE ALL WD SHINGLES AND FLASHING; PREP
FOR NEW RIDGE FLASHING AND NEW SHINGLES

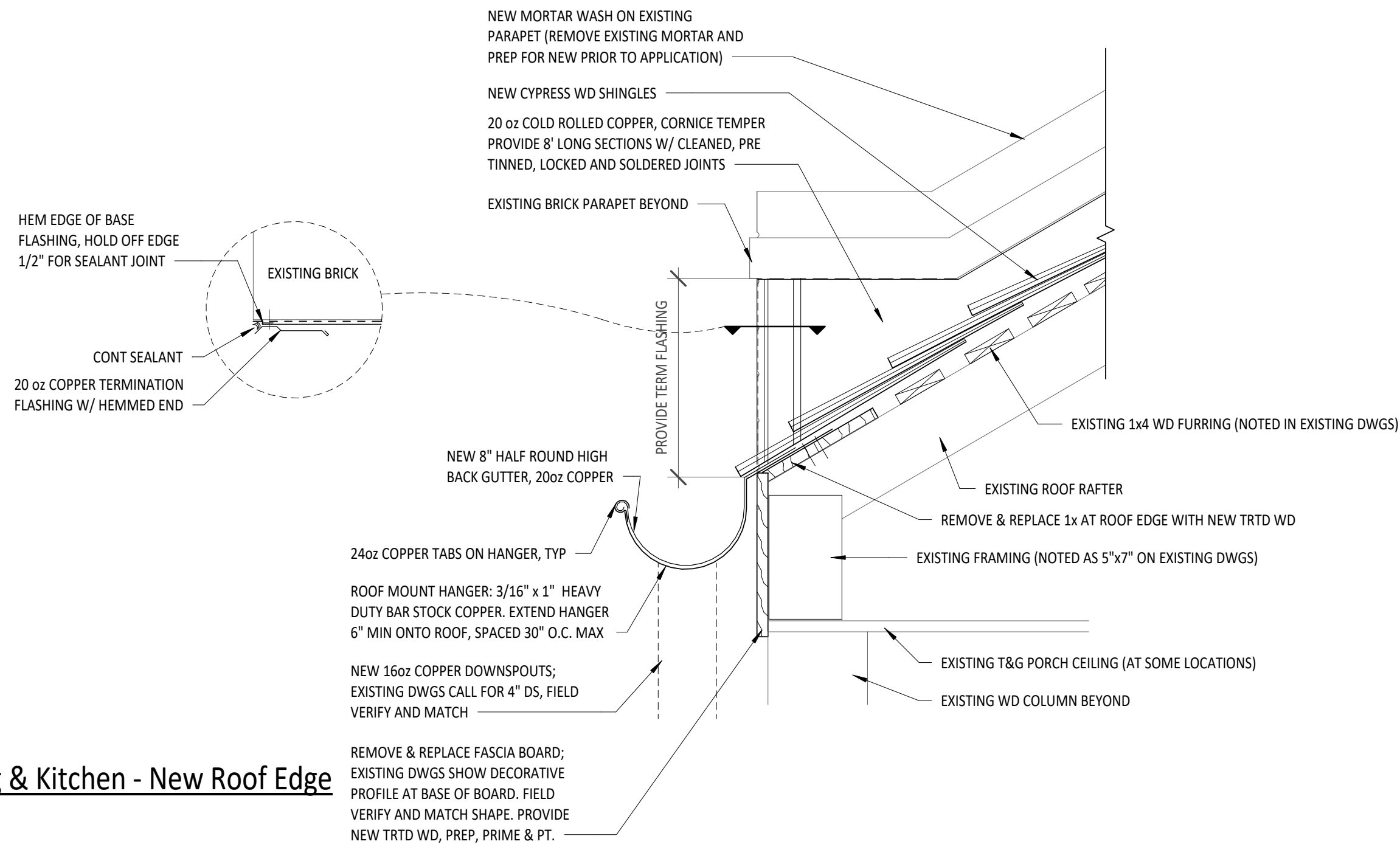
EXISTING PHOTOS PROVIDED FOR REFERENCE. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS.

STEWARD'S QUARTERS AND EAST KITCHEN EXISTING CONDITIONS:

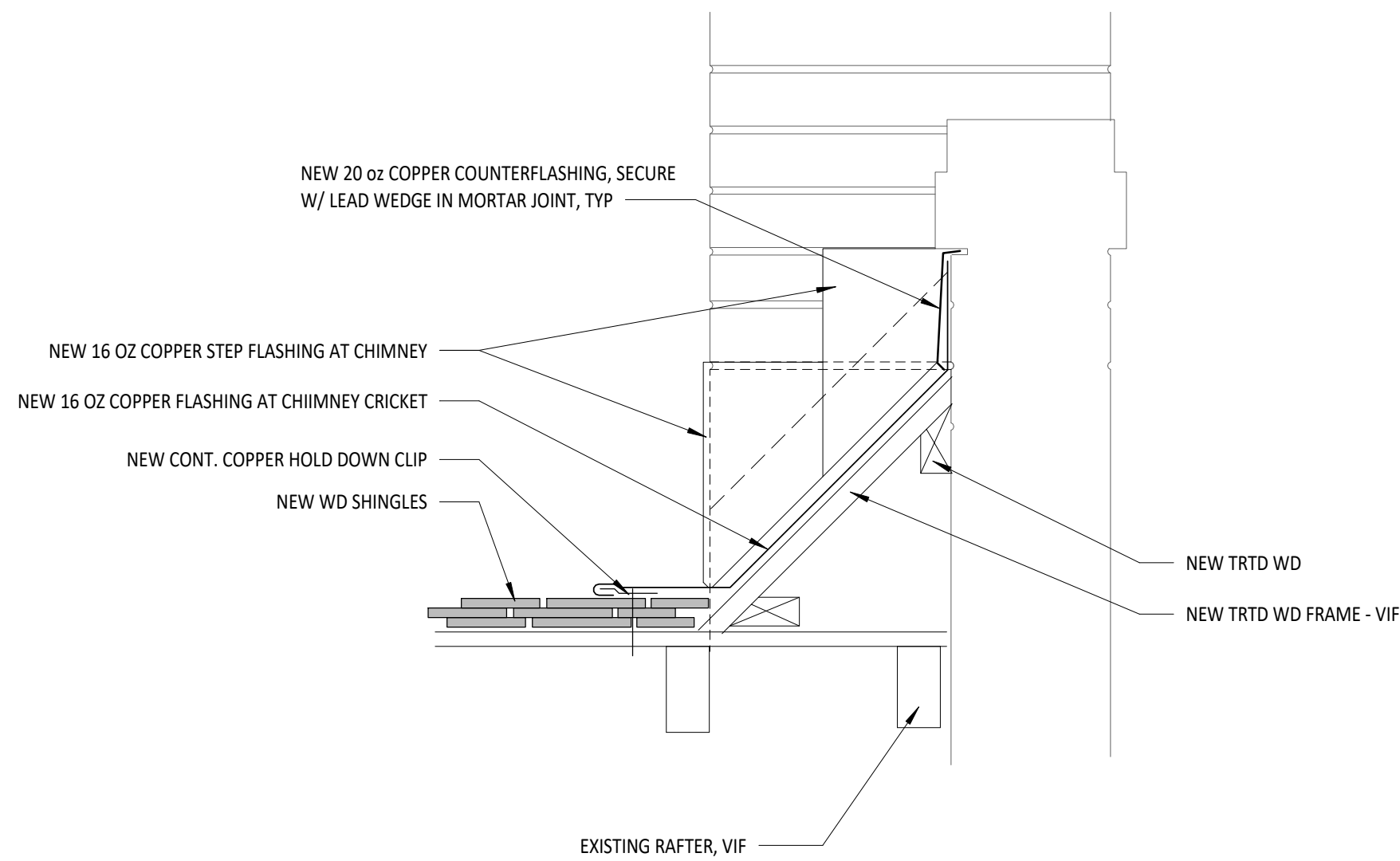
1. THE EXISTING ROOF CONSTRUCTION (AS DEFINED FROM SITE OBSERVATIONS AND DRAWINGS NOT PRODUCED IN THIS OFFICE) CONSISTS OF SPLIT CYPRESS WOOD SHINGLES INSTALLED OVER 1x4 WD LATH ON WOOD ROOF FRAMING. BOTH ROOFS WERE INSTALLED IN 2000; THE STEWARD'S QUARTERS ROOF WAS REPORTEDLY REPLACED UTILIZING THE SAME FLASHING IN 2014, AND THE EAST KITCHEN ROOF WAS REPORTEDLY REPAIRED IN 2013-2014. THIS INFORMATION IS PROVIDED FOR THE CONTRACTOR'S CONVENIENCE, AND EXISTING CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR TO THE DEGREE THAT AFFECTS THE WORK.
2. THE EXISTING ROOF SLOPES INDICATED ARE TAKEN FROM FIELD OBSERVATIONS AND DRAWINGS NOT PRODUCED IN THIS OFFICE AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
3. THE EXISTING DIMENSIONS PROVIDED ARE TAKEN FROM THE ARCHITECT'S FIELD OBSERVATIONS AND/OR DRAWINGS NOT PRODUCED IN THIS OFFICE AND SHOULD BE VERIFIED BY THE CONTRACTOR TO THE DEGREE THAT THEY AFFECT THE WORK.
4. SOME EXISTING PHOTOS HAVE BEEN PROVIDED AS A CONVENIENCE FOR REFERENCE. THE EXISTING CONDITIONS SHOULD BE VERIFIED BY THE CONTRACTOR.

STEWARD'S QUARTERS AND EAST KITCHEN GENERAL NOTES:

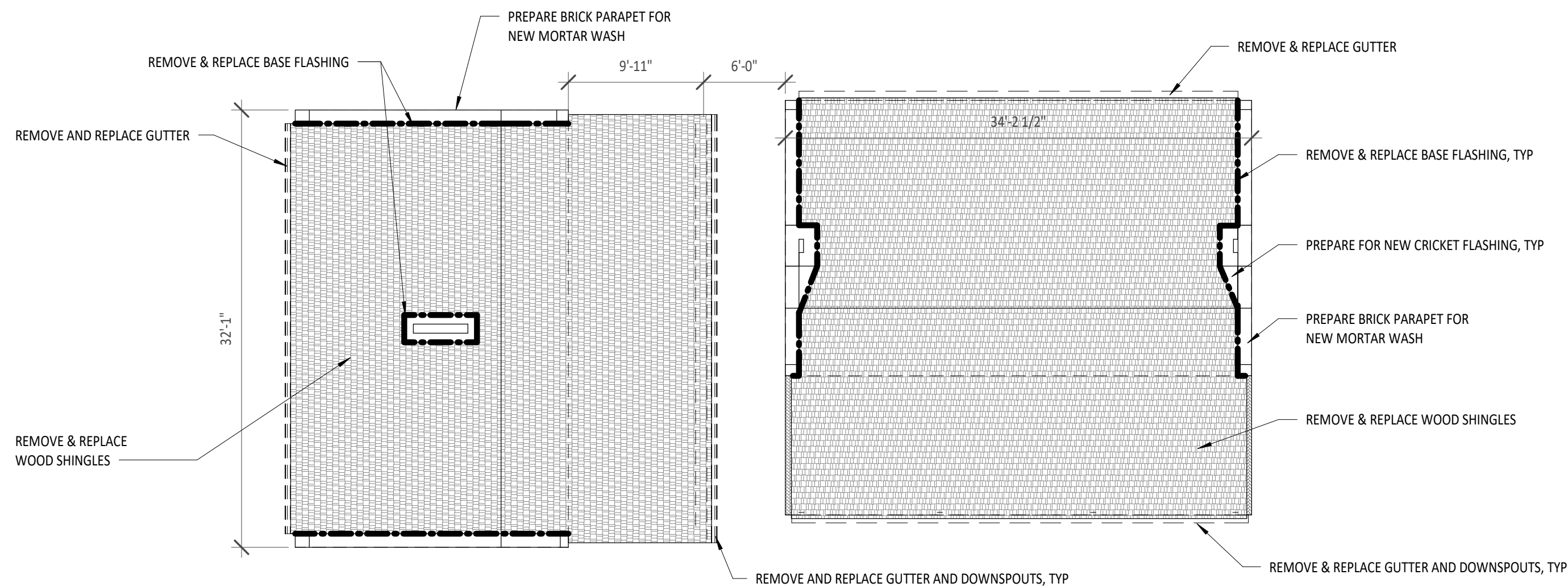
1. SCOPE OF WORK IN GENERAL INCLUDES REMOVAL OF WOOD SHINGLE ROOF SYSTEM AND INSTALLATION OF NEW ROOF OVER THE EXISTING FRAMING, AND ASSOCIATED WORK SHOWN ON THE DRAWINGS. THE WORK INCLUDES ALL NEW COPPER BASE FLASHING AT PARAPET WALLS AND CHIMNEYS, NEW COPPER RIDGE FLASHING, NEW GUTTERS AND DOWNSPOUTS, AND NEW PARGING OF THE EXISTING PARAPETS.
2. AT ALL DOWNSPOUT LOCATIONS, PROVIDE ELBOW DISCHARGE AND NEW 24"x36" CONCRETE SPLASHBLOCK SET FOR POSITIVE DRAINAGE AWAY FROM THE BUILDING.



4
A130 Steward's Building & Kitchen - New Roof Edge
1 1/2" = 1'-0"



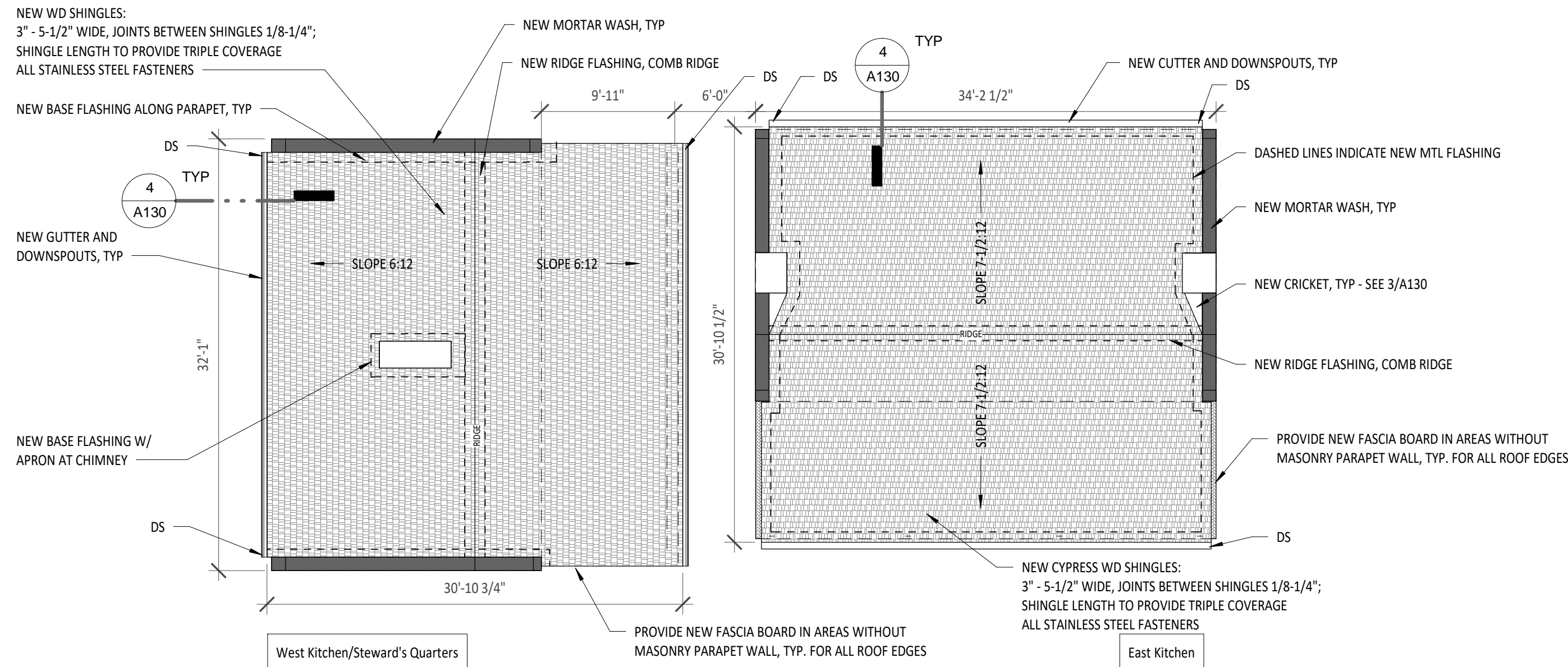
3
A130 EAST KITCHEN - NEW ROOF CRICKET
1 1/2" = 1'-0"



West Kitchen/Steward's Quarters

East Kitchen

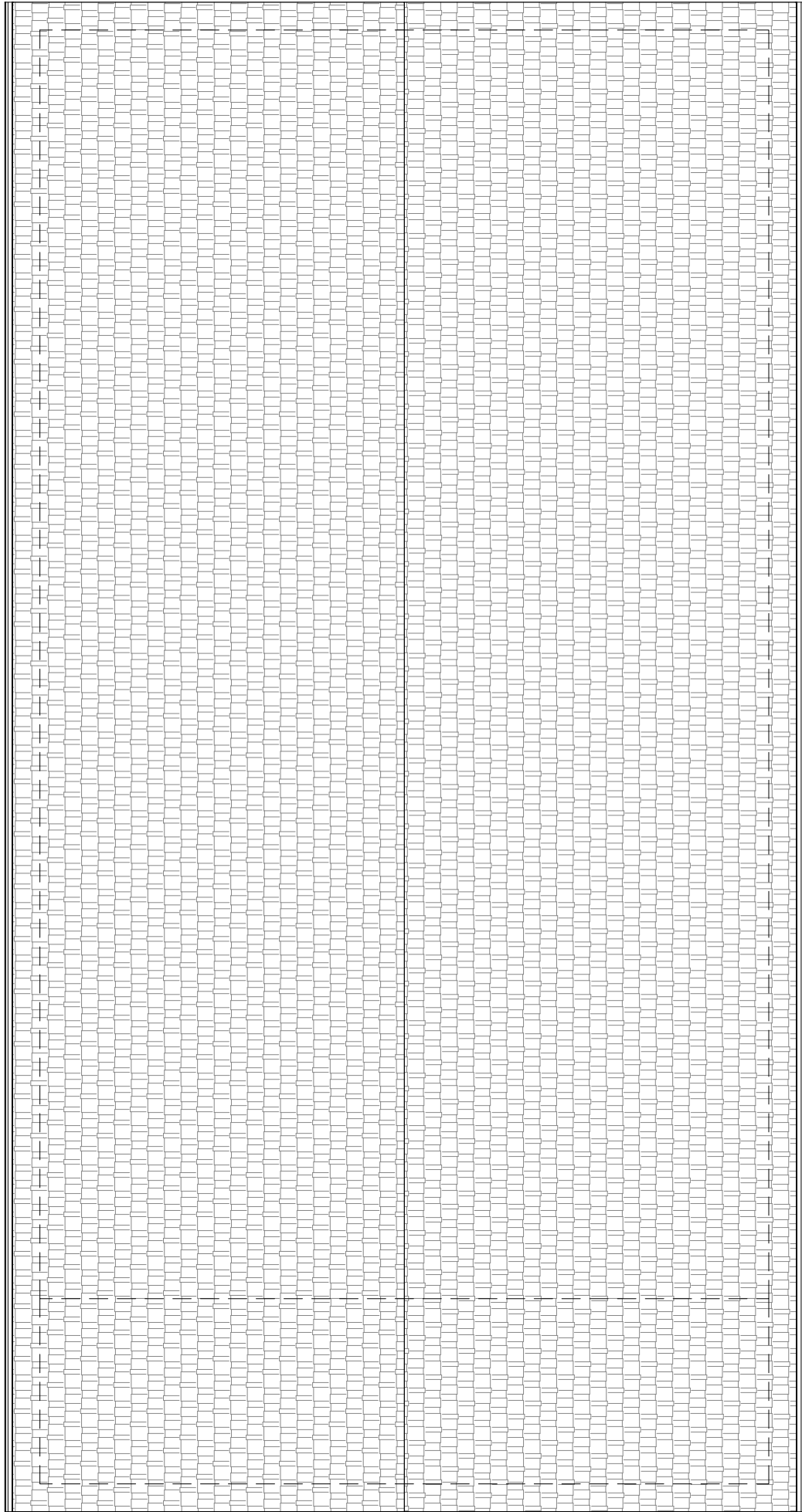
1
A130 Steward's Quarters & East Kitchen - Existing/Demo Roof Plan
1/8" = 1'-0"



West Kitchen/Steward's Quarters

East Kitchen

2
A130 Steward's Quarters & East Kitchen - New Roof Plan
1/8" = 1'-0"



1
A140

Raymond Hall - Existing/Demo Roof Plan
1/8" = 1'-0"

Historic Jefferson College Envelope Repairs

Mississippi Department of Archives & History



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ZAHNER

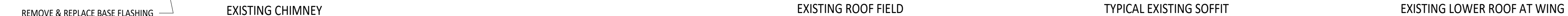
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SHEET **A140**

Raymond Hall
Roof Plans

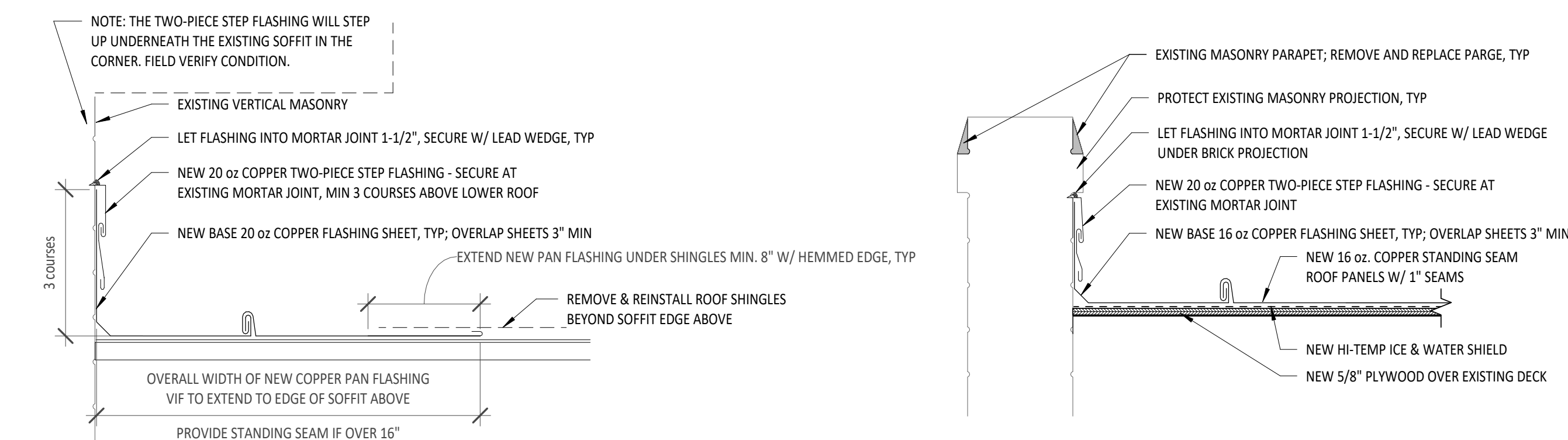
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SZZARCH# 2119
DRAWN BY: Author
CHECKED BY: Checker

REVISIONS:



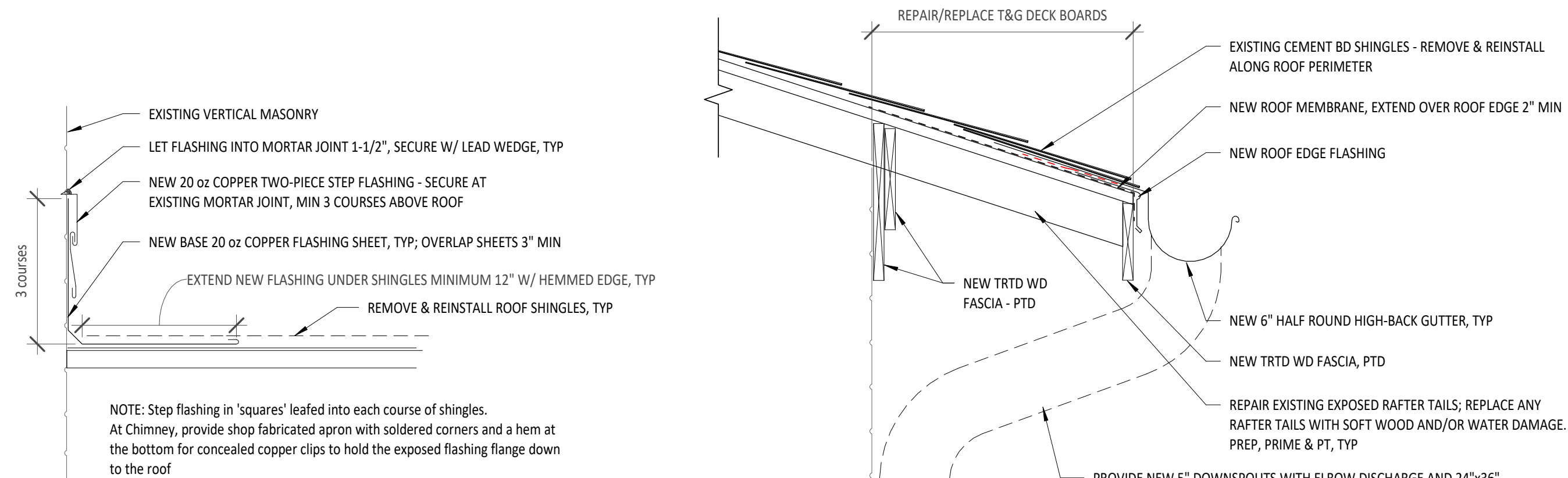
EXISTING PHOTOS PROVIDED FOR REFERENCE. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS.

- PROSPERE HALL EXISTING CONDITIONS:**
1. THE EXISTING ROOF CONSTRUCTION (AS DEFINED FROM SITE OBSERVATIONS AND DRAWINGS NOT PRODUCED IN THIS OFFICE) CONSISTS OF ASBESTOS CEMENT SHINGLES INSTALLED IN A HONEYCOMB PATTERN OVER FELT ON TONGUE & GROOVE WOOD ROOF DECK. THE ROOF IS ORIGINAL TO THE BUILDING. THIS INFORMATION IS PROVIDED FOR THE CONTRACTOR'S CONVENIENCE, AND SHOULD BE VERIFIED BY THE CONTRACTOR TO THE DEGREE THAT AFFECTS THE WORK.
 2. THE EXISTING ROOF SLOPES ARE NOT INDICATED ON ANY EXISTING DRAWINGS OR DOCUMENTS AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
 3. THE EXISTING DIMENSIONS PROVIDED ARE TAKEN FROM THE ARCHITECT'S FIELD OBSERVATIONS AND SHOULD BE VERIFIED BY THE CONTRACTOR TO THE DEGREE THAT THEY AFFECT THE WORK.
 4. THE EXISTING SOFFIT OVERHANG AND DIMENSIONS ARE TAKEN FROM THE ARCHITECT'S FIELD OBSERVATIONS. SOME EXISTING PHOTOS HAVE BEEN PROVIDED. THIS CONDITION SHOULD BE VERIFIED BY THE CONTRACTOR.
- PROSPERE HALL GENERAL NOTES:**
1. SCOPE OF WORK IN GENERAL INCLUDES REPAIRS TO EXISTING SHINGLES, ROOF DECK AND RAFTER REPAIR ALONG PERIMETER OF ROOF, REPLACEMENT OF GUTTERS AND DOWNSPOUTS, REPLACEMENT OF FASCIA BOARD, REPLACEMENT OF BASE FLASHING AT CHIMNEY, CANOPY ROOF, AND LOWER WING ROOF, REPLACEMENT OF METAL ROOF OVER TOILET ADDITION, AND ASSOCIATED WORK SHOWN ON THE DRAWINGS.
 2. THE EXISTING SHINGLES ARE DIAMOND PATTERN OR HONEYCOMB PATTERN, CEMENT TILE ASBESTOS SHINGLES. THE EXISTING SHINGLES ON CARPENTER HALL ARE TO BE RETAINED BY THE CONTRACTOR AND USED FOR ADDITIONAL MATERIAL FOR REPAIRS ON PROSPERE HALL.
 3. THE CONTRACTOR IS RESPONSIBLE FOR TRIMMING LANDSCAPE BACK FROM ALL FOUNDATION VENTS. THE CONTRACTOR SHALL INSTALL NEW VENT GRILLES IN THE EXISTING OPENINGS. FIELD VERIFY SIZE, GRILLES SHALL BE METAL, EQUAL TO GAF MASTERFLOW FOUNDATION VENT - GRATE STYLE 500.
 4. AT ALL DOWNSPOUT LOCATIONS, PROVIDE ELBOW DISCHARGE AND NEW 24"x36" CONCRETE SPLASHBLOCK SET FOR POSITIVE DRAINAGE AWAY FROM THE BUILDING.



NEW BASE FLASHING - NORTH ROOF OVERHANG
 $1\frac{1}{2}'' = 1'-0''$

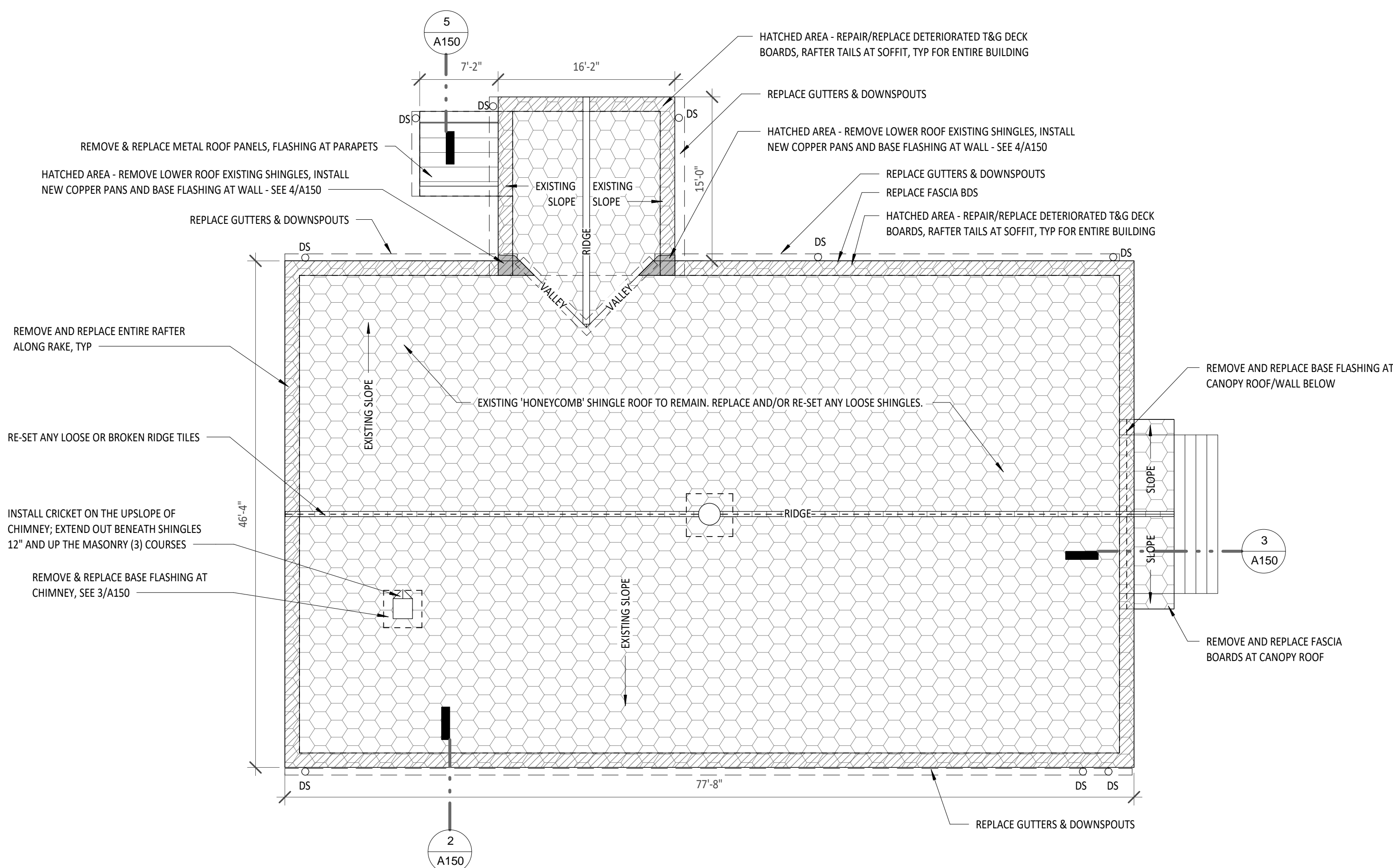
5 PARAPET DETAIL - NEW METAL ROOFING
A150 1 1/2" = 1'-0"



3
A150

NEW BASE FLASHING
1 1/2" = 1'-0"

2 Prosper Hall - Typical Roof Edge Detail
A150 1 1/2" = 1'-0"



1 Prospera Hall - Existing/Repair Roof Plan
A150 $1/8" = 1'-0"$



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SHEET **A150**

Prosperre Hall Roof Plans

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DRAWN BY: SZ
CHECKED BY: SZ

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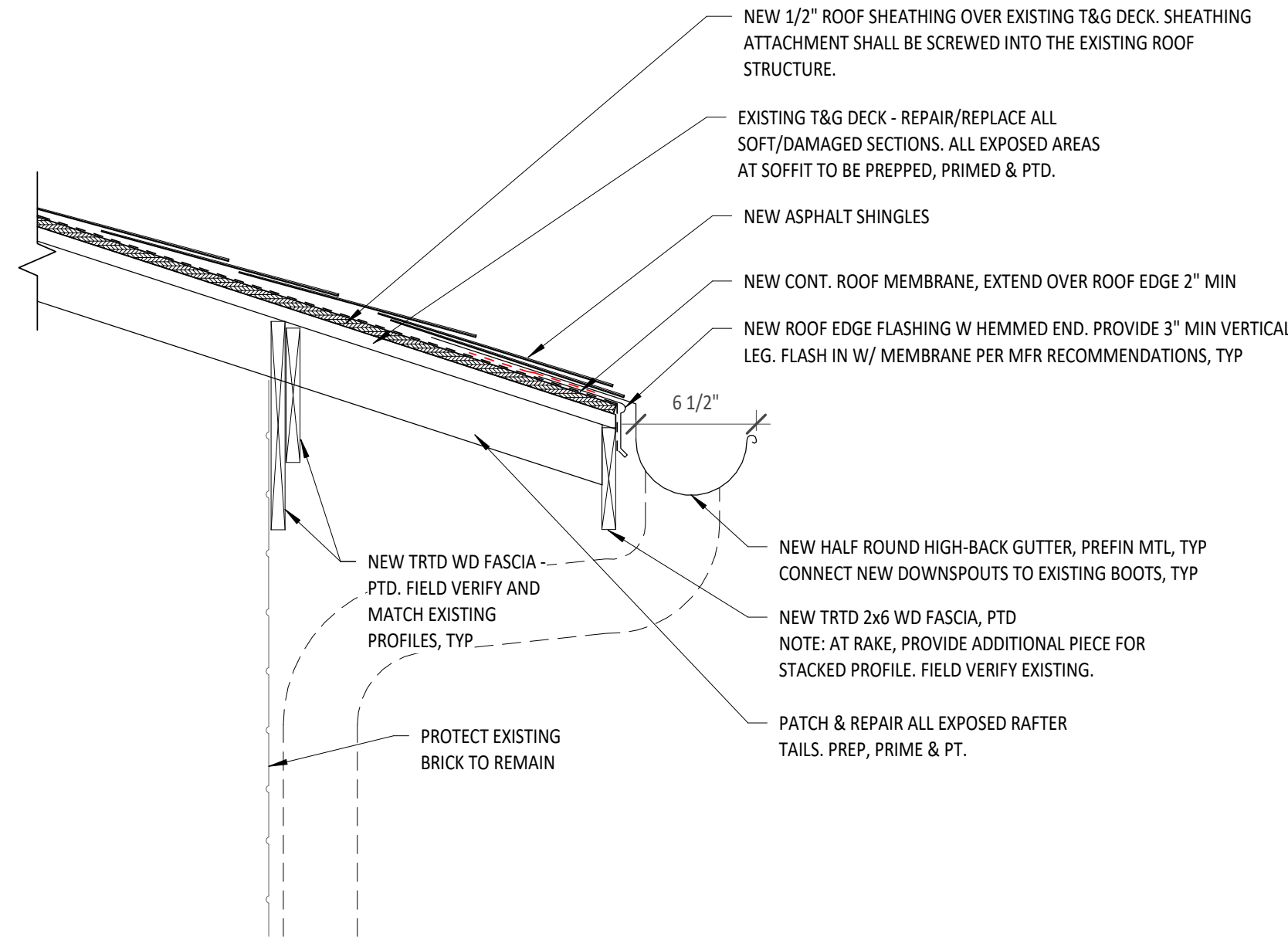
- REMOVE & REPLACE FASCIA BOARDS
- REPLACE, REFINISH EXISTING WD
- REPAIR, REPLACE RAFTER
- REMOVE & REPLACE GUTTERS & DOWNSPOUTS

CLEAR FOUNDATION VENTS, PROVIDE NEW GRILLES, TYP



CLEAR VEGETATION

EXISTING PHOTOS PROVIDED FOR REFERENCE. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS.



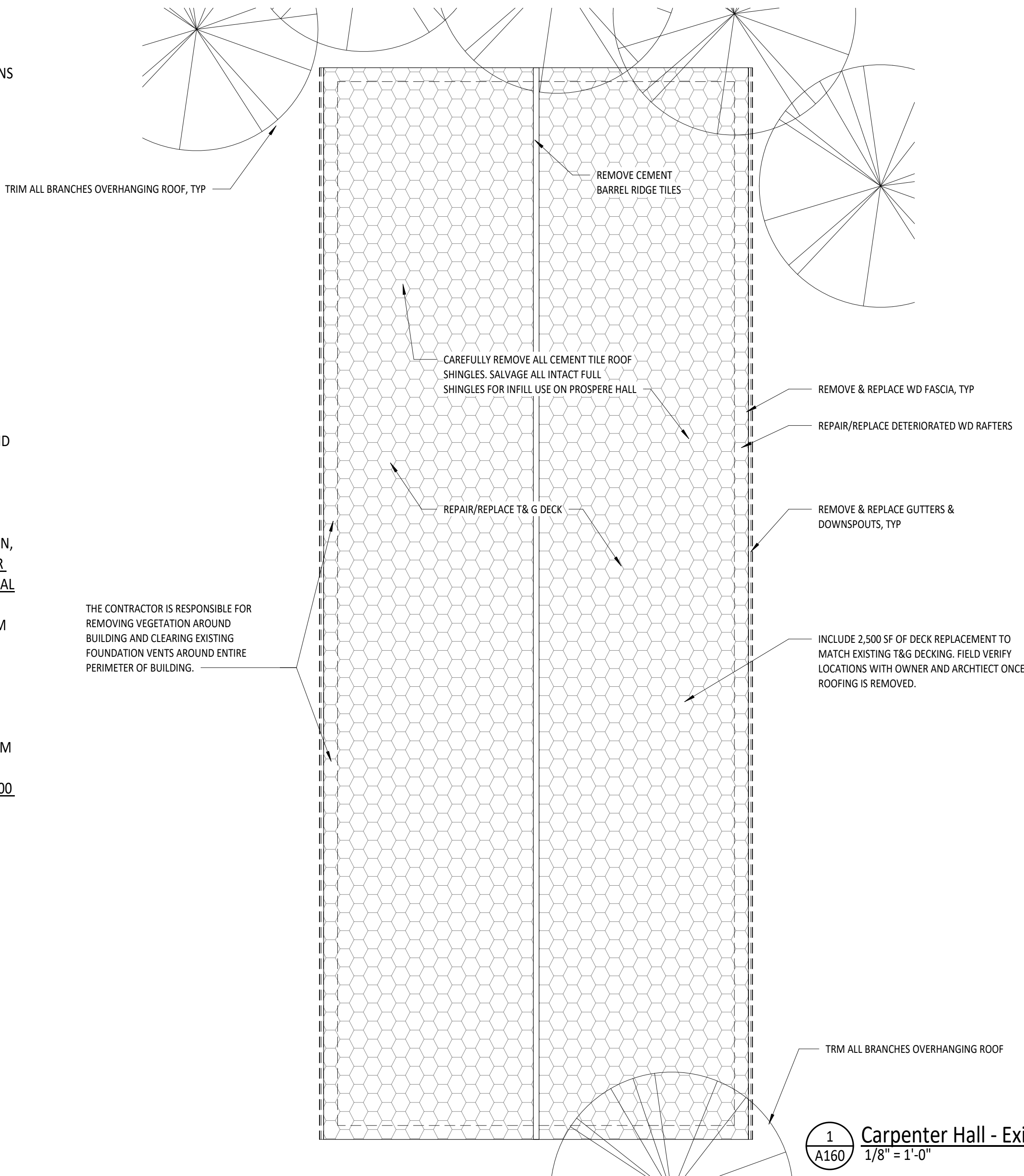
3 Carpenter Hall - Roof Edge Detail
1 1/2" = 1'-0"

CARPENTER HALL EXISTING CONDITIONS:

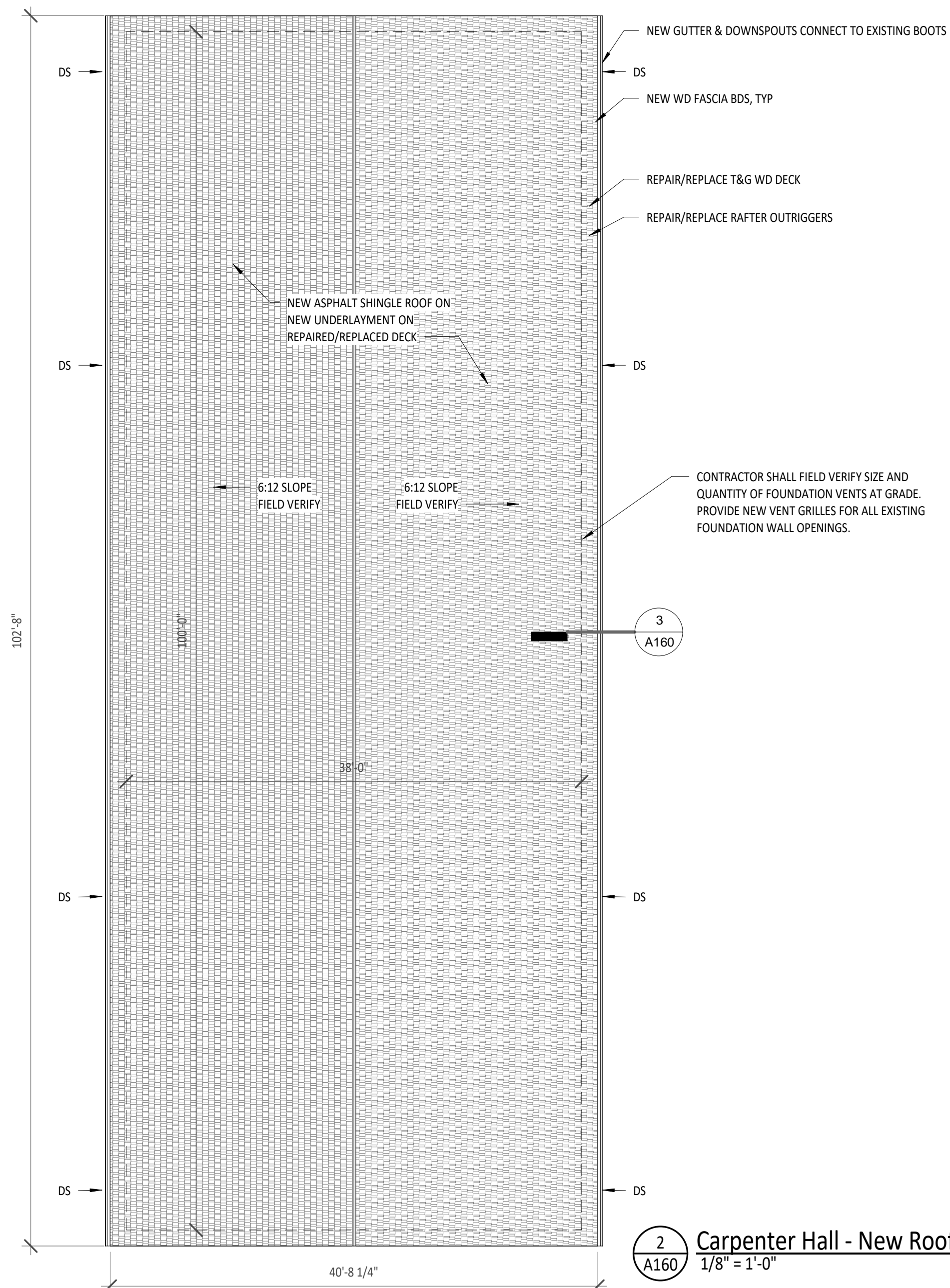
- THE EXISTING ROOF CONSTRUCTION (AS DEFINED FROM SITE OBSERVATIONS AND DRAWINGS NOT PRODUCED IN THIS OFFICE) CONSISTS OF ASBESTOS CEMENT SHINGLES INSTALLED IN A HONEYCOMB PATTERN OVER FELT ON TONGUE & GROOVE WOOD ROOF DECK. THE ROOF IS ORIGINAL TO THE BUILDING. THIS INFORMATION IS PROVIDED FOR THE CONTRACTOR'S CONVENIENCE, AND SHOULD BE VERIFIED BY THE CONTRACTOR TO THE DEGREE THAT AFFECTS THE WORK.
- THE EXISTING ROOF SLOPES ARE NOT INDICATED ON ANY EXISTING DRAWINGS OR DOCUMENTS AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- THE EXISTING DIMENSIONS PROVIDED ARE TAKEN FROM THE ARCHITECT'S FIELD OBSERVATIONS AND SHOULD BE VERIFIED BY THE CONTRACTOR TO THE DEGREE THAT THEY AFFECT THE WORK.
- THE EXISTING SOFFIT OVERHANG AND DIMENSIONS ARE TAKEN FROM THE ARCHITECT'S FIELD OBSERVATIONS. SOME EXISTING PHOTOS HAVE BEEN PROVIDED. THIS CONDITION SHOULD BE VERIFIED BY THE CONTRACTOR.

CARPENTER HALL GENERAL NOTES:

- SCOPE OF WORK IN GENERAL INCLUDES COMPLETE REMOVAL OF ROOF AND INSTALLATION OF NEW ROOF OVER THE EXISTING DECK, AND ASSOCIATED WORK SHOWN ON THE DRAWINGS. THE WORK INCLUDES REPAIR/REPLACEMENT OF THE EXPOSED T&G WD DECKING, RAFTER TAILS, AND FASCIA BOARDS AROUND THE ENTIRE ROOF PERIMETER.
- THE EXISTING SHINGLES ARE DIAMOND PATTERN OR HONEYCOMB PATTERN, CEMENT TILE ASBESTOS SHINGLES. THE EXISTING SHINGLES ON CARPENTER HALL ARE TO BE RETAINED BY THE CONTRACTOR AND USED FOR ADDITIONAL MATERIAL FOR REPAIRS ON PROSPERE HALL.
- THE CONTRACTOR IS RESPONSIBLE FOR TRIMMING LANDSCAPE BACK FROM ALL FOUNDATION VENTS. THE CONTRACTOR SHALL INSTALL NEW VENT GRILLES IN THE EXISTING OPENINGS. FIELD VERIFY SIZE, GRILLES SHALL BE METAL, EQUAL TO GAF MASTERFLOW FOUNDATION VENT - GRATE STYLE 500.
- AT ALL DOWNSPOUT LOCATIONS, PROVIDE ELBOW DISCHARGE AND NEW 24"x36" CONCRETE SPLASHBLOCK SET FOR POSITIVE DRAINAGE AWAY FROM THE BUILDING.
- THE CONTRACTOR SHALL INCLUDE IN HIS BID DECK REPLACEMENT FOR 2,500 SF OF DECK AREA. REPLACEMENT DECKING SHALL BE TREATED T&G WD TO MATCH THE EXISTING DECKING IN THICKNESS AND CONFIGURATION.
- THE CONTRACTOR SHALL PROVIDE A UNIT PRICE PER SQUARE FOOT FOR DECK REPLACEMENT.



1 Carpenter Hall - Existing/Demo Roof Plan
1/8" = 1'-0"



2 Carpenter Hall - New Roof Plan
1/8" = 1'-0"