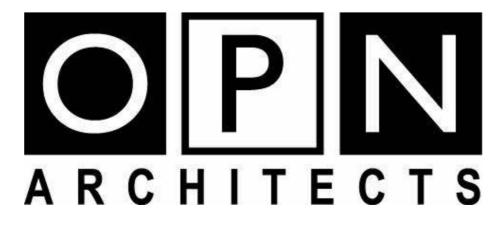


9449.00 - DAS TH Carriage House Roof Replacement

2300 GRAND AVE, DES MOINES, IA 50312



100 Court Ave. Suite 100, Des Moines, IA 50309 P: 515-309-0722 F: 515-309-0725 www.opnarchitects.com

ARCHITECT

OPN ARCHITECTS **100 COURT AVE** DES MOINES, IA 50309 CONSTRUCTION MANAGER

DCI GROUP, INC. 220 SE 6TH STREET #200 DES MOINES, IA 50309

000	COVER SHEET

	SITE GEOMETRY PLAN
x	GENERAL DRAWING INFORMATION
x	WALL TYPES
x	DOOR SCHEDULE AND FRAME ELEVAT
	DEMO & NEW ROOF PLAN
	ROOF PLAN - MATERIALS
	DEMO EXTERIOR ELEVATIONS
	EXTERIOR ELEVATIONS
	DETAILS





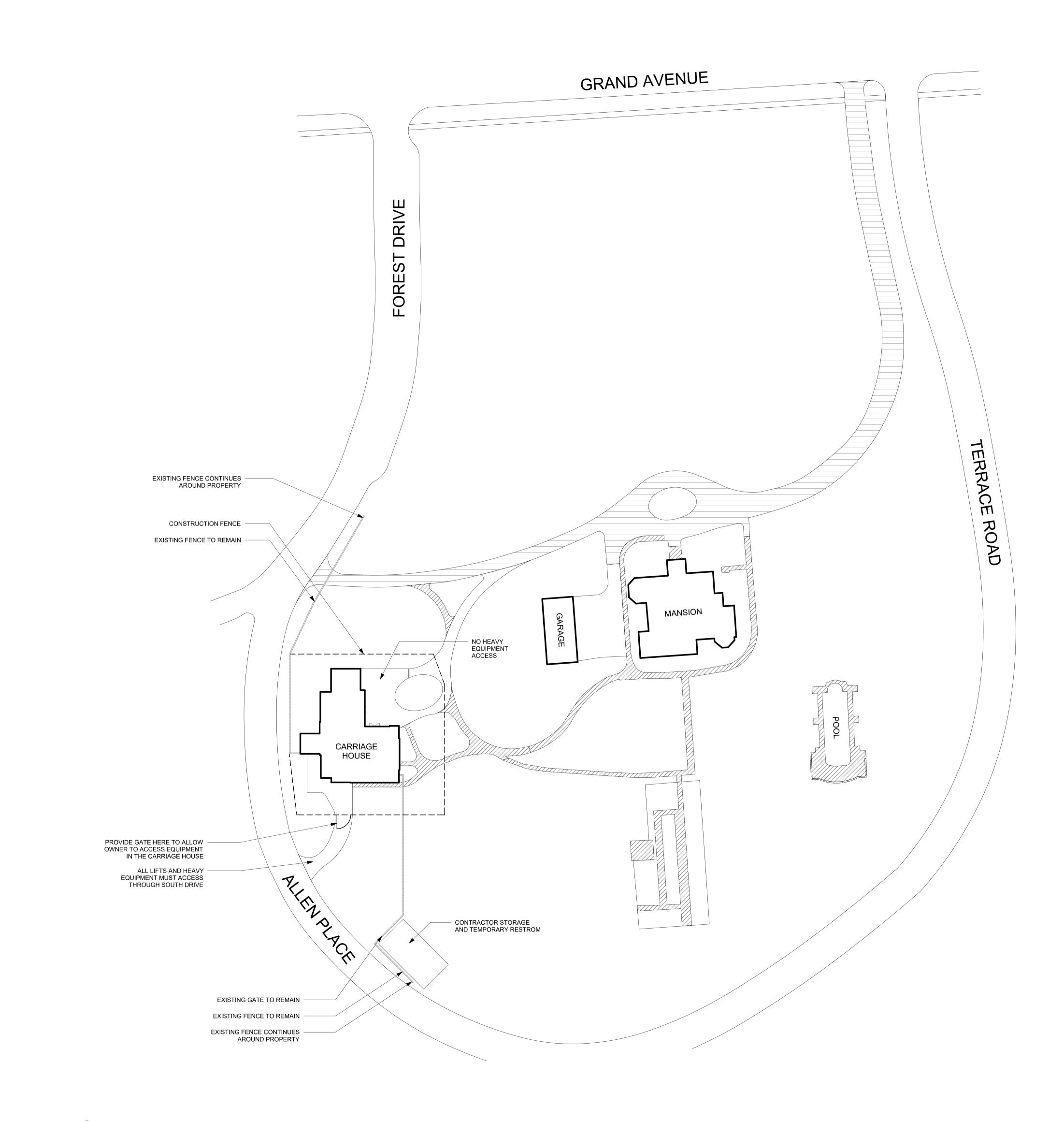
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B10 SITE PLAN 1" = 40'-0"

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9449.00 - DAS TH Replacement 2300 GRAND AVE DES MOINES, IA 5	
Construction Manager DCI GROUP, INC. 220 SE 6TH STREE DES MOINES, IA 5 P. 515-244-5043	
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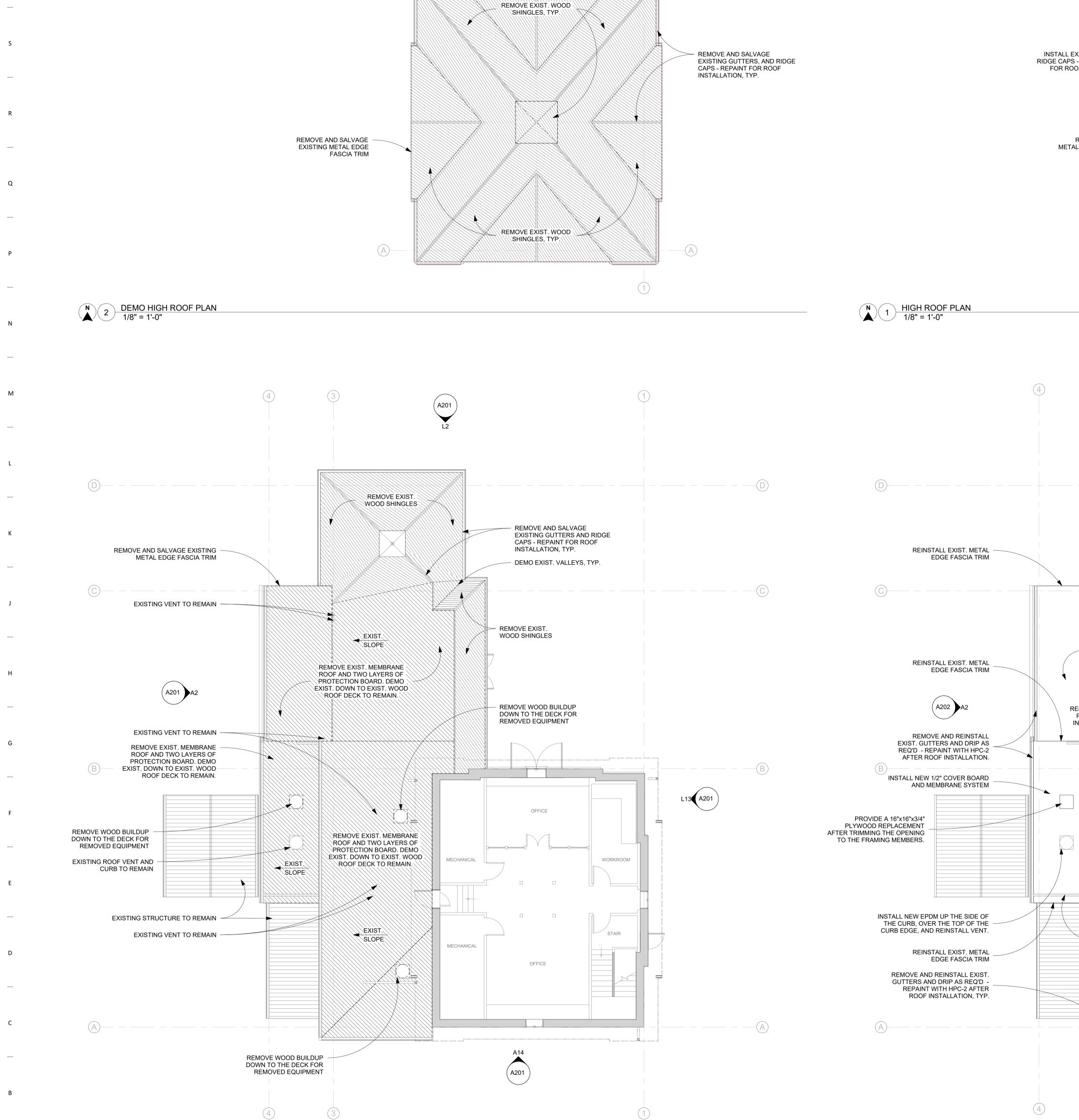
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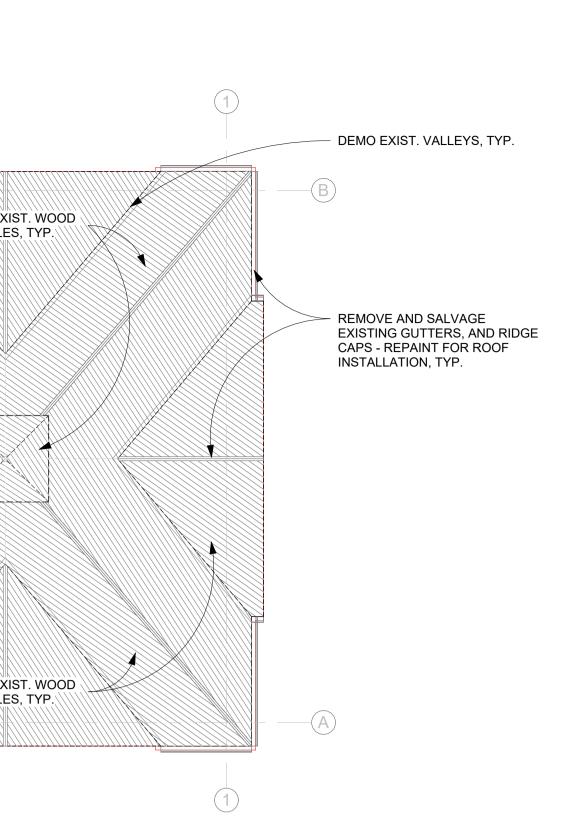
DEMO LEVEL 2/ LOW ROOF PLAN 1/8" = 1'-0"



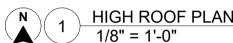
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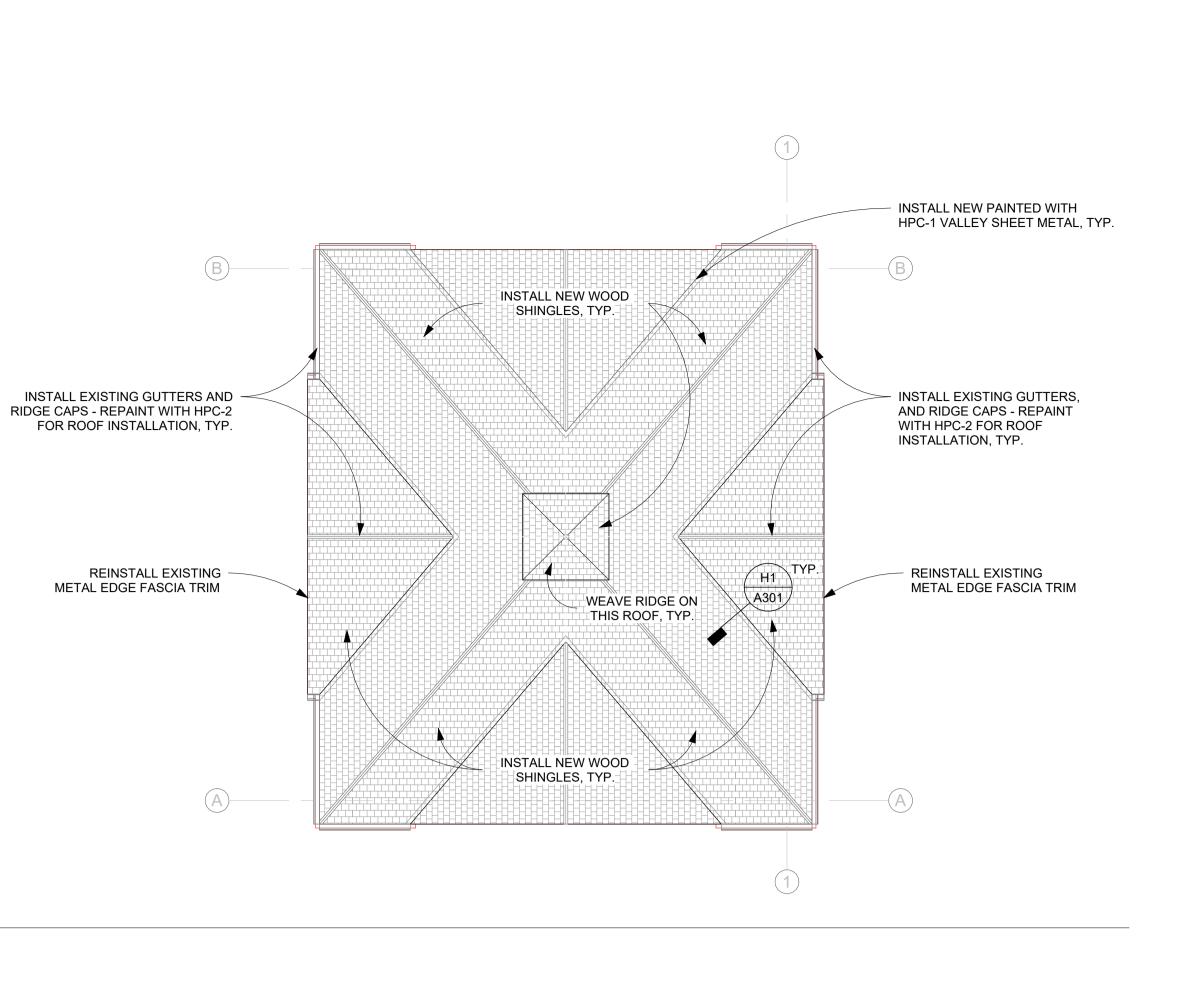


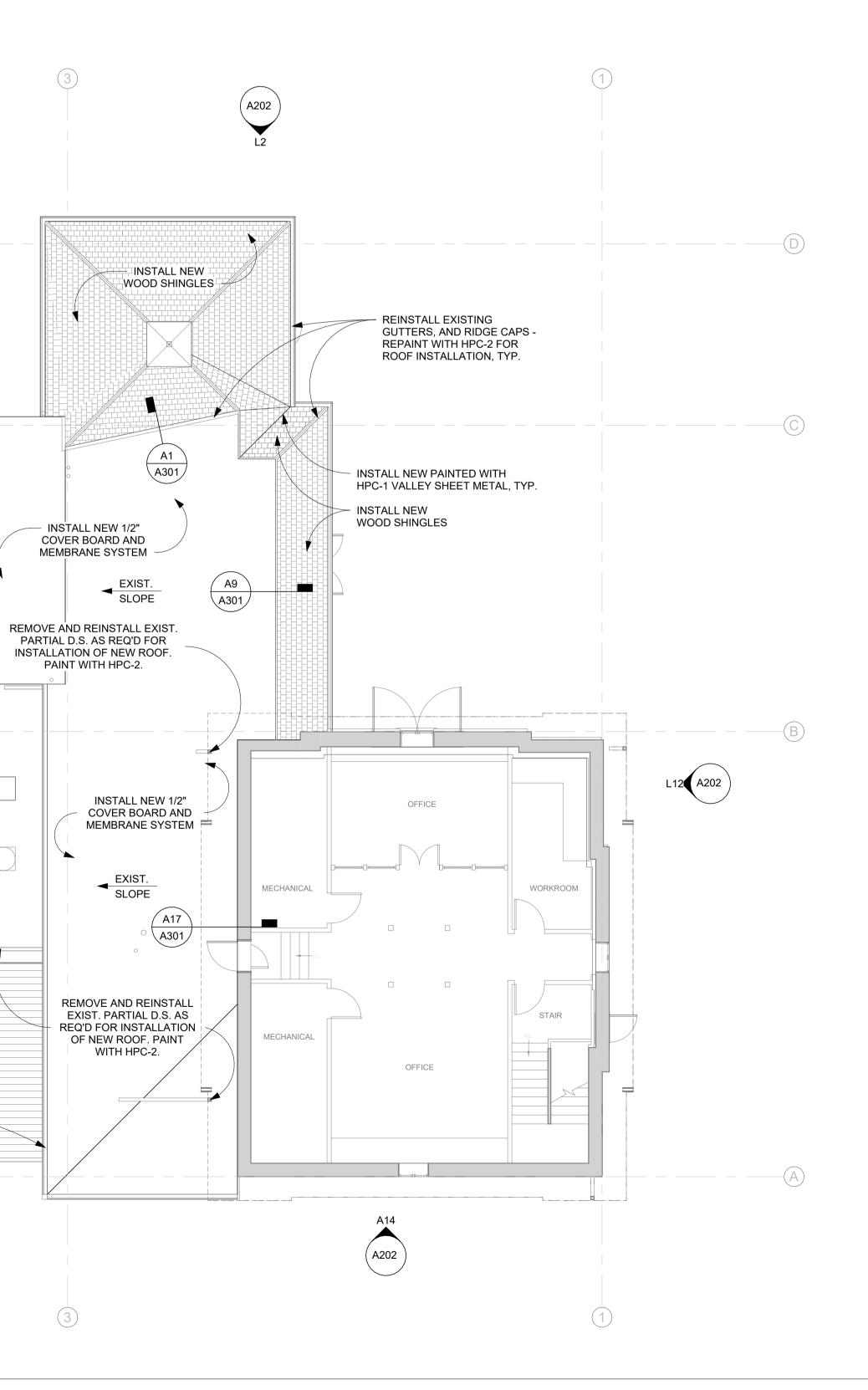




(1)N D13 LEVEL 2/ LOW ROOF PLAN 1/8" = 1'-0" | 11 | 12 13 14 | 15

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24 25 GENERAL NOTES 1. NOT ALL ROOF PENETRATIONS ARE	OPN
SHOWN. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS. PROVIDE BOOTS, FLASHING AND OTHER ACCESSORIES REQUIRED TO PROVIDE	ARCHITECTS 100 Court Ave., Suite 100
A COMPLETE, WATERTIGHT WARRANTED SYSTEM REFER TO INDIVIDUAL DISCIPLINES. 2. PROTECT SECTIONS OF THE ROOF THAT HAVE ALREADY BEEN INSTALLED	Des Moines, IA 50309 P: 515-309-0722 www.opnarchitects.com
FROM DAMAGE. DO NOT USE THE ROOF FOR A STAGING AREA UNLESS ADEQUATE FACTORY, MUTUALLY APPROVED PROTECTION MEASURES ARE USED TO PROTECT THE ROOF.	All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by OPN Architects, Inc. as instruments of service shall remain the property of OPN Architects, Inc. OPN Architects, Inc. shall retain all common law, statutory and other reserved rights, including the copyright thereto.
3. EXISTING FINISHES AND COMPONENTS OF THIS STRUCTURE, AND THOSE ADJACENT, ARE TO BE SAVED AND PROTECTED UNLESS SPECIFICALLY	© 2025 OPN Architects, Inc.
 CALLED OUT OTHERWISE. 4. ENSURE BUILDING REMAINS WEATHER TIGHT AND BUILDING IS WEATHERPROOFED AT THE END OF EACH WORK SHIFT. 	Project 9449.00 - DAS TH Carriage House Roof
 NEW COPPER FLASHING TO RECEIVE HPC-1 ON THE EXPOSED TO WEATHER SURFACE. EXISTING GALVANIZED METAL TO 	Replacement 2300 GRAND AVE DES MOINES, IA 50312
RECEIVE CLEANING, RUST PREVENTATIVE SYSTEM AND HPC-2 ON EXPOSED TO WEATHER SURFACES. THE GUTTERS WILL RECEIVE HPC-2 ON THE INTERIOR AND EXTERIOR FOR	
PROTECTION.	Construction Manager DCI GROUP, INC. 220 SE 6TH STREET #200
	DES MOINES, IA 50309 P. 515-244-5043
	Key Plan
	Revision Description Date
	OPN Project No. 24854000
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	Sheet Name DEMO & NEW ROOF PLAN
	Sheet Number

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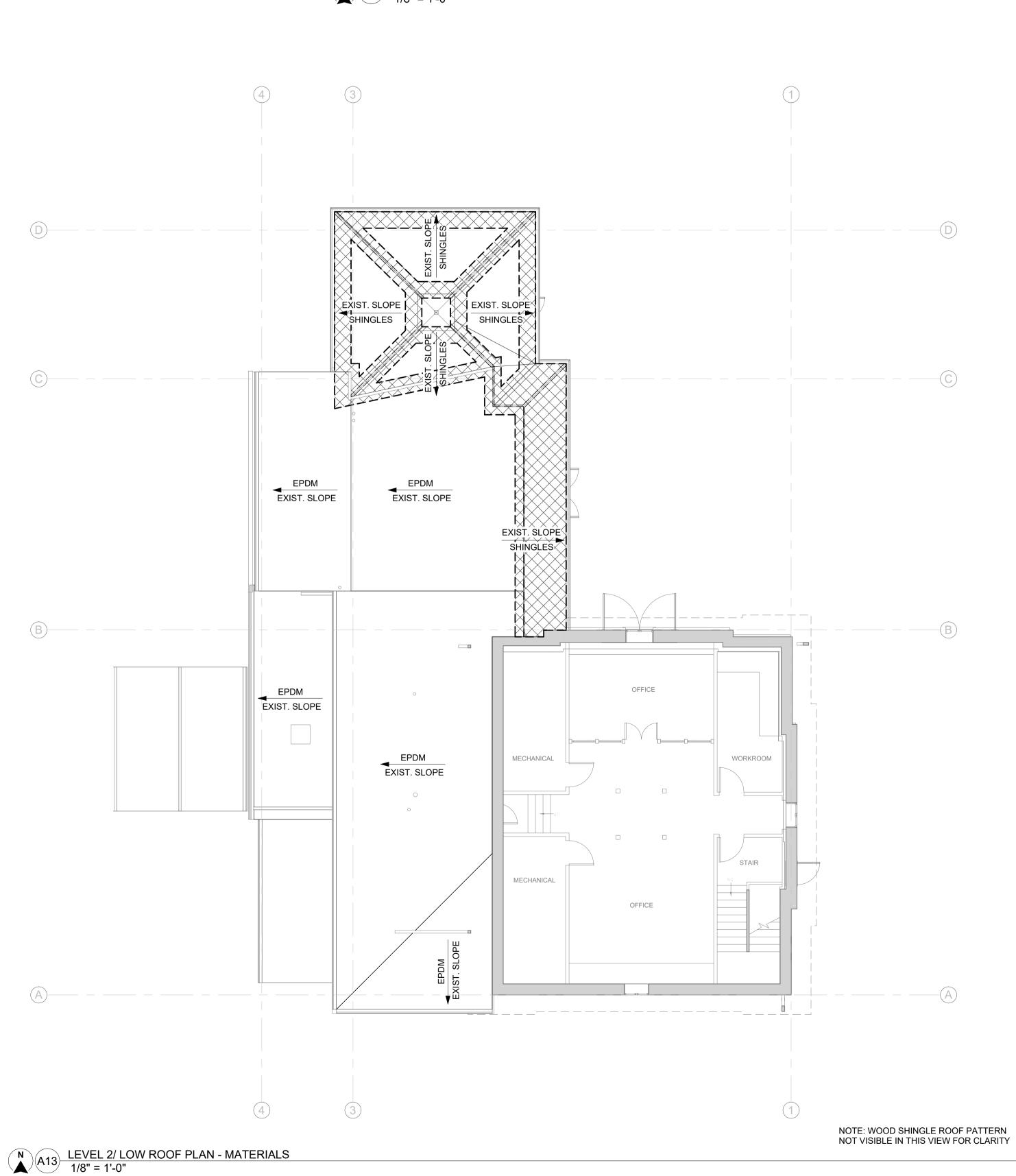
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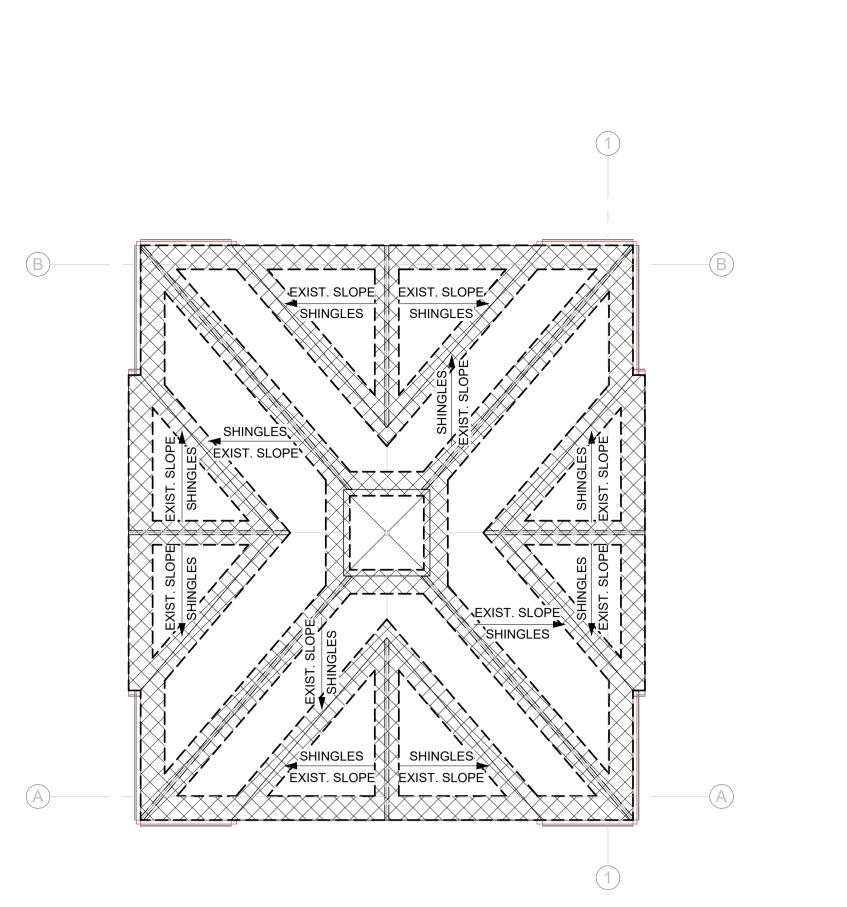
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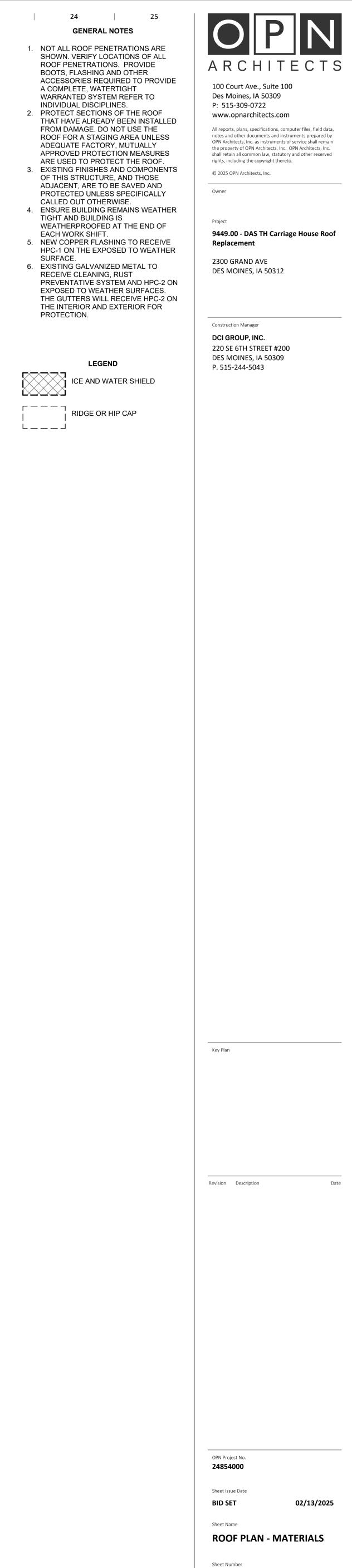
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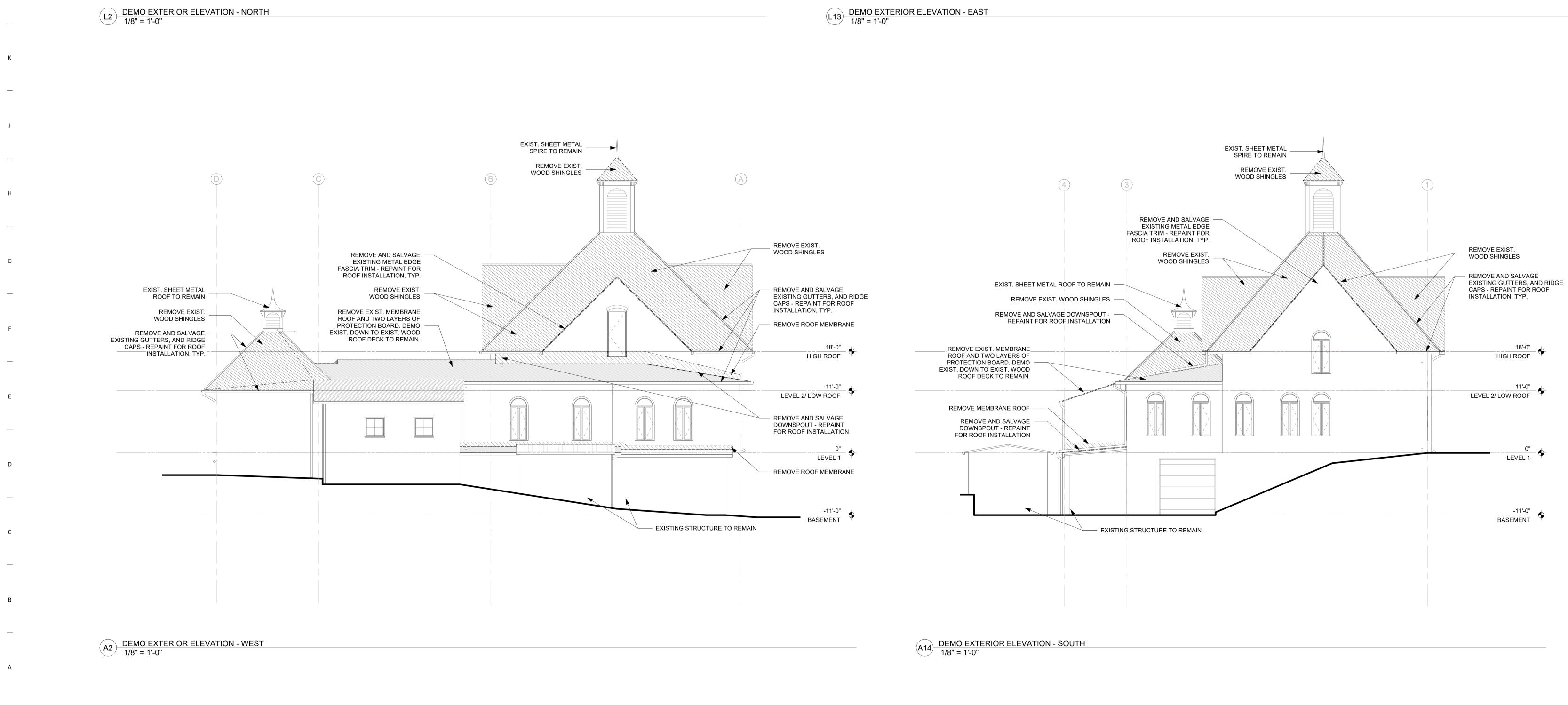


N16 HIGH ROOF PLAN - MATERIALS 1/8" = 1'-0"

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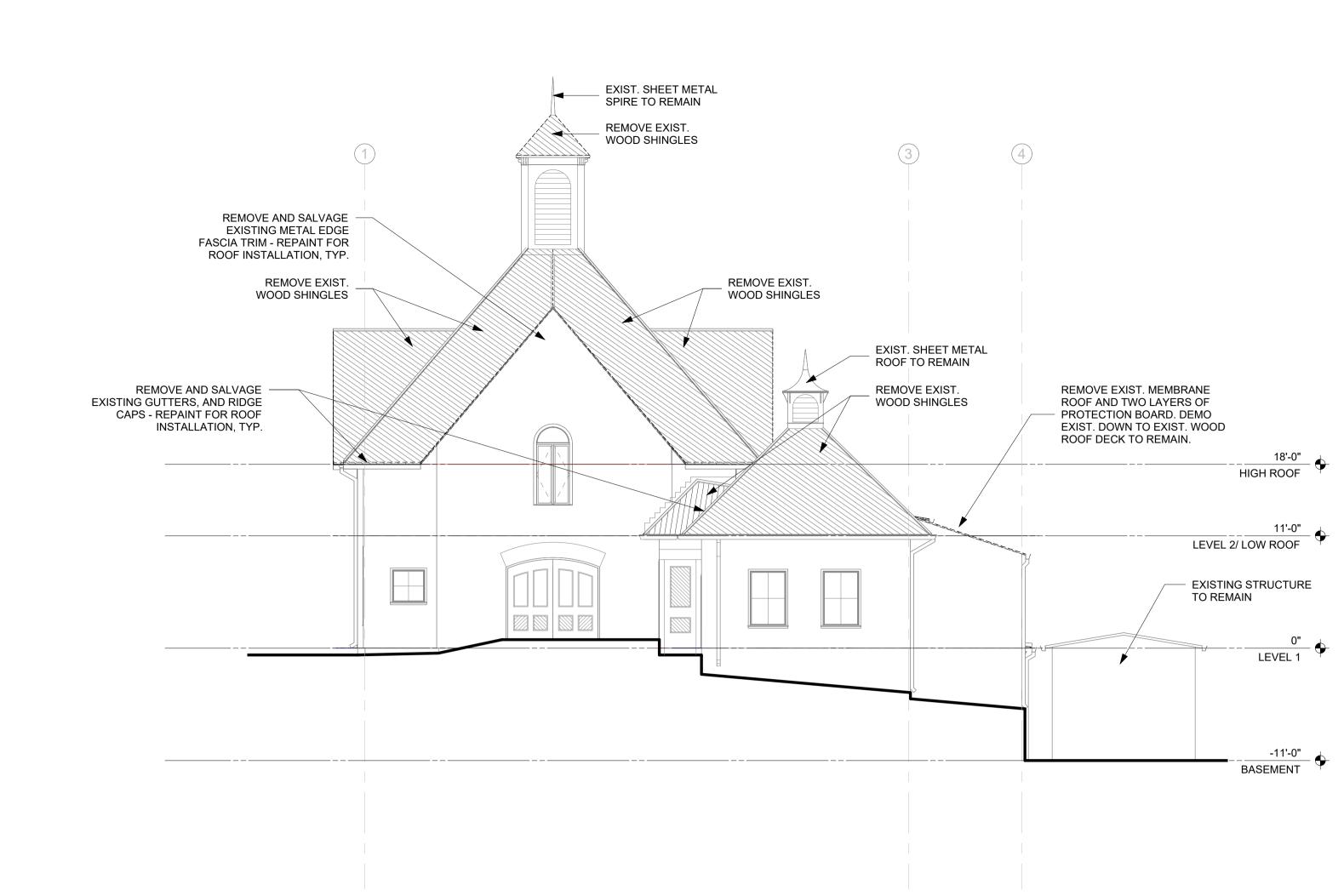
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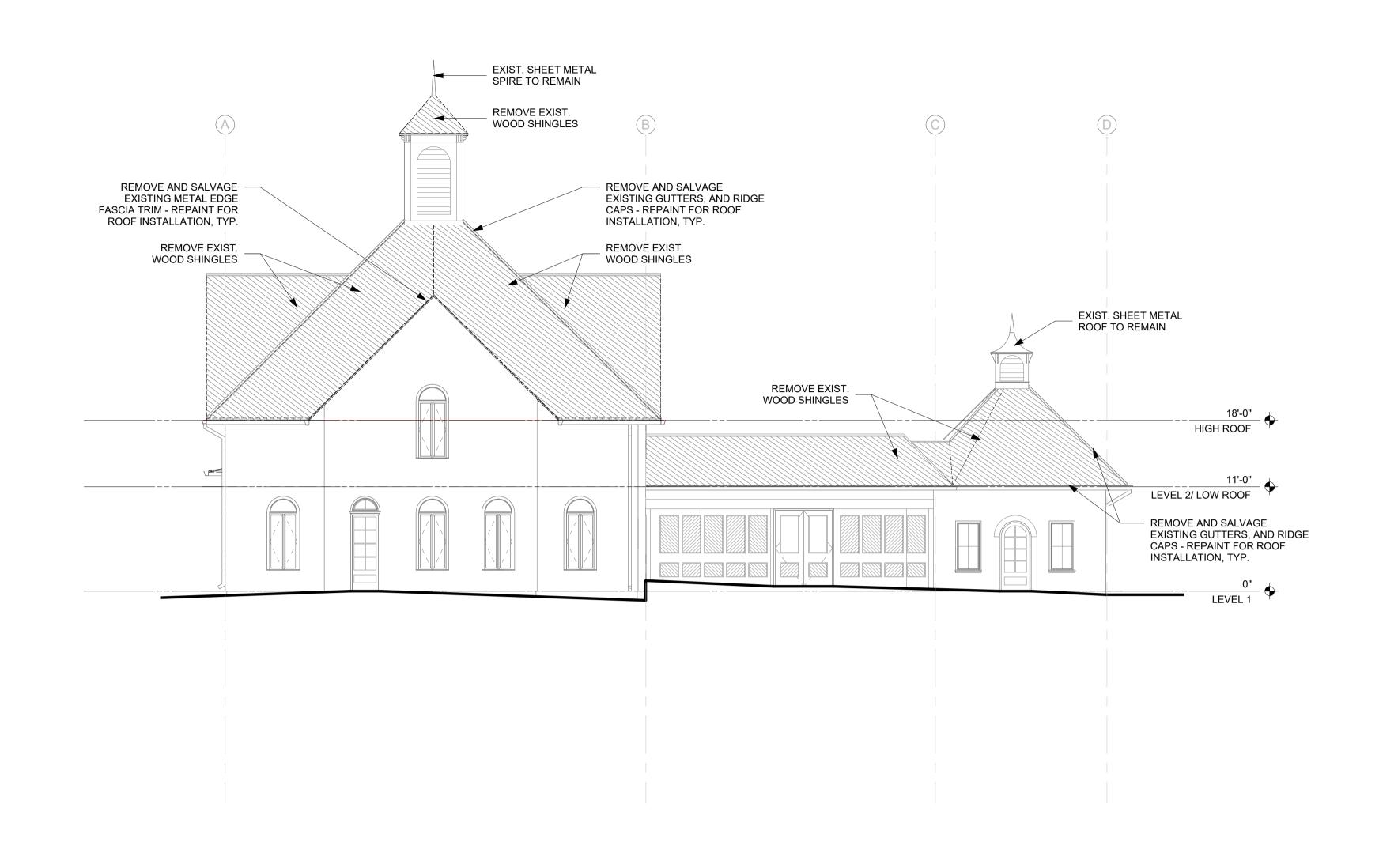




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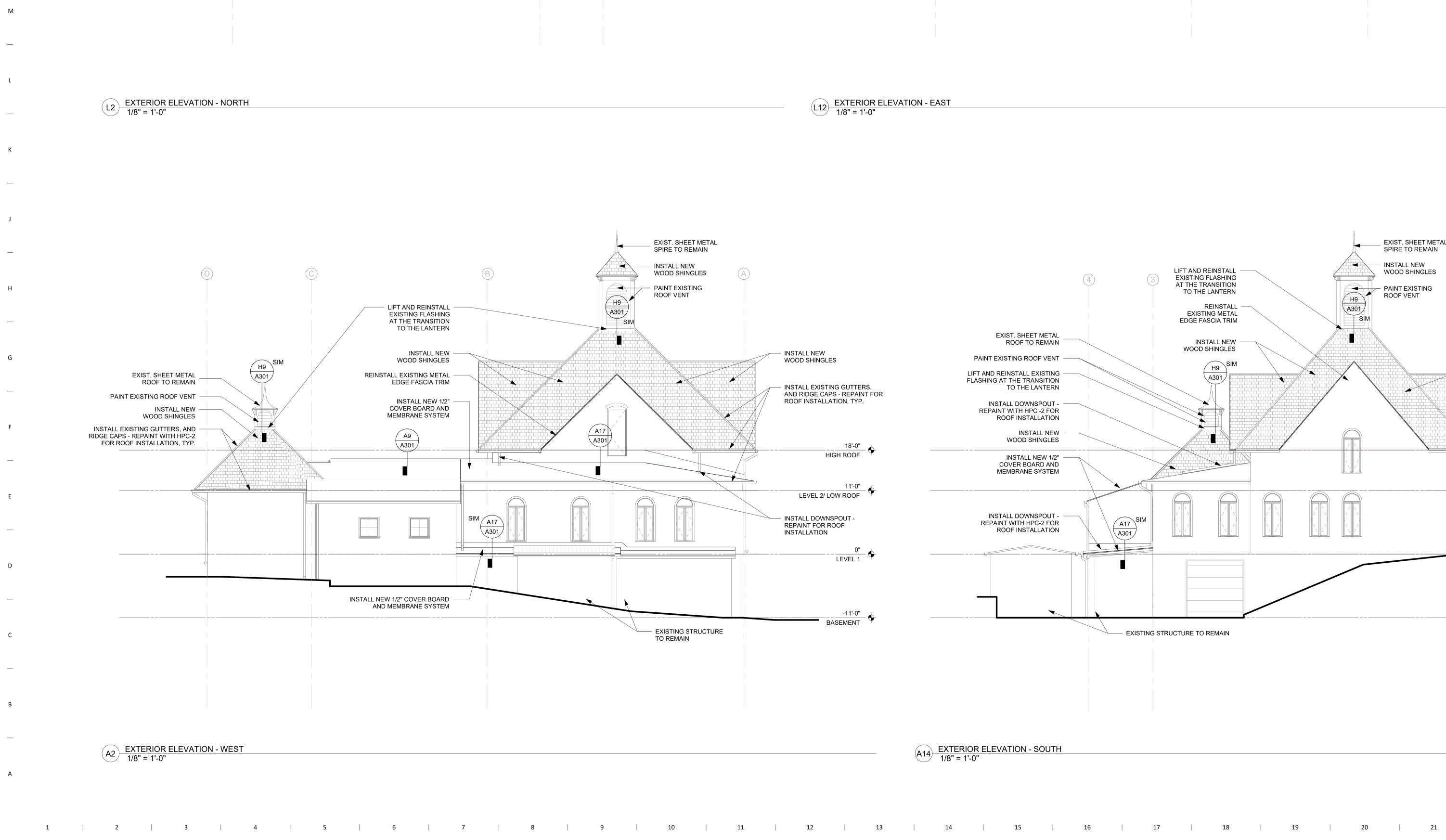
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Key Plan
Key Plan
DCI GROUP, INC. 220 SE 6TH STREET #200 DES MOINES, IA 50309 P. 515-244-5043





EXIST. SHEET METAL

WOOD SHINGLES

PAINT EXISTING ROOF VENT

INSTALL NEW

WOOD SHINGLES

\A301/

H9 A301

SIM

SPIRE TO REMAIN

— INSTALL NEW

LIFT AND REINSTALL EXISTING

REINSTALL EXISTING METAL -

TO THE LANTERN

EDGE FASCIA TRIM

FLASHING AT THE TRANSITION

INSTALL NEW -

WOOD SHINGLES

INSTALL EXISTING -

GUTTERS, AND RIDGE

CAPS - REPAINT HPC-2 FOR

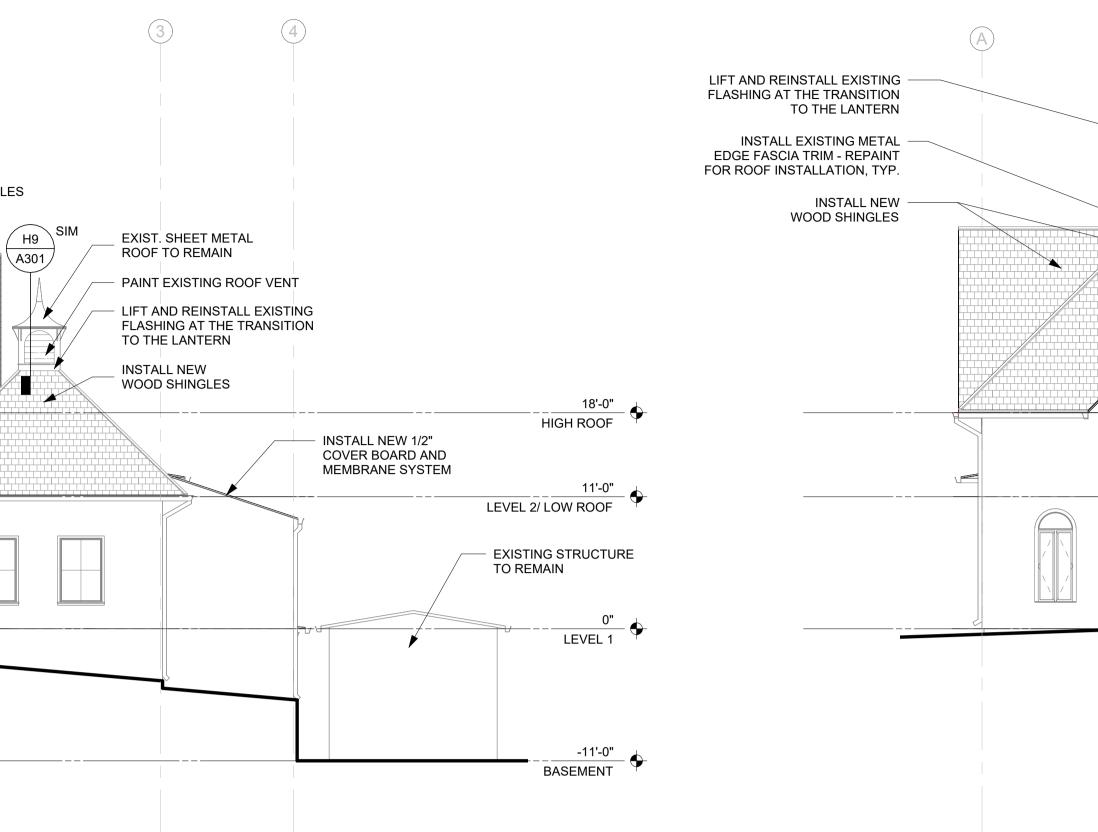
ROOF INSTALLATION, TYP.

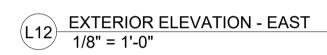
UNDER THE EXISTING WITH

EXISTING STEP FLASHING TO REMAIN. -

PLACE NEW COPPER FLASHING

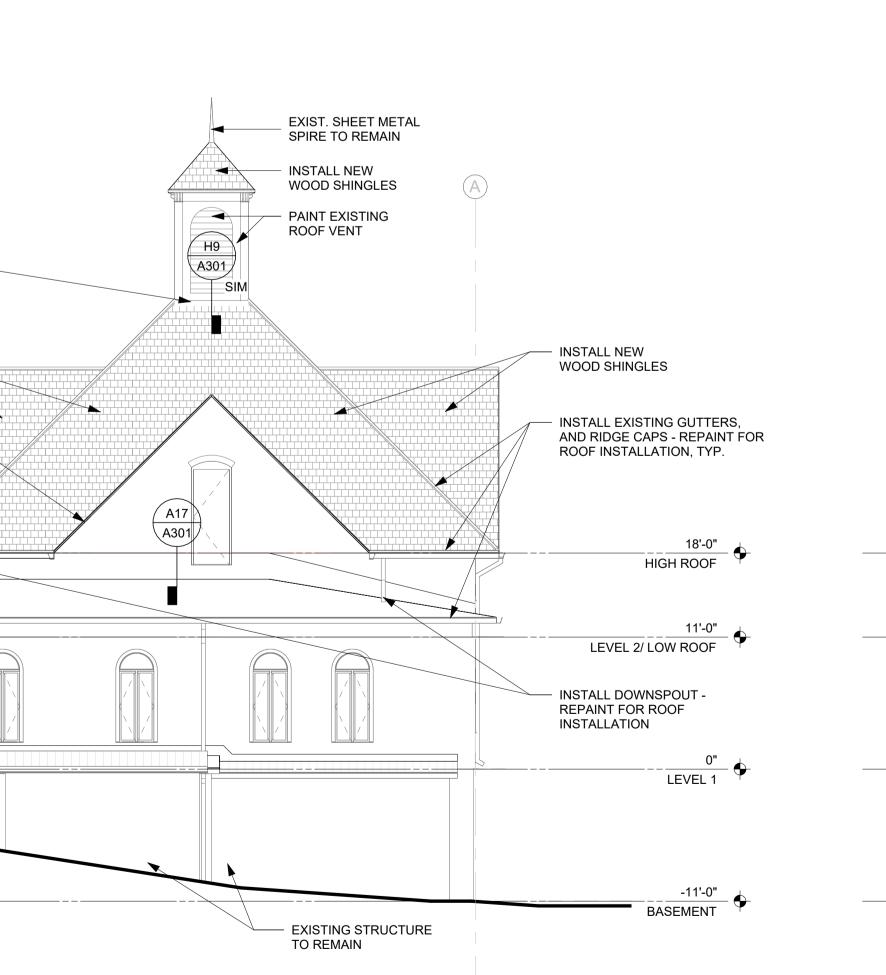
INSTALLATION OF THE NEW ROOF.





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A14 EXTERIOR ELEVATION - SOUTH 1/8" = 1'-0"

EXIST. SHEET METAL

PAINT EXISTING ROOF VENT -

LIFT AND REINSTALL EXISTING

FLASHING AT THE TRANSITION

ROOF TO REMAIN

TO THE LANTERN

INSTALL DOWNSPOUT -

ROOF INSTALLATION

INSTALL NEW

WOOD SHINGLES

INSTALL NEW 1/2" -

COVER BOARD AND

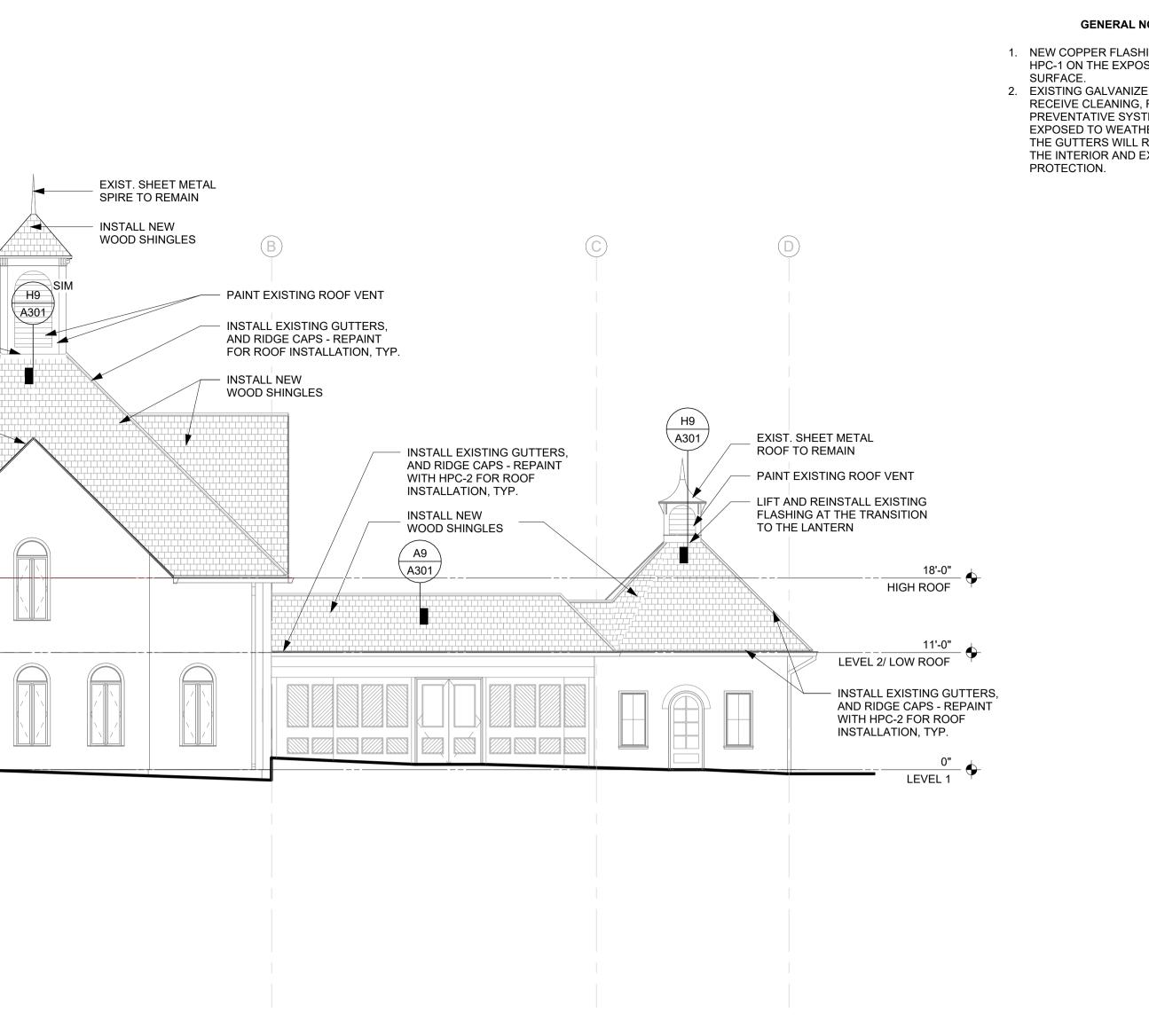
MEMBRANE SYSTEM

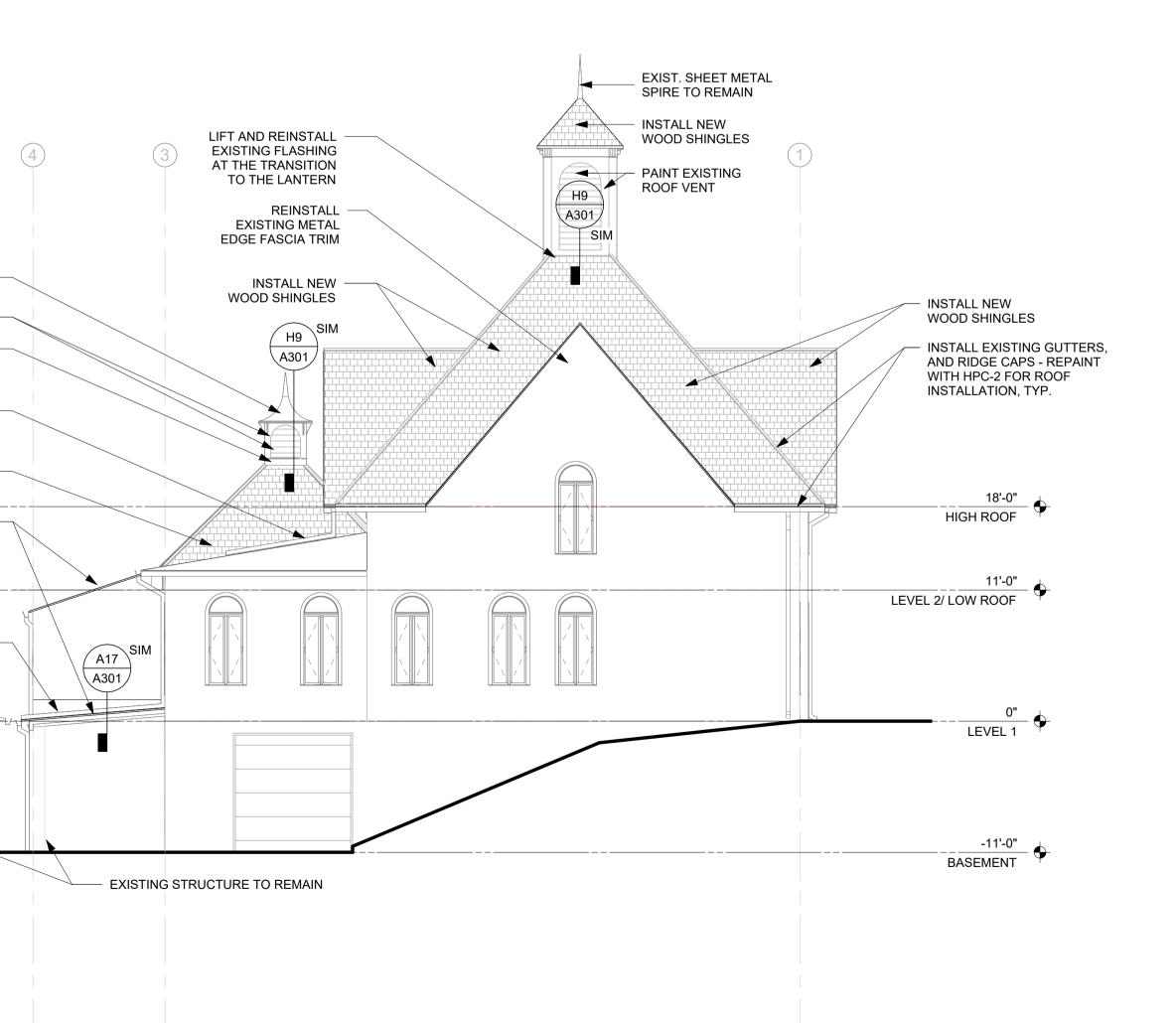
INSTALL DOWNSPOUT -

ROOF INSTALLATION

REPAINT WITH HPC-2 FOR

REPAINT WITH HPC -2 FOR





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	OPN
IOTES	ARCHITECTS
IING TO RECEIVE SED TO WEATHER	
ED METAL TO	100 Court Ave., Suite 100 Des Moines, IA 50309
RUST TEM AND HPC-2 ON	P: 515-309-0722 www.opnarchitects.com
IER SURFACES. RECEIVE HPC-2 ON XTERIOR FOR	All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by OPN Architects, Inc. as instruments of service shall remain the property of OPN Architects, Inc. OPN Architects, Inc. shall retain all common law, statutory and other reserved rights, including the copyright thereto.
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	Owner
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9449.00 - DAS TH Carriage House Roof Replacement

ECTS

2300 GRAND AVE DES MOINES, IA 50312

Construction Manager DCI GROUP, INC. 220 SE 6TH STREET #200 DES MOINES, IA 50309 P. 515-244-5043

OPN Project No. 24854000

Key Plan

Revision Description

Sheet Issue Date BID SET

02/13/2025

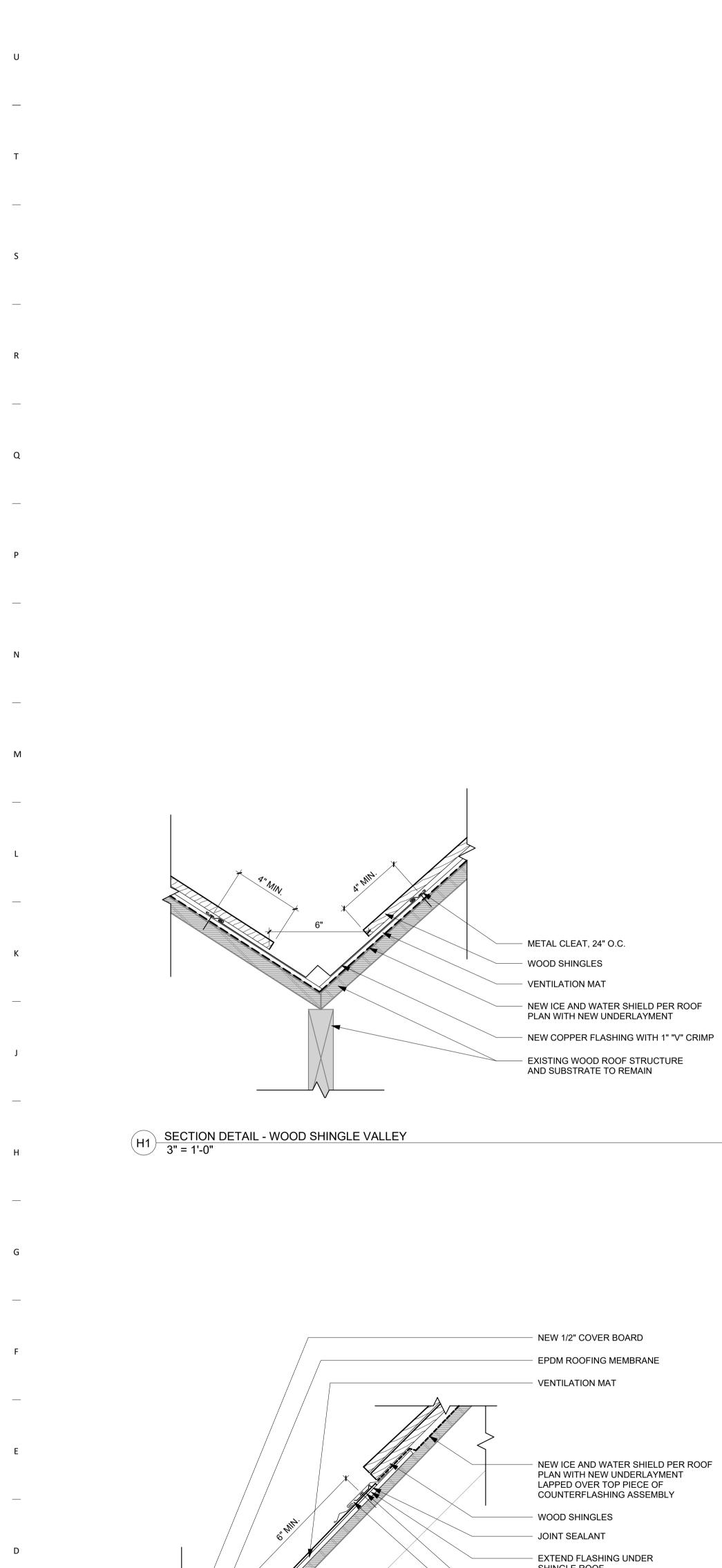
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Sheet Name

EXTERIOR ELEVATIONS

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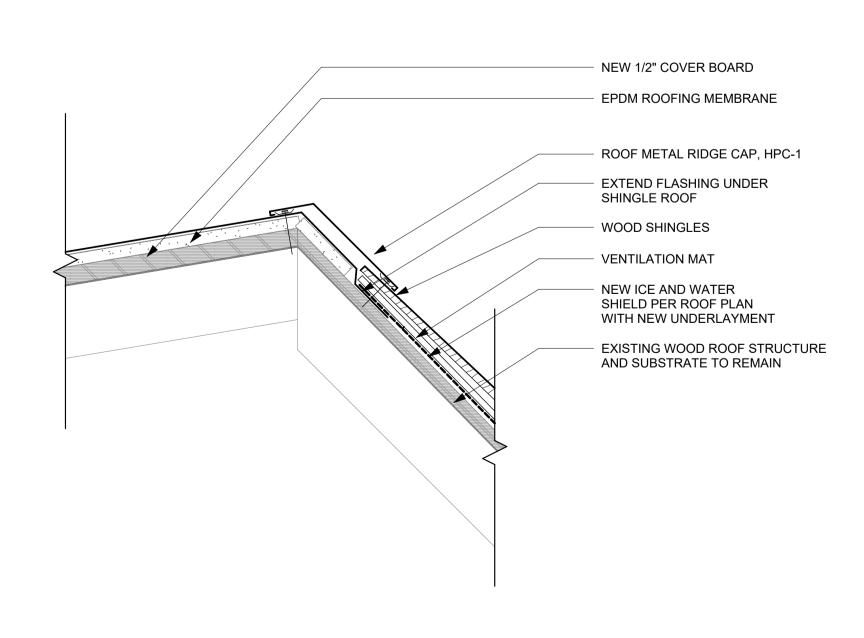


- SHINGLE ROOF
- SNAP COVER COUNTERFLASHING ASSEMBLY, HPC-1
 EXISTING WOOD POOE STRUCTURE
- EXISTING WOOD ROOF STRUCTURE AND SUBSTRATE TO REMAIN

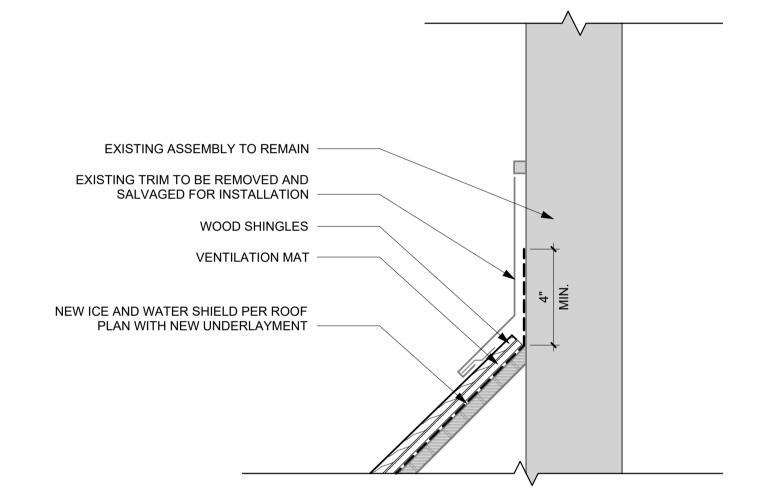
A1 SECTION DETAIL - MEMBRANE TO WOOD SHINGLE 3" = 1'-0"

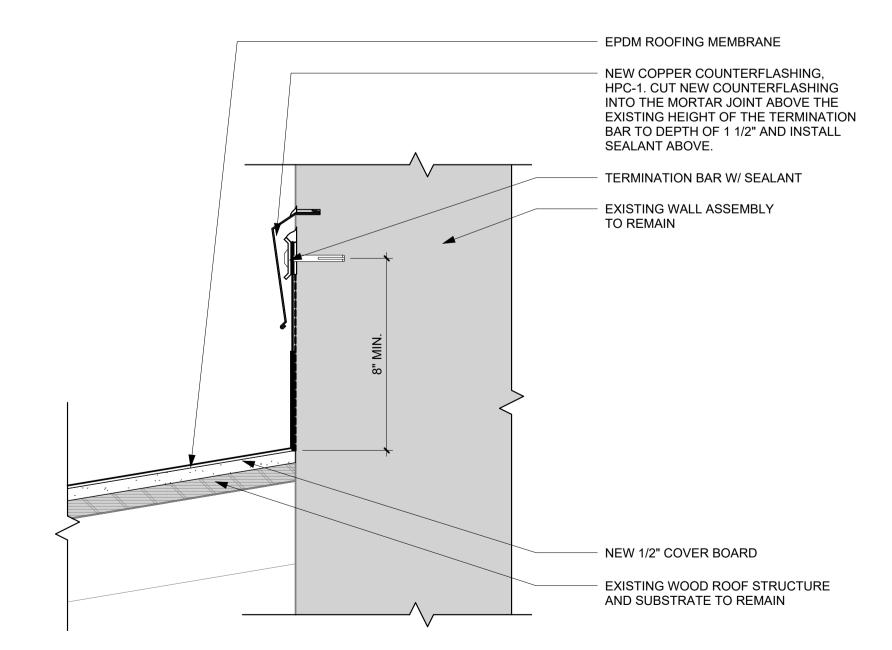
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9449.00 - DAS TH Car Replacement 2300 GRAND AVE DES MOINES, IA 50312	
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