

SYMBOLS LEGEND

BACKER ROD AND SEALANT		DETAIL MARK / DRAWING NO.	
BATT INSULATION		DOOR TAG	
COMPACTED GRANULAR FILL		ELEVATION / SHEET NO.	
CONCRETE		FLOOR ELEVATION	
CONCRETE BLOCK (CMU)		GRID LINES	
EARTH		REVISION CLOUD/NUMBER	
FACE BRICK		ROOM NAME / NUMBER	
FINISHED WOOD		SECTION MARK / DRAWING NO.	
GYPSUM BOARD		SPOT ELEVATION	
PLYWOOD		WALL TYPE	
RIGID INSULATION		WINDOWS OR FRAMES TAG	
STEEL			
WOOD BLOCKING OR FRAMING			

ABBREVIATIONS

A	ABOVE FINISH FLOOR	F	FACTORY FINISH	N	NATURAL FINISH	T	TACKBOARD
ACT	ADJUSTABLE	FIN	FINISH	NOM	NOMINAL	TEL	TELEPHONE
ADJ &	ANGLE APPROXIMATE	FEC	FIRE EXTINGUISHER CABINET	N	NORTH	TV	TELEVISION
ARCH	ARCHITECTURAL	FHC	FIRE HOSE CABINET	NIC	NOT IN CONTRACT	TMPO	TEMPERED
		CHY	FIRE HYDRANT	NTS	NOT TO SCALE	TMPO GL	TEMPERED GLASS
B		FLR	FLOOR	NO	NUMBER	TKR	THICK
BLKG	BLOCKING	FLOOR	FLOOR DRAIN			TKR THRES	THRESHOLD
BD	BOARD	F.O.	FACE OF			T/O	TONGUE AND GROOVE
B.O.	BOTTOM OF	FT	FOOT OR FEET			T/O	TOP AND BOTTOM
BRK	BRICK	FTG	FOOTING			TF	TRANSPARENT FINISH
BLDC	BUILDING	FDN	FOUNDATION			T	TREAD
		GA	GAGE			-X	TYPE X
C		GLV	GALVANIZED			TYP	TYPICAL
CAB	CABINET	GL	GLASS				
CUH	CABINET UNIT HEATER	GND	GROUND				
CI	CAST IRON	GYP	GYPSUM				
CB	CATCH BASIN	GYP BD	GYPSUM BOARD				
CLG	CEILING	GWB	GYPSUM WALL BOARD				
CTR	CENTER						
CL	CENTER LINE	H	HARDWARE				
CT	CERAMIC TILE	HDWR	HARDWARE				
CLR	CLEAR	HT	HEIGHT				
CLO	CLOSET	HM	HOLLOW METAL				
COL	COLUMN	HRIZ	HORIZONTAL				
CONC	CONCRETE	HB	HOSE BIB				
CMU	CONCRETE MASONRY UNIT	HR	HOUR				
CONST	CONSTRUCTION						
CONT	CONTINUOUS	I	INSIDE DIAMETER				
CJ	CONTROL JOINT	INSUL	INSULATION				
CORR	CORRIDOR	INT	INTERIOR				
CNTR	COUNTER						
CVB	COVERED VINYL BASE	J	JANITOR				
		JAN	JANITOR				
D		JT	JOINT				
DEPT	DEPARTMENT	K	KITCHEN				
DET	DETAIL	KIT	KITCHEN				
DIA	DIAMETER						
DM	DIMENSION	L	LABORATORY				
DISP	DISPENSER	LAB	LABORATORY				
DBL	DOUBLE	LAV	LAVATORY				
DN	DOWN	LT	LIGHT				
DS	DOWNSPOUT	LVR	LOUVER				
DWR	DRAWER						
DWG	DRAWING	M	MANHOLE				
DF	DRINKING FOUNTAIN	MH	MANHOLE				
		MFG	MANUFACTURER				
E		MARB	MARBLE				
EA	EACH	MARB	MARBLE				
EW	EAST	MARB	MARBLE BOARD				
EWC	ELECTRIC WATER COOLER	MO	MASONRY OPENING				
ELEC	ELECTRICAL	MAX	MAXIMUM				
EP	ELECTRICAL PANEL	MECH	MECHANICAL				
ELEV	ELEVATOR	MEMB	MEMBRANE				
EMER	EMERGENCY	MET	METAL				
ENCL	ENCLOSURE	MIN	MINIMUM				
ENMAT	ENTRY MAT	MIS	MISCELLANEOUS				
EQ	EQUAL	MTD	MOUNTED				
EQU	EQUIPMENT	MULL	MULLION				
EXIST	EXISTING						
EXP	EXPANSION						
EJ	EXPANSION JOINT						
EXT	EXTERIOR						

BIDDING & CONSTRUCTION DOCUMENTS MARCH 10TH, 2026

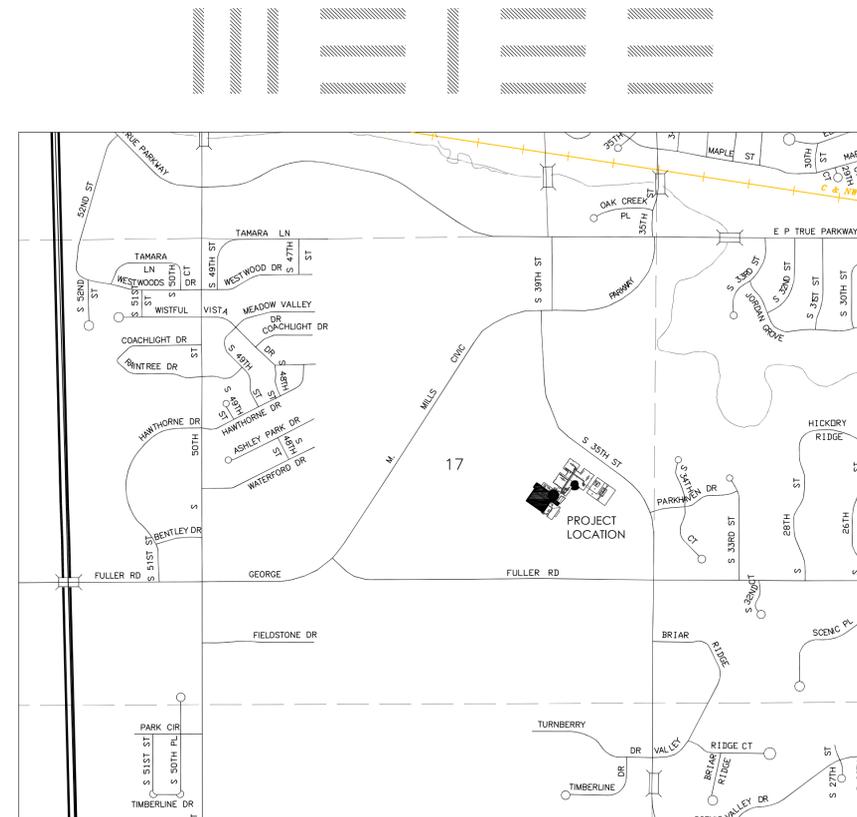
WDMCS VALLEY SOUTHWOODS ROOFING REPLACEMENTS

625 S 35TH ST
WEST DES MOINES, IOWA 50265

OWNER: WEST DES MOINES COMMUNITY SCHOOLS
3550 MILLS CIVIC PARKWAY, WEST DES MOINES, IOWA 50265
PHONE: 515-633-5114 | SIMPKINST@WDMCS.ORG



ARCHITECT: STUDIO MELEE
139 4TH STREET, WEST DES MOINES, IOWA 50265
PHONE: 515-422-4958 | EMAIL: ALEX@STUDIOMELEE.COM



VICINITY MAP
SCALE: NOT TO SCALE

INDEX OF DRAWINGS

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VSW-A5.5	KEYNOTE ROOFING DETAILS

CERTIFICATIONS

I HEREBY CERTIFY THAT THE PORTION OF THE TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

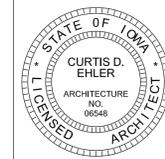
CURTIS D. EHLE
PRINTED OR TYPED NAME

SIGNATURE & DATE

JUNE 30, 2026

REGISTRATION EXPIRES & DATE ISSUED

"SP", "AD" & "A" DRAWINGS
PAGES OR SHEETS COVERED BY THE SEAL



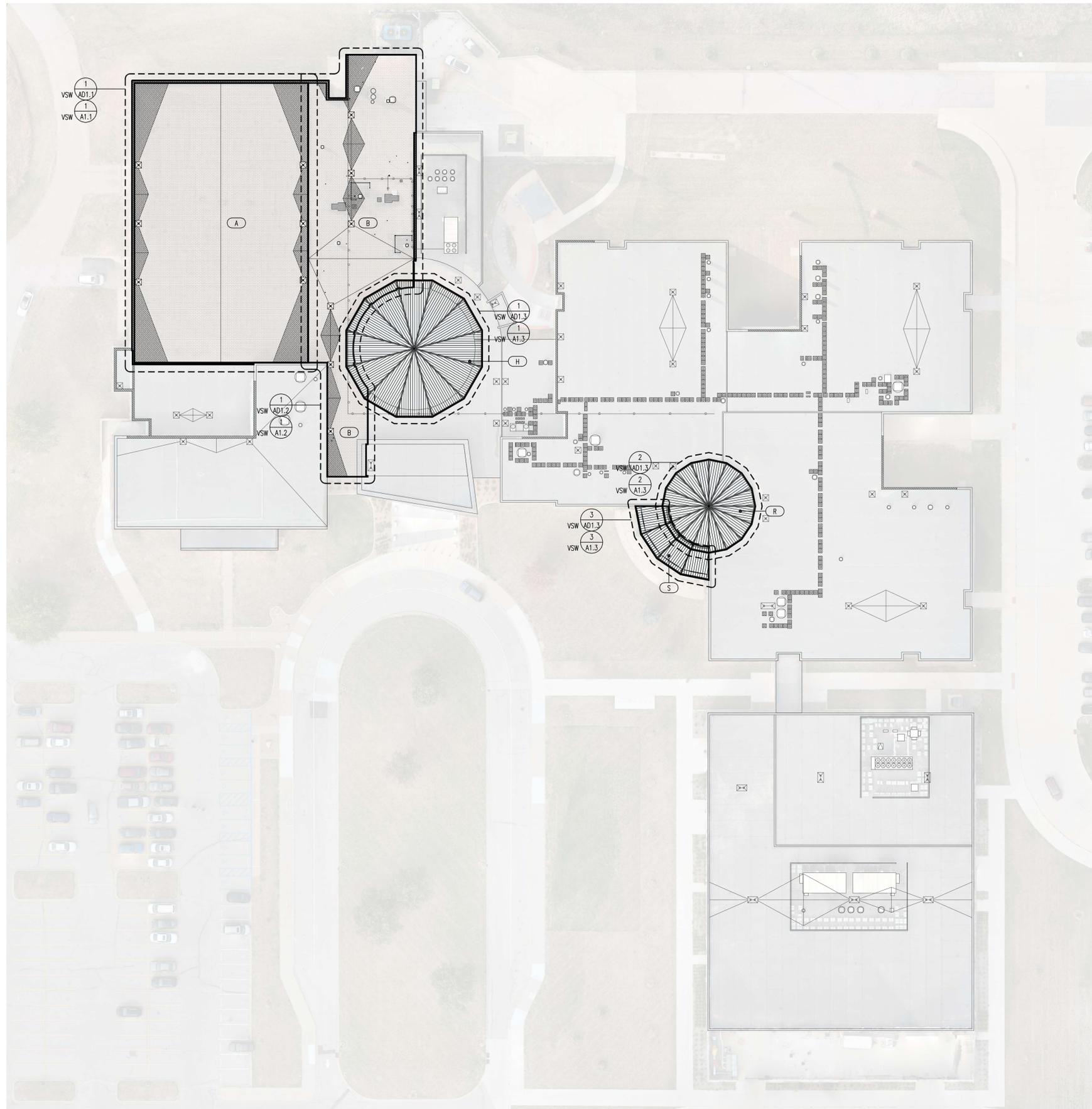
UNIT PRICING

UNIT PRICE #1: PROVIDE HOURLY RATE IN DOLLARS PER HOUR (\$/HR) FOR CONTRACTOR LABOR.

UNIT PRICE #2: PROVIDE COST PER SQUARE FOOT (\$/SF) FOR THE REPLACEMENT OF METAL ROOF DECK.

UNIT PRICE #3: PROVIDE COST PER SQUARE FOOT (\$/SF) FOR THE REPLACEMENT OF PLYWOOD SHEATHING.

UNIT PRICE #4: PROVIDE COST PER SQUARE FOOT (\$/SF) FOR THE REPLACEMENT OF EXTERIOR GYPSUM SOFFIT.
NOTE: THE BASE BID SHALL INCLUDE THE SOFFIT REPLACEMENT AREA (APPROXIMATELY 630 S.F.) SHOWN ON SHEETS AD1.4 & A1.4. THE UNIT PRICE SHALL BE ONLY USED FOR ADDITIONAL REPLACEMENT BEYOND THE BASE BID AMOUNT. ADJUSTMENTS TO THE CONTRACT SUM SHALL BE MADE BASED ON ACTUAL QUANTITIES INSTALLED.



1 SITEPLAN
SCALE: 1/32" = 1'-0"

SITE PLAN - GENERAL NOTES:

1. CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION. CONTACT THE CITY OF WEST DES MOINES FOR INFORMATION REGARDING PERMIT APPLICATION AND FEES.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT STATEWIDE URBAN DESIGN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (SUDAS) AND THE CITY OF WEST DES MOINES (INCLUDING ALL ADDENDUMS).
4. THE CONTRACTOR SHALL CONTACT THE WEST DES MOINES COMMUNITY SCHOOL DISTRICT AND THE CITY OF WEST DES MOINES TRAFFIC DEPARTMENT PRIOR TO BLOCKING OFF ANY DRIVEWAYS, PARKING LOTS, SIDEWALKS, AND/OR ROADWAYS.
5. CONTRACTOR IS RESPONSIBLE FOR THE DAILY CLEAN UP OF DIRT, GRAVEL, AND DEBRIS SPILLED OR TRACKED TO OR FROM THE SITE ONTO PUBLIC RIGHTS-OF-WAY (R.O.W.) OR OTHER PROPERTIES.
6. CONTRACTOR SHALL INSTALL AND MAINTAIN A CONSTRUCTION FENCE TO LIMIT ACCESS TO THE SITE WHEN LIFTING OF MATERIAL OCCURS. INSTALL SECURE ACCESS GATES AS REQUIRED. ACTUAL LOCATION OF FENCE AND GATES SHALL BE REVIEWED AND APPROVED BY OWNER PRIOR TO INSTALLATION. STADIUM AND ADJACENT FACILITIES MAY REMAIN OPERATIONAL FOR THE DURATION OF THE PROJECT. UPON PROJECT COMPLETION, THE FENCE SHALL BE COMPLETELY REMOVED AND ALL AFFECTED AREAS REPAIRED.
7. UPON PROJECT COMPLETION, ALL EXISTING AREAS AFFECTED BY CONSTRUCTION WORK, INCLUDING STAGING AREAS, SHALL BE RESTORED TO ORIGINAL CONDITION.
8. THE SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE CITY OF WEST DES MOINES PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION.
9. THERE ARE CURRENTLY NO PROPOSED DUMPSTERS OR DUMPSTER ENCLOSURES.
10. PROTECT TREES, FENCES, BENCHES, BIKE RACKS, PLAYGROUND EQUIPMENT, AND OTHER SITE ACCESSORIES WITH CONSTRUCTION FENCE, UNLESS IDENTIFIED TO BE REMOVED.
11. MAINTAIN ALL PARKING LOTS, WALKWAYS, ACCESSIBLE ENTRANCES AND DROP-OFFS FOR OWNER USE UNTIL END OF FALL ATHLETIC SCHEDULE OR AS INDICATED IN CONTRACT DOCUMENTS.
12. MAINTAIN ALL ROUTES OF EGRESS FOR OCCUPANT USE THROUGHOUT DURATION OF PROJECT.

SITE PLAN (LANDSCAPING) - GENERAL NOTES:

1. ALL EXISTING LANDSCAPING, INCLUDING GRAVEL, MULCH AND SOD SHALL BE MAINTAINED OR REPLACED BY THE CONTRACTOR FOR THE LIFE OF THE PERMIT. CONTRACTOR TO COORDINATE TRANSITION PERIOD W/ OWNER PRIOR TO PROJECT COMPLETION.
2. CONTRACTOR SHALL SOD AND RESTORE ALL DISTURBED AREAS.

ROOF PLAN - GENERAL NOTES:

1. CONTRACTORS SHALL VERIFY THE CONDITION OF THE EXISTING ROOF SYSTEM PRIOR TO BID.
2. ALL ROOFTOP MECHANICAL EQUIPMENT, MAINTENANCE AREAS AND ACCESS POINTS SHALL BE LOCATED A MINIMUM 10'-0" DISTANCE FROM ALL ROOF EDGES TO MEET ALL OSHA REQUIREMENTS WITHOUT ADDITIONAL GUARDRAILS. CONTRACTOR TO VERIFY ALL DISTANCES FROM ROOF EDGES WITH OSHA'S CURRENT REQUIREMENTS PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL PROTECT THE EXISTING ROOF ASSEMBLY SHOWN TO REMAIN, THROUGHOUT DEMOLITION AND CONSTRUCTION SO THAT THE EXISTING ROOF ASSEMBLY IS NOT COMPROMISED. CONTRACTOR SHALL SWEEP/CLEAN THE EXISTING ADJACENT ROOF MEMBRANE OF DEBRIS. CONTRACTOR SHALL MAINTAIN BUILDING WATERTIGHT DURING CONSTRUCTION.

ROOF SECTION A

1. EXISTING SUBSTRATE: TECTUM DECK.
2. VAPOR BARRIER: INSTALL A SELF-ADHERED VAPOR BARRIER OVER THE TECTUM DECK PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
3. INSULATION: INSTALL 2 LAYERS OF 2.5" POLYISO INSULATION WITH 1/2" PER FOOT SLOPED CRICKETS AS SHOWN ON DRAWINGS (5" TOTAL STARTING THICKNESS). MECHANICALLY ATTACH THE BASE LAYER OF 2.5" POLYISO TO THE TECTUM DECK PER MANUFACTURER'S REQUIREMENTS TO MEET FM 1-90 WITH A MINIMUM OF 16 FASTENERS AND PLATES PER 4'X8" INSULATION BOARD (16 FASTENERS PER 4'X8 IN THE FIELD AND ALONG THE PERIMETER; 32 FASTENERS IN THE CORNERS). ALL REMAINING LAYERS ARE TO BE ADHERED TO THE BASE LAYER USING MANUFACTURER'S APPROVED LOW-RISE FOAM ADHESIVE AS REQUIRED BY THE MANUFACTURER TO MEET FM 1-90. 4'X4" BOARDS, MANUFACTURER'S APPROVED INSULATION ADHESIVE WITH BEAD SPACING OF 4" O.C. IN CORNERS, 6" O.C. ALONG PERIMETER, AND 12" O.C. IN THE FIELD.
4. COVER BOARD: INSTALL 1/2" POLYISO HD COVER BOARD ADHERED IN A LAYER OF LOW-RISE FOAM ADHESIVE AS REQUIRED BY THE MANUFACTURER TO MEET FM 1-90. 4'X4" BOARDS, MANUFACTURER'S APPROVED INSULATION ADHESIVE WITH BEAD SPACING OF 4" O.C. IN THE CORNERS, 6" O.C. ALONG PERIMETER, AND 12" O.C. IN THE FIELD.
5. MEMBRANE: INSTALL A 90 MIL FULLY ADHERED EPDM ROOFING SYSTEM IN ACCORDANCE WITH MANUFACTURER'S STANDARD DETAILS. ADHERED WITH MANUFACTURER'S APPROVED EPDM BONDING ADHESIVE.

ROOF SECTION B

1. EXISTING SUBSTRATE: METAL DECK.
2. VAPOR BARRIER: INSTALL A SELF-ADHERED VAPOR BARRIER OVER THE METAL DECK PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
3. INSULATION: INSTALL 2 LAYERS OF 2.5" POLYISO INSULATION WITH 1/2" PER FOOT SLOPED CRICKETS AS SHOWN ON DRAWINGS (5" TOTAL STARTING THICKNESS). MECHANICALLY ATTACH THE BASE LAYER OF 2.5" POLYISO TO THE METAL DECK PER MANUFACTURER'S REQUIREMENTS TO MEET FM 1-90 WITH A MINIMUM OF 16 FASTENERS AND PLATES PER 4'X8" INSULATION BOARD (16 FASTENERS PER 4'X8 IN THE FIELD AND ALONG THE PERIMETER; 32 FASTENERS IN THE CORNERS). METAL DECK IS VISIBLY EXPOSED TO THE INSIDE. CONTRACTOR SHALL SELECT FASTENER LENGTHS AS REQUIRED TO MEET THE MINIMUM AMOUNT OF BITE REQUIRED TO ACHIEVE FM 1-90 WITHOUT EXCESSIVELY PENETRATING THROUGH THE UNDERSIDE OF THE METAL DECK. ALL REMAINING LAYERS ARE TO BE ADHERED TO THE BASE LAYER USING MANUFACTURER'S APPROVED LOW-RISE FOAM ADHESIVE AS REQUIRED BY THE MANUFACTURER TO MEET FM 1-90. 4'X4" BOARDS, MANUFACTURER'S APPROVED INSULATION ADHESIVE WITH BEAD SPACING OF 4" O.C. IN CORNERS, 6" O.C. ALONG PERIMETER, AND 12" O.C. IN THE FIELD.
4. COVER BOARD: INSTALL 1/2" POLYISO HD COVER BOARD ADHERED IN A LAYER OF LOW-RISE FOAM ADHESIVE AS REQUIRED BY THE MANUFACTURER TO MEET FM 1-90. 4'X4" BOARDS, MANUFACTURER'S APPROVED INSULATION ADHESIVE WITH BEAD SPACING OF 4" O.C. IN THE CORNERS, 6" O.C. ALONG PERIMETER, AND 12" O.C. IN THE FIELD.
5. MEMBRANE: INSTALL A 90 MIL FULLY ADHERED EPDM ROOFING SYSTEM IN ACCORDANCE WITH MANUFACTURER'S STANDARD DETAILS. ADHERED WITH MANUFACTURER'S APPROVED EPDM BONDING ADHESIVE.

ROOF SECTION H, R & S

1. EXISTING SUBSTRATE: PLYWOOD OVER RIGID INSULATION AND METAL/WOOD DECK.
2. VAPOR BARRIER: INSTALL DOUBLE LAYERED SELF-ADHERED METAL PANEL UNDERLAYMENT OVER THE WOOD SHEATHING PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
3. STANDING SEAM METAL ROOF: INSTALL UC-6 STANDING SEAM METAL 12" WIDE PANEL ROOFING SYSTEM IN ACCORDANCE WITH MANUFACTURER'S STANDARD DETAILS.
4. SNOW RETENTION SYSTEM: INSTALL SNOW RETENTION SYSTEM AFFIXED TO PANEL SEAM WITH MANUFACTURER'S NON-PENETRATING SET SCREWS. REVIEW WARRANTY REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION.

* INTERIOR CEILING FINISH IN MAJORITY OF PROJECT IS OPEN TO STRUCTURAL DECK AND THE ROOF DECK IS OPEN AND EXPOSED TO THE AREA BELOW. THE CONTRACTOR SHALL PROVIDE PLASTIC COVERINGS AND PROTECT ALL EXISTING WALLS, FLOORS, DOORS, EQUIPMENT, AND OTHER FINISHED SURFACES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY GLUE, ADHESIVES, DUST, DEBRIS, OR OTHER, AS CAUSED DURING THE PROCESS OF DEMOLITION, REPLACEMENT, AND INSTALLATION.

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 PRINT DATE: MARCH 10TH, 2026
 SHEET NAME: SITE PLAN
 WDMCS 2026 ROOF REPLACEMENTS
 625 S 35TH STREET, WEST DES MOINES, IOWA 50265
 V A L L E Y S O U T H W O O D S
 S T U D I O M E L E E
 1 3 9 4 T H S T R E E T
 W E S T D E S M O I N E S, I O W A 5 0 2 6 5
 VSW-SP1.1

DEMOLITION ROOF PLAN - KEY NOTE LEGEND:

- 1 BUILT-UP ROOF MEMBRANE:
REMOVE EXISTING BUILT-UP ROOF, ROCK BALLAST, COVER BOARD, INSULATION, TAPERED INSULATION, BASE SHEETS, AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANT TO EXISTING STRUCTURAL ROOF DECK. CLEAN SURFACE OF STRUCTURAL ROOF DECK AND PREP FOR INSTALLATION OF SELF-ADHERING VAPOR BARRIER SHEET AND NEW ROOF ASSEMBLY. SEE DETAILS.
- 1A T.O. EXISTING METAL DECK
- 1B T.O. EXISTING TECTUM DECK
- 2 PRE-FINISHED METAL STANDING SEAM ROOF:
REMOVE EXISTING PRE-FINISHED METAL STANDING SEAM ROOF PANELS, AND ALL ASSOCIATED ADHESIVES, FASTENERS, AND SEALANTS DOWN TO EXISTING UNDERLAYMENT, PLYWOOD SHEATHING, AND/OR METAL DECK. PREP FOR INSTALLATION OF NEW ROOFING ASSEMBLY. SEE DETAILS. EXISTING UNDERLAYMENT, PLYWOOD SHEATHING, AND/OR METAL DECK TO REMAIN. SEE DETAILS.
- 3 BOOT/PIPE PENETRATION FLASHING:
REMOVE EXISTING PIPE PENETRATION, MEMBRANE FLASHING, FASTENERS, ADHESIVES, AND SEALANTS FROM FACE OF EXISTING VTRs AND PVRS AS SHOWN TO REMAIN. SEE DETAILS.
- 4 ROOF DRAIN:
LOOSEN CLAMP RING TO REMOVE EXISTING MEMBRANE OR BUILT-UP ROOF, INSULATION AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. CONTRACTOR SHALL NOTE LOCATIONS OF ANY DRAINS WITH LOOSE OR DAMAGED CLAMP RING OR FASTENERS AND NOTIFY THE OWNER. SEE DETAILS.
- 5 ROOF TOP MECHANICAL CURB FLASHING:
REMOVE & RE-INSTALL EXISTING MECHANICAL UNIT. REMOVE EXISTING GASKET, SEALANT, ROOF FLASHING, AND ALL RELATED ADHESIVES AND FASTENERS. SEE DETAILS.
- 6 ROOF EDGE FASCIA FLASHING:
REMOVE EXISTING PRE-FINISHED METAL ROOF EDGE FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. SEE DETAILS.
- 7 COPING CAP FLASHING:
REMOVE EXISTING PRE-FINISHED METAL COPING CAP AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. SEE DETAILS.

- 8 COUNTER FLASHING:
REMOVE EXISTING PREFINISHED METAL COUNTER FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. SEE DETAILS.
- 9 MECHANICAL CURB:
REMOVE EXISTING AND ABANDONED MECHANICAL CURB AND ALL ASSOCIATED FRAMING, ADHESIVES, AND FASTENERS COMPLETE.
- 10 EXPANSION JOINT (E.J.) COVER FLASHING:
REMOVE EXISTING PREFINISHED METAL E.J. COVER FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. SEE DETAILS.
- 11 PITCH PAN:
REMOVE EXISTING PITCH PAN, CAP AND INFILL. EXISTING CONDUIT/MECHANICAL LINES AND STRUCTURAL STEEL COLUMNS TO REMAIN. *REVIEW DETAILS PRIOR TO PERFORMING WORK AS SOME LOCATIONS VARY IN SCOPE. FAILURE TO PROPERLY REMOVE PITCH PAN OR TO DAMAGE EXISTING MATERIALS SHOWN TO REMAIN WILL RESULT IN THE CONTRACTOR REPAIRING/REPLACING MATERIALS AT NO ADDITIONAL COST TO THE OWNER.*
- 12 PRE-FINISHED METAL RIDGE CAP:
REMOVE EXISTING PREFINISHED METAL RIDGE CAP FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. *REVIEW DETAILS PRIOR TO PERFORMING WORK AS SOME LOCATIONS VARY IN SCOPE. FAILURE TO PROPERLY REMOVE COUNTER FLASHING OR TO DAMAGE EXISTING MATERIALS SHOWN TO REMAIN WILL RESULT IN THE CONTRACTOR REPAIRING/REPLACING MATERIALS AT NO ADDITIONAL COST TO THE OWNER. SEE DETAILS.
- 13 PRE-FINISHED METAL STARTER STRIP:
REMOVE EXISTING PREFINISHED METAL STARTER STRIP, DRIP FLASHING, AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. *REVIEW DETAILS PRIOR TO PERFORMING WORK AS SOME LOCATIONS VARY IN SCOPE. FAILURE TO PROPERLY REMOVE COUNTER FLASHING OR TO DAMAGE EXISTING MATERIALS SHOWN TO REMAIN WILL RESULT IN THE CONTRACTOR REPAIRING/REPLACING MATERIALS AT NO ADDITIONAL COST TO THE OWNER. SEE DETAILS.
- 14 GYPSUM BOARD SOFFIT:
REMOVE EXISTING DAMAGED GYPSUM BOARD SOFFIT AND ALL RELATED ADHESIVES, FASTENERS AND SEALANTS COMPLETE AS SHOWN. EXISTING UNDAAGED GYPSUM BOARD SOFFIT IS TO REMAIN. EXISTING SOFFIT FRAMING AND INSULATION TO REMAIN. SEE DETAILS.

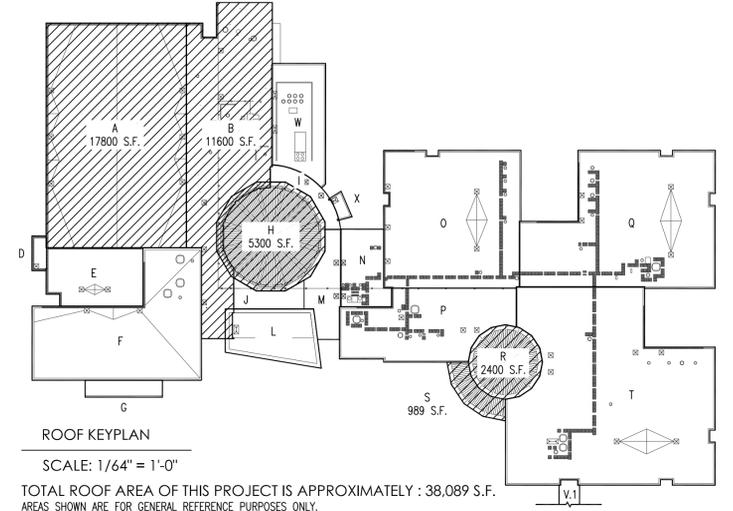
GENERAL ROOF PLAN SYMBOL KEY

- MEMBRANE ROOF
- BUILT-UP ROOF
- METAL COPING/FASCIA FLASHING
- STANDING SEAM METAL ROOF
- TAPERED INSULATION OVER SLOPED INSULATION (SEE PLAN FOR SLOPE)
- EXTERIOR GYPSUM BOARD SOFFIT
- ROOF DRAIN/ROOF AND OVERFLOW DRAIN
- VENT THROUGH ROOF (VTR)
- PIPING PENETRATION (FLUE SIM)
- PITCH PAN
- POWER ROOF VENT (PRV)
- WALKPAD
- MECHANICAL ROOF TOP UNIT (RTU)
- 1/8" ROOF SLOPE W/ VERTICAL FALL PER FOOT OF HORIZONTAL RUN AT TOP SURFACE OF HIGHEST SHEET OF INSULATION

ROOF KEYPLAN

SCALE: 1/64" = 1'-0"

TOTAL ROOF AREA OF THIS PROJECT IS APPROXIMATELY : 38,089 S.F.
AREAS SHOWN ARE FOR GENERAL REFERENCE PURPOSES ONLY.
CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL QUANTITIES PRIOR TO BIDDING.



DEMO ROOF PLAN GENERAL NOTES

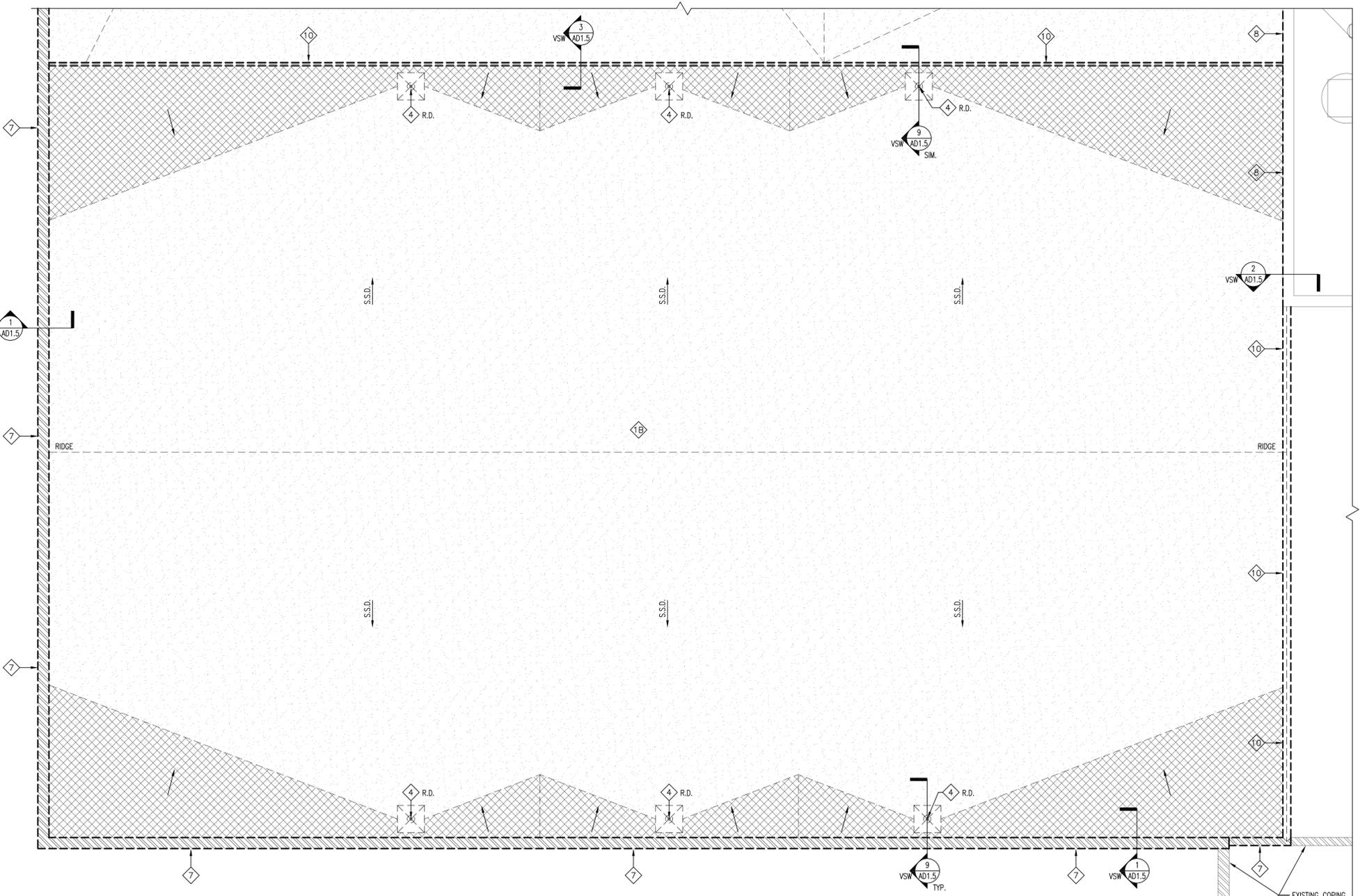
1. BOLD & DASHED LINES INDICATE ITEMS TO BE REMOVED UNLESS NOTED OTHERWISE. PATCH & REPAIR ALL ADJACENT SURFACES TO MATCH EXISTING SURFACE. REMOVED ITEMS. SEE RELATED DOCUMENTS FOR ADDITIONAL INFORMATION.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH NEW WORK, INCLUDING COORDINATION WITH ALL MECHANICAL, ELECTRICAL, AND PLUMBING TRADES. CONTRACTOR SHALL COORDINATE WITH THE SHEETS OF ALL OTHER DISCIPLINES. ADDITIONAL DEMOLITION SCOPE MAY BE SHOWN ON MECHANICAL OR ANY OTHER DOCUMENTS RELATED TO THIS PROJECT.
4. CONTRACTOR SHALL REMOVE ROOF MEMBRANE, BUILT-UP ROOF, ROCK BALLAST, MEMBRANE FLASHING, COVER BOARD, ROOF INSULATION, TAPERED INSULATION, METAL COPING CAP, ROOF CURB FLASHING, COUNTER FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. CONTRACTOR SHALL PROTECT THE EXISTING ROOF DECK SHOWN TO REMAIN. THROUGHOUT DEMOLITION AND CONSTRUCTION SO THAT THE EXISTING ROOF DECK IS NOT COMPROMISED. CONTRACTOR SHALL CLEAN THE EXISTING ROOF DECK PRIOR TO INSTALLING NEW VAPOR BARRIER. INSTALL NEW INSULATION, ROOF MEMBRANE AND FLASHING PER MANUFACTURER'S WRITTEN REQUIREMENTS TO RESULT IN A WARRANTED AND WEATHER-TIGHT SYSTEM. REFERENCE SPECIFICATION FOR WARRANTY REQUIREMENTS. CONTRACTOR SHALL MAINTAIN BUILDING WATER-TIGHT THROUGHOUT DEMOLITION AND CONSTRUCTION.
5. PRIOR TO PROJECT COMPLETION CONTRACTOR SHALL WATER TEST ROOF AND NOTE LOCATIONS OF PONDING (DEFINED AS AN AREA OF STANDING WATER LARGER THAN 1"-0" IN ANY DIMENSION WITHIN 12 HOURS OF A RAIN EVENT). THESE AREAS SHALL BE REWORKED TO ELIMINATE PONDING AT ALL LOCATIONS. THIS WORK INCLUDES INSTALLATION OF NEW TAPERED INSULATION, RESETTING ROOF DRAINS AND SCUPPER FLASHING AREAS. OTHER THAN SMALL AREAS OF PONDING DUE TO MEMBRANE LAP AND SEALANT JOINTS, LARGE AREAS OF PONDING WILL NOT BE ACCEPTED. CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT OF TESTING SCHEDULE AND COORDINATE SITE OBSERVATIONS FOR APPROVAL.
6. THE CONTRACTOR SHALL FIELD VERIFY THE WIDTH OF ALL PARAPET AREA SEPARATION AND EXPANSION JOINT ABOVE ROOF WALLS TO RECEIVE NEW METAL COPING PRIOR TO FABRICATION. SIZES SHOWN ON PLANS OR DETAILS ARE APPROXIMATIONS BASED ON FIELD OBSERVATIONS AND ARE FOR ESTIMATING PURPOSES ONLY.
7. THE CONTRACTOR SHALL FIELD VERIFY ROOF ELEVATIONS RELATIVE TO ALL PARAPET, ROOF EDGE AND EXPANSION JOINT HEIGHTS. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING NEW ROOF SLOPE AND INSTALLING NEW BLOCKING AT ALL LOCATIONS TO ACCOMMODATE NEW ROOF INSULATION DEPTH AND TAPERED INSULATION SLOPE.
8. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ROOF AND WALL CAVITY WATER-TIGHT DURING CONSTRUCTION. EXPOSED WALL CAVITIES, EXPOSED ROOF DECK, OPEN ROOF PENETRATIONS AND OPEN WALLS SHALL BE COVERED AT THE END OF EACH WORK DAY. REMOVE SECTIONS OF ROOFING SMALL ENOUGH TO BE REINSTALLED AND MADE WATER-TIGHT BY THE END OF EACH DAY. DAMAGE TO THE BUILDING DUE TO WATER INFILTRATION SHALL BE REPAIRED AND DAMAGED MATERIALS REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
9. CONTRACTOR SHALL PROTECT ALL SURFACES & COMPONENTS SHOWN "TO REMAIN" THROUGHOUT DEMOLITION AND NEW CONSTRUCTION. CONTRACTOR SHALL REPAIR AND REPLACE ALL DAMAGED SURFACES & COMPONENTS THAT ARE NOT SHOWN TO BE DEMOLISHED. ALL OTHER SURFACES & COMPONENTS NOT SHOWN TO BE "REMOVED," "REMOVED AND SALVAGED," OR "REMOVED AND RE-INSTALLED" SHALL BE CONSIDERED "TO REMAIN."

10. DUST CONTROL & DEBRIS CONTAINMENT MEASURES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. DUST SHALL BE CONTROLLED SO NOT TO INFILTRATE ADJACENT INTERIOR SPACES & EXISTING MECHANICAL EQUIPMENT. DEMOLITION DEBRIS, INCLUDING BUT NOT LIMITED TO COVER BOARD, GRAVEL BALLAST, AND ROOF INSULATION SHALL BE CONTROLLED SO NOT TO DAMAGE EXISTING VEGETATION OR BLOW ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS. IF DUST OR DEBRIS MIGRATION IS FOUND, THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING ALL EFFECTED AREAS AT NO ADDITIONAL COST TO THE OWNER.
11. PROVIDE WALK PADS FROM ROOF ACCESS POINTS AND LADDER LOCATIONS TO ALL ROOF TOP EQUIPMENT LOCATIONS, TYP. AREAS SHOWN ON PLAN ARE APPROXIMATE. FIELD VERIFY ALL EQUIPMENT LOCATIONS AND ROOF ACCESS POINTS.
12. CONTRACTOR SHALL THOROUGHLY CLEAN ROOF PRIOR TO PROJECT COMPLETION. REMOVE ALL ROOFING MATERIALS, TOOLS, FASTENERS, EMPTY BUCKETS, USED SEALANT TUBES AND GENERAL REFUSE FROM THE ROOF AND CLEAN ANY DIRT, DUST OR METAL SHAVINGS PRIOR TO COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL USE A MAGNET TO PICK UP ALL FASTENERS AND METAL SCRAP THAT MAY CAUSE A PUNCTURE IN THE MEMBRANE. SWEEP DUST AND DEBRIS WITH A BROOM, BAG AND REMOVE FROM THE ROOF. RINSE REMAINING DIRT WITH A LOW PRESSURE HOSE.
13. CONTRACTOR SHALL INSTALL EXPANSION JOINTS AND CONTROL JOINTS TO MATCH EXISTING INSTALLATION CONDITION. CONTRACTOR IS RESPONSIBLE FOR REPLACING ALL MANUFACTURER REQUIRED OR RECOMMENDED JOINTS INCLUDING ANY NOT INDICATED ON THE DRAWINGS.
14. CONTRACTOR SHALL PROVIDE AND INSTALL SEALANT AT ALL LOCATIONS INDICATED ON DRAWINGS AND AS REQUIRED FOR A WATER TIGHT ASSEMBLY. SEALANT THAT IS VISIBLE FROM THE GROUND AND/OR USED WITH PREFINISHED METAL COPING/FLASHING SHALL BE COLOR MATCHED TO THE ADJACENT MATERIAL. JOINTS SHALL BE TOOLED. JOINTS THAT ARE NOT TOOLED, COLOR MATCHED OR HAVE EXCESSIVE SEALANT ON ADJACENT MATERIALS WILL NOT BE ACCEPTED. REJECTED JOINTS WILL BE FULLY REMOVED AND REINSTALLED.
15. CONTRACTOR SHALL REMOVE AND REINSTALL ROOF TOP MECHANICAL UNITS (RTU) AS REQUIRED TO INSTALL NEW MEMBRANE ROOFING. OWNER SHALL HIRE A SEPARATE MECHANICAL CONTRACTOR TO LIFT & RAISE CURBS OF ROOFTOP UNITS TO ALLOW FOR INCREASED ROOF INSULATION THICKNESS. ROOFING CONTRACTOR SHALL COORDINATE W/OWNER AND REMOVE EXISTING GASKET, SEALANT, ROOF FLASHING, AND ALL RELATED ADHESIVES AND FASTENERS. PREPARE CURB FOR NEW FLASHING. SEE DETAILS. PRIOR TO REINSTALLING RTU'S, MECHANICAL CONTRACTOR SHALL INSPECT ALL PIPING, ELECTRICAL CONNECTIONS AND DUCTING, AND REPLACE ANY DAMAGED MATERIALS WITH NEW. ALL RTU'S SHALL BE TESTED AND FOUND TO BE IN PROPER WORKING ORDER. CONTRACTOR SHALL PROVIDE INSPECTION REPORT TO THE OWNER PRIOR TO PROJECT COMPLETION.
16. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. THE LOCATIONS OF EXISTING DEVICES, SIZE OF EXISTING COMPONENTS, ALONG WITH ALL EXISTING HEIGHTS, WIDTHS, SECTIONS AND DETAILS WERE DERIVED FROM RECORD DRAWINGS OF THE PREVIOUS ARCHITECT AND LIMITED FIELD VERIFICATION AND/OR ON-SITE OBSERVATIONS.
17. CONTRACTOR SHALL PRE-DRILL AT ALL LOCATIONS WHERE MASONRY FASTENERS ARE CALLED TO BE INSTALLED IN MASONRY VENEER. ALL FASTENERS SHALL BE INSTALLED IN MORTAR JOINTS. DO NOT INSTALL MASONRY FASTENERS IN BRICK VENEER. DAMAGED BRICK VENEER SHALL BE REPLACED AT NO COST TO THE OWNER.

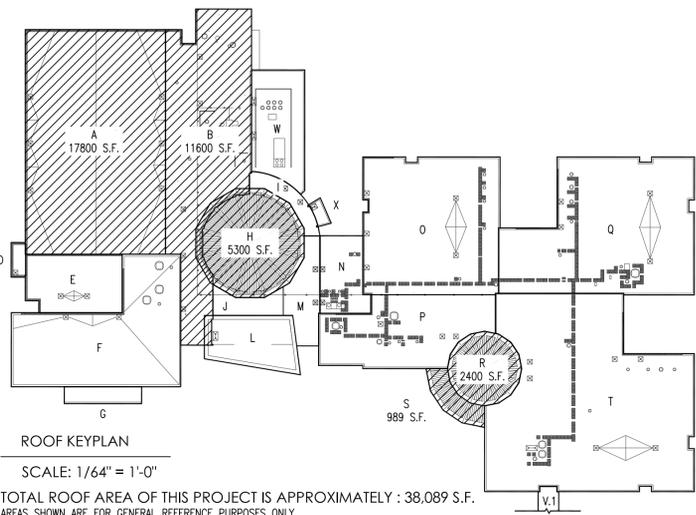
- DEFINITIONS:
- PRV = POWERED ROOF VENT
 - R.D./O.D. = ROOF DRAIN & OVERFLOW DRAIN
 - E.F. = EXHAUST FAN
 - D.S. = DOWN SPOUT
 - F.V. = FIELD VERIFY
 - RTU = ROOFTOP UNIT
 - E.J. = EXPANSION JOINT
 - VTR = VENT THROUGH ROOF
 - S.S.D. = SLOPED STRUCTURAL DECK
- THIS LEGEND IS FOR VISUAL REFERENCE ONLY

IF UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT PROCEED WITH DEMOLITION. IMMEDIATELY CONTACT THE OWNER, ARCHITECT HAS NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, DISPOSAL OF, OR EXPOSURE TO, HAZARDOUS MATERIALS OR TOXIC SUBSTANCES, IN ANY FORM, ON THE PROJECT SITE. CONTACT OWNER FOR INFORMATION REGARDING TESTING & ABATEMENT. THE PROJECT SHALL MEET ALL RELEVANT FEDERAL AND STATE REGULATIONS REGARDING REGULATED ASBESTOS-CONTAINING BUILDING MATERIALS (ACMs), INCLUDING BUT NOT LIMITED TO THE FOLLOWING: NOTIFYING THE EPA, DNR AND NESHA; COMPLETING ASBESTOS SURVEY BY A LICENSED ASBESTOS BUILDING INSPECTOR IN ORDER TO IDENTIFY, CLASSIFY AND QUANTIFY ALL ACMs; SUBMISSION OF A DEMOLITION NOTIFICATION FORM TO THE DNR AT LEAST 10 WORKING DAYS PRIOR TO THE START OF DEMOLITION (REGARDLESS OF WHETHER ACMs WERE DISCOVERED); AND REMOVAL OF ACMs BY A PERMITTED ASBESTOS ABATEMENT CONTRACTOR.

- DEFINITIONS:
- "REMOVE": DETACH ITEMS FROM EXISTING CONSTRUCTION & LEGALLY DISPOSE OF THEM OFF-SITE UNLESS INDICATED TO BE REMOVED & SALVAGED OR REMOVED & RE-INSTALLED.
 - "REMOVE & SALVAGE": CAREFULLY DETACH FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE, AND DELIVER TO OWNER FOR REUSE IF INDICATED.
 - "REMOVE & RE-INSTALL": DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE FOR REUSE & RE-INSTALL WHERE INDICATED.
 - "TO REMAIN": EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE PERMANENTLY REMOVED & THAT ARE NOT OTHERWISE TO BE REMOVED, REMOVED & SALVAGED, OR REMOVED & RE-INSTALLED.



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



GENERAL ROOF PLAN SYMBOL KEY	
[Symbol]	MEMBRANE ROOF
[Symbol]	BUILT-UP ROOF
[Symbol]	METAL COPING/FASCIA FLASHING
[Symbol]	STANDING SEAM METAL ROOF
[Symbol]	TAPERED INSULATION OVER SLOPED INSULATION (SEE PLAN FOR SLOPE)
[Symbol]	EXTERIOR GYPSUM BOARD SOFFIT
[Symbol]	ROOF DRAIN/ROOF AND OVERFLOW DRAIN
[Symbol]	VENT THROUGH ROOF (VTR)
[Symbol]	PIPING PENETRATION (FLUE SIM)
[Symbol]	PITCH PAN
[Symbol]	POWER ROOF VENT (PRV)
[Symbol]	WALKPAD
[Symbol]	MECHANICAL ROOF TOP UNIT (RTU)
[Symbol]	ROOF SLOPE W/ VERTICAL FALL PER FOOT OF HORIZONTAL RUN AT TOP SURFACE OF HIGHEST SHEET OF INSULATION

DEMO ROOF PLAN GENERAL NOTES

- BOLD & DASHED LINES INDICATE ITEMS TO BE REMOVED UNLESS NOTED OTHERWISE. PATCH & REPAIR ALL ADJACENT SURFACES TO MATCH EXISTING SURFACE @ REMOVED ITEMS. SEE RELATED DOCUMENTS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH NEW WORK, INCLUDING COORDINATION WITH ALL MECHANICAL, ELECTRICAL, AND PLUMBING TRADES. CONTRACTOR SHALL COORDINATE WITH THE SHEETS OF ALL OTHER DISCIPLINES. ADDITIONAL DEMOLITION SCOPE MAY BE SHOWN ON MECHANICAL OR ANY OTHER DOCUMENTS RELATED TO THIS PROJECT.
- CONTRACTOR SHALL REMOVE ROOF MEMBRANE, BUILT-UP ROOF, ROCK BALLAST, MEMBRANE FLASHING, COVER BOARD, ROOF INSULATION, TAPERED INSULATION, METAL COPING CAP, ROOF CURB FLASHING, COUNTER FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. CONTRACTOR SHALL PROTECT THE EXISTING ROOF DECK SHOWN TO REMAIN, THROUGHOUT DEMOLITION AND CONSTRUCTION SO THAT THE EXISTING ROOF DECK IS NOT COMPROMISED. CONTRACTOR SHALL CLEAN THE EXISTING ROOF DECK PRIOR TO INSTALLING NEW VAPOR BARRIER. INSTALL NEW INSULATION, ROOF MEMBRANE AND FLASHING PER MANUFACTURER'S WRITTEN REQUIREMENTS TO RESULT IN A WARRANTED AND WEATHER-TIGHT SYSTEM. REFERENCE SPECIFICATION FOR WARRANTY REQUIREMENTS. CONTRACTOR SHALL MAINTAIN BUILDING WATER-TIGHT THROUGHOUT DEMOLITION AND CONSTRUCTION.
- PRIOR TO PROJECT COMPLETION CONTRACTOR SHALL WATER TEST ROOF AND NOTE LOCATIONS OF PONDING (DEFINED AS AN AREA OF PONDING LARGER THAN 1"-0" IN ANY DIMENSION WITHIN 12 HOURS OF A RAIN EVENT). THESE AREAS SHALL BE REWORKED TO ELIMINATE PONDING AT ALL LOCATIONS. THIS WORK INCLUDES INSTALLATION OF NEW TAPERED INSULATION, RESETTLE ROOF DRAINS AND SCUPPER FLASHING AREAS. OTHER THAN SMALL AREAS OF PONDING DUE TO MEMBRANE LAP AND SEALANT JOINTS, LARGE AREAS OF PONDING WILL NOT BE ACCEPTED. CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT OF TESTING SCHEDULE AND COORDINATE SITE OBSERVATIONS FOR APPROVAL.
- THE CONTRACTOR SHALL FIELD VERIFY THE WIDTH OF ALL PARAPET, AREA SEPARATION AND EXPANSION JOINT ABOVE ROOF WALLS TO RECEIVE NEW METAL COPING PRIOR TO FABRICATION. SIZES SHOWN ON PLANS OR DETAILS ARE APPROXIMATIONS BASED ON FIELD OBSERVATIONS AND ARE FOR ESTIMATING PURPOSES ONLY.
- THE CONTRACTOR SHALL FIELD VERIFY ROOF ELEVATIONS RELATIVE TO ALL PARAPET, ROOF EDGE AND EXPANSION JOINT HEIGHTS. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING NEW ROOF SLOPE AND INSTALLING NEW BLOCKING AT ALL LOCATIONS TO ACCOMMODATE NEW ROOF INSULATION DEPTH AND TAPERED INSULATION SLOPE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ROOF AND WALL CAVITY WATER-TIGHT DURING CONSTRUCTION. EXPOSED WALL CAVITIES, EXPOSED ROOF DECK, OPEN ROOF PENETRATIONS AND OPEN WALLS SHALL BE COVERED AT THE END OF EACH WORK DAY. REMOVE SECTIONS OF ROOFING SMALL ENOUGH TO BE REINSTALLED AND MADE WATER-TIGHT BY THE END OF EACH DAY. DAMAGE TO THE BUILDING DUE TO WATER INFILTRATION SHALL BE REPAIRED AND DAMAGED MATERIALS REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
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- PROVIDE WALK PADS FROM ROOF ACCESS POINTS AND LADDER LOCATIONS TO ALL ROOF TOP EQUIPMENT LOCATIONS, TYP. EQUIPMENTS LOCATIONS AND ROOF ACCESS POINTS.
- CONTRACTOR SHALL THOROUGHLY CLEAN ROOF PRIOR TO PROJECT COMPLETION. REMOVE ALL ROOFING MATERIALS, TOOLS, FASTENERS, EMPTY BUCKETS, USED SEALANT TUBES AND GENERAL REFUSE FROM THE ROOF AND CLEAN ANY DIRT, DUST OR METAL SHAVINGS PRIOR TO COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL USE A MAGNET TO PICK UP ALL FASTENERS AND METAL SCRAPS THAT MAY CAUSE A PUNCTURE IN THE MEMBRANE. SWEEP DUST AND DEBRIS WITH A BROOM, BAG AND REMOVE FROM THE ROOF. RINSE REMAINING DIRT WITH A LOW PRESSURE HOSE.
- CONTRACTOR SHALL INSTALL EXPANSION JOINTS AND CONTROL JOINTS TO MATCH EXISTING INSTALLATION CONDITION. CONTRACTOR IS RESPONSIBLE FOR REPLACING ALL MANUFACTURER REQUIRED OR RECOMMENDED JOINTS INCLUDING ANY NOT INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL PROVIDE AND INSTALL SEALANT AT ALL LOCATIONS INDICATED ON DRAWINGS AND AS REQUIRED FOR A WATER TIGHT ASSEMBLY. SEALANT THAT IS VISIBLE FROM THE GROUND AND/OR USED WITH PREFINISHED METAL COPING/FLASHING SHALL BE COLOR MATCHED TO THE ADJACENT MATERIAL. JOINTS SHALL BE TOOLED. JOINTS THAT ARE NOT TOOLED, COLOR MATCHED OR HAVE EXCESSIVE SEALANT ON ADJACENT MATERIALS WILL NOT BE ACCEPTED. REJECTED JOINTS WILL BE FULLY REMOVED AND REINSTALLED.
- CONTRACTOR SHALL REMOVE AND REINSTALL ROOF TOP MECHANICAL UNITS (RTU) AS REQUIRED TO INSTALL NEW MEMBRANE ROOFING. OWNER SHALL HIRE A SEPARATE MECHANICAL CONTRACTOR TO LIFT & RAISE CURBS OF ROOFTOP UNITS TO ALLOW FOR INCREASED ROOF INSULATION THICKNESS. ROOFING CONTRACTOR SHALL COORDINATE W/OWNER AND REMOVE EXISTING GASKET, SEALANT, ROOF FLASHING, AND ALL RELATED ADHESIVES AND FASTENERS. PREPARE CURB FOR NEW FLASHING. SEE DETAILS. PRIOR TO REINSTALLING RTU'S, MECHANICAL CONTRACTOR SHALL INSPECT ALL PIPING, ELECTRICAL CONNECTIONS AND DUCTING, AND REPLACE ANY DAMAGED MATERIALS WITH NEW. ALL RTU'S SHALL BE TESTED AND FOUND TO BE IN PROPER WORKING ORDER. CONTRACTOR SHALL PROVIDE INSPECTION REPORT TO THE OWNER PRIOR TO PROJECT COMPLETION.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. THE LOCATIONS OF EXISTING DEVICES, SIZE OF EXISTING COMPONENTS, ALONG WITH ALL EXISTING HEIGHTS, WIDTHS, SECTIONS AND DETAILS WERE DERIVED FROM RECORD DRAWINGS OF THE PREVIOUS ARCHITECT AND LIMITED FIELD VERIFICATION AND/OR ON-SITE OBSERVATIONS.
- CONTRACTOR SHALL PRE-DRILL AT ALL LOCATIONS WHERE MASONRY FASTENERS ARE CALLED TO BE INSTALLED IN MASONRY VENEER. ALL FASTENERS SHALL BE INSTALLED IN MORTAR JOINTS. DO NOT INSTALL MASONRY FASTENERS IN BRICK VENEER. DAMAGED BRICK VENEER SHALL BE REPLACED AT NO COST TO THE OWNER.

DEMOLITION ROOF PLAN - KEY NOTE LEGEND:

- | | |
|--|--|
| 1 BUILT-UP ROOF MEMBRANE:
REMOVE EXISTING BUILT-UP ROOF, ROCK BALLAST, COVER BOARD, INSULATION, TAPERED INSULATION, BASE SHEETS, AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANT TO EXISTING STRUCTURAL ROOF DECK. CLEAN SURFACE OF STRUCTURAL ROOF DECK AND PREP FOR INSTALLATION OF SELF-ADHERING VAPOR BARRIER SHEET AND NEW ROOF ASSEMBLY. SEE DETAILS. | 8 COUNTER FLASHING:
REMOVE EXISTING PREFINISHED METAL COUNTER FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. SEE DETAILS. |
| 1A TO EXISTING METAL DECK | 9 MECHANICAL CURB:
REMOVE EXISTING AND ABANDONED MECHANICAL CURB AND ALL ASSOCIATED FRAMING, ADHESIVES, AND FASTENERS COMPLETE. |
| 1B TO EXISTING TECTUM DECK | 10 EXPANSION JOINT (E.J.) COVER FLASHING:
REMOVE EXISTING PREFINISHED METAL E.J. COVER FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. SEE DETAILS. |
| 2 PREFINISHED METAL STANDING SEAM ROOF:
REMOVE EXISTING PREFINISHED METAL STANDING SEAM ROOF PANELS, AND ALL ASSOCIATED ADHESIVES, FASTENERS, AND SEALANTS DOWN TO EXISTING UNDERLAYMENT, PLYWOOD SHEATHING, AND/OR METAL DECK. PREP FOR INSTALLATION OF NEW ROOFING ASSEMBLY. SEE DETAILS. EXISTING UNDERLAYMENT, PLYWOOD SHEATHING, AND/OR METAL DECK TO REMAIN. SEE DETAILS. | 11 PITCH PAN:
REMOVE EXISTING PITCH PAN, CAP AND INFILL. EXISTING CONDUIT/MECHANICAL LINES AND STRUCTURAL STEEL COLUMNS TO REMAIN. REVIEW DETAILS PRIOR TO PERFORMING WORK AS SOME LOCATIONS VARY IN SCOPE. FAILURE TO PROPERLY REMOVE PITCH PAN OR TO DAMAGE EXISTING MATERIALS SHOWN TO REMAIN WILL RESULT IN THE CONTRACTOR REPAIRING/REPLACING MATERIALS AT NO ADDITIONAL COST TO THE OWNER.* |
| 3 ROOF/PIPE PENETRATION FLASHING:
REMOVE EXISTING PIPE PENETRATION, MEMBRANE FLASHING, FASTENERS, ADHESIVES, AND SEALANTS FROM FACE OF EXISTING VTRs AND PVRs AS SHOWN TO REMAIN. SEE DETAILS. | 12 PREFINISHED METAL RIDGE CAP:
REMOVE EXISTING PREFINISHED METAL RIDGE CAP FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. REVIEW DETAILS PRIOR TO PERFORMING WORK AS SOME LOCATIONS VARY IN SCOPE. FAILURE TO PROPERLY REMOVE COUNTER FLASHING OR TO DAMAGE EXISTING MATERIALS SHOWN TO REMAIN WILL RESULT IN THE CONTRACTOR REPAIRING/REPLACING MATERIALS AT NO ADDITIONAL COST TO THE OWNER. SEE DETAILS. |
| 4 ROOF DRAIN:
LOOSEN CLAMP RING TO REMOVE EXISTING MEMBRANE OR BUILT-UP ROOF, INSULATION AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. CONTRACTOR SHALL NOTE LOCATIONS OF ANY DRAINS WITH LOOSE OR DAMAGED CLAMP RING OR FASTENERS AND NOTIFY THE OWNER. SEE DETAILS. | 13 PREFINISHED METAL STARTER STRIP:
REMOVE EXISTING PREFINISHED METAL STARTER STRIP, DRIP FLASHING, AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. REVIEW DETAILS PRIOR TO PERFORMING WORK AS SOME LOCATIONS VARY IN SCOPE. FAILURE TO PROPERLY REMOVE COUNTER FLASHING OR TO DAMAGE EXISTING MATERIALS SHOWN TO REMAIN WILL RESULT IN THE CONTRACTOR REPAIRING/REPLACING MATERIALS AT NO ADDITIONAL COST TO THE OWNER. SEE DETAILS. |
| 5 ROOF TOP MECHANICAL CURB FLASHING:
REMOVE & RE-INSTALL EXISTING MECHANICAL UNIT. REMOVE EXISTING GASKET, SEALANT, ROOF FLASHING, AND ALL RELATED ADHESIVES AND FASTENERS. SEE DETAILS. | 14 GYPSUM BOARD SOFFIT:
REMOVE EXISTING DAMAGED GYPSUM BOARD SOFFIT AND ALL RELATED ADHESIVES, FASTENERS AND SEALANTS COMPLETE AS SHOWN. EXISTING UNDAUNTED GYPSUM BOARD SOFFIT IS TO REMAIN. EXISTING SOFFIT FRAMING AND INSULATION TO REMAIN. SEE DETAILS. |
| 6 ROOF EDGE FASCIA FLASHING:
REMOVE EXISTING PREFINISHED METAL ROOF EDGE FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. SEE DETAILS. | |
| 7 COPING CAP FLASHING:
REMOVE EXISTING PREFINISHED METAL COPING CAP AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. SEE DETAILS. | |

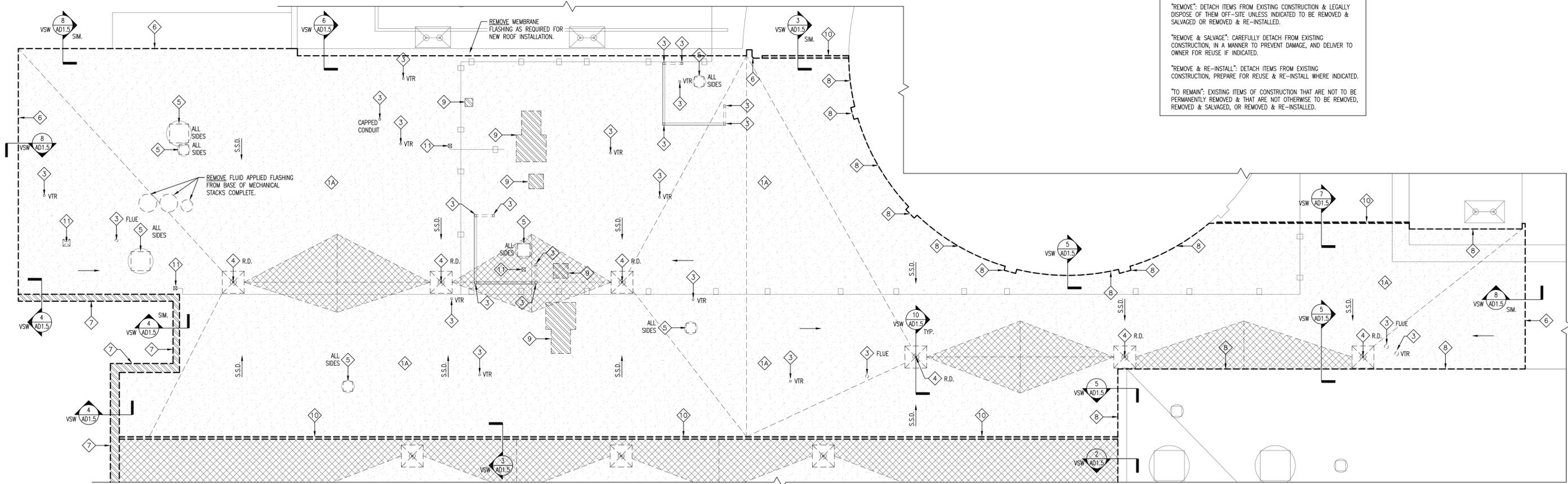
- DEFINITIONS:**
- PRV = POWERED ROOF VENT
 - R.D./O.D. = ROOF DRAIN & OVERFLOW DRAIN
 - E.F. = EXHAUST FAN
 - D.S. = DOWN SPOUT
 - F.V. = FIELD VERIFY
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 - S.S.D. = SLOPED STRUCTURAL DECK

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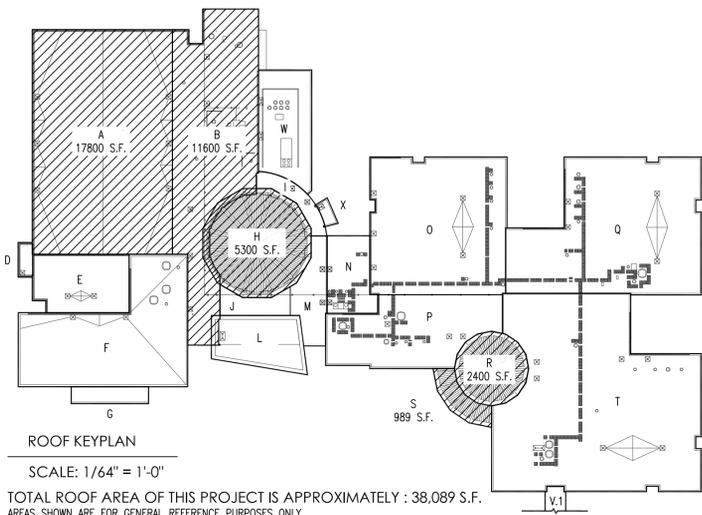
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- "REMOVE & SALVAGE": CAREFULLY DETACH FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE, AND DELIVER TO OWNER FOR REUSE IF INDICATED.
- "REMOVE & RE-INSTALL": DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE FOR REUSE & RE-INSTALL WHERE INDICATED.
- "TO REMAIN": EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE PERMANENTLY REMOVED & THAT ARE NOT OTHERWISE TO BE REMOVED, REMOVED & SALVAGED, OR REMOVED & RE-INSTALLED.

IF UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT PROCEED WITH DEMOLITION. IMMEDIATELY CONTACT THE OWNER, ARCHITECT HAS NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, DISPOSAL OF, OR EXPOSURE TO, HAZARDOUS MATERIALS OR TOXIC SUBSTANCES, IN ANY FORM, ON THE PROJECT SITE. CONTACT OWNER FOR INFORMATION REGARDING TESTING & ABATEMENT. THE PROJECT SHALL MEET ALL RELEVANT FEDERAL AND STATE REGULATIONS REGARDING REGULATED ASBESTOS-CONTAINING BUILDING MATERIALS (ACMs), INCLUDING BUT NOT LIMITED TO THE FOLLOWING: NOTIFYING THE EPA, DNR AND NESHAP; COMPLETING ASBESTOS SURVEY BY A LICENSED ASBESTOS BUILDING INSPECTOR IN ORDER TO IDENTIFY, CLASSIFY AND QUANTIFY ALL ACMs; SUBMISSION OF A DEMOLITION NOTIFICATION FORM TO THE DNR AT LEAST 10 WORKING DAYS PRIOR TO THE START OF DEMOLITION (REGARDLESS OF WHETHER ACMs WERE DISCOVERED); AND REMOVAL OF ACMs BY A PERMITTED ASBESTOS ABATEMENT CONTRACTOR.



1 DEMO ROOF PLAN - SECTION 'B'
SCALE: 1/8" = 1'-0"



ROOF KEYPLAN
SCALE: 1/64" = 1'-0"
TOTAL ROOF AREA OF THIS PROJECT IS APPROXIMATELY : 38,089 S.F.
AREAS SHOWN ARE FOR GENERAL REFERENCE PURPOSES ONLY.
CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL QUANTITIES PRIOR TO BIDDING.

GENERAL ROOF PLAN SYMBOL KEY	
[Symbol]	MEMBRANE ROOF
[Symbol]	BUILT-UP ROOF
[Symbol]	METAL COPING/FASCIA FLASHING
[Symbol]	STANDING SEAM METAL ROOF
[Symbol]	TAPERED INSULATION OVER SLOPED INSULATION (SEE PLAN FOR SLOPE)
[Symbol]	EXTERIOR GYPSUM BOARD SOFFIT
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[Symbol]	POWER ROOF VENT (PRV)
[Symbol]	WALKPAD
[Symbol]	MECHANICAL ROOF TOP UNIT (RTU)
[Symbol]	1/8" ROOF SLOPE W/ VERTICAL FALL PER FOOT OF HORIZONTAL RUN AT TOP SURFACE OF HIGHEST SHEET OF INSULATION

DEMO ROOF PLAN GENERAL NOTES

- BOLD & DASHED LINES INDICATE ITEMS TO BE REMOVED UNLESS NOTED OTHERWISE. PATCH & REPAIR ALL ADJACENT SURFACES TO MATCH EXISTING SURFACE OR REMOVED ITEMS. SEE RELATED DOCUMENTS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH NEW WORK, INCLUDING COORDINATION WITH ALL MECHANICAL, ELECTRICAL, AND PLUMBING TRADES. CONTRACTOR SHALL COORDINATE WITH THE SHEETS OF ALL OTHER DISCIPLINES. ADDITIONAL DEMOLITION SCOPE MAY BE SHOWN ON MECHANICAL OR ANY OTHER DOCUMENTS RELATED TO THIS PROJECT.
- CONTRACTOR SHALL REMOVE ROOF MEMBRANE, BUILT-UP ROOF, ROCK BALLAST, MEMBRANE FLASHING, COVER BOARD, ROOF INSULATION, TAPERED INSULATION, METAL COPING CAP, ROOF CURB FLASHING, COUNTER FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. CONTRACTOR SHALL PROTECT THE EXISTING ROOF DECK SHOWN TO REMAIN, THROUGHOUT DEMOLITION AND CONSTRUCTION SO THAT THE EXISTING ROOF DECK IS NOT COMPROMISED. CONTRACTOR SHALL CLEAN THE EXISTING ROOF DECK PRIOR TO INSTALLING NEW VAPOR BARRIER. INSTALL NEW INSULATION, ROOF MEMBRANE AND FLASHING PER MANUFACTURERS WRITTEN REQUIREMENTS TO RESULT IN A WARRANTED AND WEATHER-TIGHT SYSTEM. REFERENCE SPECIFICATION FOR WARRANTY REQUIREMENTS. CONTRACTOR SHALL MAINTAIN BUILDING WATER-TIGHT THROUGHOUT DEMOLITION AND CONSTRUCTION.
- PRIOR TO PROJECT COMPLETION CONTRACTOR SHALL WATER TEST ROOF AND NOTE LOCATIONS OF PONDING (DEFINED AS AN AREA OF STANDING WATER LARGER THAN 1'-0" IN ANY DIMENSION WITHIN 12 HOURS OF A RAIN EVENT). THESE AREAS SHALL BE REWORKED TO ELIMINATE PONDING AT ALL LOCATIONS. THIS WORK INCLUDES INSTALLATION OF NEW TAPERED INSULATION, RESETTING ROOF DRAINS AND SCUPPER FLASHING AREAS. OTHER THAN SMALL AREAS OF PONDING DUE TO MEMBRANE LAP AND SEALANT JOINTS, LARGE AREAS OF PONDING WILL NOT BE ACCEPTED. CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT OF TESTING SCHEDULE AND COORDINATE SITE OBSERVATIONS FOR APPROVAL.
- THE CONTRACTOR SHALL FIELD VERIFY THE WIDTH OF ALL PARAPET, AREA SEPARATION AND EXPANSION JOINT ABOVE ROOF WALLS TO RECEIVE NEW METAL COPING PRIOR TO FABRICATION. SIZES SHOWN ON PLANS OR DETAILS ARE APPROXIMATIONS BASED ON FIELD OBSERVATIONS AND ARE FOR ESTIMATING PURPOSES ONLY.
- THE CONTRACTOR SHALL FIELD VERIFY ROOF ELEVATIONS RELATIVE TO ALL PARAPET, ROOF EDGE AND EXPANSION JOINT HEIGHTS. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING NEW ROOF SLOPE AND INSTALLING NEW BLOCKING AT ALL LOCATIONS TO ACCOMMODATE NEW ROOF INSULATION DEPTH AND TAPERED INSULATION SLOPE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ROOF AND WALL CAVITY WATER-TIGHT DURING CONSTRUCTION. EXPOSED WALL CAVITIES, EXPOSED ROOF DECK, OPEN ROOF PENETRATIONS AND OPEN WALLS SHALL BE COVERED AT THE END OF EACH WORK DAY. REMOVE SECTIONS OF ROOFING SMALL ENOUGH TO BE REINSTALLED AND MADE WATER-TIGHT BY THE END OF EACH DAY. DAMAGE TO THE BUILDING DUE TO WATER INFILTRATION SHALL BE REPAIRED AND DAMAGED MATERIALS REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- CONTRACTOR SHALL PROTECT ALL SURFACES & COMPONENTS SHOWN "TO REMAIN" THROUGHOUT DEMOLITION AND NEW CONSTRUCTION. CONTRACTOR SHALL REPAIR AND REPLACE ALL DAMAGED SURFACES & COMPONENTS THAT ARE NOT SHOWN TO BE DEMOLISHED. ALL OTHER SURFACES & COMPONENTS NOT SHOWN TO BE "REMOVED," "REMOVED AND SALVAGED," OR "REMOVED AND RE-INSTALLED" SHALL BE CONSIDERED "TO REMAIN."
- DUST CONTROL & DEBRIS CONTAINMENT MEASURES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. DUST SHALL BE CONTROLLED SO NOT TO INFILTRATE ADJACENT INTERIOR SPACES & EXISTING MECHANICAL EQUIPMENT. DEMOLITION DEBRIS, INCLUDING BUT NOT LIMITED TO COVER BOARD, GRAVEL BALLAST, AND ROOF INSULATION SHALL BE CONTROLLED SO NOT TO DAMAGE EXISTING VEGETATION OR BLOW ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS. IF DUST OR DEBRIS MIGRATION IS FOUND, THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING ALL EFFECTED AREAS AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE WALK PADS FROM ROOF ACCESS POINTS AND LADDER LOCATIONS TO ALL ROOF TOP EQUIPMENT LOCATIONS, TYP. AREAS SHOWN ON PLAN ARE APPROXIMATE. FIELD VERIFY ALL EQUIPMENT LOCATIONS AND ROOF ACCESS POINTS.
- CONTRACTOR SHALL THOROUGHLY CLEAN ROOF PRIOR TO PROJECT COMPLETION. REMOVE ALL ROOFING MATERIALS, TOOLS, FASTENERS, EMPTY BUCKETS, USED SEALANT TUBES AND GENERAL REFUSE FROM THE ROOF AND CLEAN ANY DIRT, DUST OR METAL SHAVINGS PRIOR TO COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL USE A MAGNET TO PICK UP ALL FASTENERS AND METAL SCRAPS THAT MAY CAUSE A PUNCTURE IN THE MEMBRANE. SWEEP DUST AND DEBRIS WITH A BROOM, BAG AND REMOVE FROM THE ROOF. RINSE REMAINING DIRT WITH A LOW PRESSURE HOSE.
- CONTRACTOR SHALL INSTALL EXPANSION JOINTS AND CONTROL JOINTS TO MATCH EXISTING INSTALLATION CONDITION. CONTRACTOR IS RESPONSIBLE FOR REPLACING ALL MANUFACTURER REQUIRED OR RECOMMENDED JOINTS INCLUDING ANY NOT INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL PROVIDE AND INSTALL SEALANT AT ALL LOCATIONS INDICATED ON DRAWINGS AND AS REQUIRED FOR A WATER TIGHT ASSEMBLY. SEALANT THAT IS VISIBLE FROM THE GROUND AND/OR USED WITH PREFINISHED METAL COPING/FLASHING SHALL BE COLOR MATCHED TO THE ADJACENT MATERIAL JOINTS SHALL BE TOOLED. JOINTS THAT ARE NOT TOOLED, COLOR MATCHED OR HAVE EXCESSIVE SEALANT ON ADJACENT MATERIALS WILL NOT BE ACCEPTED. REJECTED JOINTS WILL BE FULLY REMOVED AND REINSTALLED.
- CONTRACTOR SHALL REMOVE AND REINSTALL ROOF TOP MECHANICAL UNITS (RTU) AS REQUIRED TO INSTALL NEW MEMBRANE ROOFING. OWNER SHALL HIRE A SEPARATE MECHANICAL CONTRACTOR TO LIFT & RAISE CURBS OF ROOFTOP UNITS TO ALLOW FOR INCREASED ROOF INSULATION THICKNESS. ROOFING CONTRACTOR SHALL COORDINATE W/OWNER AND REMOVE EXISTING GASKET, SEALANT, ROOF FLASHING, AND ALL RELATED ADHESIVES AND FASTENERS. PREPARE CURB FOR NEW FLASHING. SEE DETAILS. PRIOR TO REINSTALLING RTU'S, MECHANICAL CONTRACTOR SHALL INSPECT ALL PIPING, ELECTRICAL CONNECTIONS AND DUCTING, AND REPLACE ANY DAMAGED MATERIALS WITH NEW. ALL RTU'S SHALL BE TESTED AND FOUND TO BE IN PROPER WORKING ORDER. CONTRACTOR SHALL PROVIDE INSPECTION REPORT TO THE OWNER PRIOR TO PROJECT COMPLETION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. THE LOCATIONS OF EXISTING DEVICES, SIZE OF EXISTING COMPONENTS, ALONG WITH ALL EXISTING HEIGHTS, WIDTHS, SECTIONS AND DETAILS WERE DERIVED FROM RECORD DRAWINGS OF THE PREVIOUS ARCHITECT AND LIMITED FIELD VERIFICATION AND/OR ON-SITE OBSERVATIONS.
- CONTRACTOR SHALL PRE-DRILL AT ALL LOCATIONS WHERE MASONRY FASTENERS ARE CALLED TO BE INSTALLED IN MASONRY VENEER. ALL FASTENERS SHALL BE INSTALLED IN MORTAR JOINTS. DO NOT INSTALL MASONRY FASTENERS IN BRICK VENEER. DAMAGED BRICK VENEER SHALL BE REPLACED AT NO COST TO THE OWNER.

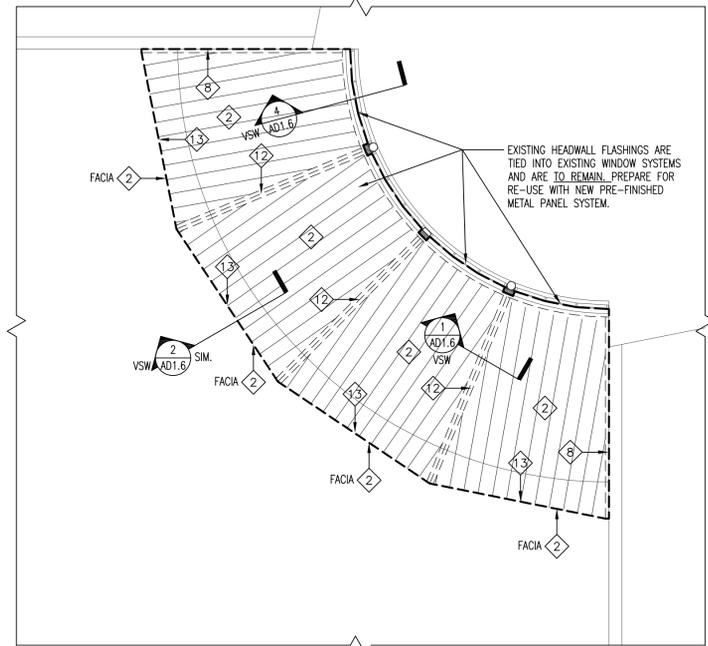
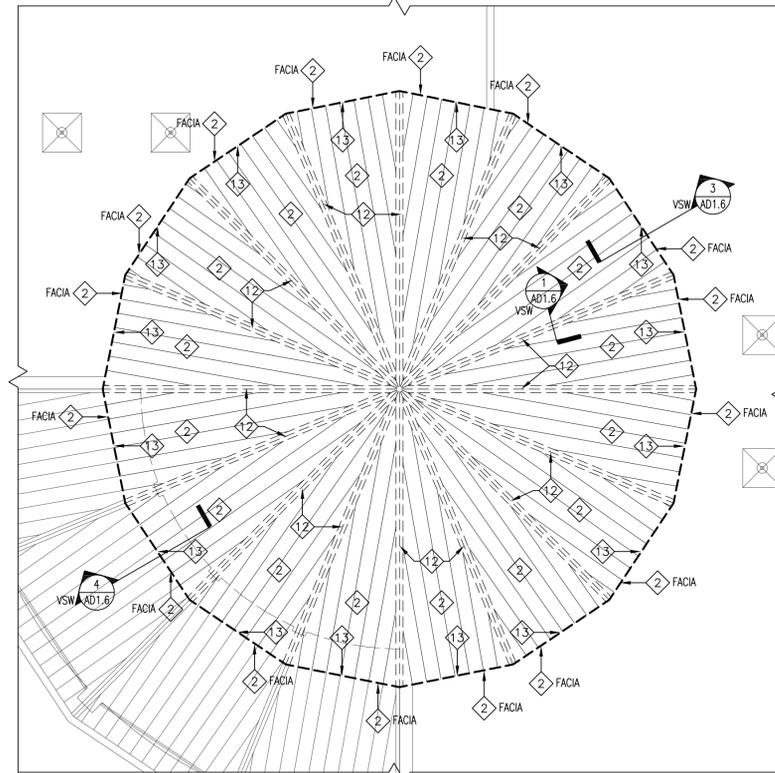
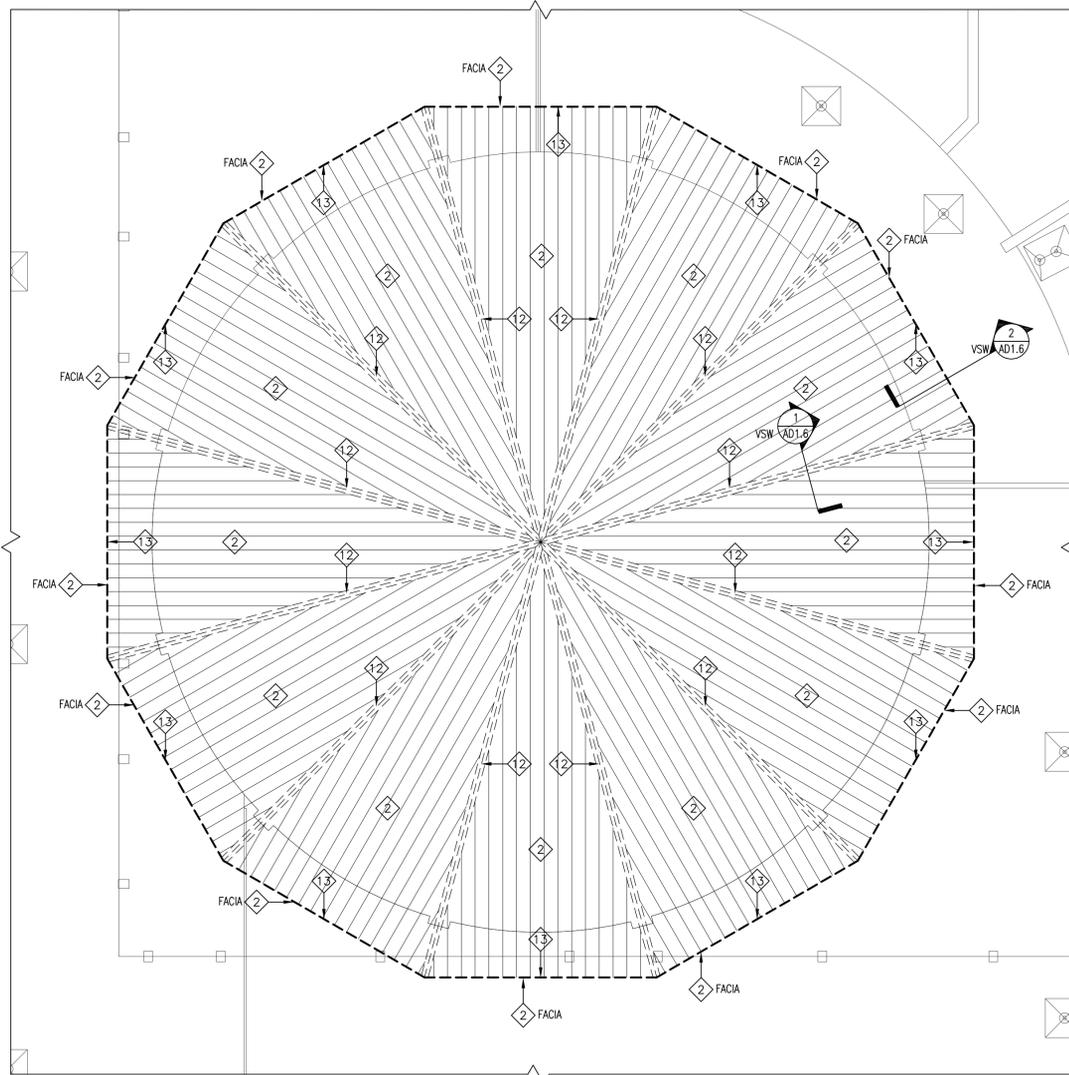
DEMOLITION ROOF PLAN - KEY NOTE LEGEND:

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|---|--|
| <p>1 BUILT-UP ROOF MEMBRANE: REMOVE EXISTING BUILT-UP ROOF, ROCK BALLAST, COVER BOARD, INSULATION, TAPERED INSULATION, BASE SHEETS, AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANT TO EXISTING STRUCTURAL ROOF DECK. CLEAN SURFACE OF STRUCTURAL ROOF DECK AND PREP FOR INSTALLATION OF SELF-ADHERING VAPOR BARRIER SHEET AND NEW ROOF ASSEMBLY. SEE DETAILS.</p> <p>1A TO EXISTING METAL DECK</p> <p>1B TO EXISTING TECTUM DECK</p> | <p>8 COUNTER FLASHING: REMOVE EXISTING PREFINISHED METAL COUNTER FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. SEE DETAILS.</p> <p>9 MECHANICAL CURB: REMOVE EXISTING AND ABANDONED MECHANICAL CURB AND ALL ASSOCIATED FRAMING, ADHESIVES, AND FASTENERS COMPLETE.</p> <p>10 EXPANSION JOINT (E.J.) COVER FLASHING: REMOVE EXISTING PREFINISHED METAL E.J. COVER FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. SEE DETAILS.</p> <p>11 PITCH PAN: REMOVE EXISTING PITCH PAN, CAP AND INFILL. EXISTING CONDUIT/MECHANICAL LINES AND STRUCTURAL STEEL COLUMNS TO REMAIN. *REVIEW DETAILS PRIOR TO PERFORMING WORK AS SOME LOCATIONS VARY IN SCOPE. FAILURE TO PROPERLY REMOVE PITCH PAN OR TO DAMAGE EXISTING MATERIALS SHOWN TO REMAIN WILL RESULT IN THE CONTRACTOR REPAIRING/REPLACING MATERIALS AT NO ADDITIONAL COST TO THE OWNER.*</p> <p>12 PRE-FINISHED METAL RIDGE CAP: REMOVE EXISTING PREFINISHED METAL RIDGE CAP FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. *REVIEW DETAILS PRIOR TO PERFORMING WORK AS SOME LOCATIONS VARY IN SCOPE. FAILURE TO PROPERLY REMOVE COUNTER FLASHING OR TO DAMAGE EXISTING MATERIALS SHOWN TO REMAIN WILL RESULT IN THE CONTRACTOR REPAIRING/REPLACING MATERIALS AT NO ADDITIONAL COST TO THE OWNER. SEE DETAILS.</p> <p>13 PRE-FINISHED METAL STARTER STRIP: REMOVE EXISTING PREFINISHED METAL STARTER STRIP, DRIP FLASHING, AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. *REVIEW DETAILS PRIOR TO PERFORMING WORK AS SOME LOCATIONS VARY IN SCOPE. FAILURE TO PROPERLY REMOVE COUNTER FLASHING OR TO DAMAGE EXISTING MATERIALS SHOWN TO REMAIN WILL RESULT IN THE CONTRACTOR REPAIRING/REPLACING MATERIALS AT NO ADDITIONAL COST TO THE OWNER. SEE DETAILS.</p> <p>14 GYPSUM BOARD SOFFIT: REMOVE EXISTING DAMAGED GYPSUM BOARD SOFFIT AND ALL RELATED ADHESIVES, FASTENERS AND SEALANTS COMPLETE AS SHOWN. EXISTING UNDAMAGED GYPSUM BOARD SOFFIT IS TO REMAIN. EXISTING SOFFIT FRAMING AND INSULATION TO REMAIN. SEE DETAILS.</p> |
| <p>2 PRE-FINISHED METAL STANDING SEAM ROOF: REMOVE EXISTING PRE-FINISHED METAL STANDING SEAM ROOF PANELS, AND ALL ASSOCIATED ADHESIVES, FASTENERS, AND SEALANTS DOWN TO EXISTING UNDERLAYMENT, PLYWOOD SHEATHING, AND/OR METAL DECK. PREP FOR INSTALLATION OF NEW ROOFING ASSEMBLY. SEE DETAILS. EXISTING UNDERLAYMENT, PLYWOOD SHEATHING, AND/OR METAL DECK TO REMAIN. SEE DETAILS.</p> | |
| <p>3 ROOF/PIPE PENETRATION FLASHING: REMOVE EXISTING PIPE PENETRATION, MEMBRANE FLASHING, FASTENERS, ADHESIVES, AND SEALANTS FROM FACE OF EXISTING VTRs AND PVRs AS SHOWN TO REMAIN. SEE DETAILS.</p> | |
| <p>4 ROOF DRAIN: LOOSEN CLAMP RING TO REMOVE EXISTING MEMBRANE OR BUILT-UP ROOF, INSULATION AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. CONTRACTOR SHALL NOTE LOCATIONS OF ANY DRAINS WITH LOOSE OR DAMAGED CLAMP RING OR FASTENERS AND NOTIFY THE OWNER. SEE DETAILS.</p> | |
| <p>5 ROOF TOP MECHANICAL CURB FLASHING: REMOVE & RE-INSTALL EXISTING MECHANICAL UNIT. REMOVE EXISTING GASKET, SEALANT, ROOF FLASHING, AND ALL RELATED ADHESIVES AND FASTENERS. SEE DETAILS.</p> | |
| <p>6 ROOF EDGE FASCIA FLASHING: REMOVE EXISTING PREFINISHED METAL ROOF EDGE FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. SEE DETAILS.</p> | |
| <p>7 COPING CAP FLASHING: REMOVE EXISTING PRE-FINISHED METAL COPING CAP AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. SEE DETAILS.</p> | |

- DEFINITIONS:
- PRV = POWERED ROOF VENT
 - R.D./O.D. = ROOF DRAIN & OVERFLOW DRAIN
 - E.F. = EXHAUST FAN
 - D.S. = DOWN SPOUT
 - F.V. = FIELD VERIFY
 - RTU = ROOFTOP UNIT
 - E.J. = EXPANSION JOINT
 - VTR = VENT THROUGH ROOF
 - S.S.D. = SLOPED STRUCTURAL DECK
- THIS LEGEND IS FOR VISUAL REFERENCE ONLY

- DEFINITIONS:
- "REMOVE": DETACH ITEMS FROM EXISTING CONSTRUCTION & LEGALLY DISPOSE OF THEM OFF-SITE UNLESS INDICATED TO BE REMOVED & SALVAGED OR REMOVED & RE-INSTALLED.
 - "REMOVE & SALVAGE": CAREFULLY DETACH FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE, AND DELIVER TO OWNER FOR REUSE IF INDICATED.
 - "REMOVE & RE-INSTALL": DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE FOR REUSE & RE-INSTALL WHERE INDICATED.
 - "TO REMAIN": EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE PERMANENTLY REMOVED & THAT ARE NOT OTHERWISE TO BE REMOVED, REMOVED & SALVAGED, OR REMOVED & RE-INSTALLED.

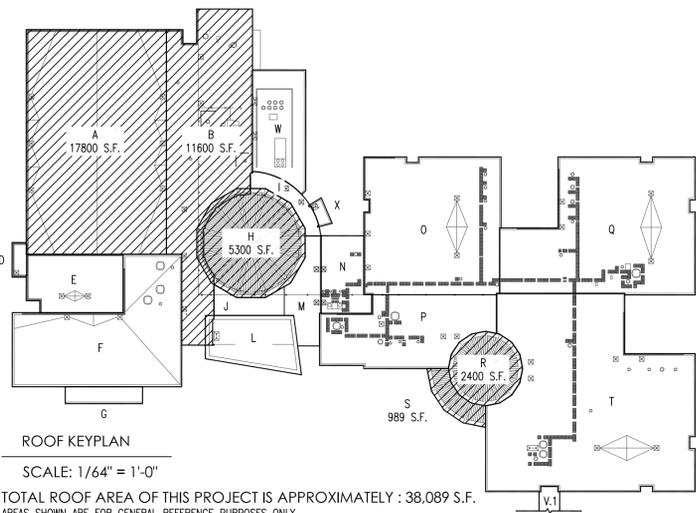
IF UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT PROCEED WITH DEMOLITION. IMMEDIATELY CONTACT THE OWNER, ARCHITECT HAS NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, DISPOSAL OF, OR EXPOSURE TO, HAZARDOUS MATERIALS OR TOXIC SUBSTANCES, IN ANY FORM, ON THE PROJECT SITE. CONTACT OWNER FOR INFORMATION REGARDING TESTING & ABATEMENT. THE PROJECT SHALL MEET ALL RELEVANT FEDERAL AND STATE REGULATIONS REGARDING REGULATED ASBESTOS-CONTAINING BUILDING MATERIALS (ACMs), INCLUDING BUT NOT LIMITED TO THE FOLLOWING: NOTIFYING THE EPA, OHR AND NESHAP; COMPLETING ASBESTOS SURVEY BY A LICENSED ASBESTOS BUILDING INSPECTOR IN ORDER TO IDENTIFY, CLASSIFY AND QUANTIFY ALL ACMs; SUBMISSION OF A DEMOLITION NOTIFICATION FORM TO THE DNR AT LEAST 10 WORKING DAYS PRIOR TO THE START OF DEMOLITION (REGARDLESS OF WHETHER ACMs WERE DISCOVERED); AND REMOVAL OF ACMs BY A PERMITTED ASBESTOS ABATEMENT CONTRACTOR.



1 DEMO ROOF PLAN - SECTION 'H'
SCALE: 1/8" = 1'-0"

2 DEMO ROOF PLAN - SECTION 'R'
SCALE: 1/8" = 1'-0"

3 DEMO ROOF PLAN - SECTION 'S'
SCALE: 1/8" = 1'-0"



SCALE: 1/64" = 1'-0"
 TOTAL ROOF AREA OF THIS PROJECT IS APPROXIMATELY : 38,089 S.F.
 AREAS SHOWN ARE FOR GENERAL REFERENCE PURPOSES ONLY.
 CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL QUANTITIES PRIOR TO BIDDING.

GENERAL ROOF PLAN SYMBOL KEY	
[Symbol]	MEMBRANE ROOF
[Symbol]	BUILT-UP ROOF
[Symbol]	METAL COPING/FASCIA FLASHING
[Symbol]	STANDING SEAM METAL ROOF
[Symbol]	TAPERED INSULATION OVER SLOPED INSULATION (SEE PLAN FOR SLOPE)
[Symbol]	EXTERIOR GYPSUM BOARD SOFFIT
[Symbol]	ROOF DRAIN/ROOF AND OVERFLOW DRAIN
[Symbol]	VENT THROUGH ROOF (VTR)
[Symbol]	PIPING PENETRATION (FLUE SIM)
[Symbol]	PITCH PAN
[Symbol]	POWER ROOF VENT (PRV)
[Symbol]	WALKPAD
[Symbol]	MECHANICAL ROOF TOP UNIT (RTU)
[Symbol]	ROOF SLOPE W/ VERTICAL FALL PER FOOT OF HORIZONTAL RUN AT TOP SURFACE OF HIGHEST SHEET OF INSULATION

DEMO ROOF PLAN GENERAL NOTES

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- CONTRACTOR SHALL THOROUGHLY CLEAN ROOF PRIOR TO PROJECT COMPLETION. REMOVE ALL ROOFING MATERIALS, TOOLS, FASTENERS, EMPTY BUCKETS, USED SEALANT TUBES AND GENERAL REFUSE FROM THE ROOF AND CLEAN ANY DIRT, DUST OR METAL SHAVINGS PRIOR TO COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL USE A MAGNET TO PICK UP ALL FASTENERS AND METAL SCRAPS THAT MAY CAUSE A PUNCTURE IN THE MEMBRANE. SWEEP DUST AND DEBRIS WITH A BROOM, BAG AND REMOVE FROM THE ROOF. RINSE REMAINING DIRT WITH A LOW PRESSURE HOSE.
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- CONTRACTOR SHALL PROVIDE AND INSTALL SEALANT AT ALL LOCATIONS INDICATED ON DRAWINGS AND AS REQUIRED FOR A WATER TIGHT ASSEMBLY. SEALANT THAT IS VISIBLE FROM THE GROUND AND/OR USED WITH PREFINISHED METAL COPING/FLASHING SHALL BE COLOR MATCHED TO THE ADJACENT MATERIAL. JOINTS SHALL BE TOOLED. JOINTS THAT ARE NOT TOOLED, COLOR MATCHED OR HAVE EXCESSIVE SEALANT ON ADJACENT MATERIALS WILL NOT BE ACCEPTED. REJECTED JOINTS WILL BE FULLY REMOVED AND REINSTALLED.
- CONTRACTOR SHALL REMOVE AND REINSTALL ROOF TOP MECHANICAL UNITS (RTU) AS REQUIRED TO INSTALL NEW MEMBRANE ROOFING. OWNER SHALL HIRE A SEPARATE MECHANICAL CONTRACTOR TO LIFT & RAISE CURBS OF ROOFTOP UNITS TO ALLOW FOR INCREASED ROOF INSULATION THICKNESS. ROOFING CONTRACTOR SHALL COORDINATE W/OWNER AND REMOVE EXISTING GASKET, SEALANT, ROOF FLASHING, AND ALL RELATED ADHESIVES AND FASTENERS. PREPARE CURB FOR NEW FLASHING. SEE DETAILS. PRIOR TO REINSTALLING RTU'S, MECHANICAL CONTRACTOR SHALL INSPECT ALL PIPING, ELECTRICAL CONNECTIONS AND DUCTING, AND REPLACE ANY DAMAGED MATERIALS WITH NEW. ALL RTU'S SHALL BE TESTED AND FOUND TO BE IN PROPER WORKING ORDER. CONTRACTOR SHALL PROVIDE INSPECTION REPORT TO THE OWNER PRIOR TO PROJECT COMPLETION.
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- CONTRACTOR SHALL PRE-DRILL AT ALL LOCATIONS WHERE MASONRY FASTENERS ARE CALLED TO BE INSTALLED IN MASONRY VENEER. ALL FASTENERS SHALL BE INSTALLED IN MORTAR JOINTS. DO NOT INSTALL MASONRY FASTENERS IN BRICK VENEER. DAMAGED BRICK VENEER SHALL BE REPLACED AT NO COST TO THE OWNER.

DEMOLITION ROOF PLAN - KEY NOTE LEGEND:

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| 1 | BUILT-UP ROOF MEMBRANE:
REMOVE EXISTING BUILT-UP ROOF, ROCK BALLAST, COVER BOARD, INSULATION, TAPERED INSULATION, BASE SHEETS, AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANT TO EXISTING STRUCTURAL ROOF DECK. CLEAN SURFACE OF STRUCTURAL ROOF DECK AND PREP FOR INSTALLATION OF SELF-ADHERING VAPOR BARRIER SHEET AND NEW ROOF ASSEMBLY. SEE DETAILS. | 8 | COUNTER FLASHING:
REMOVE EXISTING PREFINISHED METAL COUNTER FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. SEE DETAILS. |
| 1A | TO EXISTING METAL DECK | 9 | MECHANICAL CURB:
REMOVE EXISTING AND ABANDONED MECHANICAL CURB AND ALL ASSOCIATED FRAMING, ADHESIVES, AND FASTENERS COMPLETE. |
| 1B | TO EXISTING TECTUM DECK | 10 | EXPANSION JOINT (E.J.) COVER FLASHING:
REMOVE EXISTING PREFINISHED METAL E.J. COVER FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. SEE DETAILS. |
| 2 | PREFINISHED METAL STANDING SEAM ROOF:
REMOVE EXISTING PREFINISHED METAL STANDING SEAM ROOF PANELS, AND ALL ASSOCIATED ADHESIVES, FASTENERS, AND SEALANTS DOWN TO EXISTING UNDERLAYMENT, PLYWOOD SHEATHING, AND/OR METAL DECK. PREP FOR INSTALLATION OF NEW ROOFING ASSEMBLY. SEE DETAILS. EXISTING UNDERLAYMENT, PLYWOOD SHEATHING, AND/OR METAL DECK TO REMAIN. SEE DETAILS. | 11 | PITCH PAN:
REMOVE EXISTING PITCH PAN, CAP AND INFILL. EXISTING CONDUIT/MECHANICAL LINES AND STRUCTURAL STEEL COLUMNS TO REMAIN. *REVIEW DETAILS PRIOR TO PERFORMING WORK AS SOME LOCATIONS VARY IN SCOPE. FAILURE TO PROPERLY REMOVE PITCH PAN OR TO DAMAGE EXISTING MATERIALS SHOWN TO REMAIN WILL RESULT IN THE CONTRACTOR REPAIRING/REPLACING MATERIALS AT NO ADDITIONAL COST TO THE OWNER.* |
| 3 | BOOT/PIPE PENETRATION FLASHING:
REMOVE EXISTING PIPE PENETRATION, MEMBRANE FLASHING, FASTENERS, ADHESIVES, AND SEALANTS FROM FACE OF EXISTING VTRs AND PVRs AS SHOWN TO REMAIN. SEE DETAILS. | 12 | PREFINISHED METAL RIDGE CAP:
REMOVE EXISTING PREFINISHED METAL RIDGE CAP FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. *REVIEW DETAILS PRIOR TO PERFORMING WORK AS SOME LOCATIONS VARY IN SCOPE. FAILURE TO PROPERLY REMOVE COUNTER FLASHING OR TO DAMAGE EXISTING MATERIALS SHOWN TO REMAIN WILL RESULT IN THE CONTRACTOR REPAIRING/REPLACING MATERIALS AT NO ADDITIONAL COST TO THE OWNER. SEE DETAILS. |
| 4 | ROOF DRAIN:
LOOSEN CLAMP RING TO REMOVE EXISTING MEMBRANE OR BUILT-UP ROOF, INSULATION AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. CONTRACTOR SHALL NOTE LOCATIONS OF ANY DRAINS WITH LOOSE OR DAMAGED CLAMP RING OR FASTENERS AND NOTIFY THE OWNER. SEE DETAILS. | 13 | PREFINISHED METAL STARTER STRIP:
REMOVE EXISTING PREFINISHED METAL STARTER STRIP, DRIP FLASHING, AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. *REVIEW DETAILS PRIOR TO PERFORMING WORK AS SOME LOCATIONS VARY IN SCOPE. FAILURE TO PROPERLY REMOVE COUNTER FLASHING OR TO DAMAGE EXISTING MATERIALS SHOWN TO REMAIN WILL RESULT IN THE CONTRACTOR REPAIRING/REPLACING MATERIALS AT NO ADDITIONAL COST TO THE OWNER. SEE DETAILS. |
| 5 | ROOF TOP MECHANICAL CURB FLASHING:
REMOVE & RE-INSTALL EXISTING MECHANICAL UNIT. REMOVE EXISTING GASKET, SEALANT, ROOF FLASHING, AND ALL RELATED ADHESIVES AND FASTENERS. SEE DETAILS. | 14 | GYPSUM BOARD SOFFIT:
REMOVE EXISTING DAMAGED GYPSUM BOARD SOFFIT AND ALL RELATED ADHESIVES, FASTENERS AND SEALANTS COMPLETE AS SHOWN. EXISTING UNDAMAGED GYPSUM BOARD SOFFIT IS TO REMAIN. EXISTING SOFFIT FRAMING AND INSULATION TO REMAIN. SEE DETAILS. |
| 6 | ROOF EDGE FASCIA FLASHING:
REMOVE EXISTING PREFINISHED METAL ROOF EDGE FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. SEE DETAILS. | | |
| 7 | COPING CAP FLASHING:
REMOVE EXISTING PREFINISHED METAL COPING CAP AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. SEE DETAILS. | | |

DEFINITIONS:
 PRV = POWERED ROOF VENT
 R.D./O.D. = ROOF DRAIN & OVERFLOW DRAIN
 E.F. = EXHAUST FAN
 D.S. = DOWN SPOUT
 F.V. = FIELD VERIFY
 RTU = ROOFTOP UNIT
 E.J. = EXPANSION JOINT
 VTR = VENT THROUGH ROOF
 S.S.D. = SLOPED STRUCTURAL DECK

THIS LEGEND IS FOR VISUAL REFERENCE ONLY

DEFINITIONS:

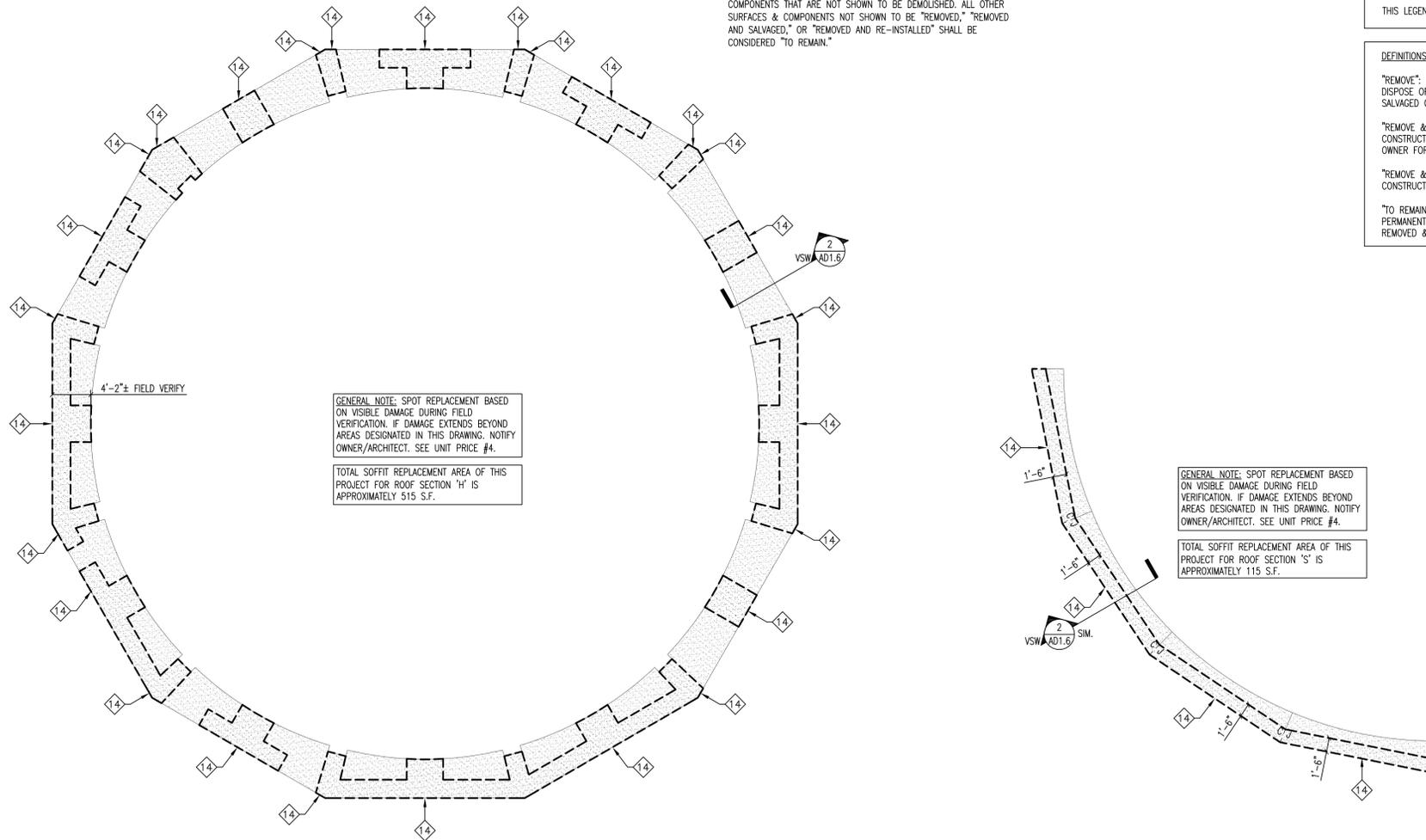
"REMOVE": DETACH ITEMS FROM EXISTING CONSTRUCTION & LEGALLY DISPOSE OF THEM OFF-SITE UNLESS INDICATED TO BE REMOVED & SALVAGED OR REMOVED & RE-INSTALLED.

"REMOVE & SALVAGE": CAREFULLY DETACH FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE, AND DELIVER TO OWNER FOR REUSE IF INDICATED.

"REMOVE & RE-INSTALL": DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE FOR REUSE & RE-INSTALL WHERE INDICATED.

"TO REMAIN": EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE PERMANENTLY REMOVED & THAT ARE NOT OTHERWISE TO BE REMOVED, REMOVED & SALVAGED, OR REMOVED & RE-INSTALLED.

IF UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT PROCEED WITH DEMOLITION. IMMEDIATELY CONTACT THE OWNER. ARCHITECT HAS NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, DISPOSAL OF, OR EXPOSURE TO, HAZARDOUS MATERIALS OR TOXIC SUBSTANCES, IN ANY FORM, ON THE PROJECT SITE. CONTACT OWNER FOR INFORMATION REGARDING TESTING & ABATEMENT. THE PROJECT SHALL MEET ALL RELEVANT FEDERAL AND STATE REGULATIONS REGARDING REGULATED ASBESTOS-CONTAINING BUILDING MATERIALS (ACMs), INCLUDING BUT NOT LIMITED TO THE FOLLOWING: NOTIFYING THE EPA, DNR AND NESHAP; COMPLETING ASBESTOS SURVEY BY A LICENSED ASBESTOS BUILDING INSPECTOR IN ORDER TO IDENTIFY, CLASSIFY AND QUANTIFY ALL ACMs; SUBMISSION OF A DEMOLITION NOTIFICATION FORM TO THE DNR AT LEAST 10 WORKING DAYS PRIOR TO THE START OF DEMOLITION (REGARDLESS OF WHETHER ACMs WERE DISCOVERED); AND REMOVAL OF ACMs BY A PERMITTED ASBESTOS ABATEMENT CONTRACTOR.



GENERAL NOTE: SPOT REPLACEMENT BASED ON VISIBLE DAMAGE DURING FIELD VERIFICATION. IF DAMAGE EXTENDS BEYOND AREAS DESIGNATED IN THIS DRAWING, NOTIFY OWNER/ARCHITECT. SEE UNIT PRICE #4.

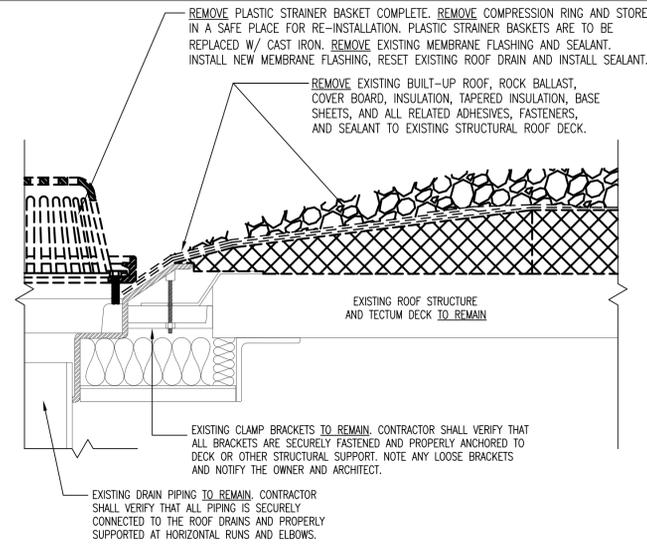
TOTAL SOFFIT REPLACEMENT AREA OF THIS PROJECT FOR ROOF SECTION 'H' IS APPROXIMATELY 515 S.F.

GENERAL NOTE: SPOT REPLACEMENT BASED ON VISIBLE DAMAGE DURING FIELD VERIFICATION. IF DAMAGE EXTENDS BEYOND AREAS DESIGNATED IN THIS DRAWING, NOTIFY OWNER/ARCHITECT. SEE UNIT PRICE #4.

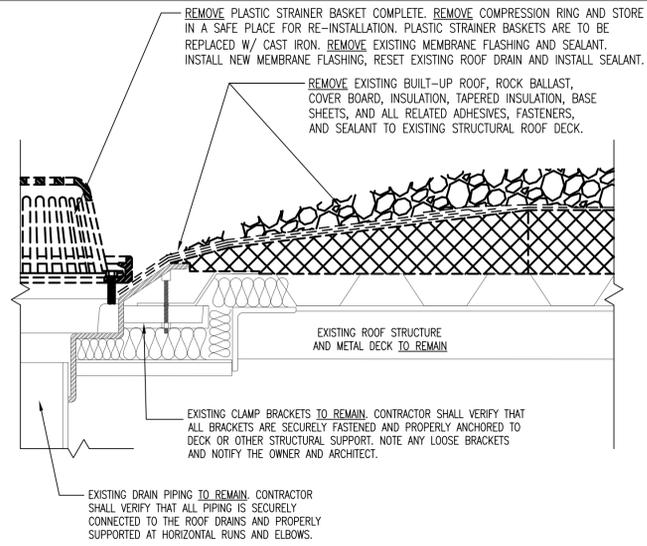
TOTAL SOFFIT REPLACEMENT AREA OF THIS PROJECT FOR ROOF SECTION 'S' IS APPROXIMATELY 115 S.F.

1 DEMO REFLECTED CEILING PLAN - SECTION 'H'
 SCALE: 1/8" = 1'-0"

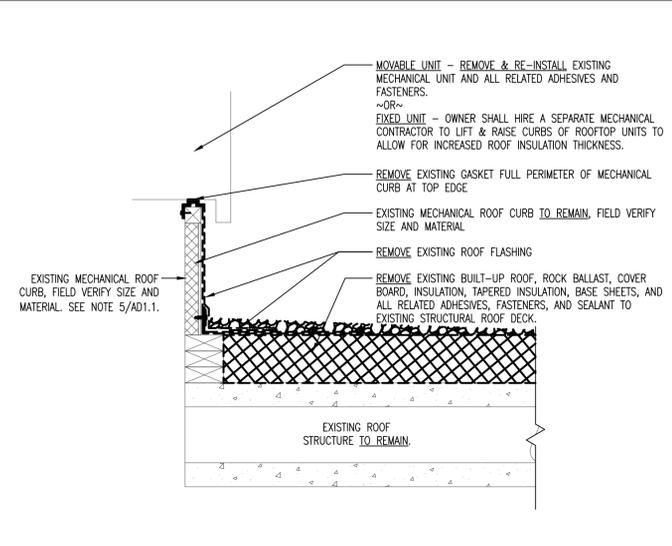
2 DEMO REFLECTED CEILING PLAN - SECTION 'S'
 SCALE: 1/8" = 1'-0"



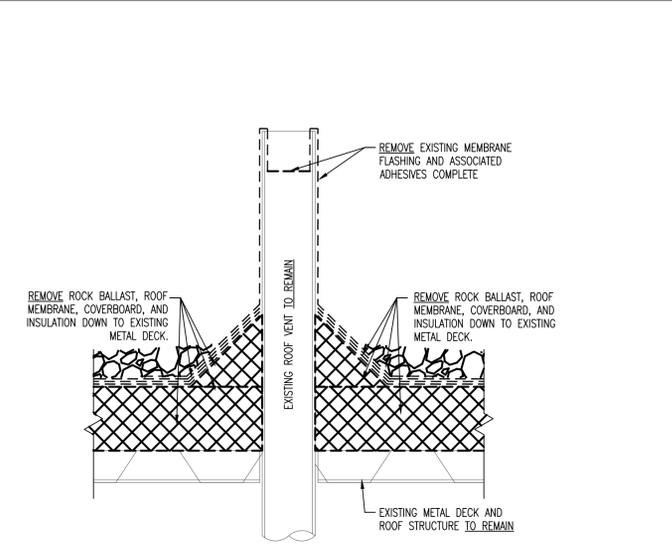
9 DEMO SECTION DETAIL - ROOF DRAIN W/ TECTUM DECK, TYPICAL
SCALE: 3" = 1'-0"



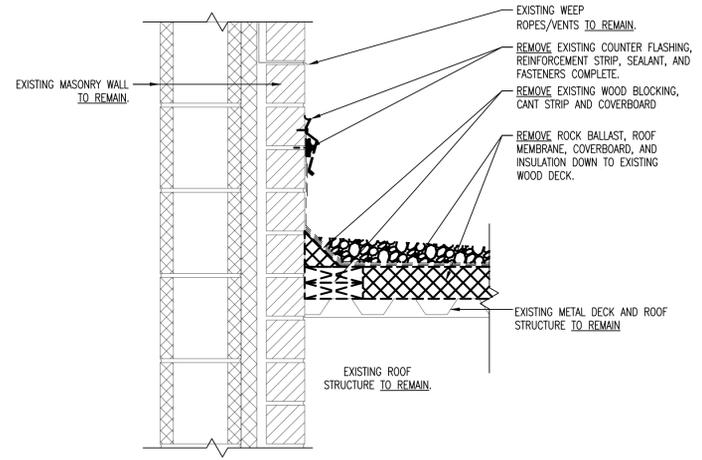
10 DEMO SECTION DETAIL - ROOF DRAIN W/ METAL DECK, TYPICAL
SCALE: 3" = 1'-0"



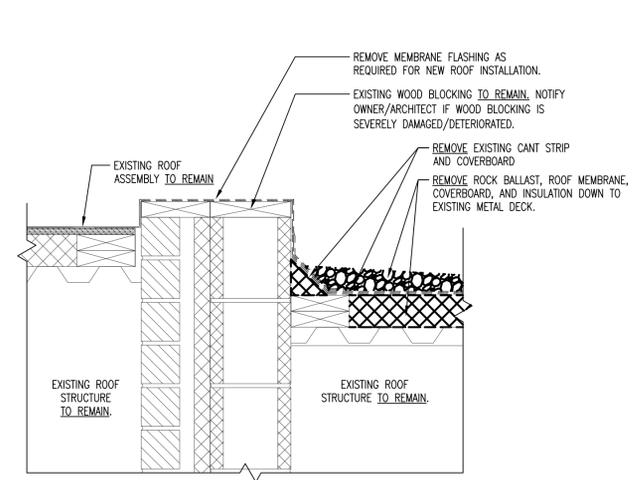
11 DEMO SECTION DETAIL - MECHANICAL CURB FLASHING, TYPICAL
SCALE: 1-1/2" = 1'-0"



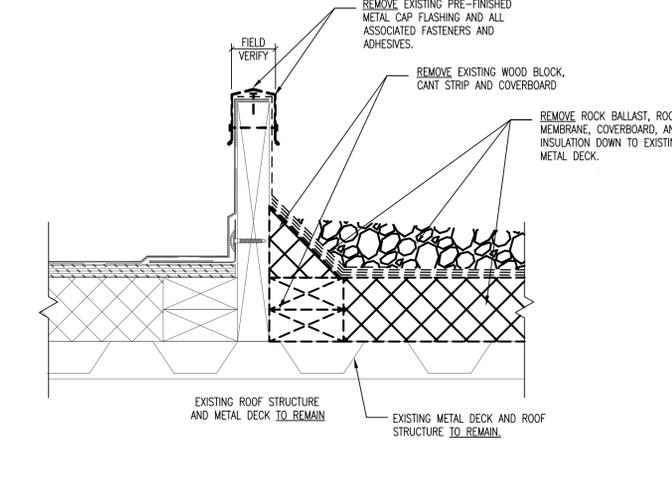
12 DEMO SECTION DETAIL - ROOF VENT, TYPICAL
SCALE: 3" = 1'-0"



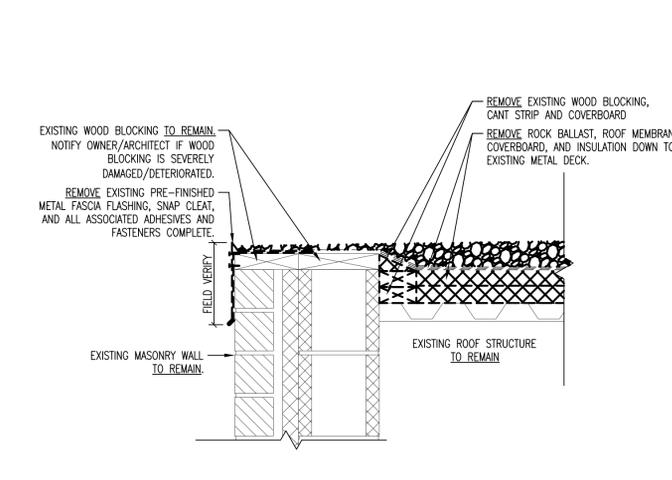
5 DEMO SECTION DETAIL - FLASHING DETAIL W/ METAL DECK
SCALE: 1-1/2" = 1'-0"



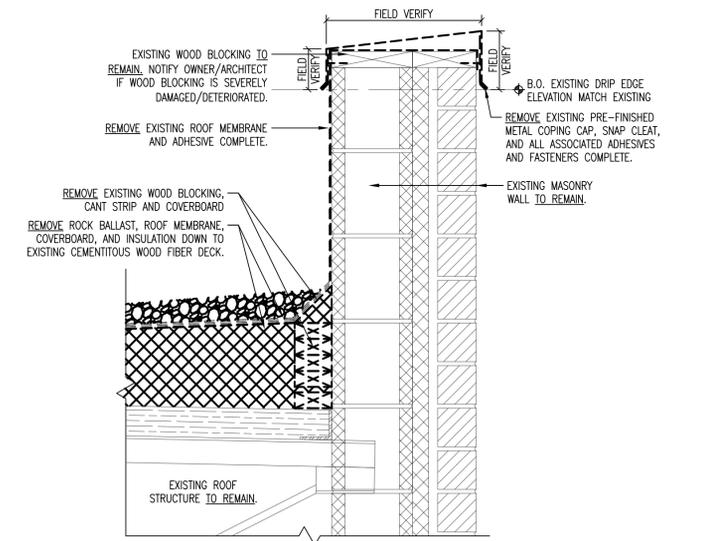
6 DEMO SECTION DETAIL - EXPANSION JOINT
SCALE: 1-1/2" = 1'-0"



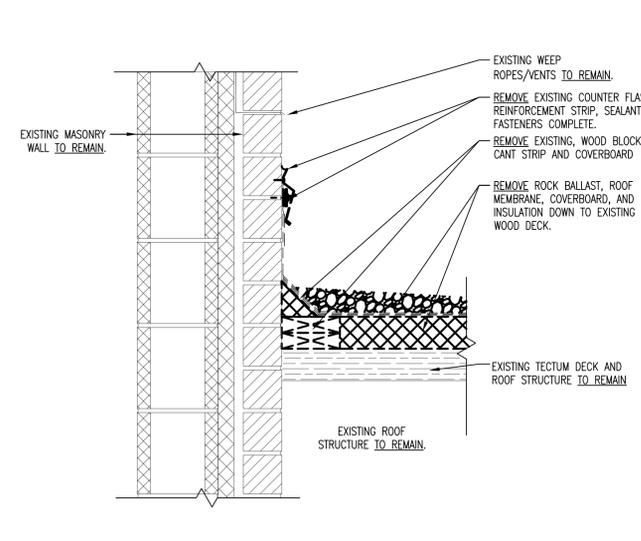
7 DEMO SECTION DETAIL - RELIEF CURB
SCALE: 3" = 1'-0"



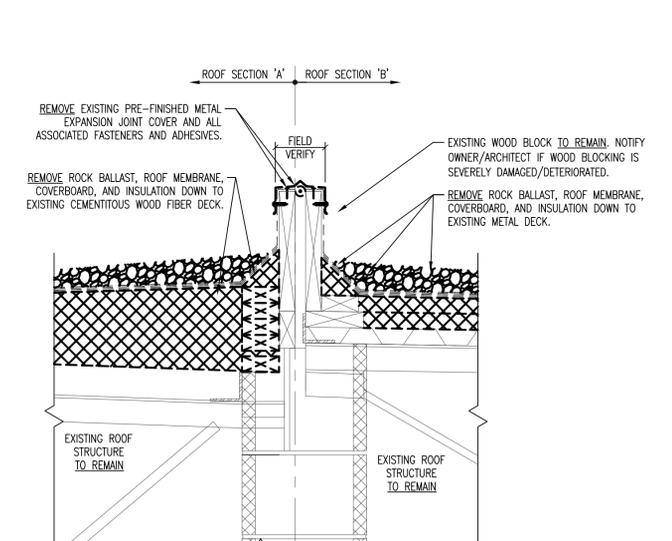
8 DEMO SECTION DETAIL - ROOF EDGE FLASHING, TYPICAL
SCALE: 1-1/2" = 1'-0"



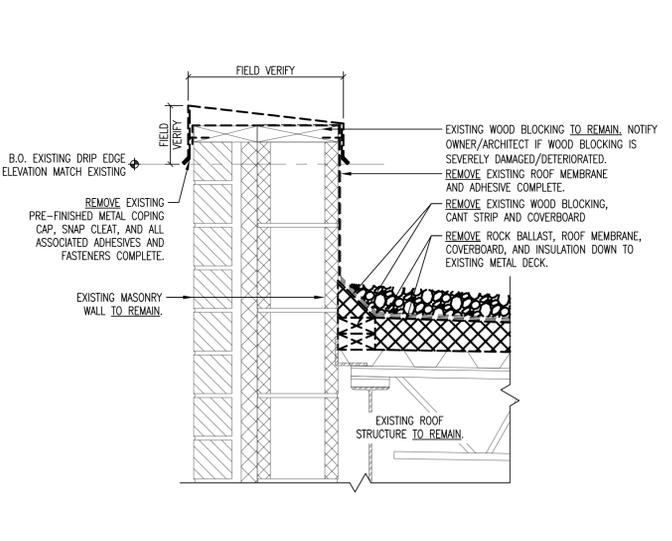
1 DEMO SECTION DETAIL - PARAPET @ GYM
SCALE: 1-1/2" = 1'-0"



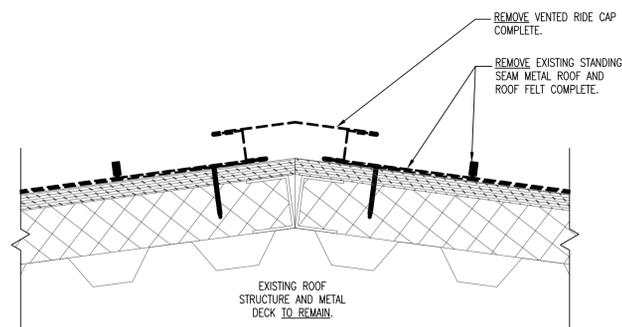
2 DEMO SECTION DETAIL - COUNTER FLASHING DETAIL W/ TECTUM DECK
SCALE: 1-1/2" = 1'-0"



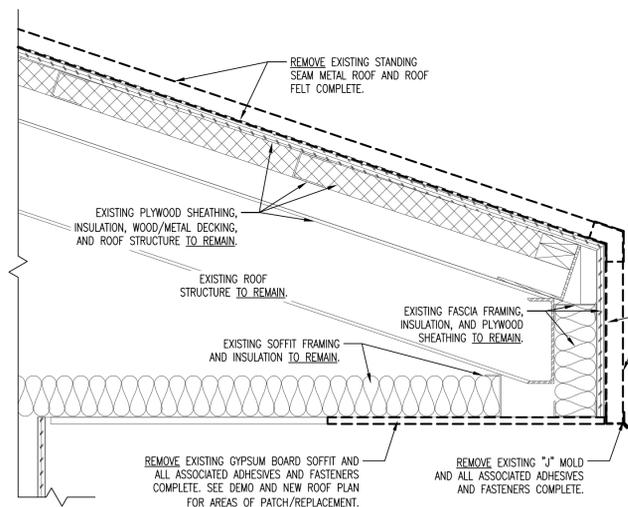
3 DEMO SECTION DETAIL - EXPANSION FLASHING @ GYM
SCALE: 1-1/2" = 1'-0"



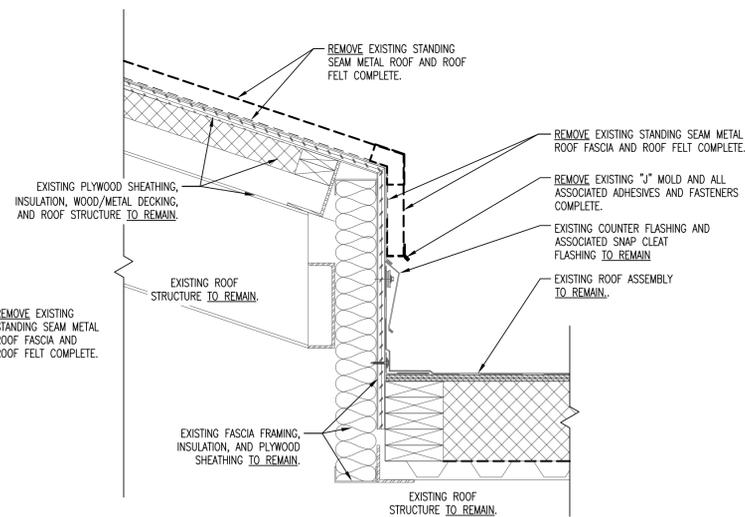
4 DEMO SECTION DETAIL - PARAPET, TYPICAL
SCALE: 1-1/2" = 1'-0"



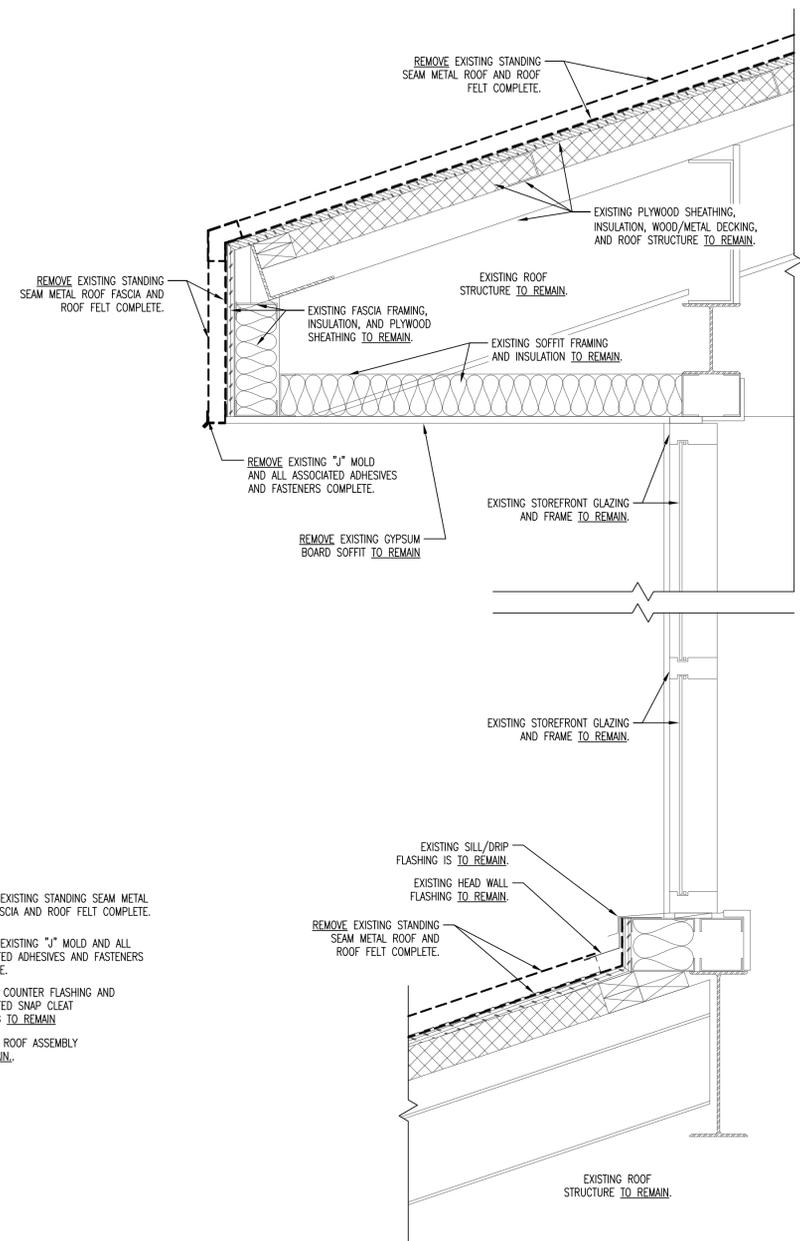
1 DEMO SECTION DETAIL - METAL ROOF RIDGE, TYPICAL
SCALE: 3" = 1'-0"



2 DEMO SECTION DETAIL - METAL ROOFING SOFFIT, TYPICAL
SCALE: 1-1/2" = 1'-0"



3 DEMO SECTION DETAIL - METAL ROOFING FLASHING @ MEDIA CENTER
SCALE: 1-1/2" = 1'-0"



4 DEMO SECTION DETAIL - WINDOW SILL DETAIL @ MEDIA CENTER
SCALE: 1-1/2" = 1'-0"

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WDMCS 2026 ROOF REPLACEMENTS
625 S 35TH STREET
WEST DES MOINES, IOWA 50265
V A L L E Y
S O U T H W O O D S

PRINT DATE:
MARCH 10TH, 2026
SHEET NAME:
DEMO ROOF DETAILS

VSW-ADT1.6

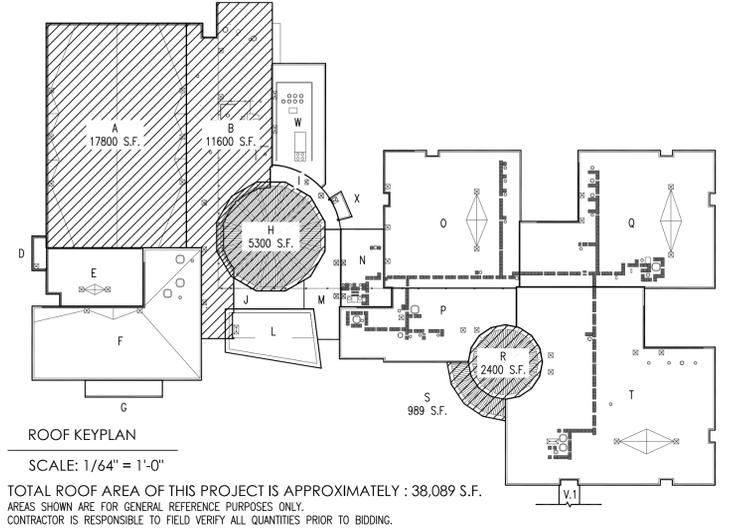
ROOF PLAN - KEY NOTE LEGEND:

1. EPDM ROOF ASSEMBLY:
PROVIDE & INSTALL NEW ROOF MEMBRANE, COVERBOARD, INSULATION AND/OR VAPOR BARRIER AS DESCRIBED FOR EACH ROOF AREA AS DESCRIBED IN THE ROOF ASSEMBLY DESCRIPTION ON SHEET VSW-SP1.1.
INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS FOR A 30 YEAR WARRANTY AND WATER TIGHT ASSEMBLY.
2. ROOFING ASSEMBLY (STANDING SEAM):
PROVIDE & INSTALL NEW UC-6 STANDING SEAM METAL 12" WIDE PANEL ROOFING SYSTEM OVER DOUBLE LAYERED SELF-ADHERED METAL PANEL UNDERLAYMENT.
INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS FOR A 30 YEAR WARRANTY AND WATER TIGHT ASSEMBLY.
PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. COLOR: MATTE BLACK.
3. BOOT/PIPE PENETRATION FLASHING:
EXTEND MEMBRANE FLASHING UP PIPE/CONDUIT, FULLY ADHERE AND SECURE WITH CLAMP RING. PROVIDE & INSTALL BOOT FLASHING PER ROOFING MANUFACTURER. INSTALL STAINLESS STEEL CLAMPING RING AND CONTINUOUS SEALANT BEAD AT TOP OF BOOT FLASHING. SEE DETAILS.
4. ROOF DRAIN:
PROVIDE & INSTALL NEW MEMBRANE FLASHING PER MANUFACTURER'S INSTRUCTIONS AND REINSTALL CLAMP RING WITH NEW LONGER BOLTS AS REQUIRED. REPLACE ANY EXISTING PLASTIC STRAINER BASKETS WITH PAINTED CAST IRON. SEE DETAILS.
5. ROOF TOP MECHANICAL CURB FLASHING:
INSTALL NEW MEMBRANE FLASHING UP AND OVER EXISTING MECHANICAL CURB AND SECURE AT INTERIOR FACE ~OR~ PROVIDE PRE-FINISHED METAL COUNTER FLASHING TIGHT TO UNDERSIDE OF ROOF TOP UNIT. INSTALL NEW NEOPRENE GASKET ON TOP OF CURB AND RE-SET MECHANICAL UNIT AS REQUIRED.
6. ROOF EDGE FASCIA FLASHING:
PROVIDE & INSTALL NEW PRE-FINISHED STEEL ROOF EDGE FLASHING WITH CONTINUOUS CLEAT ON EXTERIOR FACE, FASTEN TO WOOD BLOCKING AND ADHERE ROOF MEMBRANE AND MEMBRANE FLASHING. INSTALL PER ES-1 STANDARD. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. COLOR: MATTE BLACK. SEE DETAILS.
7. COPING CAP FLASHING:
PROVIDE & INSTALL NEW PRE-FINISHED STEEL COPING CAP WITH CONTINUOUS CLEATS ON BOTH SIDES. INSTALL PER ES-1 STANDARD. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. INSTALL LAP JOINT COVERS AT JOINTS. FIELD VERIFY PARAPET WIDTH PRIOR TO FABRICATION. COLOR: MATTE BLACK. SEE DETAILS.

8. COUNTER FLASHING:
EXTEND MEMBRANE FLASHING UP WALL AND SECURE WITH CONTINUOUS TERMINATION BAR. PROVIDE & INSTALL NEW PRE-FINISHED STEEL COUNTER FLASHING WITH CONTINUOUS, TOOLED, COLOR MATCH SEALANT BEAD AT TOP EDGE. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. COLOR: MATTE BLACK. SEE DETAILS.
9. ROOF DECK INFILL:
PROVIDE & INSTALL METAL ROOF DECK INFILL IN EXISTING OPENING. PREPARE DECK FOR INSTALLATION OF COVER BOARD, INSULATION, AND EPDM ROOF MEMBRANE. SEE SPECIFICATIONS.
10. EXPANSION JOINT (E.J.) COVER FLASHING:
PROVIDE & INSTALL NEW PRE-FINISHED STEEL E.J. COVER WITH EXPOSED FASTENERS. INSTALL PER ES-1 STANDARD. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. FIELD VERIFY E.J. WIDTH PRIOR TO FABRICATION. SEE DETAILS. COLOR: MATTE BLACK (MATCH EXISTING)
11. PITCH PAN:
PROVIDE & INSTALL PITCH PAN, CAP AND INFILL EXISTING CONDUIT/MECHANICAL LINES AND STRUCTURAL STEEL COLUMNS TO REMAIN. SEE DETAILS.
12. RIDGE CAP FLASHING:
PROVIDE & INSTALL PREFINISHED RIDGE CAP FLASHING. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. SEE DETAILS. COLOR: MATTE BLACK.
13. STARTER STRIP & DRIP FLASHING:
PROVIDE & INSTALL PREFINISHED STARTER STRIP & DRIP FLASHING. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. SEE DETAILS. COLOR: MATTE BLACK. SIZE: MATCH EXISTING.
14. GYPSUM BOARD SHEATHING/SOFFIT:
PATCH & REPAIR EXISTING DAMAGED GYPSUM BOARD SOFFIT. EXISTING UNDAUNTED GYPSUM BOARD SOFFIT TO REMAIN. EXISTING SOFFIT FRAMING AND INSULATION TO REMAIN. FINISH REPAIRED AREAS TO MATCH ADJACENT SURFACES IN PLANE AND TEXTURE. PRIME AND PAINT ENTIRE SOFFIT SURFACE TO PROVIDE A UNIFORM SMOOTH FINISH. SEE DETAILS. SEE SPECIFICATIONS.
15. CONTINUOUS SNOW RETENTION SYSTEM:
PROVIDE & INSTALL NEW SNOW RETENTION SYSTEM AFFIXED TO PANEL SEAM WITH MANUFACTURER'S NON-PENETRATING SET SCREWS. REVIEW WARRANTY REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION. SEE DETAILS.
16. HEADWALL FLASHING:
TIE NEW STANDING SEAM METAL ROOF SYSTEM INTO EXISTING HEADWALL FLASHING PER MANUFACTURER'S WARRANTY REQUIREMENTS. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. SEE DETAILS. COLOR: MATTE BLACK.

GENERAL ROOF PLAN SYMBOL KEY

- MEMBRANE ROOF
 - BUILT-UP ROOF
 - METAL COPING/FASCIA FLASHING
 - STANDING SEAM METAL ROOF
 - TAPERED INSULATION OVER SLOPED INSULATION (SEE PLAN FOR SLOPE)
 - ROOF DRAIN/ROOF AND OVERFLOW DRAIN
 - VENT THROUGH ROOF (VTR)
 - PIPING PENETRATION (FLUE SIM)
 - PITCH PAN
 - POWER ROOF VENT (PRV)
 - WALKPAD
 - MECHANICAL ROOF TOP UNIT (RTU)
- 1/8" ROOF SLOPE W/ VERTICAL FALL PER FOOT OF HORIZONTAL RUN AT TOP SURFACE OF HIGHEST SHEET OF INSULATION



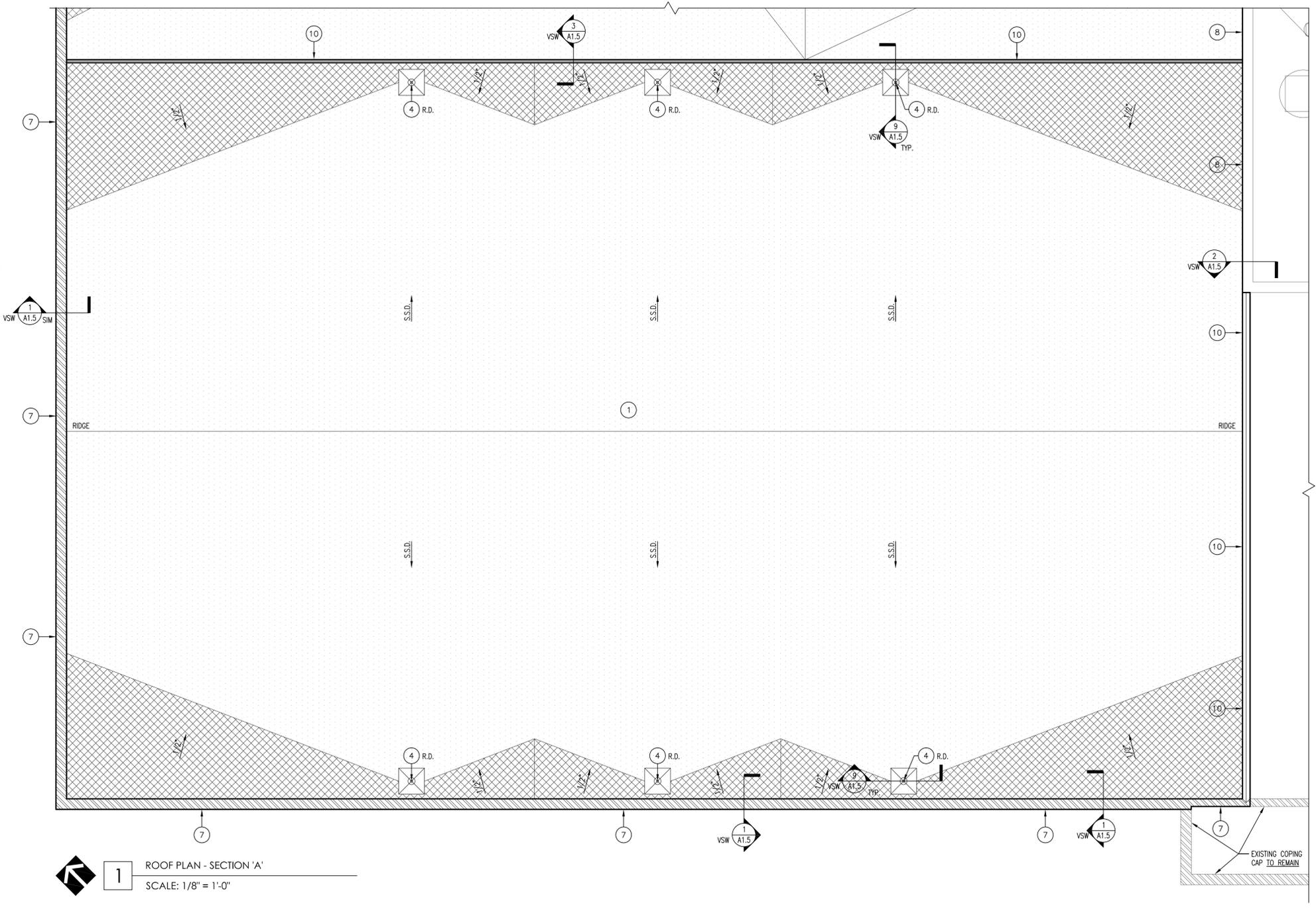
ROOF PLAN GENERAL NOTES

1. BOLD & DASHED LINES INDICATE ITEMS TO BE REMOVED UNLESS NOTED OTHERWISE. PATCH & REPAIR ALL ADJACENT SURFACES TO MATCH EXISTING SURFACE @ REMOVED ITEMS. SEE RELATED DOCUMENTS FOR ADDITIONAL INFORMATION.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH NEW WORK, INCLUDING COORDINATION WITH ALL MECHANICAL, ELECTRICAL, AND PLUMBING TRADES. CONTRACTOR SHALL COORDINATE WITH THE SHEETS OF ALL OTHER DISCIPLINES. ADDITIONAL DEMOLITION SCOPE MAY BE SHOWN ON MECHANICAL OR ANY OTHER DOCUMENTS RELATED TO THIS PROJECT.
4. CONTRACTOR SHALL REMOVE ROOF MEMBRANE, BUILT-UP ROOF, ROCK BALLAST, MEMBRANE FLASHING, COVER BOARD, ROOF INSULATION, TAPERED INSULATION, METAL COPING CAP, ROOF CURB FLASHING, COUNTER FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. CONTRACTOR SHALL PROTECT THE EXISTING ROOF DECK SHOWN TO REMAIN, THROUGHOUT DEMOLITION AND CONSTRUCTION SO THAT THE EXISTING ROOF DECK IS NOT COMPROMISED. CONTRACTOR SHALL CLEAN THE EXISTING ROOF DECK PRIOR TO INSTALLING NEW VAPOR BARRIER. INSTALL NEW INSULATION, ROOF MEMBRANE AND FLASHING PER MANUFACTURER'S WRITTEN REQUIREMENTS TO RESULT IN A WARRANTED AND WEATHER-TIGHT SYSTEM. REFERENCE SPECIFICATION FOR WARRANTY REQUIREMENTS. CONTRACTOR SHALL MAINTAIN BUILDING WATER TIGHT THROUGHOUT DEMOLITION AND CONSTRUCTION.
5. PRIOR TO PROJECT COMPLETION CONTRACTOR SHALL WATER TEST ROOF AND NOTE LOCATIONS OF PONDING (DEFINED AS AN AREA OF STANDING WATER LARGER THAN 1'-0" IN ANY DIMENSION WITHIN 12 HOURS OF A RAIN EVENT). THESE AREAS SHALL BE REWORKED TO ELIMINATE PONDING AT ALL LOCATIONS. THIS WORK INCLUDES INSTALLATION OF NEW TAPERED INSULATION, RESETTING ROOF DRAINS AND SCUPPER FLASHING AREAS OTHER THAN SMALL AREAS OF PONDING DUE TO MEMBRANE LAP AND SEALANT JOINTS. LARGE AREAS OF PONDING WILL NOT BE ACCEPTED. CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT OF TESTING SCHEDULE AND COORDINATE SITE OBSERVATIONS FOR APPROVAL.
6. THE CONTRACTOR SHALL FIELD VERIFY THE WIDTH OF ALL PARAPET, AREA SEPARATION AND EXPANSION JOINT ABOVE ROOF WALLS TO RECEIVE NEW METAL COPING PRIOR TO FABRICATION. SIZES SHOWN ON PLANS OR DETAILS ARE APPROXIMATIONS BASED ON FIELD OBSERVATIONS AND ARE FOR ESTIMATING PURPOSES ONLY.
7. THE CONTRACTOR SHALL FIELD VERIFY ROOF ELEVATIONS RELATIVE TO ALL PARAPET, ROOF EDGE AND EXPANSION JOINT HEIGHTS. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING NEW ROOF SLOPE AND INSTALLING NEW BLOCKING AT ALL LOCATIONS TO ACCOMMODATE NEW ROOF INSULATION DEPTH AND TAPERED INSULATION SLOPE.
8. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ROOF AND WALL CAVITY WATER-TIGHT DURING CONSTRUCTION. EXPOSED WALL CAVITIES, EXPOSED ROOF DECK, OPEN ROOF PENETRATIONS AND OPEN WALLS SHALL BE COVERED AT THE END OF EACH WORK DAY. REMOVE SECTIONS OF ROOFING SMALL ENOUGH TO BE REINSTALLED AND MADE WATER TIGHT BY THE END OF EACH DAY. DAMAGE TO THE BUILDING DUE TO WATER INFILTRATION SHALL BE REPAIRED AND DAMAGED MATERIALS REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
9. CONTRACTOR SHALL PROTECT ALL SURFACES & COMPONENTS SHOWN TO REMAIN THROUGHOUT DEMOLITION AND NEW CONSTRUCTION. CONTRACTOR SHALL REPAIR AND REPLACE ALL DAMAGED SURFACES & COMPONENTS THAT ARE NOT SHOWN TO BE DEMOLISHED. ALL OTHER SURFACES & COMPONENTS NOT SHOWN TO BE "REMOVED," "REMOVED AND SALVAGED," OR "REMOVED AND RE-INSTALLED" SHALL BE CONSIDERED "TO REMAIN."

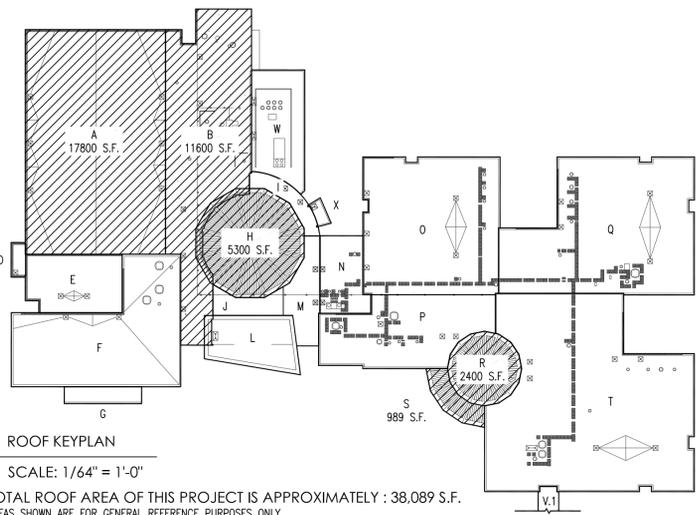
10. DUST CONTROL & DEBRIS CONTAINMENT MEASURES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. DUST SHALL BE CONTROLLED SO NOT TO INFILTRATE ADJACENT INTERIOR SPACES & EXISTING MECHANICAL EQUIPMENT. DEMOLITION DEBRIS, INCLUDING BUT NOT LIMITED TO COVER BOARD, GRAVEL BALLAST, AND ROOF INSULATION SHALL BE CONTROLLED SO NOT TO DAMAGE EXISTING VEGETATION OR BLOW ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS. IF DUST OR DEBRIS MIGRATION IS FOUND, THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING ALL EFFECTED AREAS AT NO ADDITIONAL COST TO THE OWNER.
11. PROVIDE WALK PADS FROM ROOF ACCESS POINTS AND LADDER LOCATIONS TO ALL ROOF TOP EQUIPMENT LOCATIONS. TYP. AREAS SHOWN ON PLAN ARE APPROXIMATE. FIELD VERIFY ALL EQUIPMENT LOCATIONS AND ROOF ACCESS POINTS.
12. CONTRACTOR SHALL THOROUGHLY CLEAN ROOF PRIOR TO PROJECT COMPLETION. REMOVE ALL ROOFING MATERIALS, TOOLS, FASTENERS, EMPTY BUCKETS, USED SEALANT TUBES AND GENERAL REFUSE FROM THE ROOF AND CLEAN ANY DIRT, DUST OR METAL SHAVINGS PRIOR TO COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL USE A MAGNET TO PICK UP ALL FASTENERS AND METAL SCRAPS THAT MAY CAUSE A PUNCTURE IN THE MEMBRANE. SWEEP DUST AND DEBRIS WITH A BROOM, BAG AND REMOVE FROM THE ROOF. RINSE REMAINING DIRT WITH A LOW PRESSURE HOSE.
13. CONTRACTOR SHALL INSTALL EXPANSION JOINTS AND CONTROL JOINTS TO MATCH EXISTING INSTALLATION CONDITION. CONTRACTOR IS RESPONSIBLE FOR REPLACING ALL MANUFACTURER REQUIRED OR RECOMMENDED JOINTS INCLUDING ANY NOT INDICATED ON THE DRAWINGS.
14. CONTRACTOR SHALL PROVIDE AND INSTALL SEALANT AT ALL LOCATIONS INDICATED ON DRAWINGS AND AS REQUIRED FOR A WATER TIGHT ASSEMBLY. SEALANT THAT IS VISIBLE FROM THE GROUND AND/OR USED WITH PREFINISHED METAL COPING/FLASHING SHALL BE COLOR MATCHED TO THE ADJACENT MATERIAL. JOINTS SHALL BE TOOLED. JOINTS THAT ARE NOT TOOLED, COLOR MATCHED OR HAVE EXCESSIVE SEALANT ON ADJACENT MATERIALS WILL NOT BE ACCEPTED. REJECTED JOINTS WILL BE FULLY REMOVED AND REINSTALLED.
15. CONTRACTOR SHALL REMOVE AND REINSTALL ROOF TOP MECHANICAL UNITS (RTU) AS REQUIRED TO INSTALL NEW MEMBRANE ROOFING. OWNER SHALL HIRE A SEPARATE MECHANICAL CONTRACTOR TO LIFT & RAISE CURBS OF ROOF TOP UNITS TO ALLOW FOR INCREASED ROOF INSULATION THICKNESS. ROOFING CONTRACTOR SHALL COORDINATE W/OWNER AND REMOVE EXISTING GASKET, SEALANT, ROOF FLASHING, AND ALL RELATED ADHESIVES AND FASTENERS. PREPARE CURB FOR NEW FLASHING. SEE DETAILS. PRIOR TO REINSTALLING RTU'S, MECHANICAL CONTRACTOR SHALL INSPECT ALL PIPING, ELECTRICAL CONNECTIONS AND DUCTING, AND REPLACE ANY DAMAGED MATERIALS WITH NEW. ALL RTU'S SHALL BE TESTED AND FOUND TO BE IN PROPER WORKING ORDER. CONTRACTOR SHALL PROVIDE INSPECTION REPORT TO THE OWNER PRIOR TO PROJECT COMPLETION.
16. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. THE LOCATIONS OF EXISTING DEVICES, SIZE OF EXISTING COMPONENTS, ALONG WITH ALL EXISTING HEIGHTS, WIDTHS, SECTIONS AND DETAILS WERE DERIVED FROM RECORD DRAWINGS OF THE PREVIOUS ARCHITECT AND LIMITED FIELD VERIFICATION AND/OR ON-SITE OBSERVATIONS.
17. CONTRACTOR SHALL PRE-DRILL AT ALL LOCATIONS WHERE MASONRY FASTENERS ARE CALLED TO BE INSTALLED IN MASONRY VENEER. ALL FASTENERS SHALL BE INSTALLED IN MORTAR JOINTS. DO NOT INSTALL MASONRY FASTENERS IN BRICK VENEER. DAMAGED BRICK VENEER SHALL BE REPLACED AT NO COST TO THE OWNER.

ALL PORTIONS OF THE WORK RELATED TO THE INSTALLATION OF THE ROOF MEMBRANE SHALL BE PERFORMED BY THE CONTRACTOR, UTILIZING ITS OWN ORGANIZATION AND WORK FORCE. NO PORTION OF THE WORK RELATED TO THE INSTALLATION OF THE ROOF MEMBRANE MAY BE SUBCONTRACTOR OUT TO ANY SUB-CONTRACTOR.

- DEFINITIONS:
- PRV = POWERED ROOF VENT
 - R.D./O.D. = ROOF DRAIN & OVERFLOW DRAIN
 - E.F. = EXHAUST FAN
 - D.S. = DOWN SPOUT
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- THIS LEGEND IS FOR VISUAL REFERENCE ONLY



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



ROOF KEYPLAN
SCALE: 1/64" = 1'-0"
TOTAL ROOF AREA OF THIS PROJECT IS APPROXIMATELY : 38,089 S.F.
AREAS SHOWN ARE FOR GENERAL REFERENCE PURPOSES ONLY.
CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL QUANTITIES PRIOR TO BIDDING.

GENERAL ROOF PLAN SYMBOL KEY	
[Symbol]	MEMBRANE ROOF
[Symbol]	BUILT-UP ROOF
[Symbol]	METAL COPING/FASCIA FLASHING
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ROOF PLAN GENERAL NOTES

- BOLD & DASHED LINES INDICATE ITEMS TO BE REMOVED UNLESS NOTED OTHERWISE. PATCH & REPAIR ALL ADJACENT SURFACES TO MATCH EXISTING SURFACE @ REMOVED ITEMS. SEE RELATED DOCUMENTS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH NEW WORK, INCLUDING COORDINATION WITH ALL MECHANICAL, ELECTRICAL, AND PLUMBING TRADES. CONTRACTOR SHALL COORDINATE WITH THE SHEETS OF ALL OTHER DISCIPLINES. ADDITIONAL DEMOLITION SCOPE MAY BE SHOWN ON MECHANICAL OR ANY OTHER DOCUMENTS RELATED TO THIS PROJECT.
- CONTRACTOR SHALL REMOVE ROOF MEMBRANE, BUILT-UP ROOF, ROCK BALLAST, MEMBRANE FLASHING, COVER BOARD, ROOF INSULATION, TAPERED INSULATION, METAL COPING CAP, ROOF CURB FLASHING, COUNTER FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. CONTRACTOR SHALL PROTECT THE EXISTING ROOF DECK SHOWN TO REMAIN, THROUGHOUT DEMOLITION AND CONSTRUCTION SO THAT THE EXISTING ROOF DECK IS NOT COMPROMISED. CONTRACTOR SHALL CLEAN THE EXISTING ROOF DECK PRIOR TO INSTALLING NEW VAPOR BARRIER. INSTALL NEW INSULATION, ROOF MEMBRANE AND FLASHING PER MANUFACTURER'S WRITTEN REQUIREMENTS TO RESULT IN A WARRANTED AND WEATHER-TIGHT SYSTEM. REFERENCE SPECIFICATION FOR WARRANTY REQUIREMENTS. CONTRACTOR SHALL MAINTAIN BUILDING WATERIGHT THROUGHOUT DEMOLITION AND CONSTRUCTION.
- PRIOR TO PROJECT COMPLETION CONTRACTOR SHALL WATER TEST ROOF AND NOTE LOCATIONS OF PONDING (DEFINED AS AN AREA OF STANDING WATER LARGER THAN 1'-0" IN ANY DIMENSION WITHIN 12 HOURS OF A RAIN EVENT). THESE AREAS SHALL BE REWORKED TO ELIMINATE PONDING AT ALL LOCATIONS. THIS WORK INCLUDES INSTALLATION OF NEW TAPERED INSULATION, RESETTING ROOF DRAINS AND SCUPPER FLASHING AREAS. OTHER THAN SMALL AREAS OF PONDING DUE TO MEMBRANE LAP AND SEALANT JOINTS, LARGE AREAS OF PONDING WILL NOT BE ACCEPTED. CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT OF TESTING SCHEDULE AND COORDINATE SITE OBSERVATIONS FOR APPROVAL.
- THE CONTRACTOR SHALL FIELD VERIFY THE WIDTH OF ALL PARAPET AREA SEPARATION AND EXPANSION JOINT ABOVE ROOF WALLS TO RECEIVE NEW METAL COPING PRIOR TO FABRICATION. SIZES SHOWN ON PLANS OR DETAILS ARE APPROXIMATIONS BASED ON FIELD OBSERVATIONS AND ARE FOR ESTIMATING PURPOSES ONLY.
- THE CONTRACTOR SHALL FIELD VERIFY ROOF ELEVATIONS RELATIVE TO ALL PARAPET, ROOF EDGE AND EXPANSION JOINT HEIGHTS. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING NEW ROOF SLOPE AND INSTALLING NEW BLOCKING AT ALL LOCATIONS TO ACCOMMODATE NEW ROOF INSULATION DEPTH AND TAPERED INSULATION SLOPE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ROOF AND WALL CAVITY WATER-TIGHT DURING CONSTRUCTION. EXPOSED WALL CAVITIES, EXPOSED ROOF DECK, OPEN ROOF PENETRATIONS AND OPEN WALLS SHALL BE COVERED AT THE END OF EACH WORK DAY. REMOVE SECTIONS OF ROOFING SMALL ENOUGH TO BE REINSTALLED AND MADE WATERIGHT BY THE END OF EACH DAY. DAMAGE TO THE BUILDING DUE TO WATER INFILTRATION SHALL BE REPAIRED AND DAMAGED MATERIALS REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- CONTRACTOR SHALL PROTECT ALL SURFACES & COMPONENTS SHOWN "TO REMAIN" THROUGHOUT DEMOLITION AND NEW CONSTRUCTION. CONTRACTOR SHALL REPAIR AND REPLACE ALL DAMAGED SURFACES & COMPONENTS THAT ARE NOT SHOWN TO BE DEMOLISHED. ALL OTHER SURFACES & COMPONENTS NOT SHOWN TO BE "REMOVED," "REMOVED AND SALVAGED," OR "REMOVED AND RE-INSTALLED" SHALL BE CONSIDERED "TO REMAIN."

- DUST CONTROL & DEBRIS CONTAINMENT MEASURES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. DUST SHALL BE CONTROLLED SO NOT TO INFILTRATE ADJACENT INTERIOR SPACES & EXISTING MECHANICAL EQUIPMENT. DEMOLITION DEBRIS, INCLUDING BUT NOT LIMITED TO COVER BOARD, GRAVEL BALLAST, AND ROOF INSULATION SHALL BE CONTROLLED SO NOT TO DAMAGE EXISTING VEGETATION OR BLOW ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS. IF DUST OR DEBRIS MIGRATION IS FOUND, THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING ALL EFFECTED AREAS AT NO ADDITIONAL COST TO THE OWNER.
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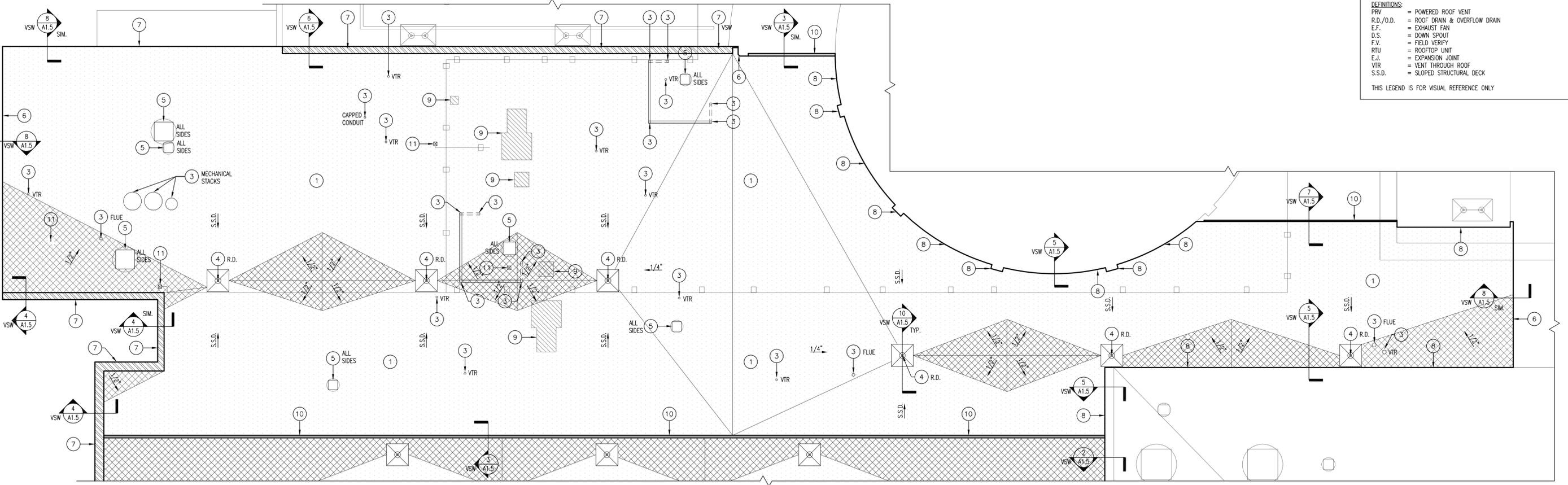
ROOF PLAN - KEY NOTE LEGEND:	
1	EPDM ROOF ASSEMBLY: PROVIDE & INSTALL NEW ROOF MEMBRANE, COVERBOARD, INSULATION AND/OR VAPOR BARRIER AS DESCRIBED FOR EACH ROOF AREA AS DESCRIBED IN THE ROOF ASSEMBLY DESCRIPTION ON SHEET VSW-SP1.1. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS FOR A 30 YEAR WARRANTY AND WATERTIGHT ASSEMBLY.
2	ROOFING ASSEMBLY (STANDING SEAM): PROVIDE & INSTALL NEW UC-6 STANDING SEAM METAL 12" WIDE PANEL ROOFING SYSTEM OVER DOUBLE LAYERED SELF-ADHERED METAL PANEL UNDERLAYMENT. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS FOR A 30 YEAR WARRANTY AND WATERTIGHT ASSEMBLY. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. COLOR: MATTE BLACK.
3	BOOT/PIPE PENETRATION FLASHING: EXTEND MEMBRANE FLASHING UP PIPE/CONDUIT, FULLY ADHERE AND SECURE WITH CLAMP RING. PROVIDE & INSTALL BOOT FLASHING PER ROOFING MANUFACTURER. INSTALL STAINLESS STEEL CLAMPING RING AND CONTINUOUS SEALANT BEAD AT TOP OF BOOT FLASHING. SEE DETAILS.
4	ROOF DRAIN: PROVIDE & INSTALL NEW MEMBRANE FLASHING PER MANUFACTURER'S INSTRUCTIONS AND REINSTALL CLAMP RING WITH NEW LONGER BOLTS AS REQUIRED. REPLACE ANY EXISTING PLASTIC STRAINER BASKETS WITH PAINTED CAST IRON. SEE DETAILS.
5	ROOF TOP MECHANICAL CURB FLASHING: INSTALL NEW MEMBRANE FLASHING UP AND OVER EXISTING MECHANICAL CURB AND SECURE AT INTERIOR FACE ~OR~ PROVIDE PREFINISHED METAL COUNTER FLASHING TIGHT TO UNDERSIDE OF ROOF TOP UNIT. INSTALL NEW NEOPRENE GASKET ON TOP OF CURB AND RE-SET MECHANICAL UNIT AS REQUIRED.
6	ROOF EDGE FASCIA FLASHING: PROVIDE & INSTALL NEW PREFINISHED STEEL ROOF EDGE FLASHING WITH CONTINUOUS CLEAT ON EXTERIOR FACE, FASTEN TO WOOD BLOCKING AND ADHERE ROOF MEMBRANE AND MEMBRANE FLASHING. INSTALL PER ES-1 STANDARD. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. COLOR: MATTE BLACK. SEE DETAILS.
7	COPING CAP FLASHING: PROVIDE & INSTALL NEW PREFINISHED STEEL COPING CAP WITH CONTINUOUS CLEATS ON BOTH SIDES. INSTALL PER ES-1 STANDARD. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. INSTALL LAP JOINT COVERS AT JOINTS. FIELD VERIFY PARAPET WIDTH PRIOR TO FABRICATION. COLOR: MATTE BLACK. SEE DETAILS.
8	COUNTER FLASHING: EXTEND MEMBRANE FLASHING UP WALL AND SECURE WITH CONTINUOUS TERMINATION BAR. PROVIDE & INSTALL NEW PREFINISHED STEEL COUNTER FLASHING WITH CONTINUOUS, TOOLED, COLOR MATCH SEALANT BEAD AT TOP EDGE. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. COLOR: MATTE BLACK. SEE DETAILS.
9	ROOF DECK INFILL: PROVIDE & INSTALL METAL ROOF DECK INFILL IN EXISTING OPENING. PREPARE DECK FOR INSTALLATION OF COVER BOARD, INSULATION, AND EPDM ROOF MEMBRANE. SEE SPECIFICATIONS.
10	EXPANSION JOINT (E.J.) COVER FLASHING: PROVIDE & INSTALL NEW PREFINISHED STEEL E.J. COVER WITH EXPOSED FASTENERS. INSTALL PER ES-1 STANDARD. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. FIELD VERIFY E.J. WIDTH PRIOR TO FABRICATION. SEE DETAILS. COLOR: MATTE BLACK (MATCH EXISTING)
11	PITCH PAN: PROVIDE & INSTALL PITCH PAN, CAP AND INFILL. EXISTING CONDUIT/MECHANICAL LINES AND STRUCTURAL STEEL COLUMNS TO REMAIN. SEE DETAILS.
12	RIDGE CAP FLASHING: PROVIDE & INSTALL PREFINISHED RIDGE CAP FLASHING. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. SEE DETAILS. COLOR: MATTE BLACK. SIZE: MATCH EXISTING.
13	STARTER STRIP & DRIP FLASHING: PROVIDE & INSTALL PREFINISHED STARTER STRIP & DRIP FLASHING. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. SEE DETAILS. COLOR: MATTE BLACK. SIZE: MATCH EXISTING.
14	GYPSUM BOARD SHEATHING/SOFFIT: PATCH & REPAIR EXISTING DAMAGED GYPSUM BOARD SOFFIT. EXISTING UNDAUNAGED GYPSUM BOARD SOFFIT TO REMAIN. EXISTING SOFFIT FRAMING AND INSULATION TO REMAIN. FINISH REPAIRED AREAS TO MATCH ADJACENT SURFACES IN PLANE AND TEXTURE. PRIME AND PAINT ENTIRE SOFFIT SURFACE TO PROVIDE A UNIFORM SMOOTH FINISH. SEE DETAILS. SPECIFICATIONS.
15	CONTINUOUS SNOW RETENTION SYSTEM: PROVIDE & INSTALL NEW SNOW RETENTION SYSTEM AFFIXED TO PANEL SEAM WITH MANUFACTURER'S NON-PENETRATING SET SCREWS. REVIEW WARRANTY REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION. SEE DETAILS.
16	HEADWALL FLASHING: TIE NEW STANDING SEAM METAL ROOF SYSTEM INTO EXISTING HEADWALL FLASHING PER MANUFACTURER'S WARRANTY REQUIREMENTS. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. SEE DETAILS. COLOR: MATTE BLACK.

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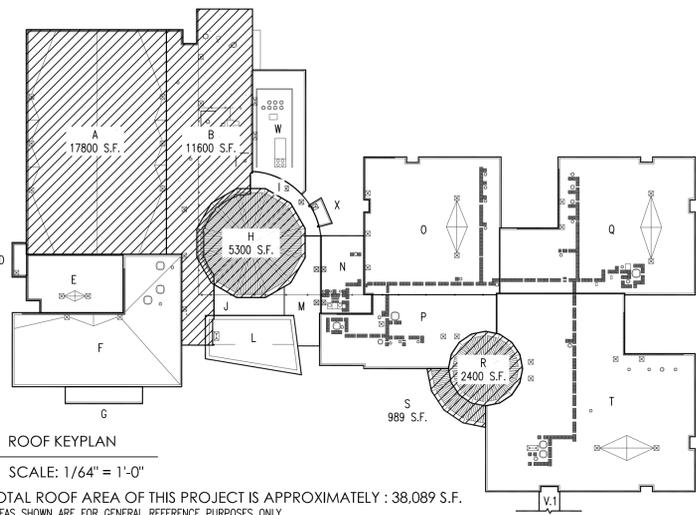
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1 ROOF PLAN - SECTION 'B'
SCALE: 1/8" = 1'-0"



ROOF KEYPLAN
SCALE: 1/64" = 1'-0"
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ROOF PLAN GENERAL NOTES

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- CONTRACTOR SHALL THOROUGHLY CLEAN ROOF PRIOR TO PROJECT COMPLETION. REMOVE ALL ROOFING MATERIALS, TOOLS, FASTENERS, EMPTY BUCKETS, USED SEALANT TUBES AND GENERAL REFUSE FROM THE ROOF AND CLEAN ANY DIRT, DUST OR METAL SHAVINGS PRIOR TO COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL USE A MAGNET TO PICK UP ALL FASTENERS AND METAL SCRAPS THAT MAY CAUSE A PUNCTURE IN THE MEMBRANE. SWEEP DUST AND DEBRIS WITH A BROOM, BAG AND REMOVE FROM THE ROOF. RINSE REMAINING DIRT WITH A LOW PRESSURE HOSE.
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- CONTRACTOR SHALL PROVIDE AND INSTALL SEALANT AT ALL LOCATIONS INDICATED ON DRAWINGS AND AS REQUIRED FOR A WATER TIGHT ASSEMBLY. SEALANT THAT IS VISIBLE FROM THE GROUND AND/OR USED WITH PREFINISHED METAL COPING/FLASHING SHALL BE COLOR MATCHED TO THE ADJACENT MATERIAL JOINTS SHALL BE TOOLED. JOINTS THAT ARE NOT TOOLED, COLOR MATCHED OR HAVE EXCESSIVE SEALANT ON ADJACENT MATERIALS WILL NOT BE ACCEPTED. REJECTED JOINTS WILL BE FULLY REMOVED AND REINSTALLED.
- CONTRACTOR SHALL REMOVE AND REINSTALL ROOF TOP MECHANICAL UNITS (RTU) AS REQUIRED TO INSTALL NEW MEMBRANE ROOFING. OWNER SHALL HIRE A SEPARATE MECHANICAL CONTRACTOR TO LIFT & RAISE CURBS OF ROOF TOP UNITS TO ALLOW FOR INCREASED ROOF INSULATION THICKNESS. ROOFING CONTRACTOR SHALL COORDINATE W/OWNER AND REMOVE EXISTING GASKET, SEALANT, ROOF FLASHING, AND ALL RELATED ADHESIVES AND FASTENERS. PREPARE CURB FOR NEW FLASHING. SEE DETAILS. PRIOR TO REINSTALLING RTU'S, MECHANICAL CONTRACTOR SHALL INSPECT ALL PIPING, ELECTRICAL CONNECTIONS AND DUCTING, AND REPLACE ANY DAMAGED MATERIALS WITH NEW. ALL RTU'S SHALL BE TESTED AND FOUND TO BE IN PROPER WORKING ORDER. CONTRACTOR SHALL PROVIDE INSPECTION REPORT TO THE OWNER PRIOR TO PROJECT COMPLETION.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. THE LOCATIONS OF EXISTING DEVICES, SIZE OF EXISTING COMPONENTS, ALONG WITH ALL EXISTING HEIGHTS, WIDTHS, SECTIONS AND DETAILS WERE DERIVED FROM RECORD DRAWINGS OF THE PREVIOUS ARCHITECT AND LIMITED FIELD VERIFICATION AND/OR ON-SITE OBSERVATIONS.
- CONTRACTOR SHALL PRE-DRILL AT ALL LOCATIONS WHERE MASONRY FASTENERS ARE CALLED TO BE INSTALLED IN MASONRY VENEER. ALL FASTENERS SHALL BE INSTALLED IN MORTAR JOINTS. DO NOT INSTALL MASONRY FASTENERS IN BRICK VENEER. DAMAGED BRICK VENEER SHALL BE REPLACED AT NO COST TO THE OWNER.

ROOF PLAN - KEY NOTE LEGEND:

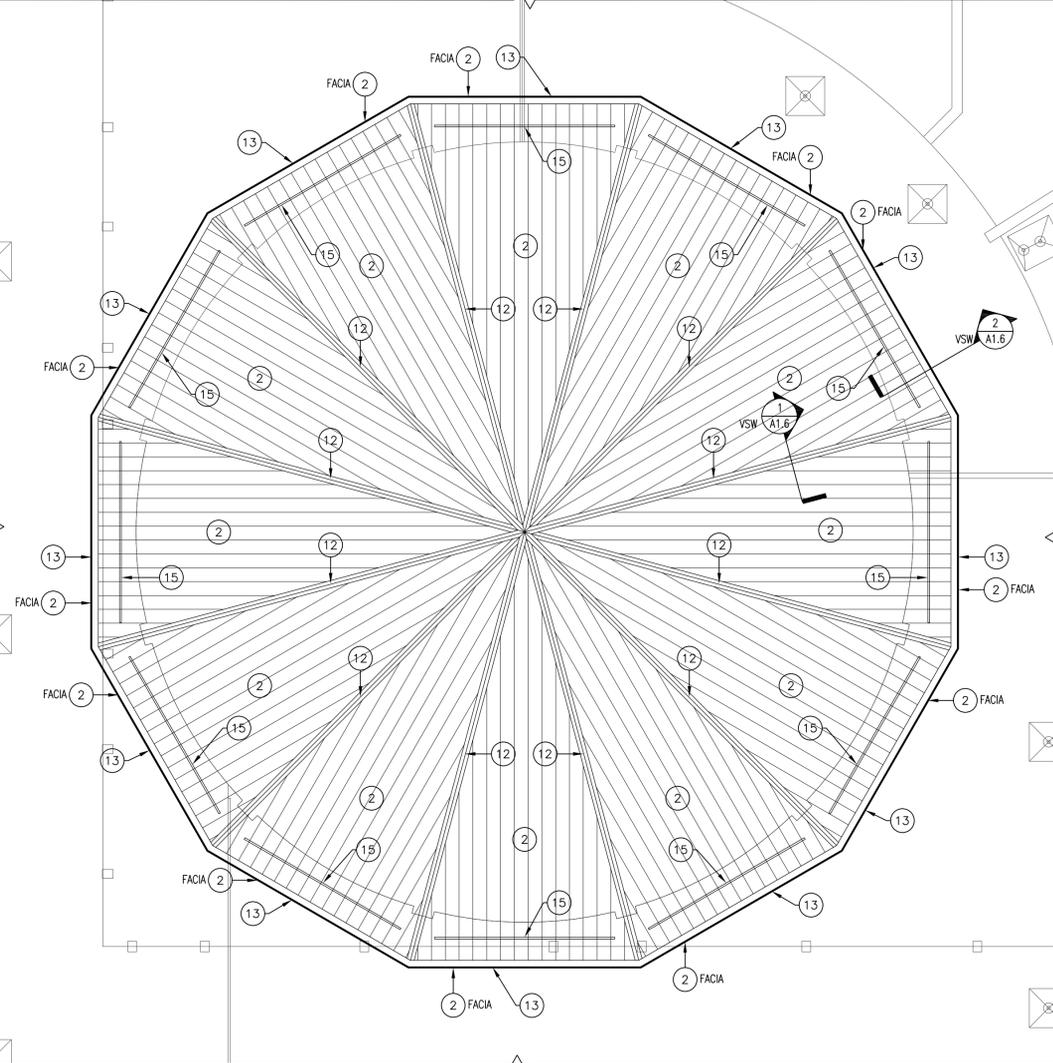
- EPDM ROOF ASSEMBLY: PROVIDE & INSTALL NEW ROOF MEMBRANE, COVERBOARD, INSULATION AND/OR VAPOR BARRIER AS DESCRIBED FOR EACH ROOF AREA AS DESCRIBED IN THE ROOF ASSEMBLY DESCRIPTION ON SHEET VSW-SP1.1.
INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS FOR A 30 YEAR WARRANTY AND WATERTIGHT ASSEMBLY.
- ROOFING ASSEMBLY (STANDING SEAM): PROVIDE & INSTALL NEW UC-6 STANDING SEAM METAL 12" WIDE PANEL ROOFING SYSTEM OVER DOUBLE LAYERED SELF-ADHERED METAL PANEL UNDERLAYMENT.
INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS FOR A 30 YEAR WARRANTY AND WATERTIGHT ASSEMBLY.
PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. COLOR: MATTE BLACK.
- BOOT/PIPE PENETRATION FLASHING: EXTEND MEMBRANE FLASHING UP PIPE/CONDUIT, FULLY ADHERE AND SECURE WITH CLAMP RING. PROVIDE & INSTALL BOOT FLASHING PER ROOFING MANUFACTURER. INSTALL STAINLESS STEEL CLAMPING RING AND CONTINUOUS SEALANT BEAD AT TOP OF BOOT FLASHING. SEE DETAILS.
- ROOF DRAIN: PROVIDE & INSTALL NEW MEMBRANE FLASHING PER MANUFACTURER'S INSTRUCTIONS AND REINSTALL CLAMP RING WITH NEW LONGER BOLTS AS REQUIRED. REPLACE ANY EXISTING PLASTIC STRAINER BASKETS WITH PAINTED CAST IRON. SEE DETAILS.
- ROOF TOP MECHANICAL CURB FLASHING: INSTALL NEW MEMBRANE FLASHING UP AND OVER EXISTING MECHANICAL CURB AND SECURE AT INTERIOR FACE ~OR~ PROVIDE PRE-FINISHED METAL COUNTER FLASHING TIGHT TO UNDERSIDE OF ROOF TOP UNIT. INSTALL NEW NEOPRENE GASKET ON TOP OF CURB AND RE-SET MECHANICAL UNIT AS REQUIRED.
- ROOF EDGE FASCIA FLASHING: PROVIDE & INSTALL NEW PRE-FINISHED STEEL ROOF EDGE FLASHING WITH CONTINUOUS CLEAT ON EXTERIOR FACE, FASTEN TO WOOD BLOCKING AND ADHERE ROOF MEMBRANE AND MEMBRANE FLASHING. INSTALL PER ES-1 STANDARD. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. COLOR: MATTE BLACK. SEE DETAILS.
- COPING CAP FLASHING: PROVIDE & INSTALL NEW PRE-FINISHED STEEL COPING CAP WITH CONTINUOUS CLEATS ON BOTH SIDES. INSTALL PER ES-1 STANDARD. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. INSTALL LAP JOINT COVERS AT JOINTS. FIELD VERIFY PARAPET WIDTH PRIOR TO FABRICATION. COLOR: MATTE BLACK. SEE DETAILS.
- COUNTER FLASHING: EXTEND MEMBRANE FLASHING UP WALL AND SECURE WITH CONTINUOUS TERMINATION BAR. PROVIDE & INSTALL NEW PRE-FINISHED STEEL COUNTER FLASHING WITH CONTINUOUS, TOOLED, COLOR MATCH SEALANT BEAD AT TOP EDGE. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. COLOR: MATTE BLACK. SEE DETAILS.
- ROOF DECK INFILL: PROVIDE & INSTALL METAL ROOF DECK INFILL IN EXISTING OPENING. PREPARE DECK FOR INSTALLATION OF COVER BOARD, INSULATION, AND EPDM ROOF MEMBRANE. SEE SPECIFICATIONS.
- EXPANSION JOINT (E.J.) COVER FLASHING: PROVIDE & INSTALL NEW PRE-FINISHED STEEL E.J. COVER WITH EXPOSED FASTENERS. INSTALL PER ES-1 STANDARD. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. FIELD VERIFY E.J. WIDTH PRIOR TO FABRICATION. SEE DETAILS. COLOR: MATTE BLACK (MATCH EXISTING)
- PITCH PAN: PROVIDE & INSTALL PITCH PAN, CAP AND INFILL. EXISTING CONDUIT/MECHANICAL LINES AND STRUCTURAL STEEL COLUMNS TO REMAIN. SEE DETAILS.
- RIDGE CAP FLASHING: PROVIDE & INSTALL PREFINISHED RIDGE CAP FLASHING. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. SEE DETAILS. COLOR: MATTE BLACK. SIZE: MATCH EXISTING.
- STARTER STRIP & DRIP FLASHING: PROVIDE & INSTALL PREFINISHED STARTER STRIP & DRIP FLASHING. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. SEE DETAILS. COLOR: MATTE BLACK. SIZE: MATCH EXISTING.
- GYPSUM BOARD SHEATHING/SOFFIT PATCH & REPAIR EXISTING DAMAGED GYPSUM BOARD SOFFIT. EXISTING UNDAMAGED GYPSUM BOARD SOFFIT TO REMAIN. EXISTING SOFFIT FRAMING AND INSULATION TO REMAIN. FINISH REPAIRED AREAS TO MATCH ADJACENT SURFACES IN PLANE AND TEXTURE. PRIME AND PAINT ENTIRE SOFFIT SURFACE TO PROVIDE A UNIFORM SMOOTH FINISH. SEE DETAILS. SEE SPECIFICATIONS.
- CONTINUOUS SNOW RETENTION SYSTEM: PROVIDE & INSTALL NEW SNOW RETENTION SYSTEM AFFIXED TO PANEL SEAM WITH MANUFACTURER'S NON-PENETRATING SET SCREWS. REVIEW WARRANTY REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION. SEE DETAILS.
- HEADWALL FLASHING: TIE NEW STANDING SEAM METAL ROOF SYSTEM INTO EXISTING HEADWALL FLASHING PER MANUFACTURER'S WARRANTY REQUIREMENTS. PROVIDE KYNAR 500 FINISH WITH MANUFACTURER'S FINISH WARRANTY. HEM ALL EXPOSED EDGES. SEE DETAILS. COLOR: MATTE BLACK.

ALL PORTIONS OF THE WORK RELATED TO THE INSTALLATION OF THE ROOF MEMBRANE SHALL BE PERFORMED BY THE CONTRACTOR, UTILIZING ITS OWN ORGANIZATION AND WORK FORCE. NO PORTION OF THE WORK RELATED TO THE INSTALLATION OF THE ROOF MEMBRANE MAY BE SUBCONTRACTOR OUT TO ANY SUB-CONTRACTOR.

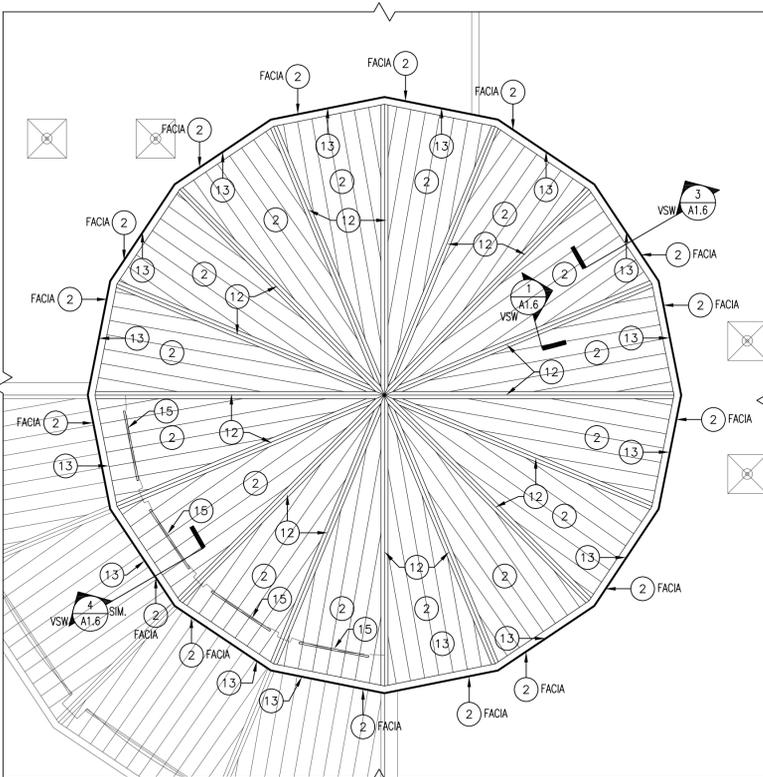
DEFINITIONS:

PRV	= POWERED ROOF VENT
R.D./O.D.	= ROOF DRAIN & OVERFLOW DRAIN
E.F.	= EXHAUST FAN
D.S.	= DOWN SPOUT
F.V.	= FIELD VERIFY
RTU	= ROOFTOP UNIT
E.J.	= EXPANSION JOINT
VTR	= VENT THROUGH ROOF
S.S.D.	= SLOPED STRUCTURAL DECK

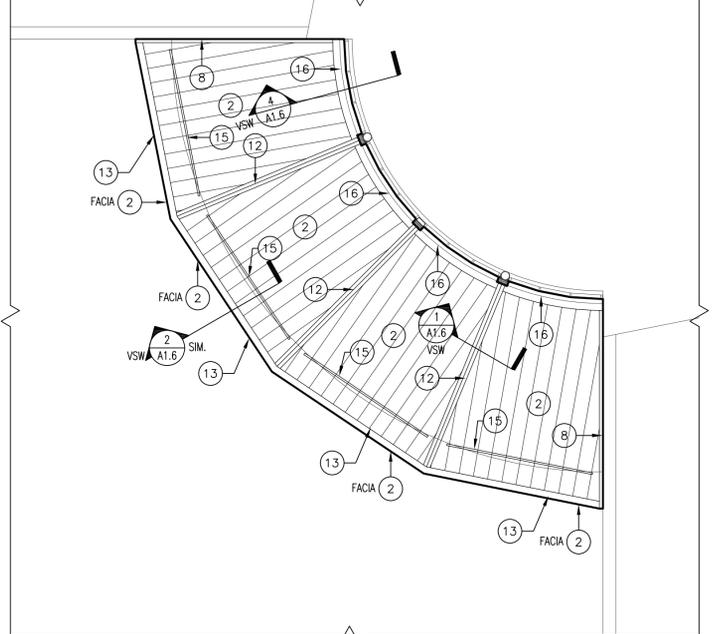
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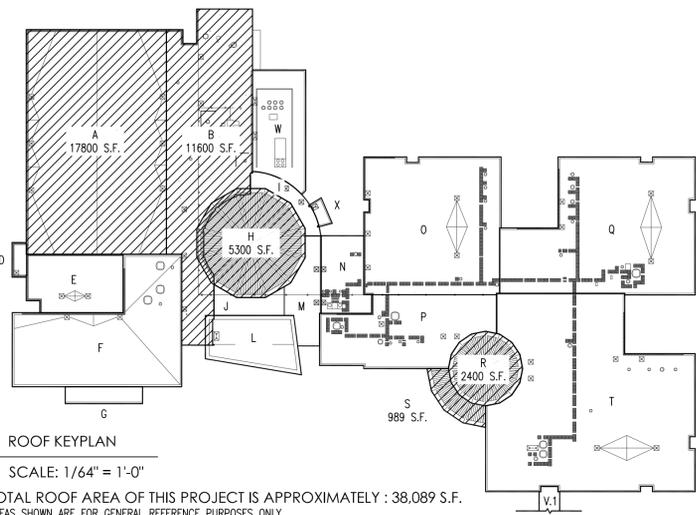
1 ROOF PLAN - SECTION 'H'
SCALE: 1/8" = 1'-0"



2 ROOF PLAN - SECTION 'R'
SCALE: 1/8" = 1'-0"



3 ROOF PLAN - SECTION 'S'
SCALE: 1/8" = 1'-0"



ROOF KEYPLAN
SCALE: 1/64" = 1'-0"

TOTAL ROOF AREA OF THIS PROJECT IS APPROXIMATELY : 38,089 S.F.
AREAS SHOWN ARE FOR GENERAL REFERENCE PURPOSES ONLY.
CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL QUANTITIES PRIOR TO BIDDING.

GENERAL ROOF PLAN SYMBOL KEY	
[Symbol]	MEMBRANE ROOF
[Symbol]	BUILT-UP ROOF
[Symbol]	METAL COPING/FASCIA FLASHING
[Symbol]	STANDING SEAM METAL ROOF
[Symbol]	TAPERED INSULATION OVER SLOPED INSULATION (SEE PLAN FOR SLOPE)
[Symbol]	ROOF DRAIN/ROOF AND OVERFLOW DRAIN
[Symbol]	VENT THROUGH ROOF (VTR)
[Symbol]	PIPING PENETRATION (FLUE SIM)
[Symbol]	PITCH PAN
[Symbol]	POWER ROOF VENT (PRV)
[Symbol]	WALKPAD
[Symbol]	MECHANICAL ROOF TOP UNIT (RTU)
[Symbol]	ROOF SLOPE W/ VERTICAL FALL PER FOOT OF HORIZONTAL RUN AT TOP SURFACE OF HIGHEST SHEET OF INSULATION

ROOF PLAN GENERAL NOTES

- BOLD & DASHED LINES INDICATE ITEMS TO BE REMOVED UNLESS NOTED OTHERWISE. PATCH & REPAIR ALL ADJACENT SURFACES TO MATCH EXISTING SURFACE @ REMOVED ITEMS. SEE RELATED DOCUMENTS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECT
- CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH NEW WORK, INCLUDING COORDINATION WITH ALL MECHANICAL, ELECTRICAL, AND PLUMBING TRADES. CONTRACTOR SHALL COORDINATE WITH THE SHEETS OF ALL OTHER DISCIPLINES. ADDITIONAL DEMOLITION SCOPE MAY BE SHOWN ON MECHANICAL OR ANY OTHER DOCUMENTS RELATED TO THIS PROJECT.
- CONTRACTOR SHALL REMOVE ROOF MEMBRANE, BUILT-UP ROOF, ROCK BALLAST, MEMBRANE FLASHING, COVER BOARD, ROOF INSULATION, TAPERED INSULATION, METAL COPING CAP, ROOF CURB FLASHING, COUNTER FLASHING AND ALL RELATED ADHESIVES, FASTENERS, AND SEALANTS. CONTRACTOR SHALL PROTECT THE EXISTING ROOF DECK SHOWN TO REMAIN, THROUGHOUT DEMOLITION AND CONSTRUCTION SO THAT THE EXISTING ROOF DECK IS NOT COMPROMISED. CONTRACTOR SHALL CLEAN THE EXISTING ROOF DECK PRIOR TO INSTALLING NEW VAPOR BARRIER. INSTALL NEW INSULATION, ROOF MEMBRANE AND FLASHING PER MANUFACTURERS WRITTEN REQUIREMENTS TO RESULT IN A WARRANTED AND WEATHER-TIGHT SYSTEM. REFERENCE SPECIFICATION FOR WARRANTY REQUIREMENTS. CONTRACTOR SHALL MAINTAIN BUILDING WATERIGHT THROUGHOUT DEMOLITION AND CONSTRUCTION.
- PRIOR TO PROJECT COMPLETION CONTRACTOR SHALL WATER TEST ROOF AND NOTE LOCATIONS OF PONDING (DEFINED AS AN AREA OF STANDING WATER LARGER THAN 1'-0" IN ANY DIMENSION WITHIN 12 HOURS OF A RAIN EVENT). THESE AREAS SHALL BE REWORKED TO ELIMINATE PONDING AT ALL LOCATIONS. THIS WORK INCLUDES INSTALLATION OF NEW TAPERED INSULATION, RESETTING ROOF DRAINS AND SCUPPER FLASHING AREAS. OTHER THAN SMALL AREAS OF PONDING DUE TO MEMBRANE LAP AND SEALANT JOINTS, LARGE AREAS OF PONDING WILL NOT BE ACCEPTED. CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT OF TESTING SCHEDULE AND COORDINATE SITE OBSERVATIONS FOR APPROVAL.
- THE CONTRACTOR SHALL FIELD VERIFY THE WIDTH OF ALL PARAPET AREA SEPARATION AND EXPANSION JOINT ABOVE ROOF WALLS TO RECEIVE NEW METAL COPING PRIOR TO FABRICATION. SIZES SHOWN ON PLANS OR DETAILS ARE APPROXIMATIONS BASED ON FIELD OBSERVATIONS AND ARE FOR ESTIMATING PURPOSES ONLY.
- THE CONTRACTOR SHALL FIELD VERIFY ROOF ELEVATIONS RELATIVE TO ALL PARAPET, ROOF EDGE AND EXPANSION JOINT HEIGHTS. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING NEW ROOF SLOPE AND INSTALLING NEW BLOCKING AT ALL LOCATIONS TO ACCOMMODATE NEW ROOF INSULATION DEPTH AND TAPERED INSULATION SLOPE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE ROOF AND WALL CAVITY WATER-TIGHT DURING CONSTRUCTION. EXPOSED WALL CAVITIES, EXPOSED ROOF DECK, OPEN ROOF PENETRATIONS AND OPEN WALLS SHALL BE COVERED AT THE END OF EACH WORK DAY. REMOVE SECTIONS OF ROOFING SMALL ENOUGH TO BE REINSTALLED AND MADE WATERIGHT BY THE END OF EACH DAY. DAMAGE TO THE BUILDING DUE TO WATER INFILTRATION SHALL BE REPAIRED AND DAMAGED MATERIALS REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- CONTRACTOR SHALL PROTECT ALL SURFACES & COMPONENTS SHOWN "TO REMAIN" THROUGHOUT DEMOLITION AND NEW CONSTRUCTION. CONTRACTOR SHALL REPAIR AND REPLACE ALL DAMAGED SURFACES & COMPONENTS THAT ARE NOT SHOWN TO BE DEMOLISHED. ALL OTHER SURFACES & COMPONENTS NOT SHOWN TO BE "REMOVED," "REMOVED AND SALVAGED," OR "REMOVED AND RE-INSTALLED" SHALL BE CONSIDERED "TO REMAIN."

- DUST CONTROL & DEBRIS CONTAINMENT MEASURES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. DUST SHALL BE CONTROLLED SO NOT TO INFILTRATE ADJACENT INTERIOR SPACES & EXISTING MECHANICAL EQUIPMENT. DEMOLITION DEBRIS, INCLUDING BUT NOT LIMITED TO COVER BOARD, GRAVEL BALLAST, AND ROOF INSULATION SHALL BE CONTROLLED SO NOT TO DAMAGE EXISTING VEGETATION OR BLOW ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS. IF DUST OR DEBRIS MIGRATION IS FOUND, THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING ALL EFFECTED AREAS AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE WALK PADS FROM ROOF ACCESS POINTS AND LADDER LOCATIONS TO ALL ROOF TOP EQUIPMENT LOCATIONS, TYP. AREAS SHOWN ON PLAN ARE APPROXIMATE. FIELD VERIFY ALL EQUIPMENT LOCATIONS AND ROOF ACCESS POINTS.
- CONTRACTOR SHALL THOROUGHLY CLEAN ROOF PRIOR TO PROJECT COMPLETION. REMOVE ALL ROOFING MATERIALS, TOOLS, FASTENERS, EMPTY BUCKETS, USED SEALANT TUBES AND GENERAL REFUSE FROM THE ROOF AND CLEAN ANY DIRT, DUST OR METAL SHAVINGS PRIOR TO COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL USE A MAGNET TO PICK UP ALL FASTENERS AND METAL SCRAPS THAT MAY CAUSE A PUNCTURE IN THE MEMBRANE. SWEEP DUST AND DEBRIS WITH A BROOM, BAG AND REMOVE FROM THE ROOF. RINSE REMAINING DIRT WITH A LOW PRESSURE HOSE.
- CONTRACTOR SHALL INSTALL EXPANSION JOINTS AND CONTROL JOINTS TO MATCH EXISTING INSTALLATION CONDITION. CONTRACTOR IS RESPONSIBLE FOR REPLACING ALL MANUFACTURER REQUIRED OR RECOMMENDED JOINTS INCLUDING ANY NOT INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL PROVIDE AND INSTALL SEALANT AT ALL LOCATIONS INDICATED ON DRAWINGS AND AS REQUIRED FOR A WATER TIGHT ASSEMBLY. SEALANT THAT IS VISIBLE FROM THE GROUND AND/OR USED WITH PREFINISHED METAL COPING/FLASHING SHALL BE COLOR MATCHED TO THE ADJACENT METAL JOINTS SHALL BE TOOLED. JOINTS THAT ARE NOT TOOLED, COLOR MATCHED OR HAVE EXCESSIVE SEALANT ON ADJACENT MATERIALS WILL NOT BE ACCEPTED. REJECTED JOINTS WILL BE FULLY REMOVED AND REINSTALLED.
- CONTRACTOR SHALL REMOVE AND REINSTALL ROOF TOP MECHANICAL UNITS (RTU) AS REQUIRED TO INSTALL NEW MEMBRANE ROOFING. OWNER SHALL HIRE A SEPARATE MECHANICAL CONTRACTOR TO LIFT & RAISE CURBS OF ROOFTOP UNITS TO ALLOW FOR INCREASED ROOF INSULATION THICKNESS. ROOFING CONTRACTOR SHALL COORDINATE W/OWNER AND REMOVE EXISTING GASKET, SEALANT, ROOF FLASHING, AND ALL RELATED ADHESIVES AND FASTENERS. PREPARE CURB FOR NEW FLASHING. SEE DETAILS. PRIOR TO REINSTALLING RTU'S, MECHANICAL CONTRACTOR SHALL INSPECT ALL PIPING, ELECTRICAL CONNECTIONS AND DUCTING, AND REPLACE ANY DAMAGED MATERIALS WITH NEW. ALL RTU'S SHALL BE TESTED AND FOUND TO BE IN PROPER WORKING ORDER. CONTRACTOR SHALL PROVIDE INSPECTION REPORT TO THE OWNER PRIOR TO PROJECT COMPLETION.
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ROOF PLAN - KEY NOTE LEGEND:

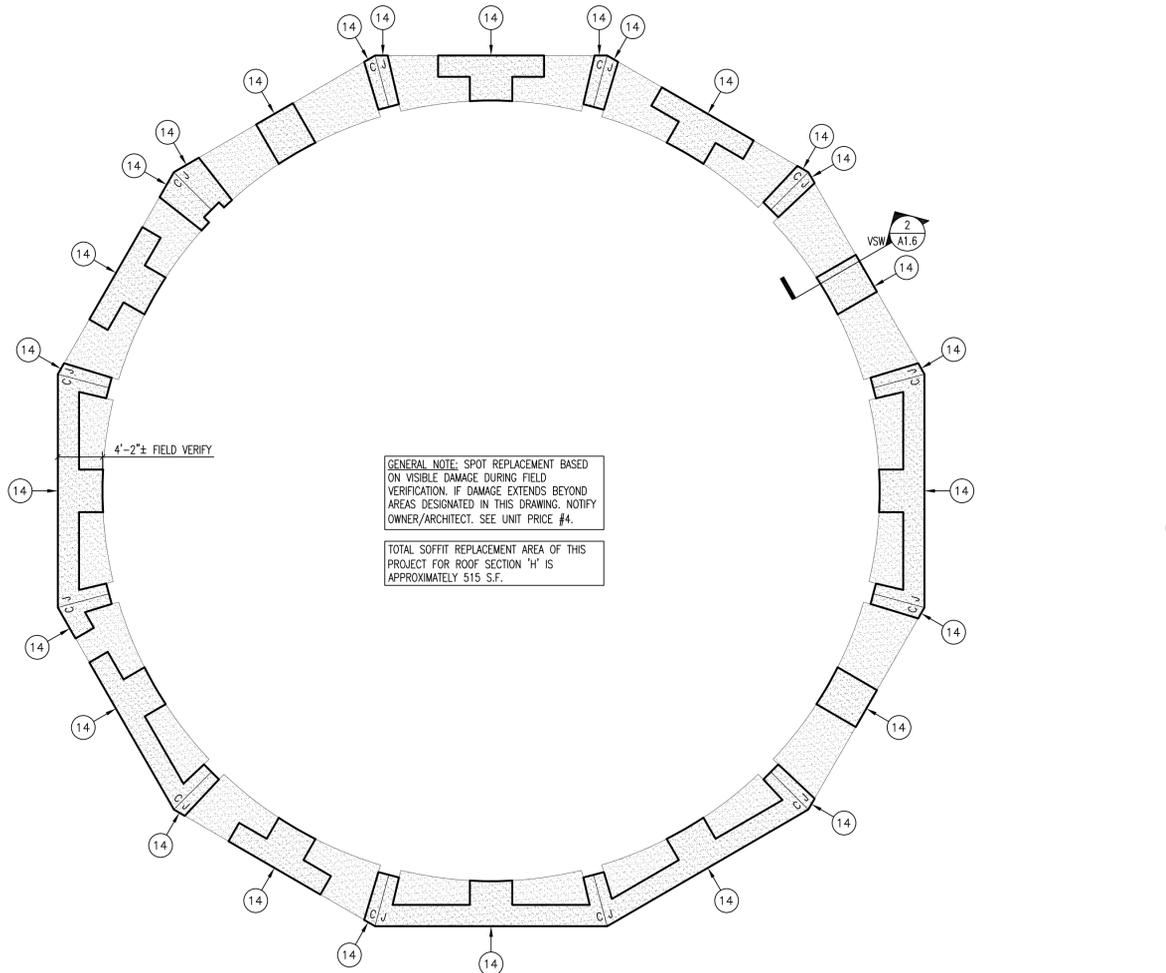
- EPDM ROOF ASSEMBLY:
PROVIDE & INSTALL NEW ROOF MEMBRANE, COVERBOARD, INSULATION AND/OR VAPOR BARRIER AS DESCRIBED FOR EACH ROOF AREA AS DESCRIBED IN THE ROOF ASSEMBLY DESCRIPTION ON SHEET VSW-SP1.1.
INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS FOR A 30 YEAR WARRANTY AND WATERTIGHT ASSEMBLY.
- ROOFING ASSEMBLY (STANDING SEAM):
PROVIDE & INSTALL NEW UC-6 STANDING SEAM METAL 12" WIDE PANEL ROOFING SYSTEM OVER DOUBLE LAYERED SELF-ADHERED METAL PANEL UNDERLAYMENT.
INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS FOR A 30 YEAR WARRANTY AND WATERTIGHT ASSEMBLY.
PROVIDE KYNAR 500 FINISH WITH MANUFACTURERS FINISH WARRANTY. COLOR: MATTE BLACK.
- BOOT/PIPE PENETRATION FLASHING:
EXTEND MEMBRANE FLASHING UP PIPE/CONDUIT, FULLY ADHERE AND SECURE WITH CLAMP RING. PROVIDE & INSTALL BOOT FLASHING PER ROOFING MANUFACTURER. INSTALL STAINLESS STEEL CLAMPING RING AND CONTINUOUS SEALANT BEAD AT TOP OF BOOT FLASHING. SEE DETAILS.
- ROOF DRAIN:
PROVIDE & INSTALL NEW MEMBRANE FLASHING PER MANUFACTURERS INSTRUCTIONS AND REINSTALL CLAMP RING WITH NEW LONGER BOLTS AS REQUIRED. REPLACE ANY EXISTING PLASTIC STRAINER BASKETS WITH PAINTED CAST IRON. SEE DETAILS.
- ROOF TOP MECHANICAL CURB FLASHING:
INSTALL NEW MEMBRANE FLASHING UP AND OVER EXISTING MECHANICAL CURB AND SECURE AT INTERIOR FACE ~OR~ PROVIDE PREFINISHED METAL COUNTER FLASHING TIGHT TO UNDERSIDE OF ROOF TOP UNIT. INSTALL NEW NEOPRENE GASKET ON TOP OF CURB AND RE-SET MECHANICAL UNIT AS REQUIRED.
- ROOF EDGE FASCIA FLASHING:
PROVIDE & INSTALL NEW PREFINISHED STEEL ROOF EDGE FLASHING WITH CONTINUOUS CLEAT ON EXTERIOR FACE, FASTEN TO WOOD BLOCKING AND ADHERE ROOF MEMBRANE AND MEMBRANE FLASHING. INSTALL PER ES-1 STANDARD. PROVIDE KYNAR 500 FINISH WITH MANUFACTURERS FINISH WARRANTY. HEM ALL EXPOSED EDGES. COLOR: MATTE BLACK. SEE DETAILS.
- COPING CAP FLASHING:
PROVIDE & INSTALL NEW PREFINISHED STEEL COPING CAP WITH CONTINUOUS CLEATS ON BOTH SIDES. INSTALL PER ES-1 STANDARD. PROVIDE KYNAR 500 FINISH WITH MANUFACTURERS FINISH WARRANTY. HEM ALL EXPOSED EDGES. INSTALL LAP JOINT COVERS AT JOINTS. FIELD VERIFY PARAPET WIDTH PRIOR TO FABRICATION. COLOR: MATTE BLACK. SEE DETAILS.
- COUNTER FLASHING:
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- ROOF DECK INFILL:
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COLOR: MATTE BLACK (MATCH EXISTING)
- PITCH PAN:
PROVIDE & INSTALL PITCH PAN, CAP AND INFILL. EXISTING CONDUIT/MECHANICAL LINES AND STRUCTURAL STEEL COLUMNS TO REMAIN. SEE DETAILS.
- RIDGE CAP FLASHING:
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- STARTER STRIP & DRIP FLASHING:
PROVIDE & INSTALL PREFINISHED STARTER STRIP & DRIP FLASHING. PROVIDE KYNAR 500 FINISH WITH MANUFACTURERS FINISH WARRANTY. HEM ALL EXPOSED EDGES. SEE DETAILS.
COLOR: MATTE BLACK. SIZE: MATCH EXISTING.
- GYPSUM BOARD SHEATHING/SOFFIT:
PATCH & REPAIR EXISTING DAMAGED GYPSUM BOARD SOFFIT. EXISTING UNDAMAGED GYPSUM BOARD SOFFIT TO REMAIN. EXISTING SOFFIT FRAMING AND INSULATION TO REMAIN. FINISH REPAIRED SOFFIT TO MATCH ADJACENT SURFACES IN PLANE AND TEXTURE. PRIME AND PAINT ENTIRE SOFFIT SURFACE TO PROVIDE A UNIFORM SMOOTH FINISH. SEE DETAILS. SEE SPECIFICATIONS.
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- HEADWALL FLASHING:
TIE NEW STANDING SEAM METAL ROOF SYSTEM INTO EXISTING HEADWALL FLASHING PER MANUFACTURER'S WARRANTY REQUIREMENTS. PROVIDE KYNAR 500 FINISH WITH MANUFACTURERS FINISH WARRANTY. HEM ALL EXPOSED EDGES. SEE DETAILS. COLOR: MATTE BLACK.

ALL PORTIONS OF THE WORK RELATED TO THE INSTALLATION OF THE ROOF MEMBRANE SHALL BE PERFORMED BY THE CONTRACTOR, UTILIZING ITS OWN ORGANIZATION AND WORK FORCE. NO PORTION OF THE WORK RELATED TO THE INSTALLATION OF THE ROOF MEMBRANE MAY BE SUBCONTRACTOR OUT TO ANY SUB-CONTRACTOR.

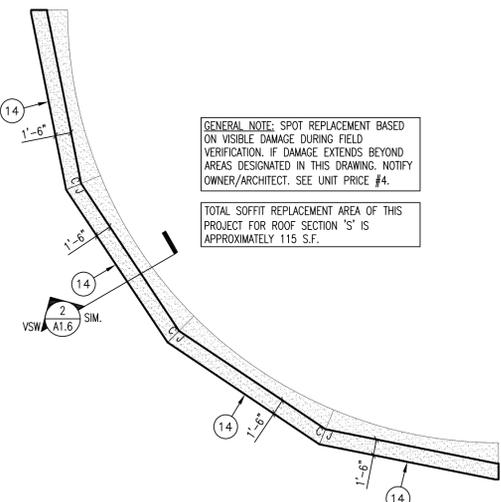
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THIS LEGEND IS FOR VISUAL REFERENCE ONLY



1 REFLECTED CEILING PLAN - SECTION 'H'
SCALE: 1/8" = 1'-0"



2 REFLECTED CEILING PLAN - SECTION 'S'
SCALE: 1/8" = 1'-0"

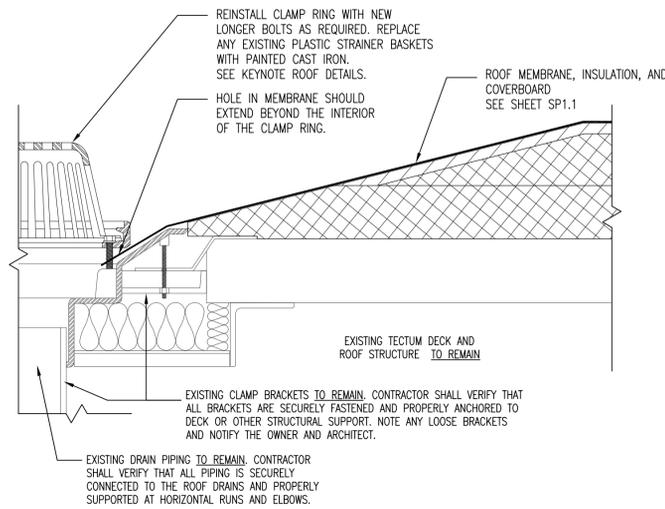
THESE DRAWINGS AND INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL BE THE PROPERTY OF MELLE. ANY REPRODUCTION OR TRANSMISSION OF THIS PROJECT AND SHALL NOT BE MADE IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MELLE. ANY OTHER LOCATIONS WITHOUT THE WRITTEN PERMISSION OF MELLE, LLC, IS PROHIBITED.

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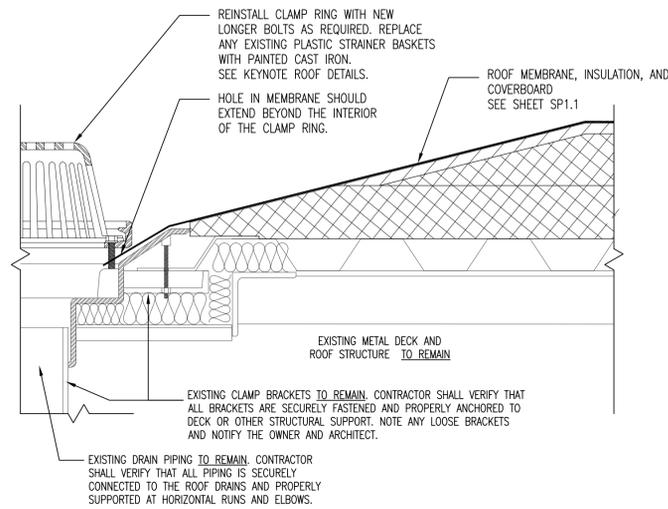
WDMCS 2026 ROOF REPLACEMENTS
 625 S 35TH STREET
 WEST DES MOINES, IOWA 50265
 V A L L E Y
 SOUTHWOODS

PRINT DATE:
 MARCH 10TH, 2026
 SHEET NAME:
 REFLECTED CEILING PLAN

VSW-A1.4



9 SECTION DETAIL - ROOF DRAIN W/ TECTUM DECK, TYPICAL
SCALE: 3" = 1'-0"



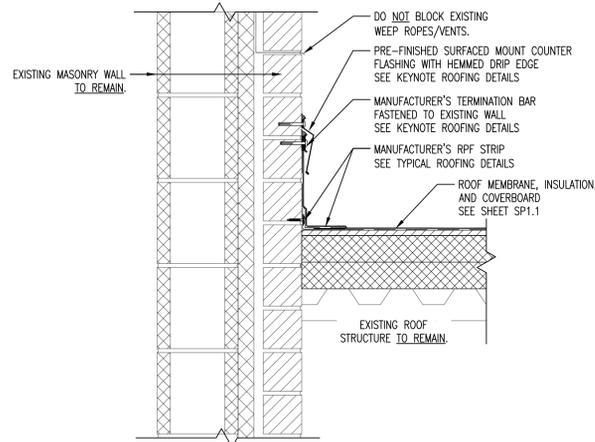
10 SECTION DETAIL - ROOF DRAIN W/ METAL DECK, TYPICAL
SCALE: 3" = 1'-0"

NOT USED
SEE KEYNOTE ROOFING DETAILS

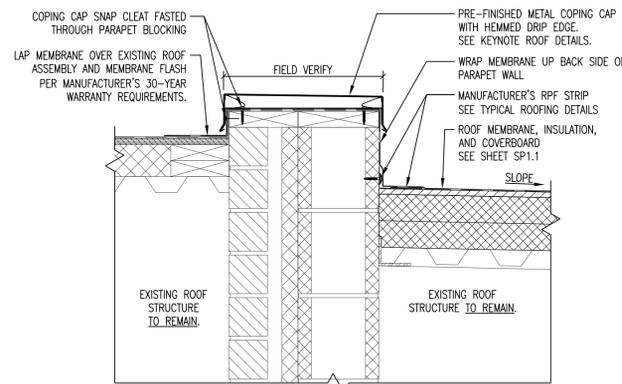
NOT USED
SEE KEYNOTE ROOFING DETAILS

11 SECTION DETAIL - MECHANICAL CURB FLASHING, TYPICAL
SCALE: 3" = 1'-0"

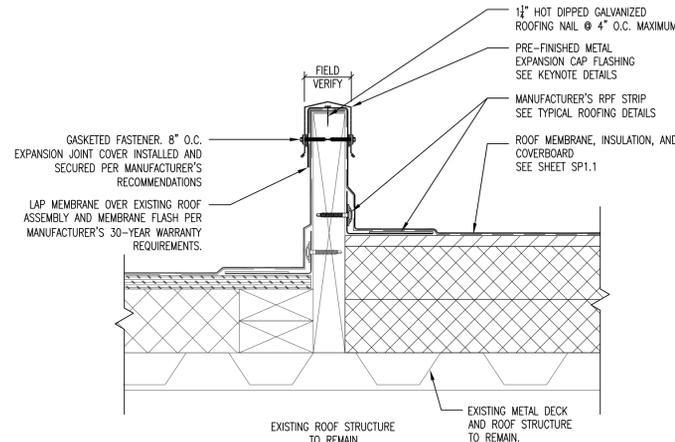
12 SECTION DETAIL - ROOF VENT, TYPICAL
SCALE: 3" = 1'-0"



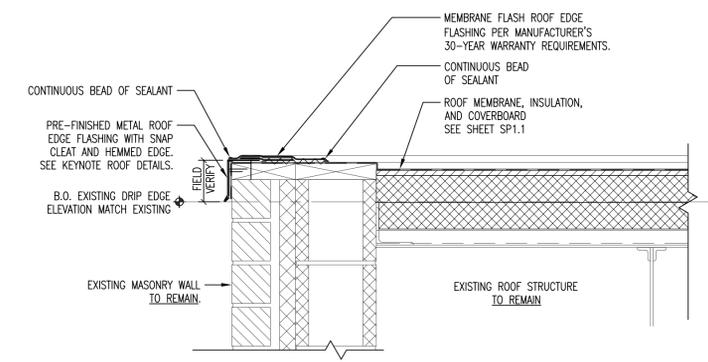
5 SECTION DETAIL - FLASHING DETAIL W/ METAL DECK
SCALE: 1-1/2" = 1'-0"



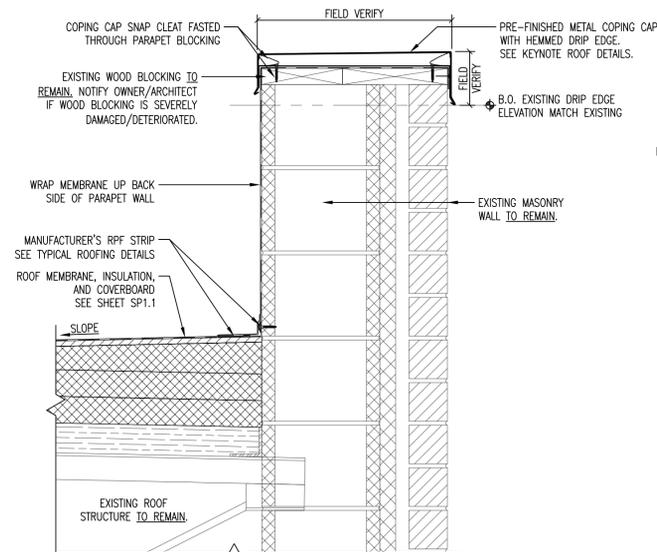
6 SECTION DETAIL - EXPANSION JOINT
SCALE: 1-1/2" = 1'-0"



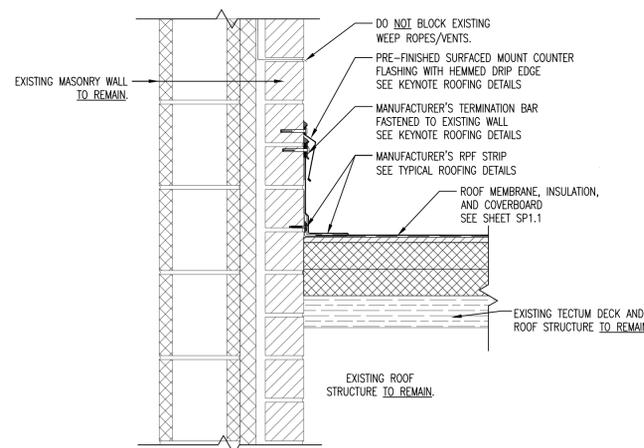
7 SECTION DETAIL - RELIEF CURB
SCALE: 3" = 1'-0"



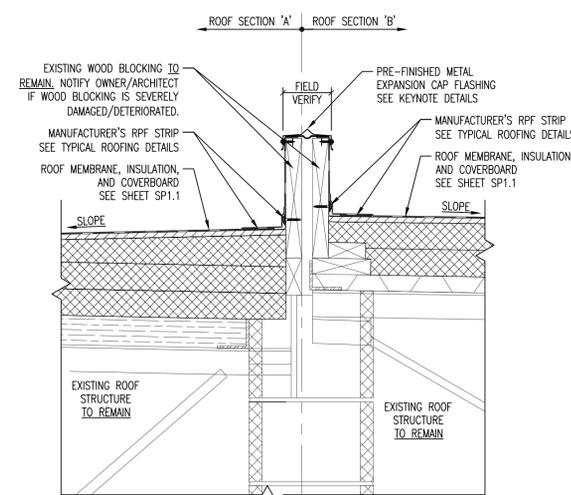
8 SECTION DETAIL - ROOF EDGE FLASHING, TYPICAL
SCALE: 1-1/2" = 1'-0"



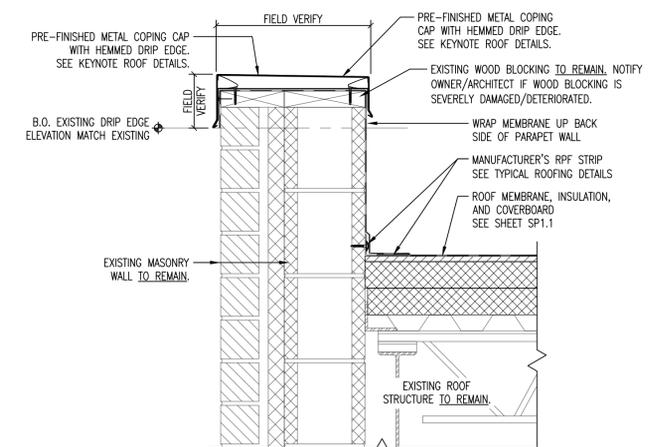
1 SECTION DETAIL - PARAPET @ GYM
SCALE: 1-1/2" = 1'-0"



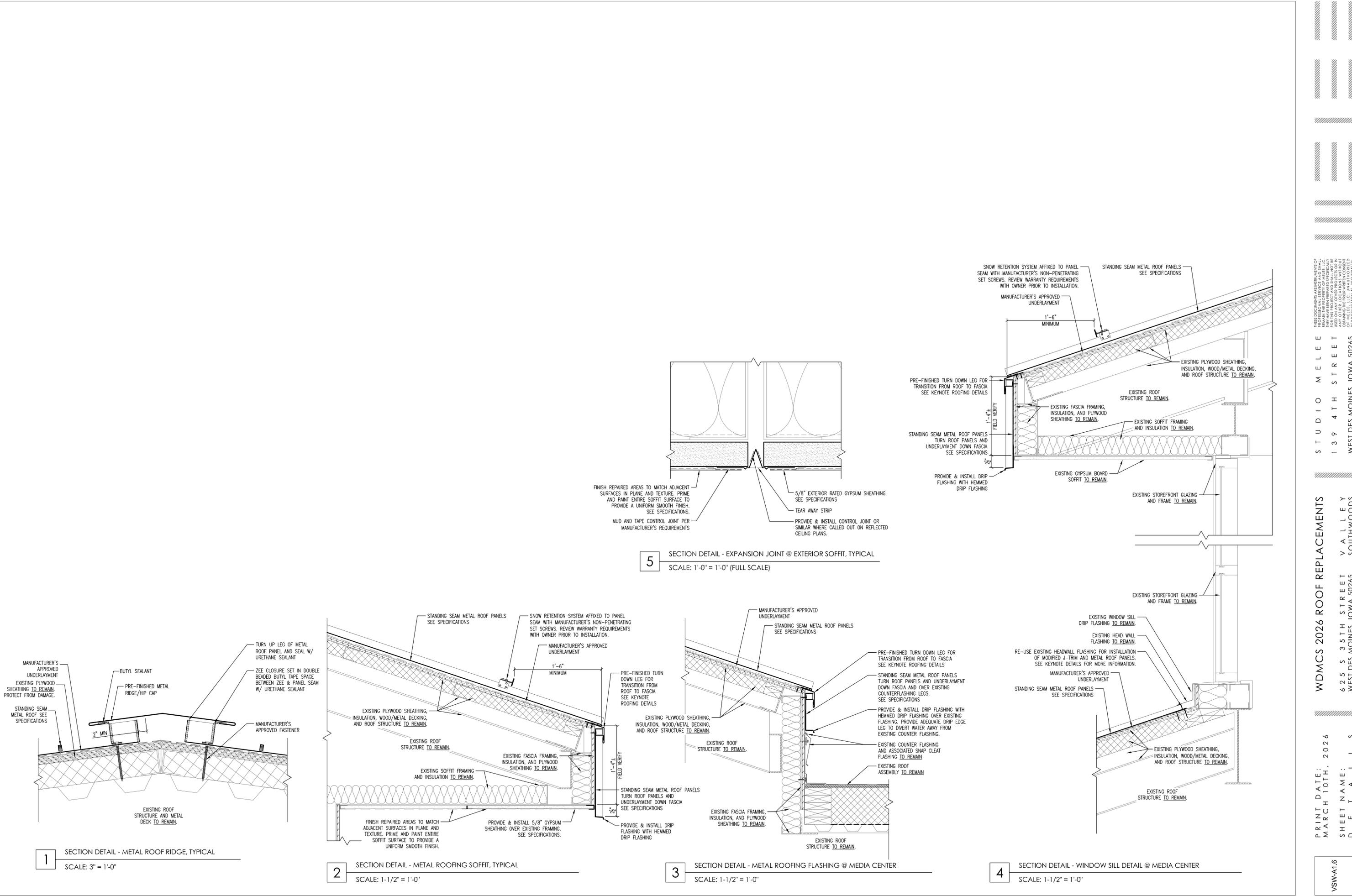
2 SECTION DETAIL - COUNTER FLASHING DETAIL W/ TECTUM DECK
SCALE: 1-1/2" = 1'-0"



3 SECTION DETAIL - EXPANSION FLASHING @ GYM
SCALE: 1-1/2" = 1'-0"



4 SECTION DETAIL - PARAPET, TYPICAL
SCALE: 1-1/2" = 1'-0"



1 SECTION DETAIL - METAL ROOF RIDGE, TYPICAL
SCALE: 3" = 1'-0"

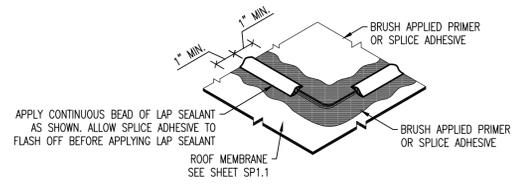
2 SECTION DETAIL - METAL ROOFING SOFFIT, TYPICAL
SCALE: 1-1/2" = 1'-0"

3 SECTION DETAIL - METAL ROOFING FLASHING @ MEDIA CENTER
SCALE: 1-1/2" = 1'-0"

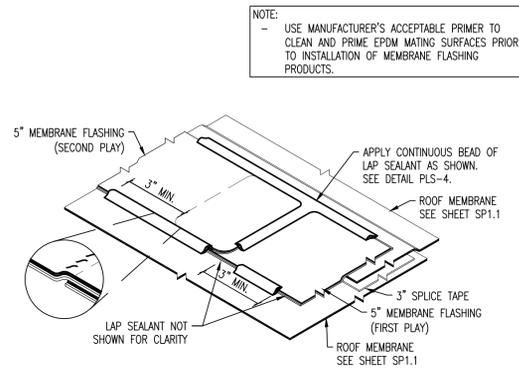
4 SECTION DETAIL - WINDOW SILL DETAIL @ MEDIA CENTER
SCALE: 1-1/2" = 1'-0"

5 SECTION DETAIL - EXPANSION JOINT @ EXTERIOR SOFFIT, TYPICAL
SCALE: 1'-0" = 1'-0" (FULL SCALE)

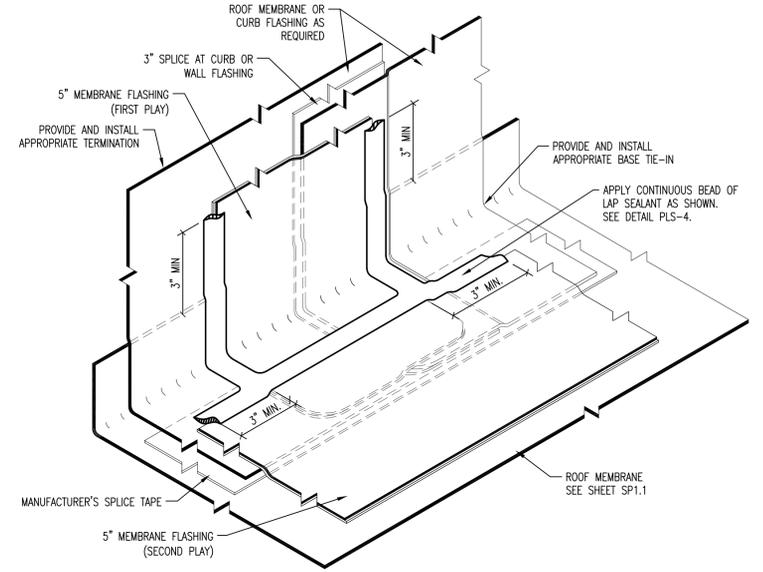
WDMCS 2026 ROOF REPLACEMENTS
 V A L L E Y S O U T H W O O D S
 6 2 5 S 3 5 T H S T R E E T W E S T D E S M O I N E S , I O W A 5 0 2 6 5
 S T U D I O M E L E E
 1 3 9 4 T H S T R E E T W E S T D E S M O I N E S , I O W A 5 0 2 6 5
 PRINT DATE: MARCH 10TH, 2026
 SHEET NAME: DETAIL
 VSW-A1.6



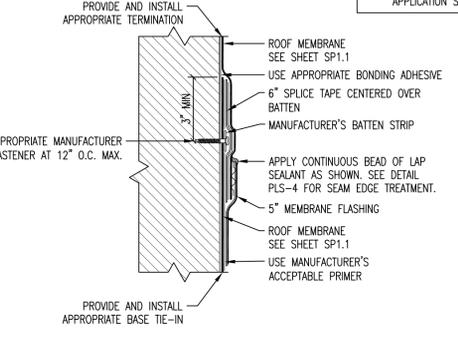
STANDARD DETAILS **PLS-4**
SCALE: 3" = 1'-0"



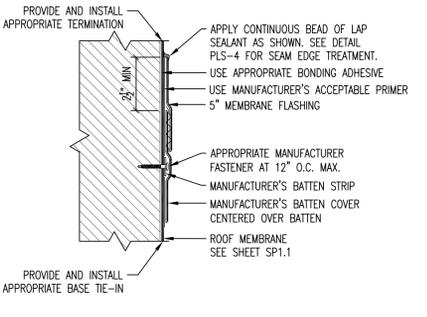
STANDARD DETAILS **PLS-5**
SCALE: 3" = 1'-0"



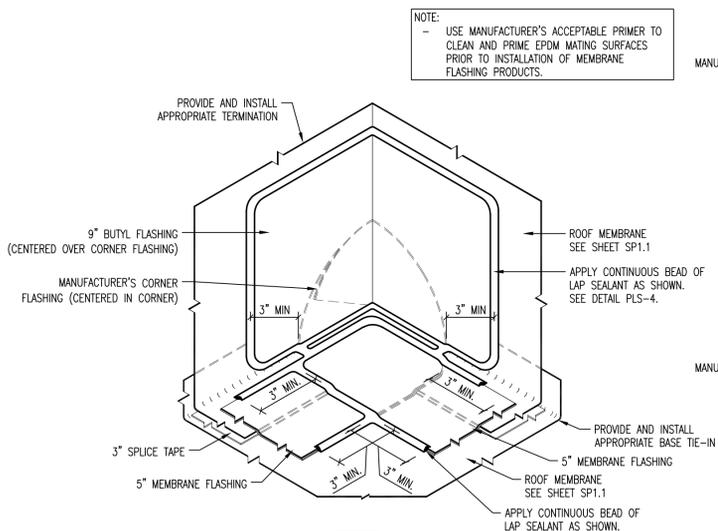
STANDARD DETAILS **PLS-6**
SCALE: 3" = 1'-0"



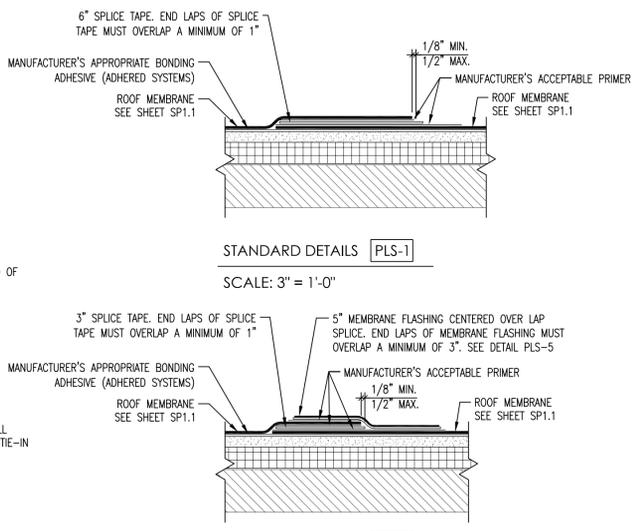
STANDARD DETAILS **PT-13**
SCALE: 3" = 1'-0"



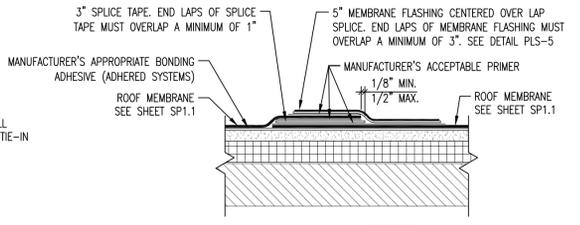
STANDARD DETAILS **PT-14**
SCALE: 3" = 1'-0"



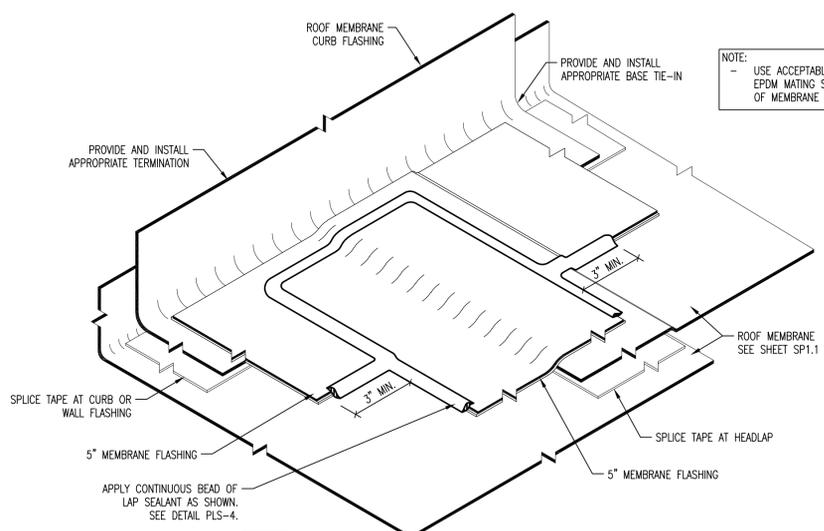
STANDARD DETAILS **PC-5**
SCALE: 3" = 1'-0"



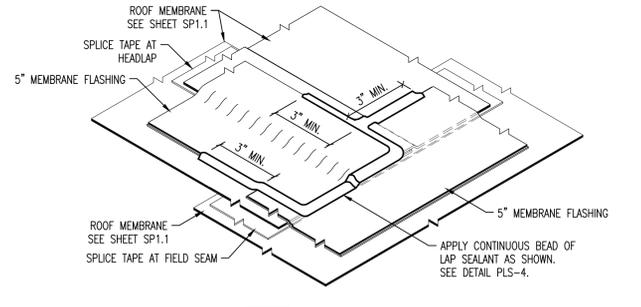
STANDARD DETAILS **PLS-1**
SCALE: 3" = 1'-0"



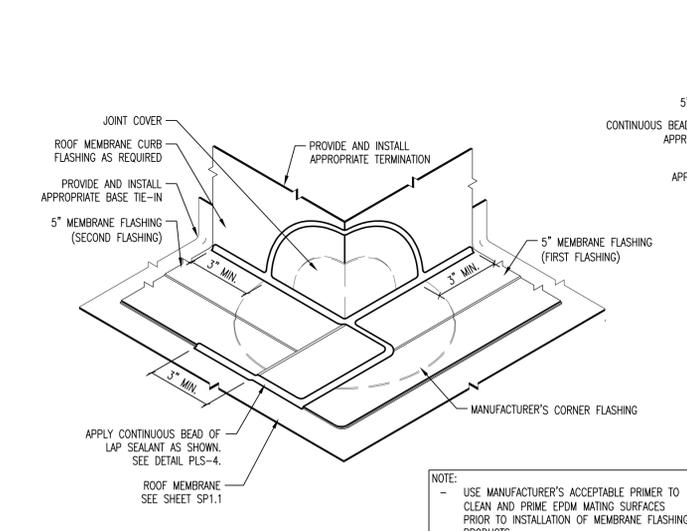
STANDARD DETAILS **PLS-1**
SCALE: 3" = 1'-0"



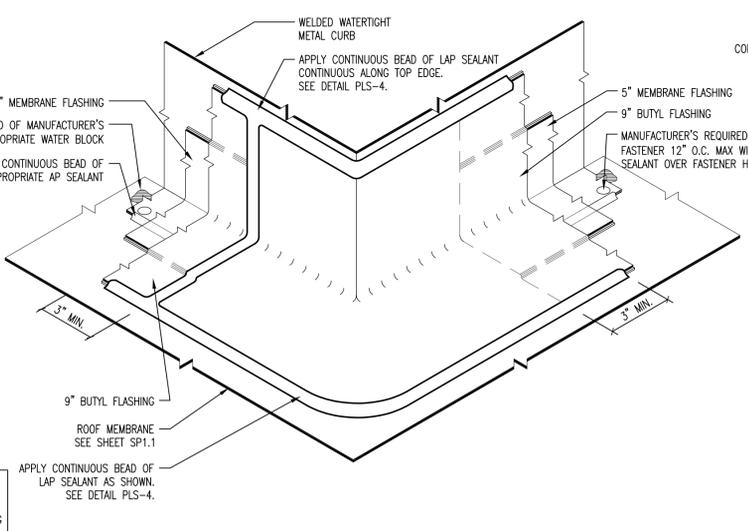
STANDARD DETAILS **PLS-2**
SCALE: 3" = 1'-0"



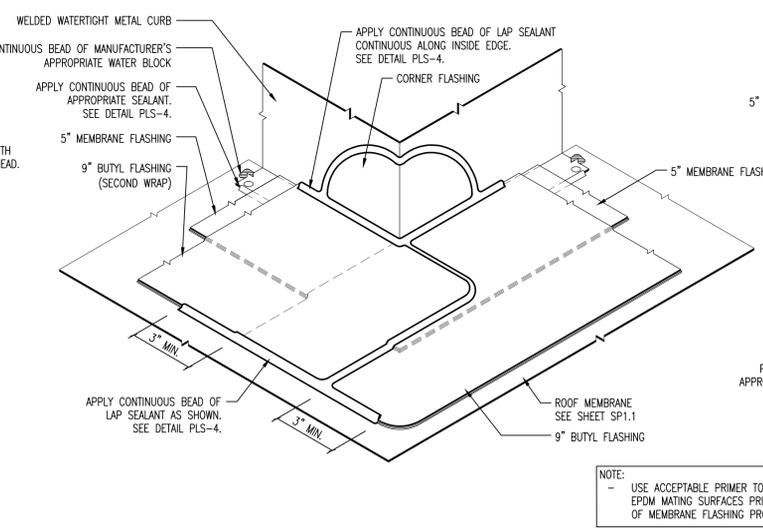
STANDARD DETAILS **PLS-3**
SCALE: 3" = 1'-0"



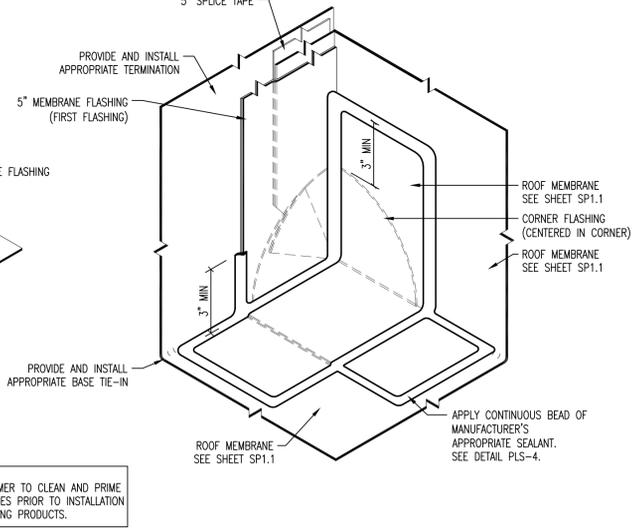
STANDARD DETAILS **PC-1**
SCALE: 3" = 1'-0"



STANDARD DETAILS **PC-2**
SCALE: 3" = 1'-0"



STANDARD DETAILS **PC-3**
SCALE: 3" = 1'-0"



STANDARD DETAILS **PC-4**
SCALE: 3" = 1'-0"

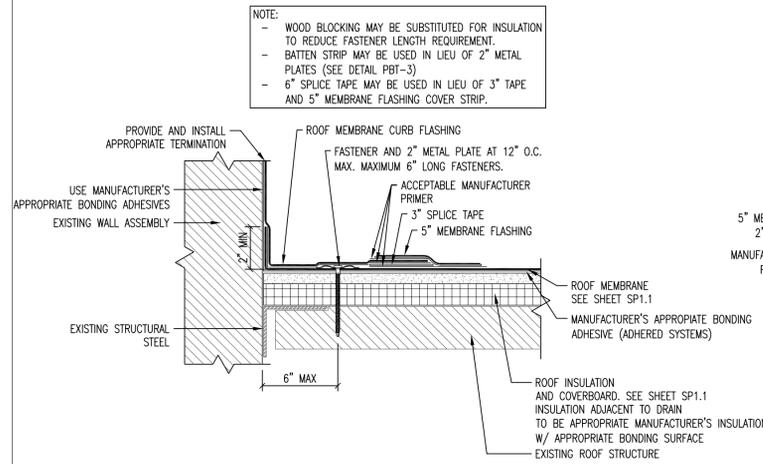
NOTE:
- MANUFACTURER'S POLYMER OR METAL BATTEN STRIP ACCEPTABLE FOR WOOD OR METAL SUBSTRATE. METAL BATTEN MUST BE USED WITH MASONRY SUBSTRATE.
- IF INTERMEDIATE ATTACHMENT IS REQUIRED, COMPLETE AS FOLLOWS:
-- UP TO 5' (1.5 m) WALL HEIGHT - NONE REQUIRED
-- 5' (1.5 m) - 10' (3 m) WALL HEIGHT - ONE
-- ATTACHMENT AT 1/2 (13 mm) THE WALL HEIGHT
-- ABOVE 10' (3 m) - ONE ATTACHMENT EVERY 3' (1 m)
- THERE ARE SOME CONDITIONS WHICH DO NOT REQUIRE INTERMEDIATE ATTACHMENT. REFER TO MANUFACTURER'S APPLICATION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

NOTE:
- USE MANUFACTURER'S ACCEPTABLE PRIMER TO CLEAN AND PRIME EPDM MATING SURFACES PRIOR TO INSTALLATION OF MEMBRANE FLASHING PRODUCTS.

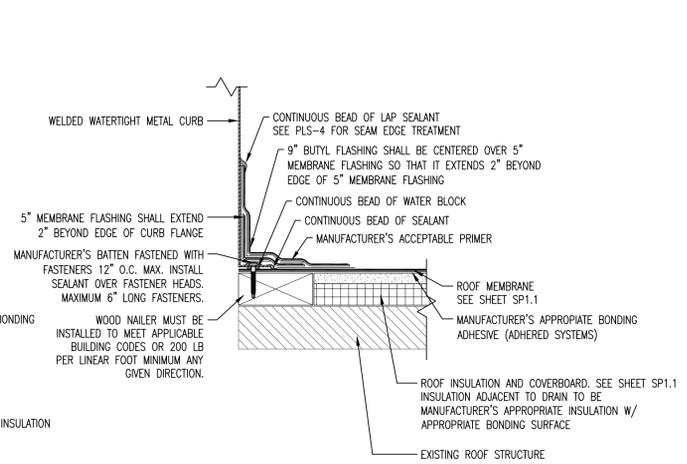
NOTE:
- USE ACCEPTABLE PRIMER TO CLEAN AND PRIME EPDM MATING SURFACES PRIOR TO INSTALLATION OF MEMBRANE FLASHING PRODUCTS.

NOTE:
- USE MANUFACTURER'S ACCEPTABLE PRIMER TO CLEAN AND PRIME EPDM MATING SURFACES PRIOR TO INSTALLATION OF MEMBRANE FLASHING PRODUCTS.

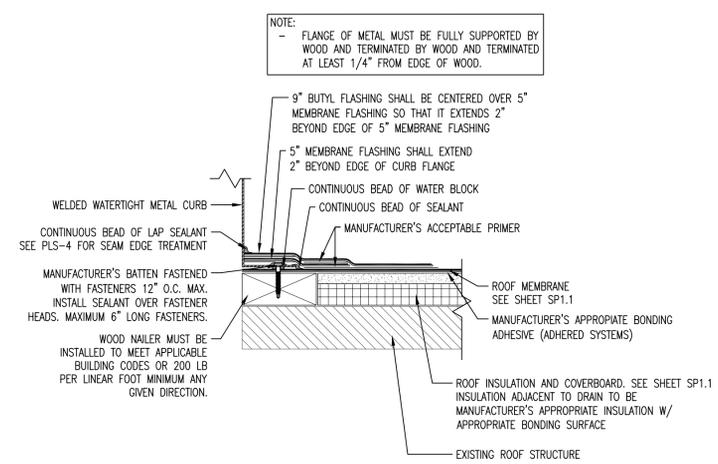
NOTE:
- USE ACCEPTABLE PRIMER TO CLEAN AND PRIME EPDM MATING SURFACES PRIOR TO INSTALLATION OF MEMBRANE FLASHING PRODUCTS.



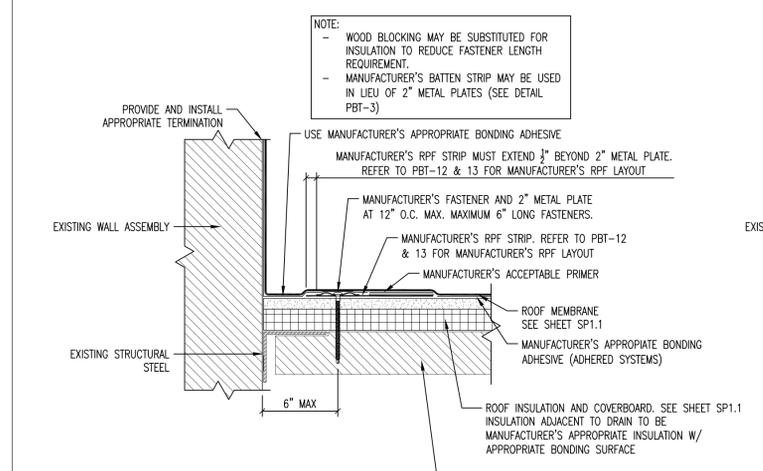
STANDARD DETAILS **PBT-9**
SCALE: 3" = 1'-0"



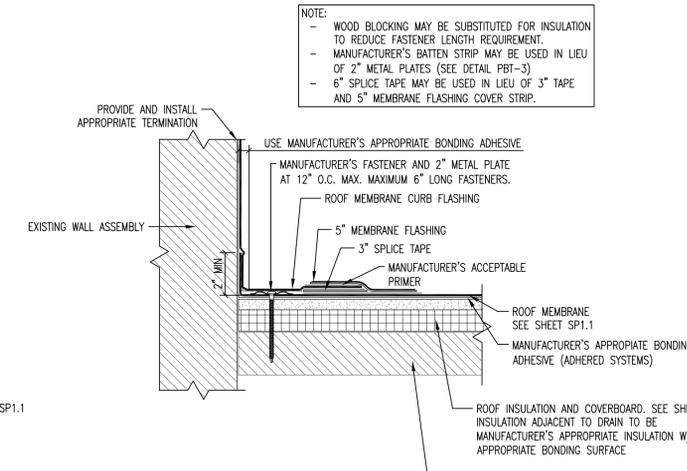
STANDARD DETAILS **PBT-10**
SCALE: 3" = 1'-0"



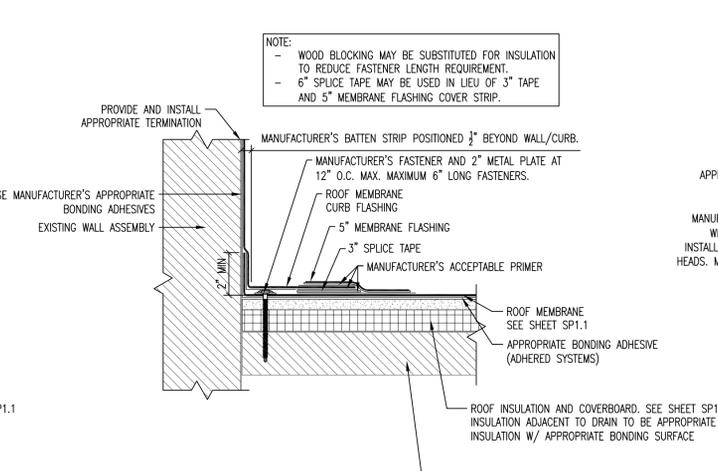
STANDARD DETAILS **PBT-11**
SCALE: 3" = 1'-0"



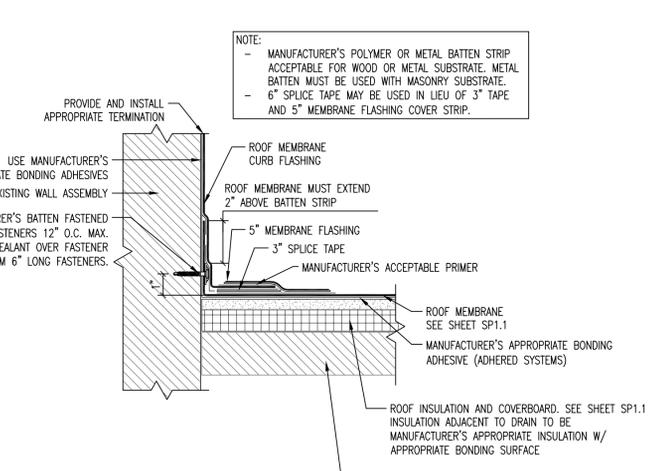
STANDARD DETAILS **PBT-5**
SCALE: 3" = 1'-0"



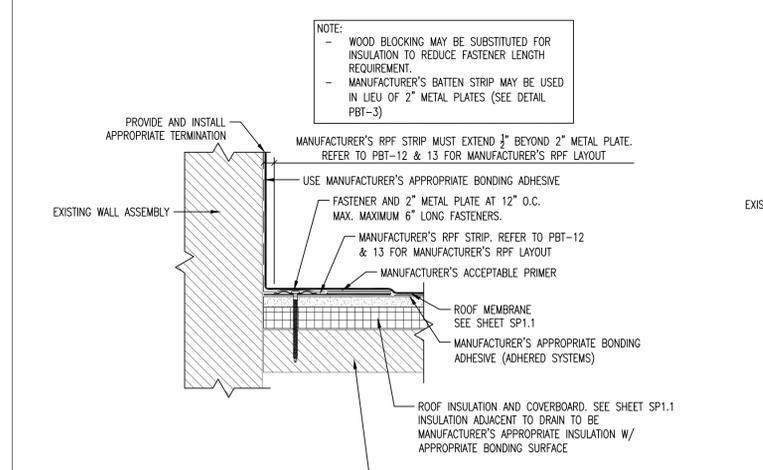
STANDARD DETAILS **PBT-6**
SCALE: 3" = 1'-0"



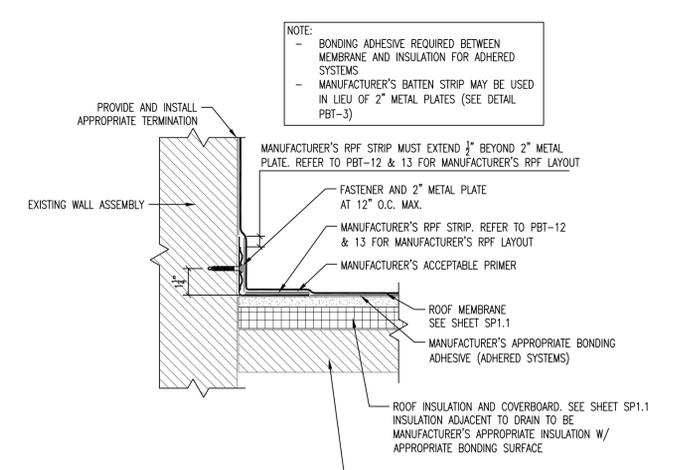
STANDARD DETAILS **PBT-7**
SCALE: 3" = 1'-0"



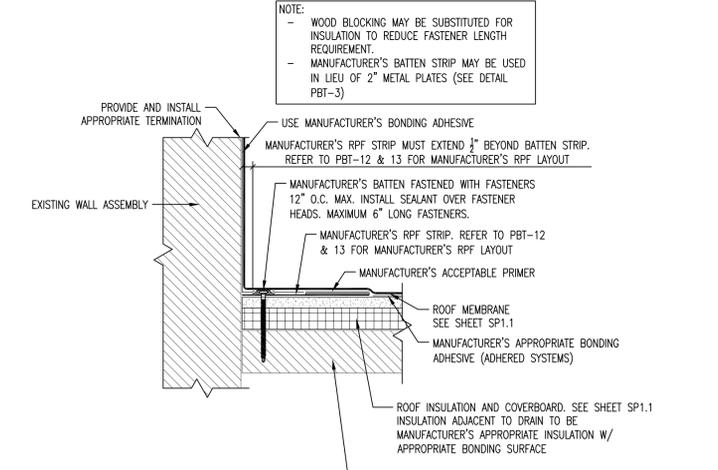
STANDARD DETAILS **PBT-8**
SCALE: 3" = 1'-0"



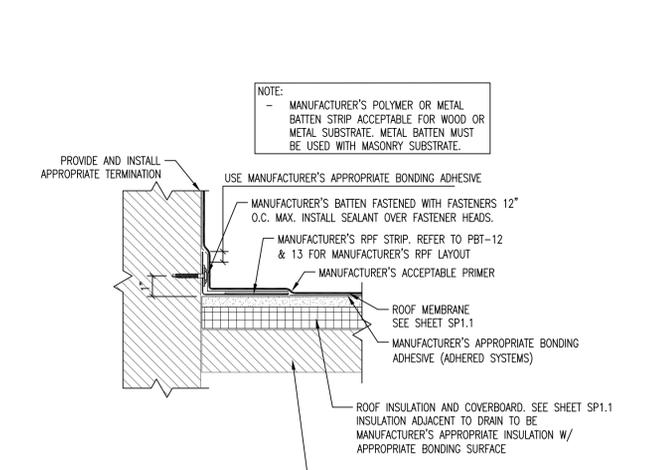
STANDARD DETAILS **PBT-1**
SCALE: 3" = 1'-0"



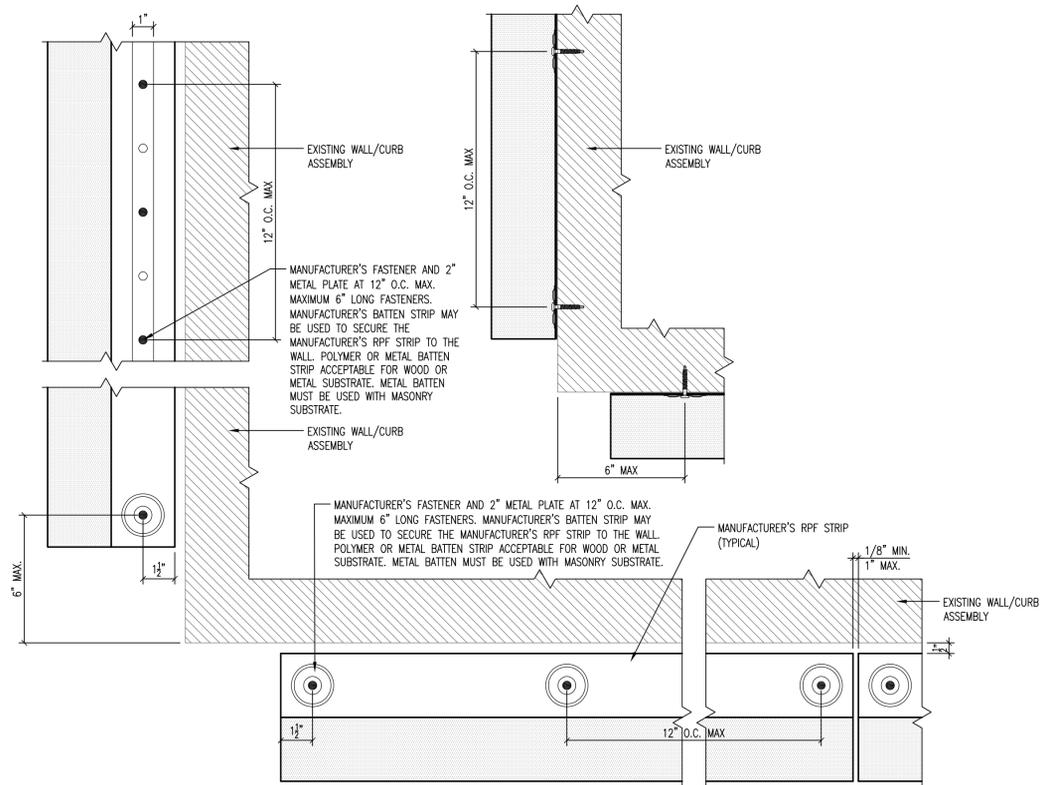
STANDARD DETAILS **PBT-2**
SCALE: 3" = 1'-0"



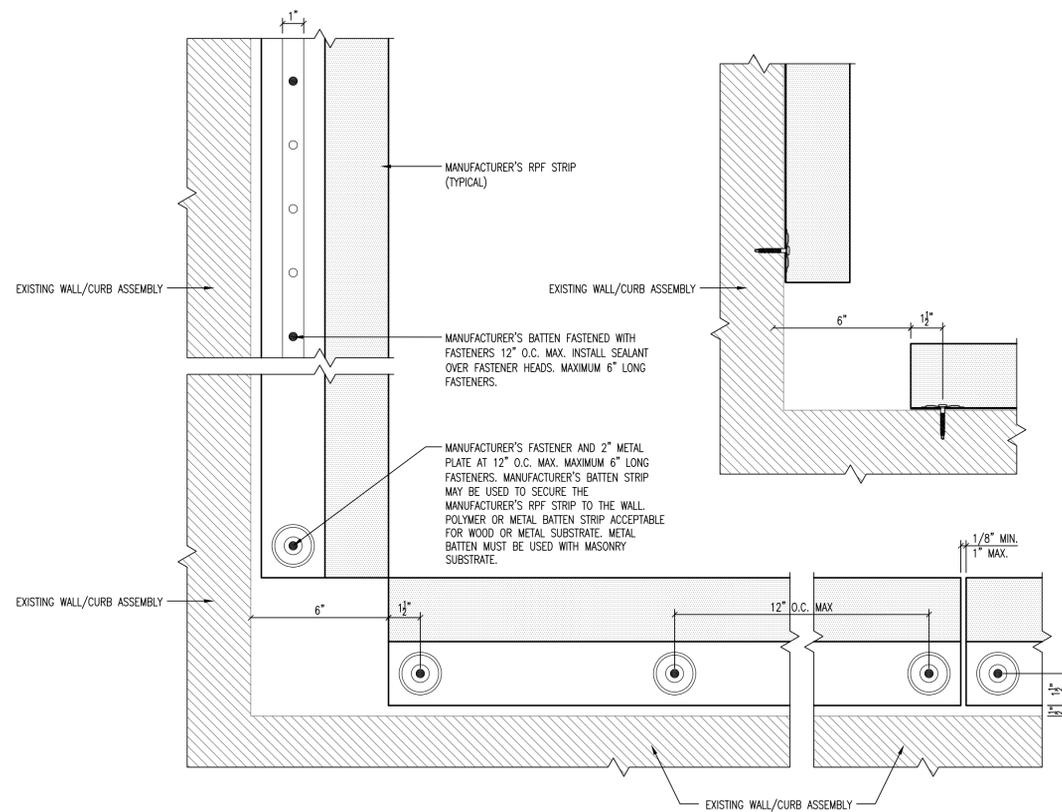
STANDARD DETAILS **PBT-3**
SCALE: 3" = 1'-0"



STANDARD DETAILS **PBT-4**
SCALE: 3" = 1'-0"

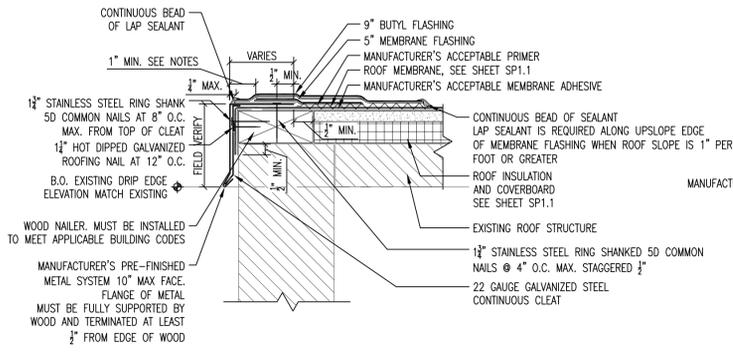


STANDARD DETAILS **PBT-12**
SCALE: 3" = 1'-0"



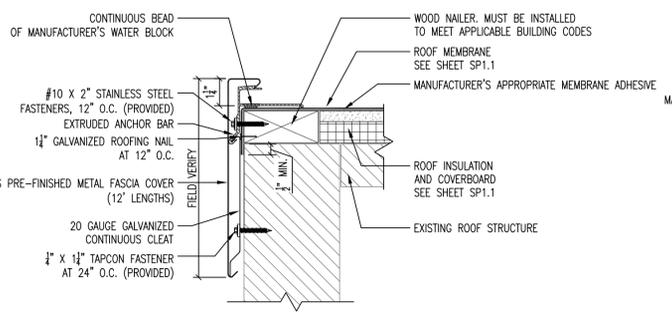
STANDARD DETAILS **PBT-13**
SCALE: 3" = 1'-0"





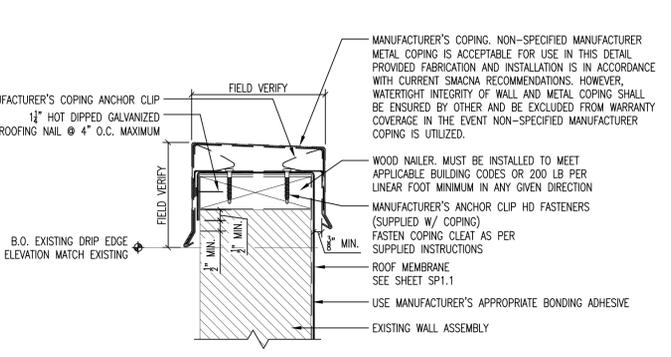
- 9" BUTYL FLASHING MUST EXTEND TO WITHIN 1" OF METAL EDGE.
- INSTALL METAL WORK TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- INCLUDES 6" WIDE CONCEALED SPLICE PLATES.
- CONCEALED SPLICE PLATES MUST BE FIELD CAULKED TO PREVENT WATER ENTRY.

KEYNOTE DETAIL 6
SCALE: 3" = 1'-0"



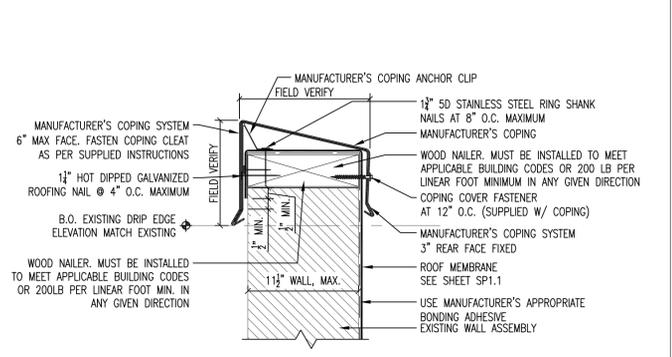
- REFER TO TECHNICAL INFORMATION SHEETS FOR FASCIA SIZES, ACCESSORIES, AND FINISHES AVAILABLE.
- 3" SPLICE PLATES PROVIDED AT ALL JOINTS.
- MECHANICALLY ATTACHED SYSTEMS REQUIRE THE INSTALLATION OF AN APPROPRIATE PERIMETER SECUREMENT USING BATTEN STRIPS AND FASTENERS THAT ARE STRIPPED IN, MAX 12" FROM PERIMETER EDGE.
- NO WRINKLES/FOLDS IN TPO MEMBRANE EXTENDING UNDER EDGE METAL OR DRAIN BAR TO ENSURE PROPER SEALING OF DIFFERENT SEALANTS USED IN ROOF EDGE DETAILS.

KEYNOTE DETAIL 6
SCALE: 3" = 1'-0"



- MANUFACTURER'S COPING, NON-SPECIFIED MANUFACTURER METAL COPING IS ACCEPTABLE FOR USE IN THIS DETAIL PROVIDED FABRICATION AND INSTALLATION IS IN ACCORDANCE WITH CURRENT SMACNA RECOMMENDATIONS. HOWEVER, WATER TIGHT INTEGRITY OF WALL AND METAL COPING SHALL BE ENSURED BY OTHER AND BE EXCLUDED FROM WARRANTY COPING IS UTILIZED.
- WOOD NAILER, MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LB PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION
- MANUFACTURER'S ANCHOR CLIP HD FASTENERS (SUPPLIED W/ COPING) FASTEN COPING CLEAT AS PER SUPPLIED INSTRUCTIONS
- USE MANUFACTURER'S APPROPRIATE BONDING ADHESIVE

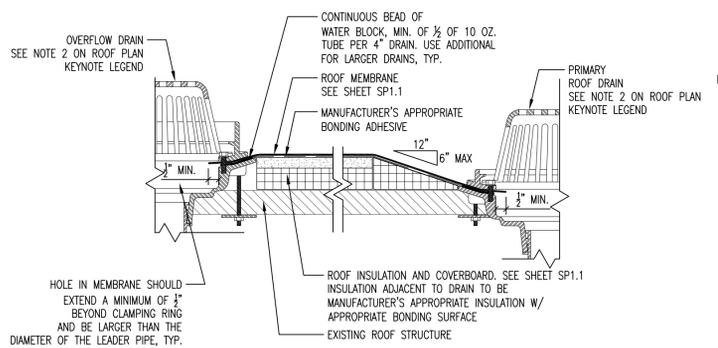
KEYNOTE DETAIL 7
SCALE: 3" = 1'-0"



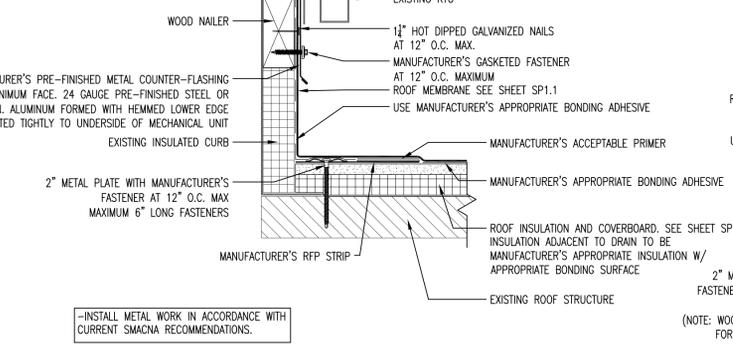
- MANUFACTURER'S COPING SYSTEM 6" MAX FACE. FASTEN COPING CLEAT AS PER SUPPLIED INSTRUCTIONS
- 1 1/2" HOT DIPPED GALVANIZED ROOFING NAIL @ 4" O.C. MAXIMUM
- B.O. EXISTING DRIP EDGE ELEVATION MATCH EXISTING
- WOOD NAILER, MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LB PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION
- USE MANUFACTURER'S APPROPRIATE BONDING ADHESIVE

KEYNOTE DETAIL 7
SCALE: 3" = 1'-0"

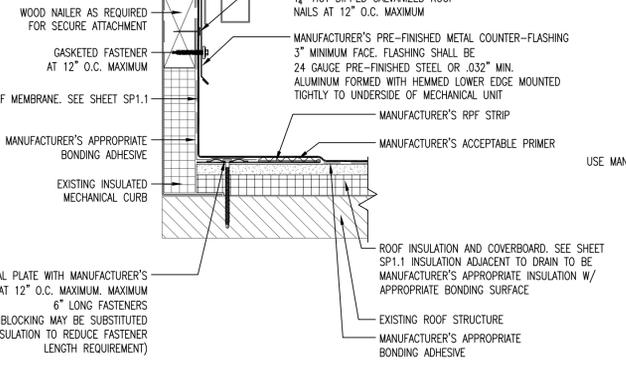
- IN RE-ROOF APPLICATIONS:
- REMOVE EXISTING FLASHINGS DOWN TO METAL BOWL
 - REPAIR OR REPLACE BROKEN DRAIN COMPONENTS
 - DRILL AND TAP BROKEN DRAIN BOLTS AND REPLACE IF NECESSARY



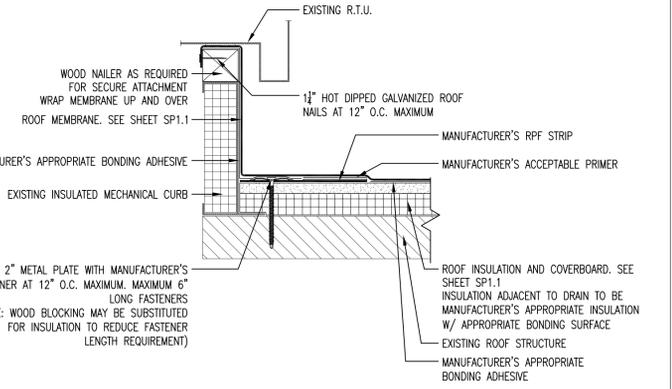
KEYNOTE DETAIL 4
SCALE: 3" = 1'-0"



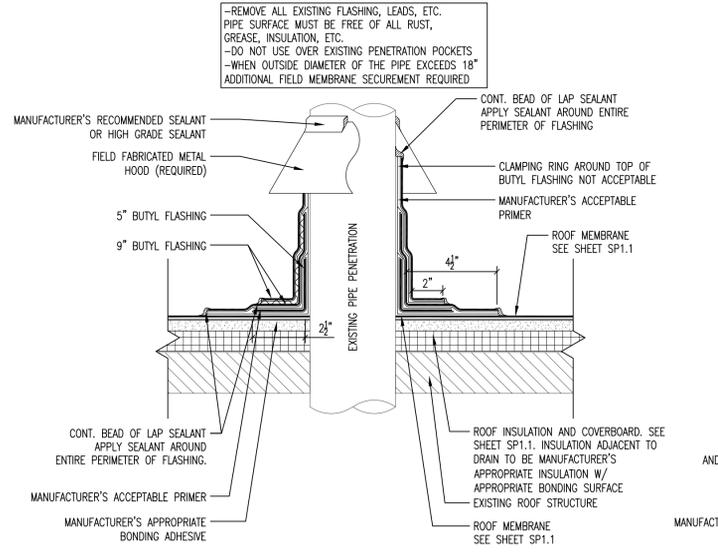
KEYNOTE DETAIL 5
SCALE: 3" = 1'-0"



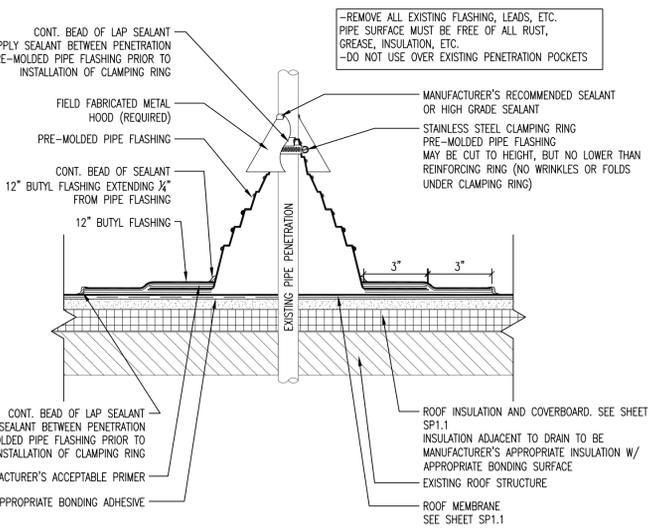
KEYNOTE DETAIL 5
SCALE: 3" = 1'-0"



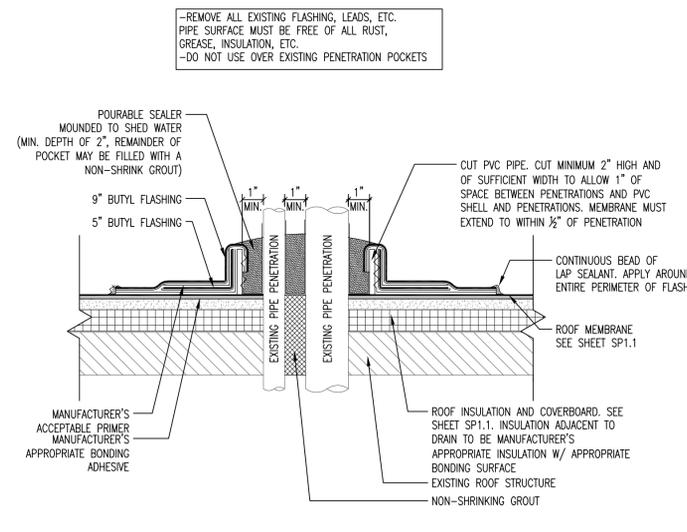
KEYNOTE DETAIL 5
SCALE: 3" = 1'-0"



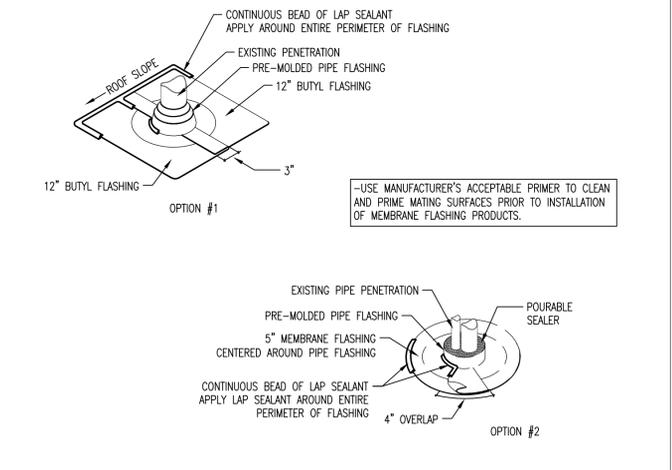
KEYNOTE DETAIL 3
SCALE: 3" = 1'-0"



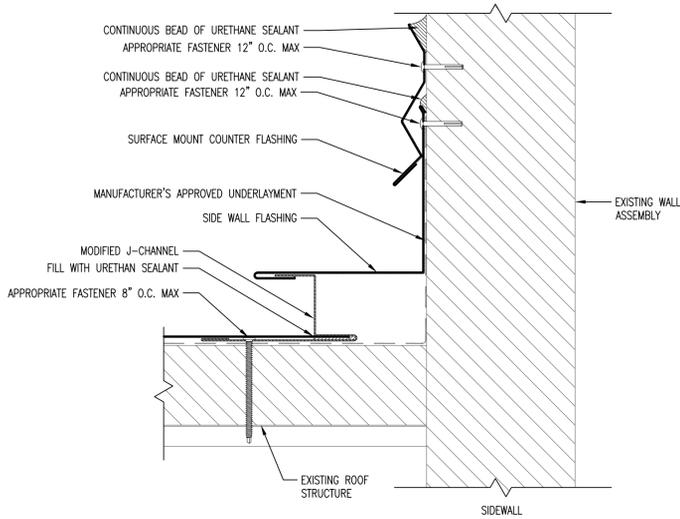
KEYNOTE DETAIL 3
SCALE: 3" = 1'-0"



KEYNOTE DETAIL 3
SCALE: 3" = 1'-0"

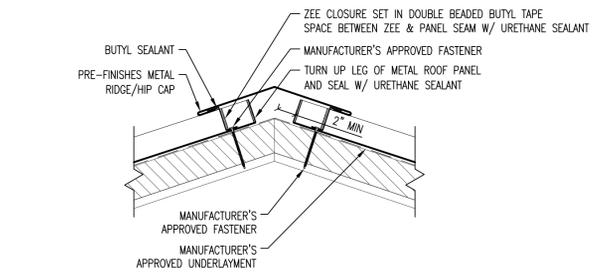


KEYNOTE DETAIL 3
SCALE: NTS



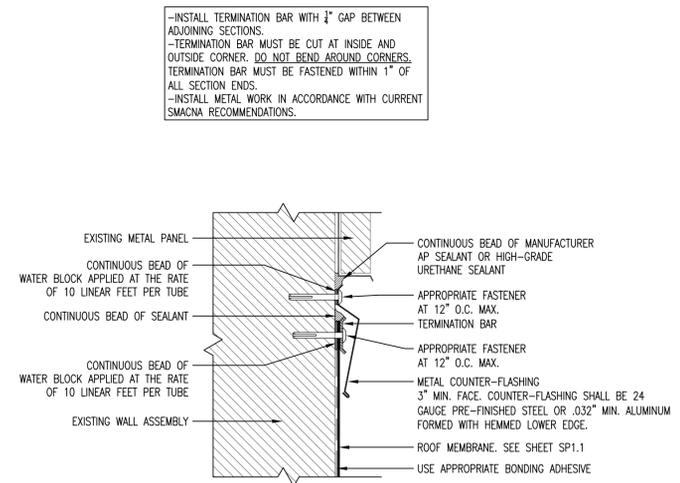
KEYNOTE DETAIL 8

SCALE: 3" = 1'-0"



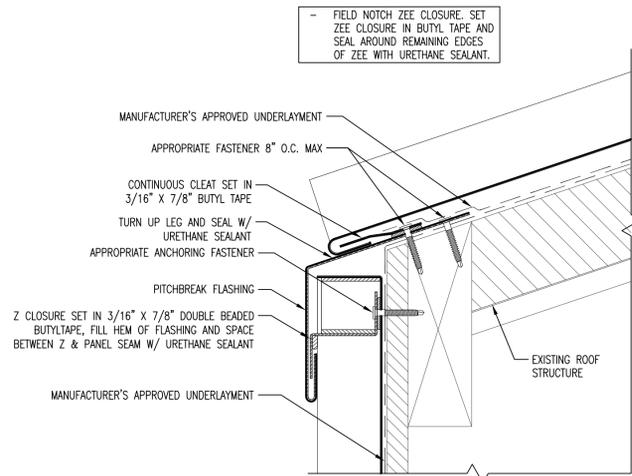
KEYNOTE DETAIL 12

SCALE: 3" = 1'-0"



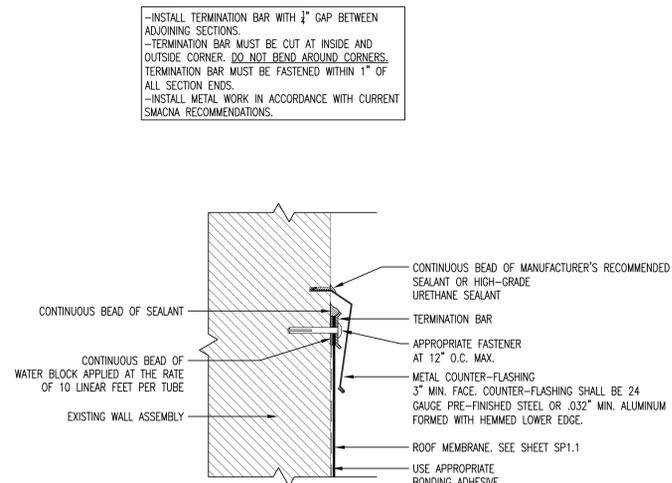
KEYNOTE DETAIL 8

SCALE: 3" = 1'-0"



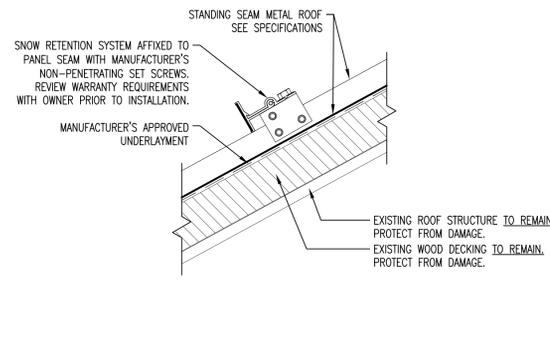
KEYNOTE DETAIL 13

SCALE: 3" = 1'-0"



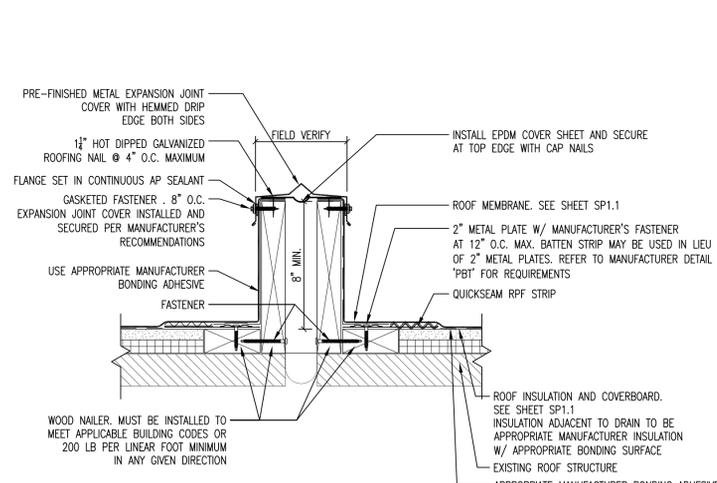
KEYNOTE DETAIL 8

SCALE: 3" = 1'-0"



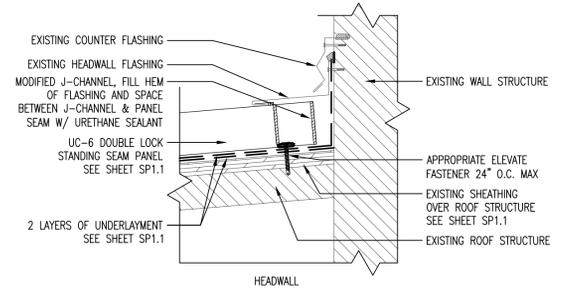
KEYNOTE DETAIL 15

SCALE: 3" = 1'-0"



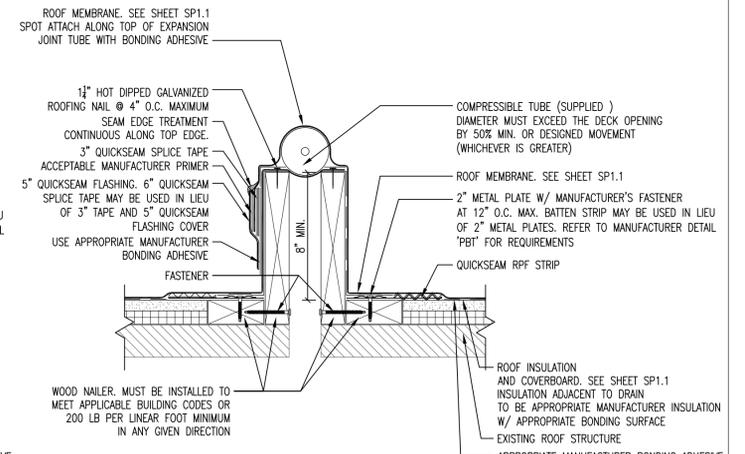
KEYNOTE DETAIL 10

SCALE: 3" = 1'-0"



KEYNOTE DETAIL 16

SCALE: 3" = 1'-0"



KEYNOTE DETAIL 10

SCALE: 3" = 1'-0"