

# JOHNSTON ELEMENTARY SCHOOL ROOF RECOATING PROJECT

POUDRE SCHOOL DISTRICT R-1 - SUMMER 2020

**Project:**  
**Johnson Elementary School**

4101 Seneca Street  
Fort Collins, Colorado 80526  
Tel: (970) 488-5000  
Website: joh.pdschools.org

**Owner:**  
**Poudre School District R-1**

2445 LaPorte Avenue  
Fort Collins, Colorado 80521  
Tel: (970) 490-3545  
Website: www.pdschools.org

**Consultant:**  
**Amtech Solutions, Inc.**

1720 South Bellaire Street, Suite 1200  
Denver, Colorado 80222  
Tel: (303) 738-0823  
Website: www.amtechsls.com

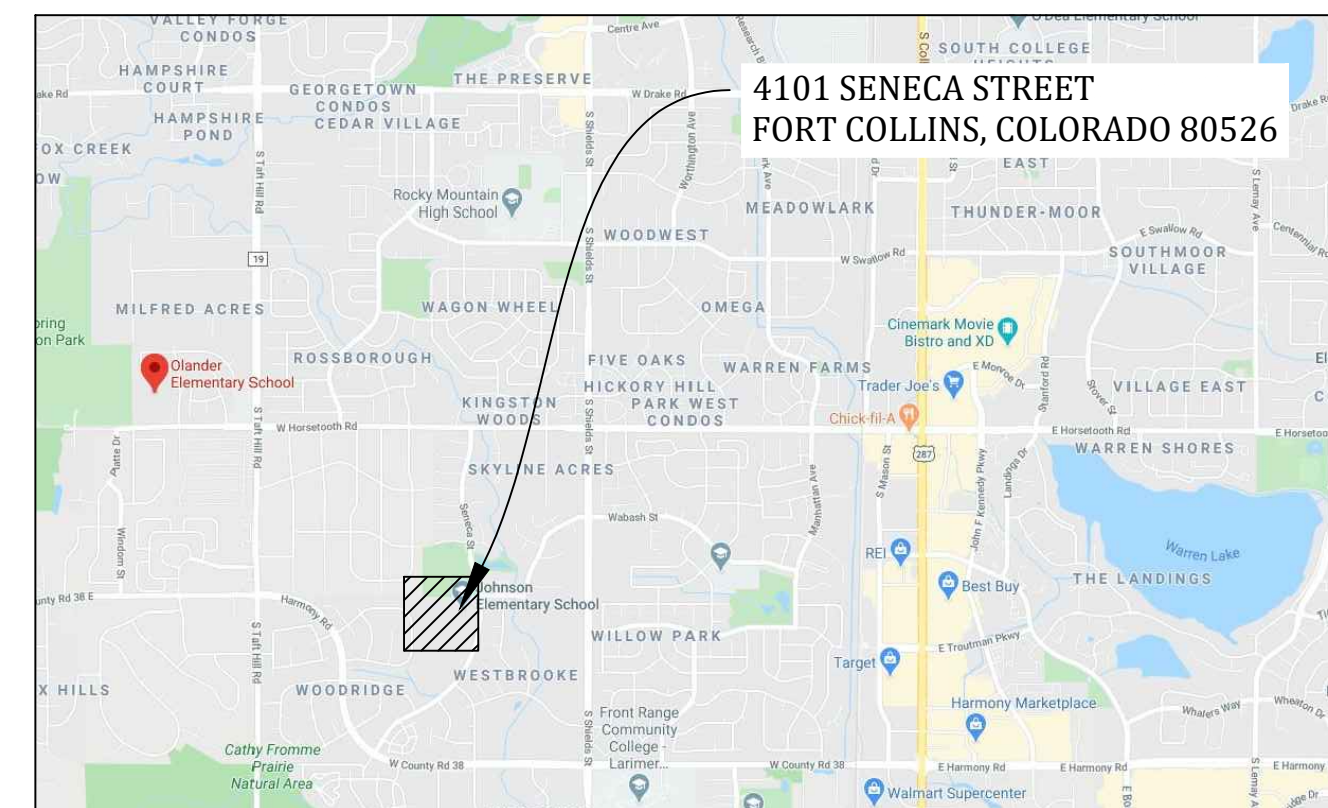
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POUDRE SCHOOL DISTRICT REGION MAP:



VICINITY MAP:



**APPLICABLE DESIGN CODES:**

1. 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2. 2018 INTERNATIONAL BUILDING CODE (IBC)
3. 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
4. BUILDING DATA:
  - 4.1. FIRE SPRINKLED.
  - 4.2. MONITORED ALARM.
  - 4.3. NON-COMBUSTIBLE CONSTRUCTION.
    - 4.3.1. STEEL JOIST, MASONRY FRAMING, AND CORRUGATED METAL DECKING.

**GENERAL NOTES:**

1. ALL CONDITIONS OR PENETRATIONS MAY NOT BE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS AND MEASUREMENTS.
2. ALL SHEET METAL WORK MUST COMPLY WITH SMACNA AND ANSI/SPRI ES-1 AS REFERENCED IN THE 2018 IBC.
3. ONLY ONE WEEKS WORTH OF MATERIALS CAN BE STORED ON THE ROOF, AS LONG AS THEY ARE ON PALLETS/CRIBBING, COVERED WITH TARPS (NO PLASTIC) AND THE ROOF STRUCTURE IS NOT OVERLOADED.
4. MATERIALS STORED ON THE GROUND SHOULD BE SECURED IN A FENCED IN AREA OR IN A COVERED TRAILER TO ENSURE THEY ARE SECURE. ALL ONSITE STORAGE MUST FIRST BE REVIEWED AND APPROVED BY BOTH THE OWNER AND CONSULTANT.
5. ALL MATERIALS SHALL BE KEPT DRY FROM STANDING WATER, FALLING WATER, AND CONDENSATION WHEN ON THE GROUND AND ROOF.
6. BONDING ADHESIVES, MASTICS, CAULKING, ETC. ARE TO BE STORED BETWEEN 60 TO 80 DEGREES, AND NOT ALLOWED TO FREEZE.
7. THE CONTRACTOR IS TO TEAR-OFF, LAY-UP, AND COMPLETE DETAILS ON ROOF AREAS BY THE END OF EACH WORKDAY.
8. ROOF DETAILING AND SHEET METAL INSTALLATION NEED TO FOLLOW CLOSELY BEHIND THE COATING INSTALLATION.
9. NIGHT-SEALS ARE PARAMOUNT! CONTRACTOR IS REQUIRED TO TIE-IN THE NEW ROOF SYSTEM TO THE EXISTING ROOF, SUCH THAT NO WATER CAN MIGRATE INTO THE NEW ROOF ASSEMBLY AND/OR THE BUILDING.
10. THE AMBIENT TEMPERATURE REQUIREMENT FOR INSTALLATION IS 40 DEGREES AND RISING.
11. ALL TRASH AND DEBRIS MUST BE REMOVED FROM THE ROOF SURFACE/LEVEL AS WELL AS THE GROUNDS DAILY.
12. CONTRACTOR TO REPLACE ANY MISSING/ BROKEN DRAIN STRAINERS AND PARTS WITH NEW TO MATCH EXISTING.

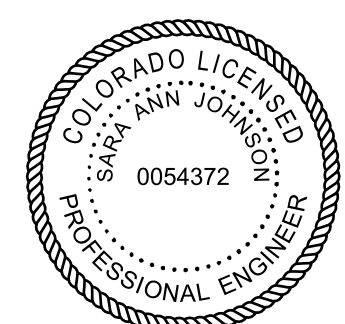
**DESIGN NOTES:**

1. THIS PROJECT IS FOR A RECOATING OVER THE EXISTING SPRAY POLYURETHANE FOAM ROOF SYSTEM ROOF ASSEMBLY, CONSISTING OF:
  - 1.1. A GRANULATED URETHANE COATING, 2-INCHES OF SPRAYED POLYURETHANE FOAM INSULATION, 1/2-INCH GYPSUM HARDBOARD, 2-INCHES OF EXPANDED POLYSTYRENE INSULATION, ALL OVER A STRUCTURALLY SLOPED METAL ROOF DECK.
2. ALL EXISTING ROOF LAYERS ARE TO REMAIN IN PLACE. THE EXISTING SURFACE COATING IS TO BE CLEANED AND PREPARED FOR THE APPLICATION OF A NEW 2-COAT GRANULATED URETHANE ROOF COATING. SEVERAL ROOF AREAS HAVE BEEN OBSERVED TO HAVE SEVERE BLISTERING AND POPCORN/TREEBARK TEXTURING WITHIN THE COATING THAT WILL NEED TO BE REPAIRED. REPAIRS CONSIST OF:
  - 2.1. BLISTERING:
    - 2.1.1. CUT OUT/REMOVE BLISTERS WITHIN THE EXISTING COATING, PRIOR TO NEW COATING APPLICATION, PER DESIGN DOCUMENT REQUIREMENTS. REFER TO KEYNOTE REPAIRS, ROOF PLANS, AND DETAIL 3 ON SHEET R-500.
  - 2.2. POPCORN/TREEBARK TEXTURING:
    - 2.2.1. EXISTING TEXTURING TO BE SCARIFIED PRIOR TO NEW COATING APPLICATION, PER DESIGN DOCUMENT REQUIREMENTS. REFER TO KEYNOTE REPAIRS, ROOF PLANS, AND DETAIL 2 ON SHEET R-500.
  - 2.3. ALL EXISTING AUXILIARY SHEET METAL FLASHINGS LOCATED ON THE MONITORS ARE TO BE REMOVED AND DISPOSED.



ISSUED FOR: BID RELEASE

LEGEND



CLIENT

POUDRE SCHOOL DISTRICT R-1  
2445 LAPORTE AVENUE  
FORT COLLINS, COLORADO 80521

PROJECT

JOHNSON ELEMENTARY SCHOOL  
4101 SENECA STREET  
FORT COLLINS, COLORADO 80526

PROJECT NO.

DEN.2019.001093

DATE

03/2020

DRAWN BY

DD

CHECKED BY

SAJ & RKP

DATE

REVISION

SHEET TITLE

COVER SHEET

SHEET NO.

R-100 01 OF 07

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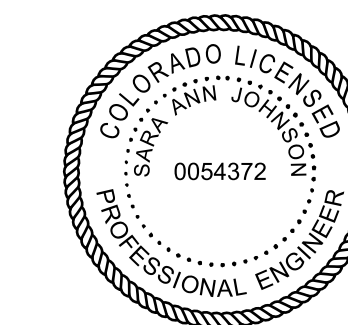
DESIGN KEY NOTES:

1. EXISTING LOW-SLOPE ROOF SURFACE TO BE SCARIFIED PER DETAIL 2 ON SHEET R-500. TYPICAL.
2. CUT OUT EXISTING BLISTERS IN COATING AND CHECK UNDERLYING SPF FOR MOISTURE/ SURFACE OXIDATION. CLEAN AND SEAL THE EDGES WITH COMPATIBLE SEALANT AND APPLY BASECOAT TO THE AFFECTED AREA PRIOR TO NEW COATING APPLICATION. REFER TO DETAIL 3 ON SHEET R-500.
3. EXISTING SPF COATING TO BE SCARIFIED WHERE "POPCORN/ TREEBARK" TEXTURING HAS OCCURRED, PRIOR TO NEW COATING APPLICATION. REFER TO DETAIL 2 ON SHEET R-500.
4. CONTRACTOR TO COORDINATE WITH OWNER REGARDING REMOVAL AND REINSTALLATION OF EXISTING ANTENNA/WEATHER STATION DURING CONSTRUCTION.
5. CLEAN COATING OF ALL ORGANIC GROWTH AND STAINING WITH BIODEGRADABLE CLEANER PRIOR TO NEW COATING APPLICATION. TYPICAL.
6. REMOVE AUXILIARY FLASHING AND PROPERLY FLASH TRANSITION WITH NEW COUNTER FLASHINGS. REFER TO DETAIL 9 ON SHEET R-501.
7. REMOVE COATING AND DETERIORATED/DAMAGED SUBSTRATE BOARDS IN MIN. 8'-0" LENGTHS AND REPLACE WITH NEW GYPSUM SHEATHING. CLEAN AND PASSIVATE EXISTING EXPOSED METALS PRIOR TO NEW COATING APPLICATION. INSTALL NEW COUNTER FLASHINGS. REFER TO DETAILS 10 AND 11 ON SHEET R-501.
8. EXISTING COATING TO BE CUT DIRECTLY BELOW EXISTING PARAPET CAP. EXISTING CAP TO BE REMOVED AND DISPOSED. INSTALL NEW COATING AND SHEET METAL COPING CAP PER MANUFACTURER REQUIREMENTS AND AS SHOWN IN DETAILS 4 AND 5 ON SHEET R-500.
9. CUT AWAY ALL CRACKED COATINGS AND SEALANTS ALONG VERTICAL SUBSTRATE. CLEAN AND SEAL THE EDGES OF COATING WITH COMPATIBLE SEALANT AND APPLY BASECOAT TO THE AFFECTED AREA PRIOR TO NEW COATING APPLICATION. REFER TO DETAIL 6 ON R-500 AND 7 ON R-501.
10. REMOVE EXCESS THICKNESS OF COATING AND GRANULES WITHIN THE THRU-WALL SCUPPER OPENINGS, PRIOR TO THE NEW COATING APPLICATION AND MAINTAIN SCUPPER OPENING SIZE DURING NEW APPLICATION TO ALLOW FOR ADEQUATE DRAINAGE. TYPICAL.
11. CUT AWAY THE DELAMINATED/CRACKED COATING AND FAILED SEALANT AROUND PENETRATION SITE. CLEAN AND SEAL THE EDGES WITH COMPATIBLE SEALANT AND APPLY BASECOAT TO THE AFFECTED AREA PRIOR TO NEW COATING APPLICATION.
12. EXISTING DAMAGED PARAPET CAP TO BE REMOVED AND REPLACED WITH NEW TO MATCH EXISTING.
13. SEAL SMALL CRACKS WITH COMPATIBLE SEALANT FLUSH TO THE EXISTING COATING SURFACE PER THE MANUFACTURER REQUIREMENTS PRIOR TO NEW COATING APPLICATION. FOR LARGER CRACKS, CUT CRACK OPENING TO A "V" CUT PROFILE, FREE OF TATTERED EDGES, DEBRIS OR DIRT. FILL CRACK WITH COMPATIBLE SEALANT (ONE OR TWO COMPONENT SEALANTS BASED ON CRACK SIZE). COVER CRACK WITH FABRIC REINFORCED BASECOAT PER MANUFACTURER REQUIREMENTS PRIOR TO NEW COATING APPLICATION. TYPICAL.
14. REMOVE EXISTING AGED SEALANT REPAIRS AND RESEAL CRACKS WITH COMPATIBLE SEALANT AND MAKE FLUSH TO THE EXISTING COATING SURFACE PER THE MANUFACTURER REQUIREMENTS, PRIOR TO NEW COATING APPLICATION.
15. SEAL EXPOSED CRACKS WITHIN EXISTING COATING WITH COMPATIBLE SEALANT AND MAKE FLUSH TO THE EXISTING COATING SURFACE PER THE MANUFACTURER REQUIREMENTS, PRIOR TO NEW COATING APPLICATION.
16. REMOVE LOOSE COATING AND DAMAGED SPF INSULATION. SEAL OPENING WITH COMPATIBLE SEALANT AND MAKE FLUSH WITH EXISTING COATING PRIOR TO NEW COATING APPLICATION.
17. EXISTING WOOD SUBSTRATE TO BE CHECKED FOR MOISTURE. REMOVE AND REPLACE WET/DAMAGED MATERIAL. CLEAN EXISTING COATING AND SEAL WITH COMPATIBLE BASE COATING PER MANUFACTURER REQUIREMENTS PRIOR TO NEW COATING APPLICATION.
18. INJECT OR SEAL THE FULL LENGTH OF THE CONCRETE WALL CRACKS AS WELL AS THE CRACKED WALL AREAS BEHIND THE ROOF COATING WITH MANUFACTURER APPROVED SEALANT.
19. REMOVE SINGLE-PLY MEMBRANE PATCHES AND SCARIFY DAMAGED COATING/SUBSTRATE PRIOR TO NEW COATING APPLICATION. REFER TO DETAIL 2 ON SHEET R-500.

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 2445 LAPORTE AVENUE  
 FORT COLLINS, COLORADO 80521

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 ROOF RECOATING PROJECT

PROJECT NO.

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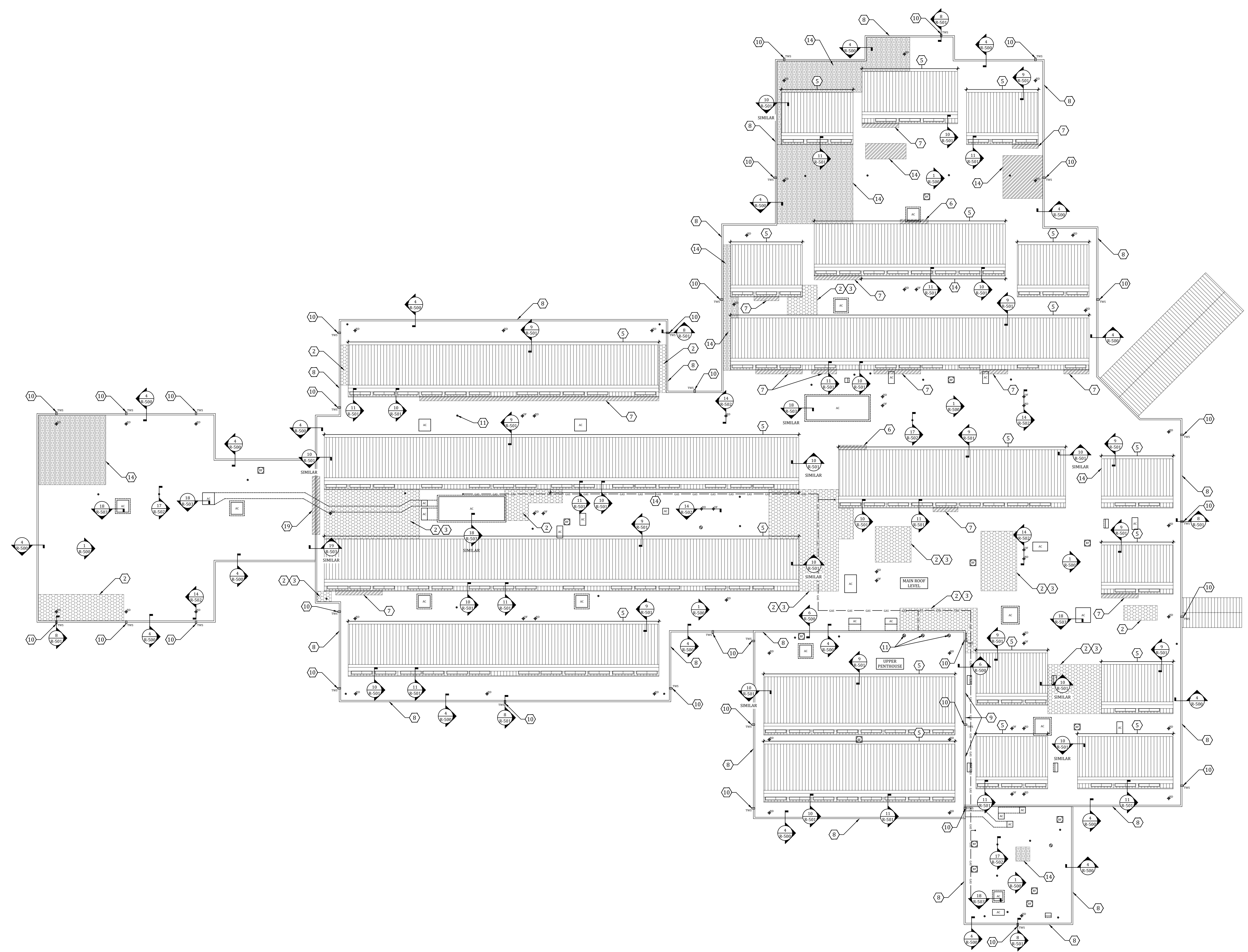
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SHEET TITLE

DESIGN KEY NOTES

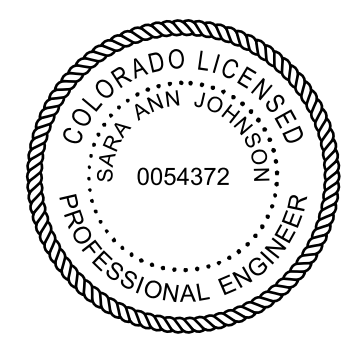
SHEET NO.

R-101 02 OF 07



LEGEND

	SECTION AND DETAIL REFERENCE
	DETAIL NUMBER
	PAGE NUMBER
	KEY NOTE
	STRUCTURAL ROOF SLOPE ARROW
	RIDGE LINE
	VALLEY LINE
	PRIMARY ROOF DRAIN
	OVERFLOW ROOF DRAIN
	THRU-WALL ROOF DRAIN
	DRAINAGE SCUPPER
	ROOF HATCH
	EXPANSION JOINT
	EXISTING GAS LINE
	EXISTING CONDUIT LINE
	PIPE PENETRATION
	MECHANICAL CURB
	BELL FAN CURB
	ABANDONED EQUIPMENT TO BE REMOVED AT OWNER'S DIRECTION
	PLYWOOD
	GYPSUM HARD BOARD
	RIGID INSULATION
	COATING TO BE SCARIFIED PER DESIGN NOTES 2 AND 3
	MONITOR FLASHING REPAIRS PER DESIGN NOTE 7
	AGED SEALANT REMOVAL AND REPAIR PER DESIGN NOTE 14



CLIENT

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 2445 LAPORTE AVENUE  
 FORT COLLINS, COLORADO 80521

PROJECT

**JOHNSON ELEMENTARY SCHOOL**  
 4101 SENECA STREET  
 FORT COLLINS, COLORADO 80526

PROJECT NO. DEN.2019.001093

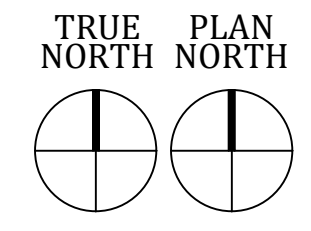
DATE 03/2020

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DATE	REVISION

**C** JOHNSON ELEMENTARY SCHOOL  
 SCALE: 1/16" = 1'-0"



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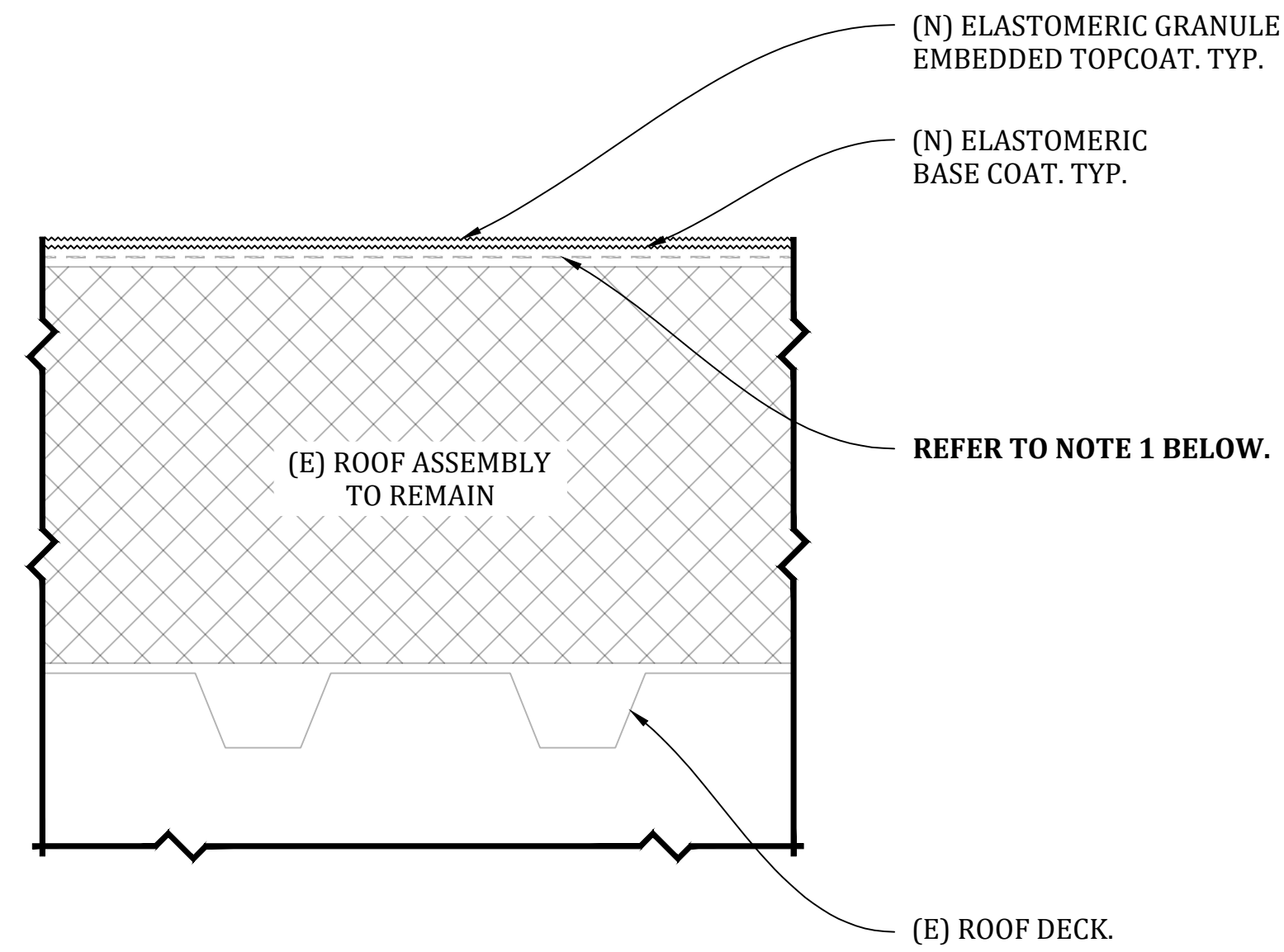
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SHEET TITLE

**ROOF PLAN**

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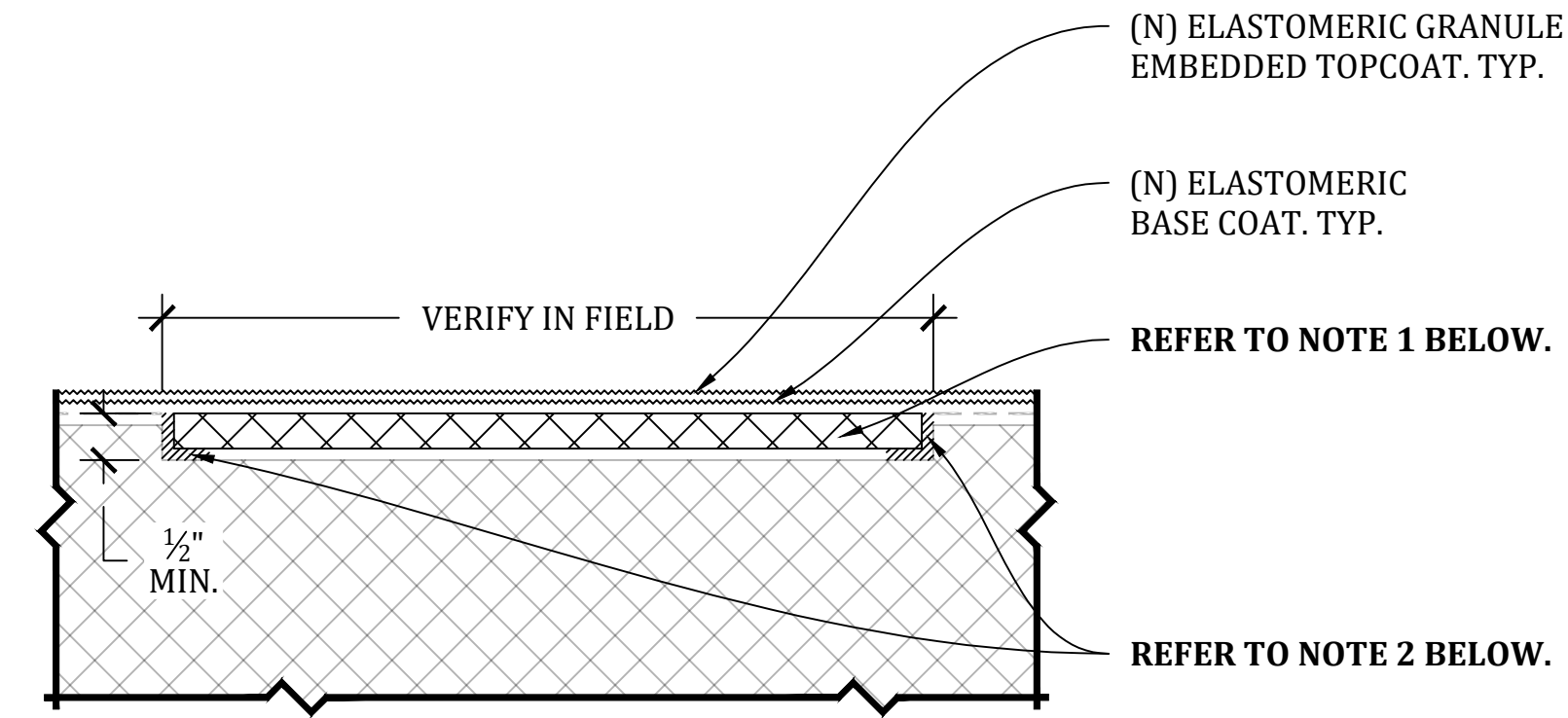




- NOTES:
- EXISTING GRANULATED SURFACE COATING OVER EXISTING SPRAY POLYURETHANE FOAM INSULATION. POWER WASH AND CLEAN EXISTING COATING PRIOR TO APPLICATION OF NEW COATING. REMOVE AND DISPOSE OF ALL LOOSE GRANULES. TYPICAL AT ALL ROOF AREAS.

### 1 ROOF ASSEMBLY (TYPICAL)

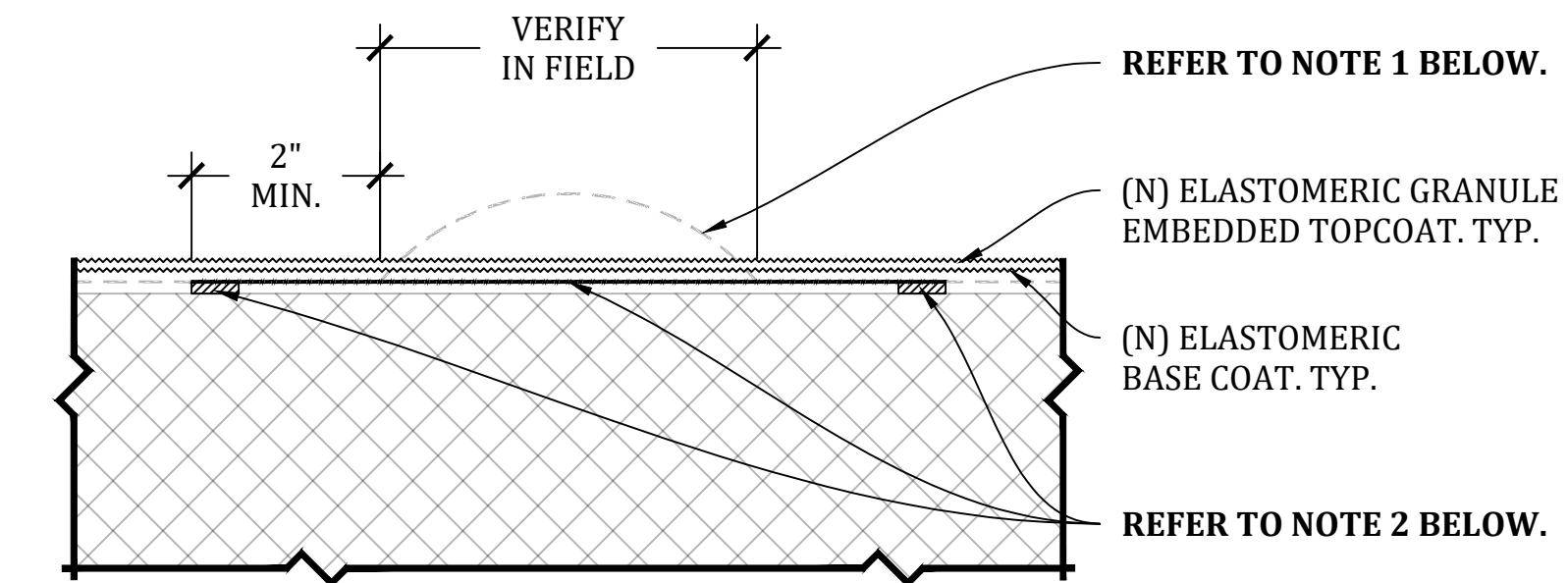
NOTE: SIMILAR - ACTUAL CONDITIONS MAY VARY (N.T.S.)



- NOTES:
- EXISTING COATING AND SPF INSULATION TO BE SCARIFIED A 1/2" MIN. @ ALL POPCORN/TREEBARK TEXTURED AREAS AND HAIL DAMAGED SURFACE AREAS. REFER TO ROOF PLANS FOR LOCATIONS. TYPICAL.
  - APPLY NEW MANUFACTURER APPROVED SEALANT AROUND PERIMETER OF SCARIFIED AREA AND INSTALL NEW LAYER OF SPRAY POLYURETHANE FOAM PRIOR TO INSTALLATION OF NEW COATING. FINISHED FOAM THICKNESS SHALL MATCH EXISTING +1/4". CHAMFER EDGES TO MEET FLUSH WITH EXISTING ASSEMBLY. TYPICAL.

### 2 COATING REPAIR @ SCARIFIED ROOF AREAS

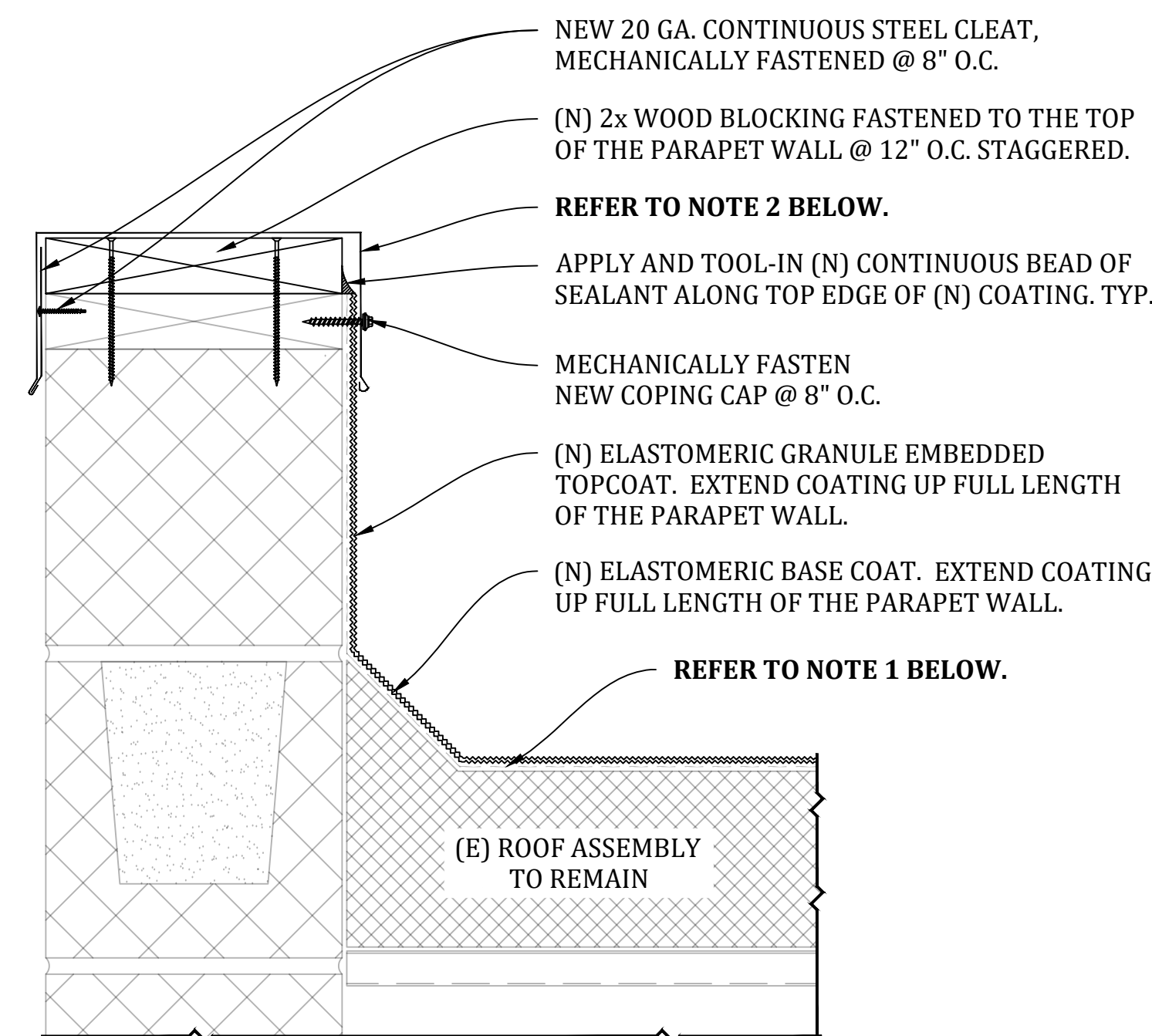
NOTE: SIMILAR - ACTUAL CONDITIONS MAY VARY (N.T.S.)



- NOTES:
- CUT OUT BLISTERS WITHIN THE EXISTING COATING A MIN. OF 2" AROUND THE DAMAGED AREA. CHECK UNDERLYING SPF INSULATION FOR MOISTURE/ SURFACE OXIDATION. REFER TO ROOF PLANS FOR LOCATIONS. TYPICAL.
  - CLEAN AND SEAL EDGES WITH NEW NEW MANUFACTURER APPROVED SEALANT. INSTALL NEW BASE COAT OVER EXPOSED SPF PRIOR TO INSTALLATION OF THE NEW MANUFACTURER APPROVED ELASTOMERIC COATING. TYPICAL.

### 3 COATING REPAIRS @ BLISTERED LOCATIONS

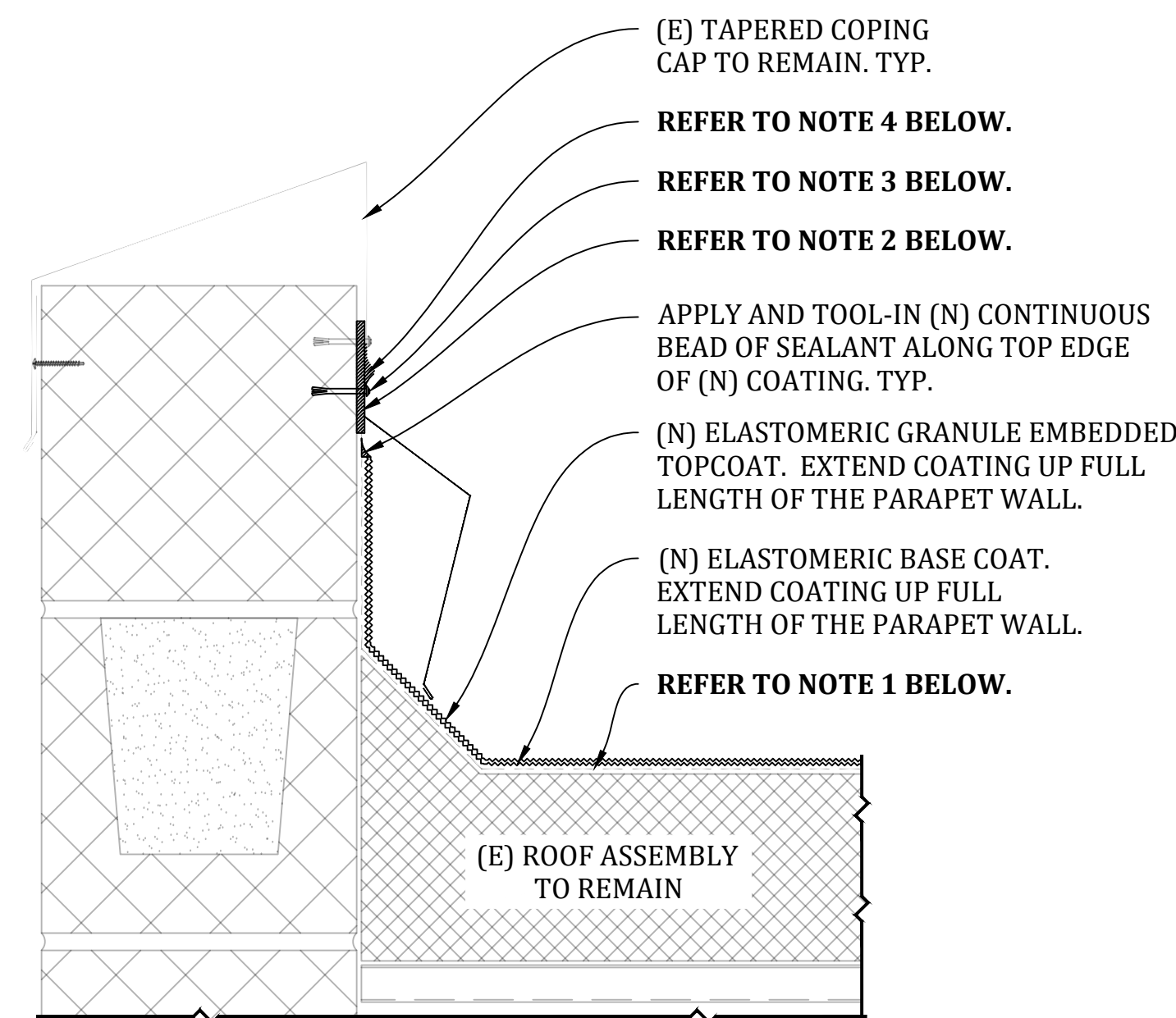
NOTE: SIMILAR - ACTUAL CONDITIONS MAY VARY (N.T.S.)



- NOTES:
- EXISTING GRANULATED SURFACE COATING OVER EXISTING SPRAY POLYURETHANE FOAM INSULATION. POWER WASH AND CLEAN EXISTING COATING PRIOR TO APPLICATION OF NEW COATING. REMOVE AND DISPOSE OF ALL LOOSE GRANULES. TYPICAL AT ALL ROOF AREAS.
  - EXISTING COPING CAP TO BE REMOVED AND DISPOSED. INSTALL A NEW 24-GAUGE PRE-FINISHED SHEET METAL COPING CAP. TYPICAL.

### 4 PARAPET WALL FLASHING WITH NEW COPING CAP

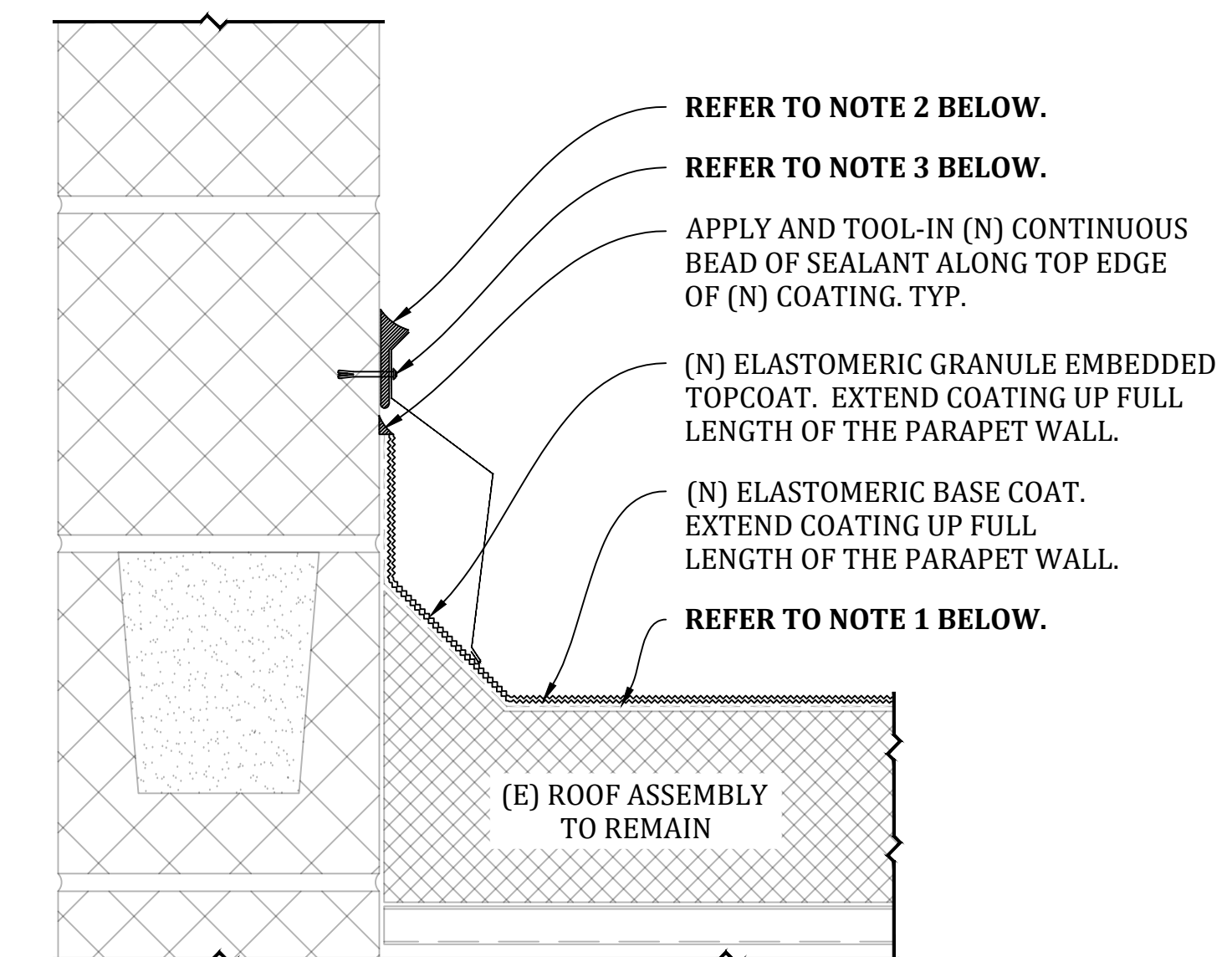
SCALE: 3" = 1'-0"



- NOTES:
- EXISTING GRANULATED SURFACE COATING OVER EXISTING SPRAY POLYURETHANE FOAM INSULATION. POWER WASH AND CLEAN EXISTING COATING PRIOR TO APPLICATION OF NEW COATING. REMOVE AND DISPOSE OF ALL LOOSE GRANULES. TYPICAL AT ALL ROOF AREAS.
  - APPLY NEW SEALANT BEHIND COUNTER FLASHING PRIOR TO FASTENING.
  - SLIP NEW PRE-FINISHED 24 GA. SHEET METAL COUNTER FLASHING BEHIND EXISTING COPING CAP AND FASTEN TO EXISTING WALL @ 12" O.C. WITH NEW 1/4" ZAMAC HAMMER-SCREWS.
  - APPLY NEW CONTINUOUS TOOLED IN BEAD OF SEALANT BETWEEN NEW SLIP COUNTER FLASHING AND EXISTING COPING CAP HEM.

### 5 PARAPET WALL FLASHING (EXISTING COPING CAP TO REMAIN)

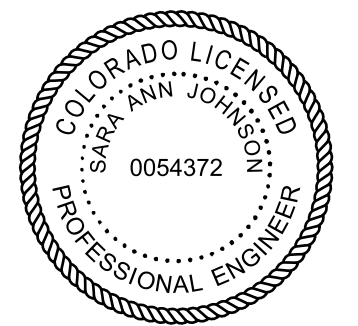
SCALE: 3" = 1'-0"



- NOTES:
- EXISTING GRANULATED SURFACE COATING OVER EXISTING SPRAY POLYURETHANE FOAM INSULATION. POWER WASH AND CLEAN EXISTING COATING PRIOR TO APPLICATION OF NEW COATING. REMOVE AND DISPOSE OF ALL LOOSE GRANULES. TYPICAL AT ALL ROOF AREAS.
  - NEW URETHANE SEALANT MUST BE TOOLED IN TO CREATE A WATER SHEDDING SURFACE. APPLY NEW SEALANT BEHIND COUNTER FLASHING RECEIVER PRIOR TO FASTENING.
  - FASTEN NEW PRE-FINISHED 24 GA. SHEET METAL COUNTER FLASHING TO EXISTING WALL @ 12" O.C. WITH NEW 1/4" ZAMAC HAMMER-SCREWS.

### 6 SURFACE MOUNTED COUNTER FLASHING (TYPICAL)

SCALE: 3" = 1'-0"



POUDRE SCHOOL DISTRICT R-1  
2445 LAPORTE AVENUE  
FORT COLLINS, COLORADO 80521

POUDRE SCHOOL DISTRICT R-1  
ROOF RECOATING PROJECT

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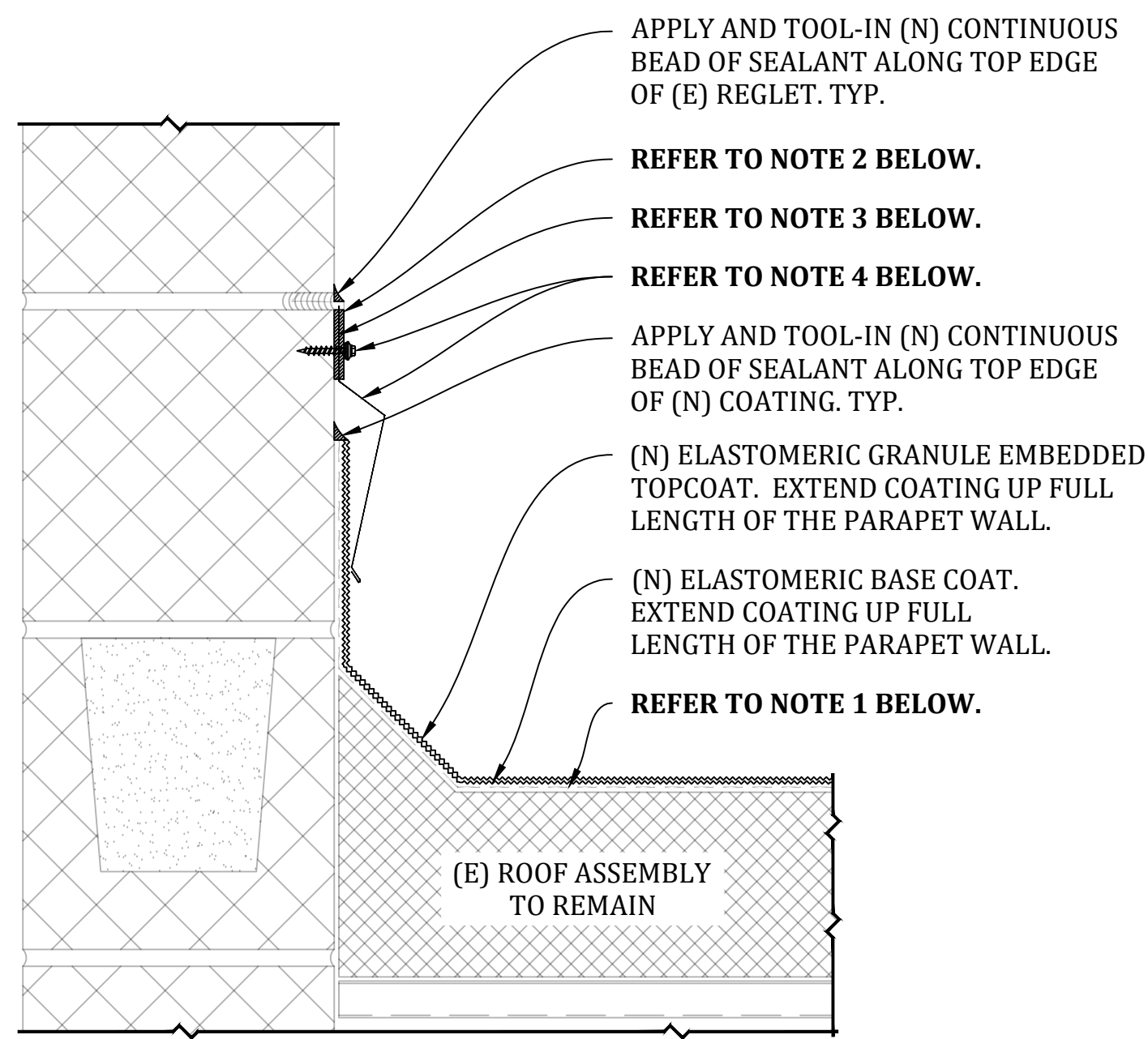
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ROOF DETAILS

R-500 04 OF 07

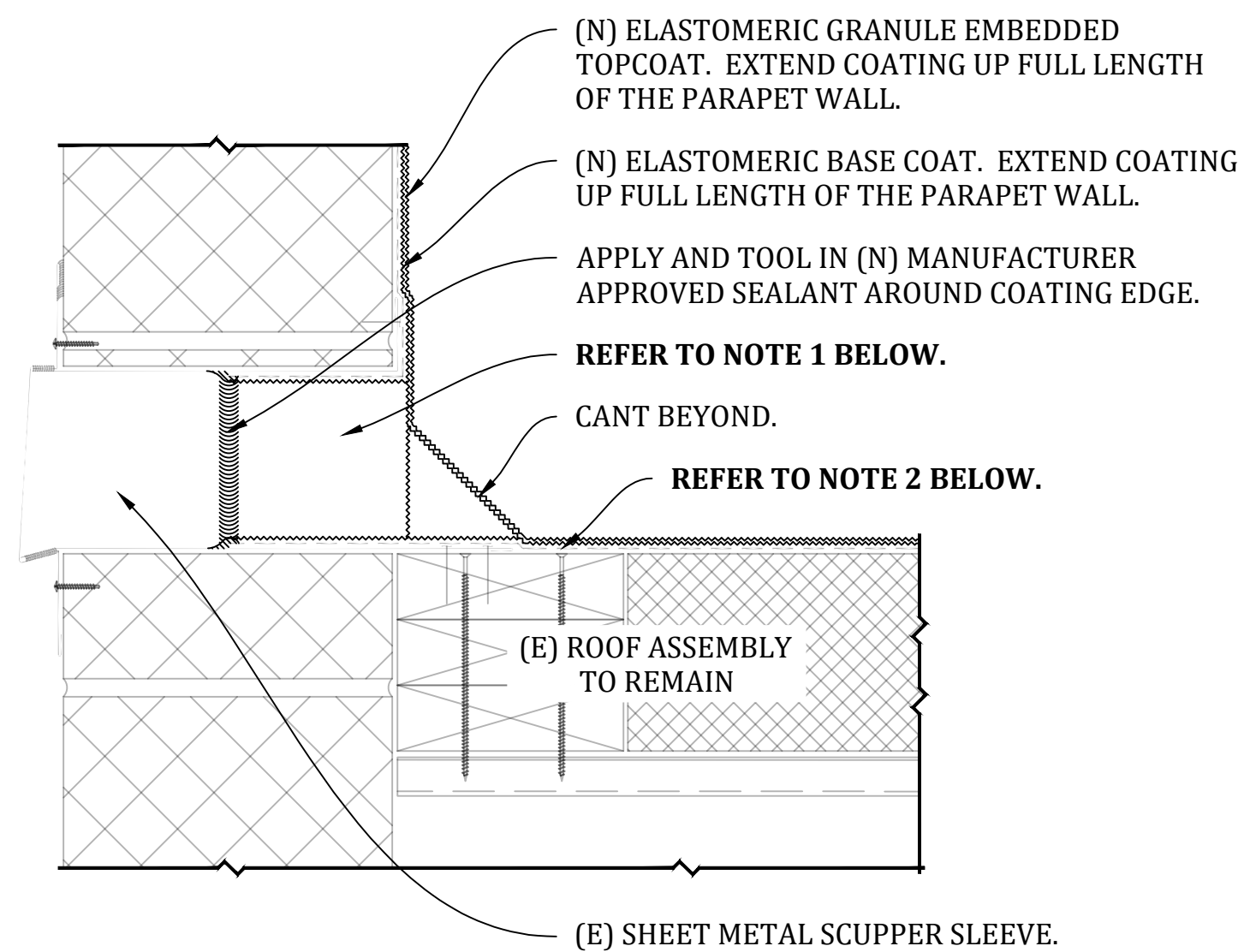




- NOTES:
- EXISTING GRANULATED SURFACE COATING OVER EXISTING SPRAY POLYURETHANE FOAM INSULATION. POWER WASH AND CLEAN EXISTING COATING PRIOR TO APPLICATION OF NEW COATING. REMOVE AND DISPOSE OF ALL LOOSE GRANULES. TYPICAL AT ALL ROOF AREAS.
  - EXISTING COUNTER FLASHING REGLET TO BE DOUBLE-CUT LEAVING 1" TO 2" OF EXISTING MATERIAL.
  - SET NEW 24 GA. PRE-FINISHED COUNTER FLASHING IN NEW CONTINUOUS BED OF SEALANT BEHIND EXISTING RECEIVER.
  - FASTEN RECEIVER AND NEW COUNTER FLASHING TO THE EXISTING SUBSTRATE @ 8" O.C. WITH NEW METAL BACKED FASTENERS WITH NEOPRENE WASHERS.

**7 REGLET COUNTER FLASHING (TYPICAL)**

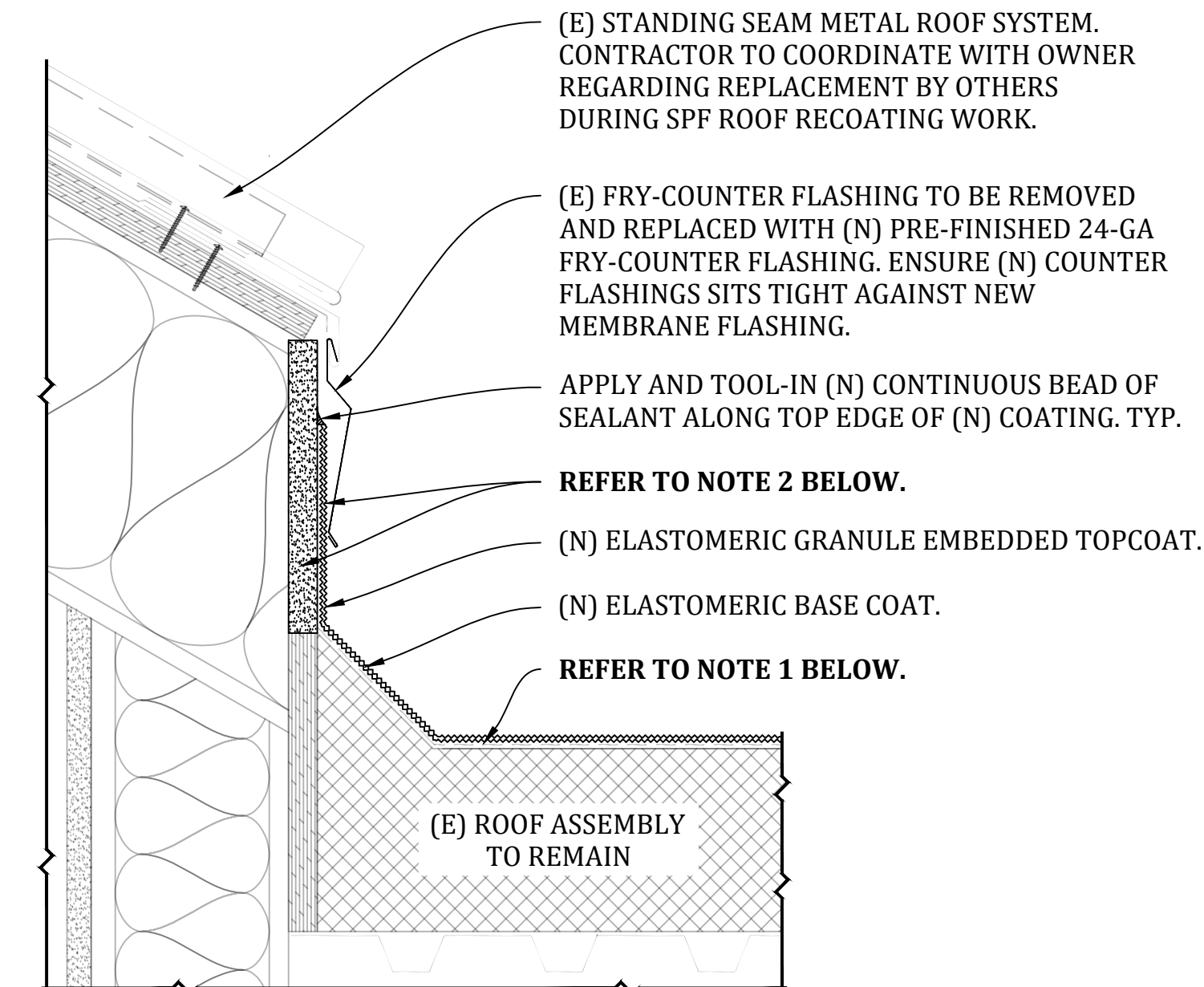
SCALE: 3" = 1'-0"



- NOTES:
- REMOVE EXCESS COATING AND GRANULES FROM WITHIN SCUPPER PRIOR TO APPLYING THE NEW COATING TO MAINTAIN SCUPPER OPENING SIZE.
  - EXISTING GRANULATED SURFACE COATING OVER EXISTING SPRAY POLYURETHANE FOAM INSULATION. POWER WASH AND CLEAN EXISTING COATING PRIOR TO APPLICATION OF NEW COATING. REMOVE AND DISPOSE OF ALL LOOSE GRANULES. TYPICAL AT ALL ROOF AREAS.

**8 THRU-WALL SCUPPER FLASHING (TYPICAL)**

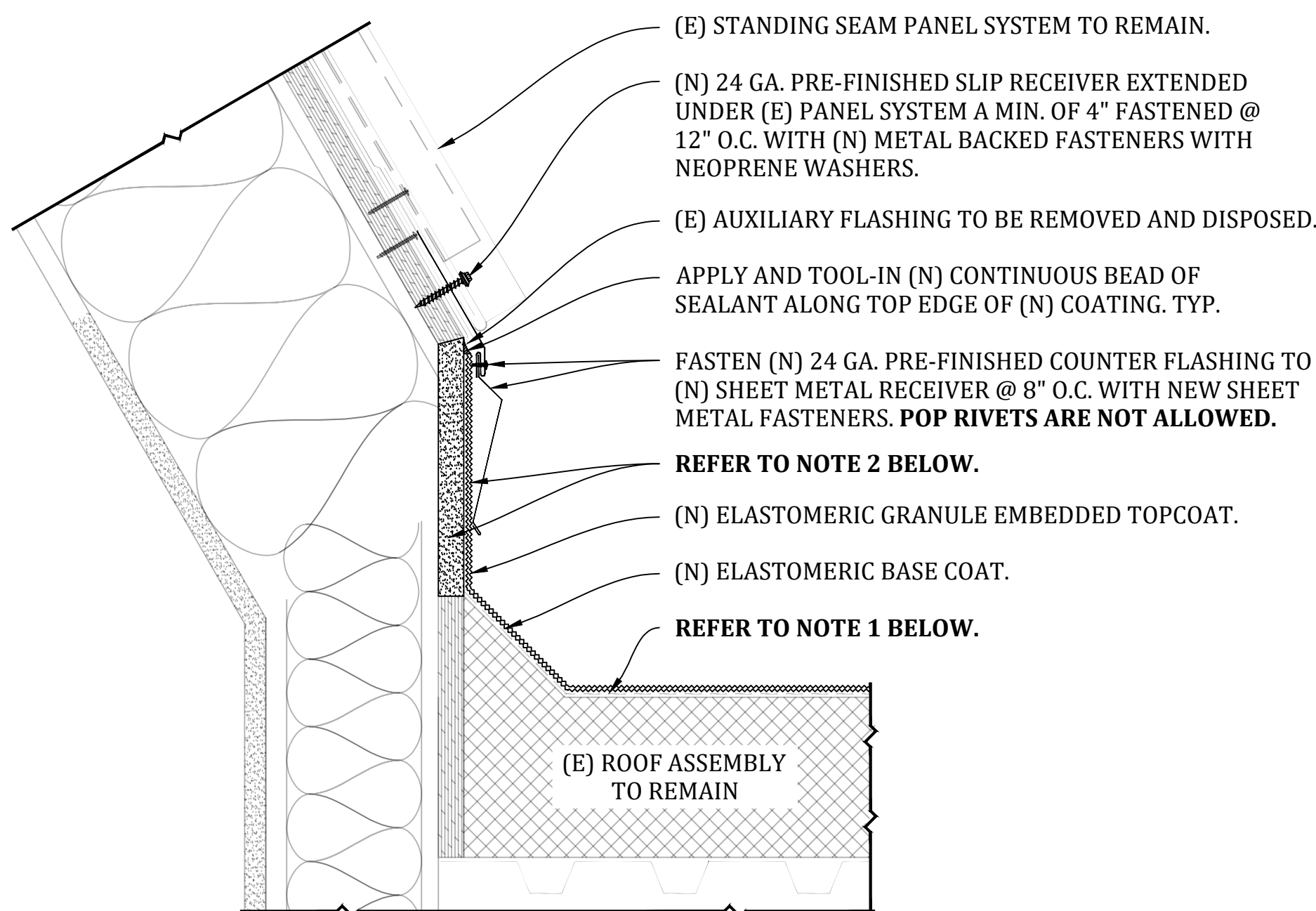
SCALE: 3" = 1'-0"



- NOTES:
- EXISTING GRANULATED SURFACE COATING OVER EXISTING SPRAY POLYURETHANE FOAM INSULATION. POWER WASH AND CLEAN EXISTING COATING PRIOR TO APPLICATION OF NEW COATING. REMOVE AND DISPOSE OF ALL LOOSE GRANULES. TYPICAL AT ALL ROOF AREAS.
  - EXISTING SUBSTRATE BOARD AND VERTICAL COATING TO BE REMOVED AND DISPOSED WHERE COATING HAS BECOME DETERIORATED AND DEBONDED. REPLACE SUBSTRATE BOARD WITH NEW GYPSUM SHEATHING, FASTENED TO THE EXISTING SUB-FRAMING @ 12" O.C. APPLY NEW COATING SYSTEM UP VERTICAL FACE OF THE NEW SUBSTRATE BOARD. REFER TO ROOF PLANS FOR REPAIR LOCATIONS.

**9 FLASHING REPAIR @ LOW SLOPE MONITOR ROOFS (TYPICAL)**

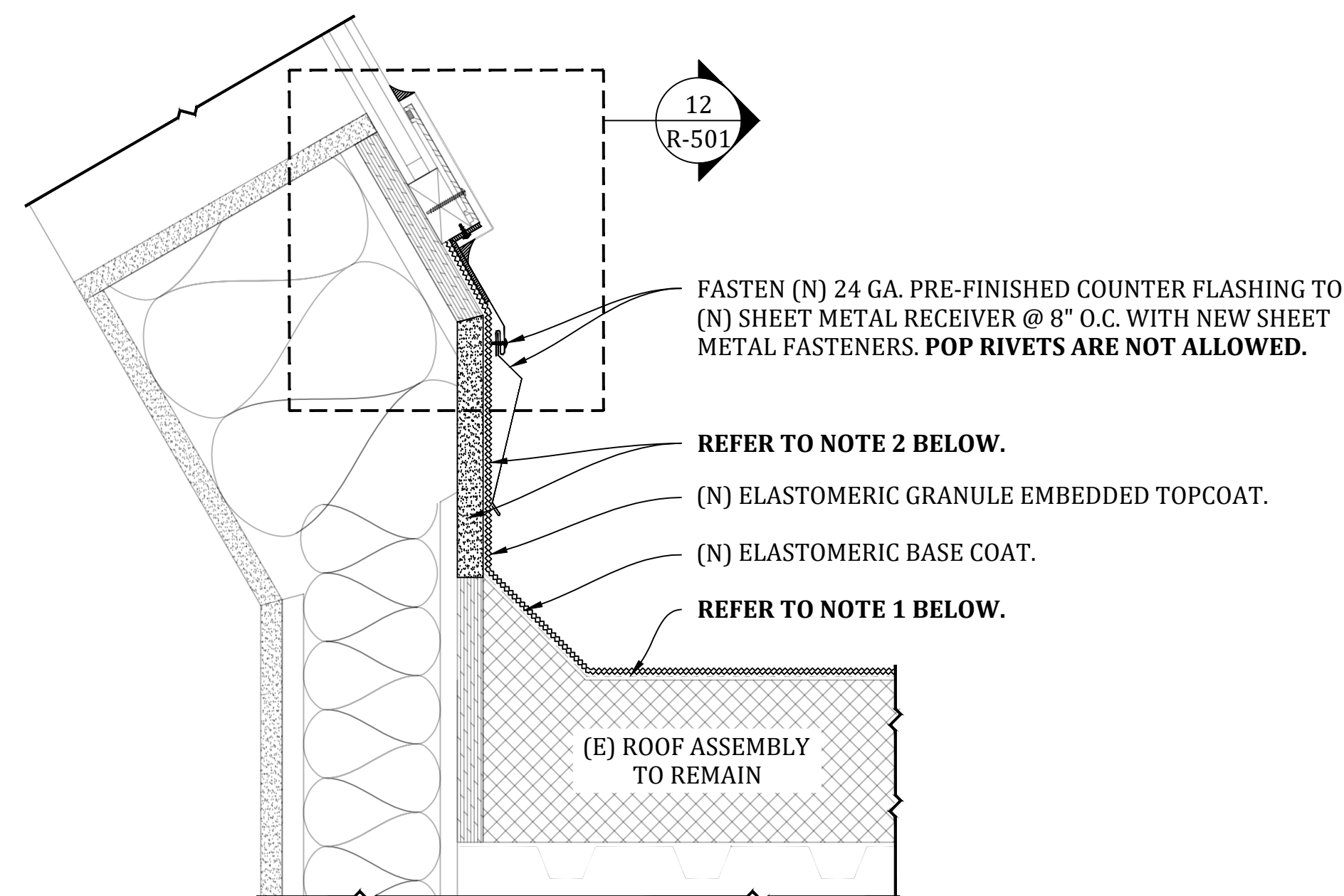
SCALE: 3" = 1'-0"



- NOTES:
- EXISTING GRANULATED SURFACE COATING OVER EXISTING SPRAY POLYURETHANE FOAM INSULATION. POWER WASH AND CLEAN EXISTING COATING PRIOR TO APPLICATION OF NEW COATING. REMOVE AND DISPOSE OF ALL LOOSE GRANULES. TYPICAL AT ALL ROOF AREAS.
  - EXISTING SUBSTRATE BOARD AND VERTICAL COATING TO BE REMOVED AND DISPOSED WHERE COATING HAS BECOME DETERIORATED AND DEBONDED. REPLACE SUBSTRATE BOARD WITH NEW GYPSUM SHEATHING, FASTENED TO THE EXISTING SUB-FRAMING @ 12" O.C. APPLY NEW COATING SYSTEM UP VERTICAL FACE OF THE NEW SUBSTRATE BOARD. REFER TO ROOF PLANS FOR REPAIR LOCATIONS.

**10 FLASHING REPAIR @ STEEP SLOPE MONITOR ROOFS (TYPICAL)**

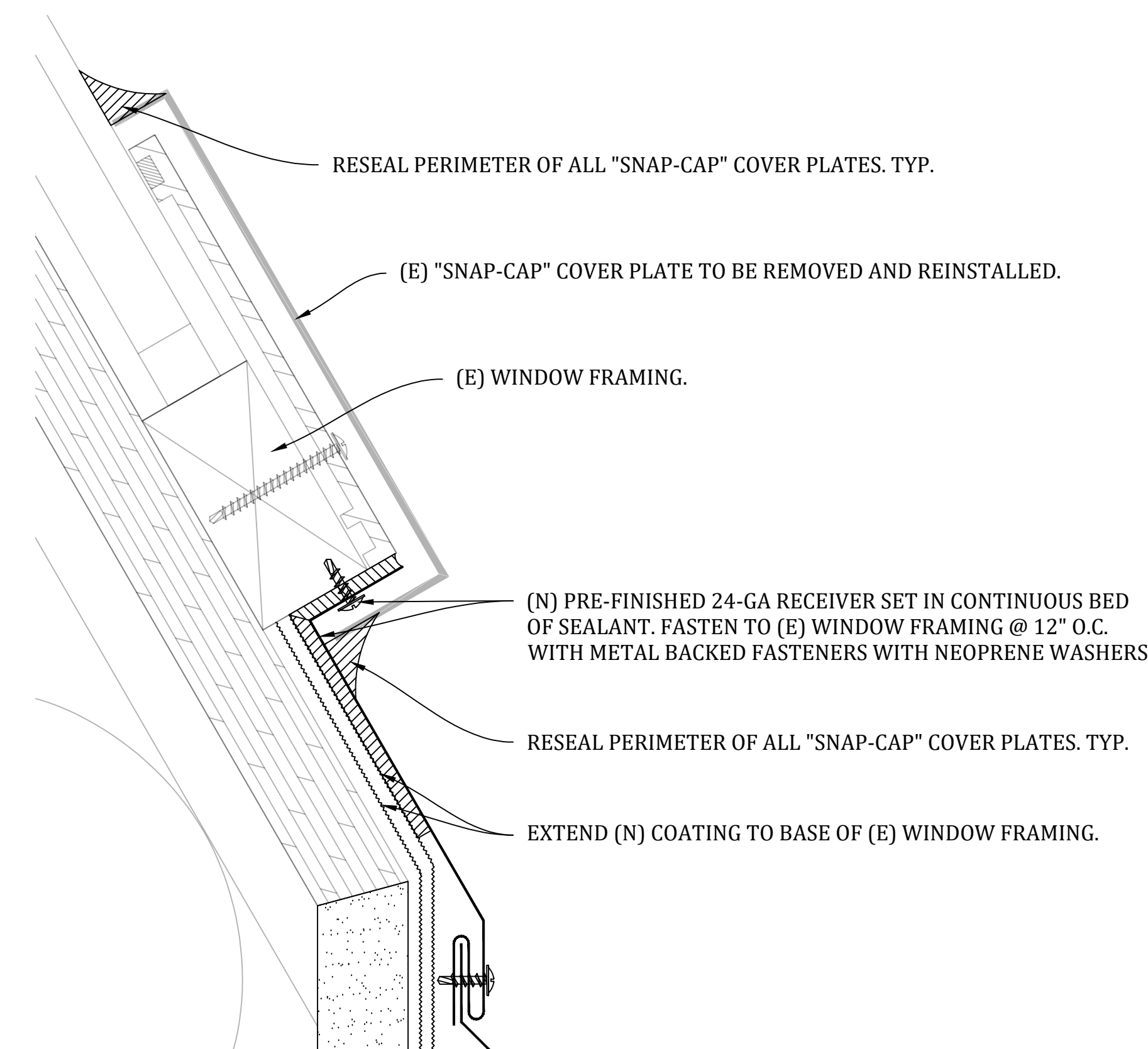
SCALE: 3" = 1'-0"



- NOTES:
- EXISTING GRANULATED SURFACE COATING OVER EXISTING SPRAY POLYURETHANE FOAM INSULATION. POWER WASH AND CLEAN EXISTING COATING PRIOR TO APPLICATION OF NEW COATING. REMOVE AND DISPOSE OF ALL LOOSE GRANULES. TYPICAL AT ALL ROOF AREAS.
  - EXISTING SUBSTRATE BOARD AND VERTICAL COATING TO BE REMOVED AND DISPOSED WHERE COATING HAS BECOME DETERIORATED AND DEBONDED. REPLACE SUBSTRATE BOARD WITH NEW GYPSUM SHEATHING, FASTENED TO THE EXISTING SUB-FRAMING @ 12" O.C. APPLY NEW COATING SYSTEM UP VERTICAL FACE OF THE NEW SUBSTRATE BOARD. REFER TO ROOF PLANS FOR REPAIR LOCATIONS.

**11 FLASHING REPAIR @ MONITOR CLEARSTORY WINDOWS (TYP)**

SCALE: 3" = 1'-0"



**12 FLASHING REPAIR @ MONITOR CLEARSTORY WINDOWS (TYP)**

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

ISSUED FOR

LEGEND

COLORADO LICENSED PROFESSIONAL ENGINEER  
SARA ANN JOHNSON  
0054372

CLIENT

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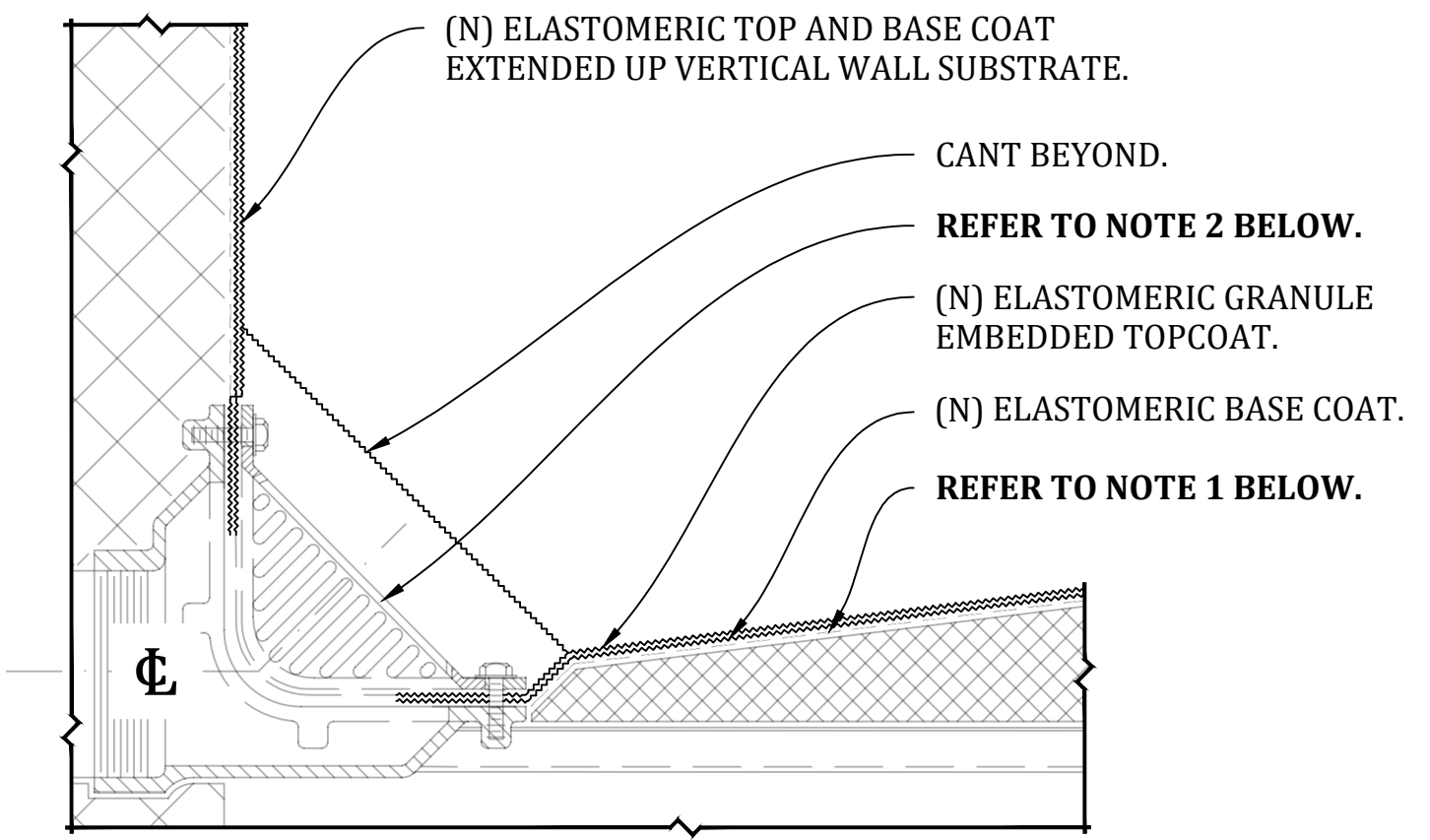
SHEET TITLE

ROOF DETAILS

SHEET NO.

R-501	05 OF 07
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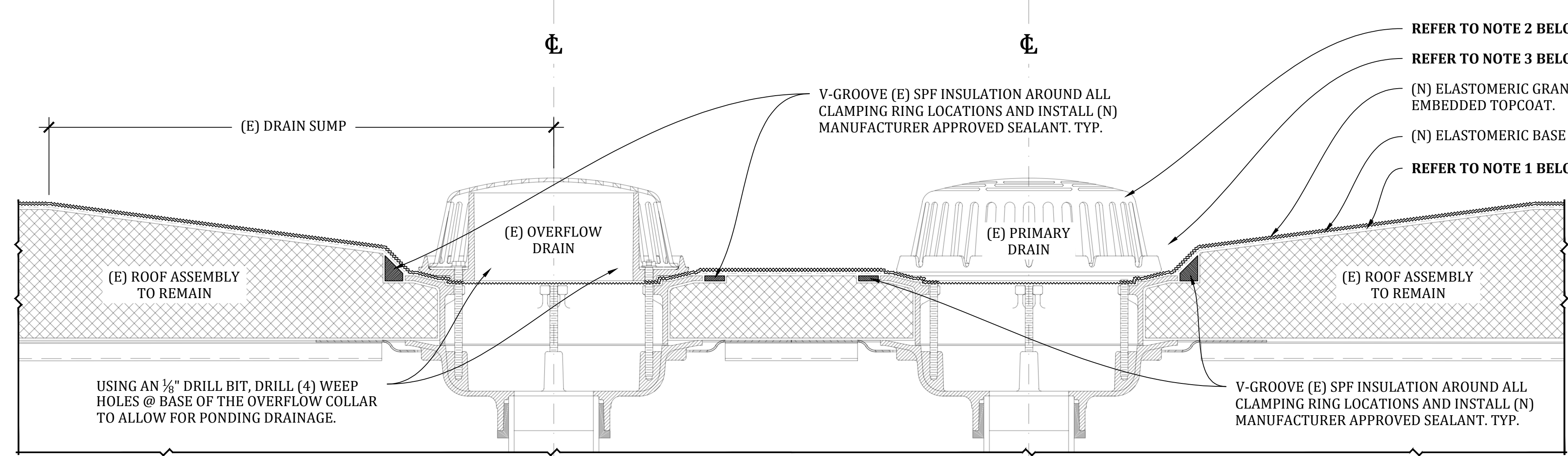




- NOTES:**
1. EXISTING GRANULATED SURFACE COATING OVER EXISTING SPRAY POLYURETHANE FOAM INSULATION. POWER WASH AND CLEAN EXISTING COATING PRIOR TO APPLICATION OF NEW COATING. REMOVE AND DISPOSE OF ALL LOOSE GRANULES. TYPICAL AT ALL ROOF AREAS.
  2. REPLACE ALL BROKEN/ MISSING/ BEE-HIVE OR PLASTIC DRAIN STRAINERS WITH NEW STEEL OR ALUMINUM STRAINERS. ALL STRAINERS TO BE CLEANED, PRIMED AND PAINTED BEFORE REINSTALLATION, PER THE SPECIFICATION REQUIREMENTS. TYPICAL.

**13 WALL DRAIN FLASHING (TYPICAL)**

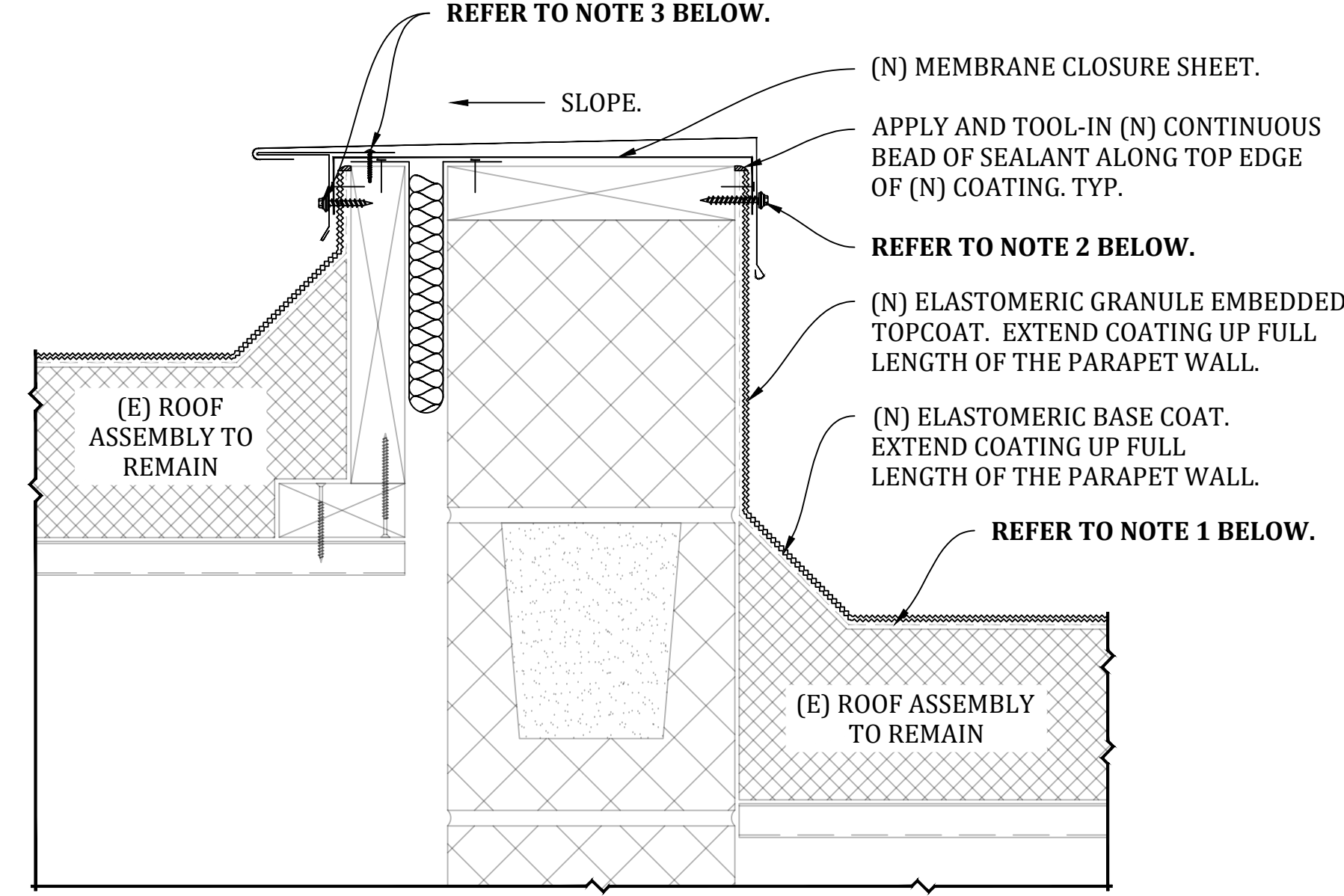
SCALE: 3" = 1'-0"



- NOTES:**
1. EXISTING GRANULATED SURFACE COATING OVER EXISTING SPRAY POLYURETHANE FOAM INSULATION. POWER WASH AND CLEAN EXISTING COATING PRIOR TO APPLICATION OF NEW COATING. REMOVE AND DISPOSE OF ALL LOOSE GRANULES. TYPICAL AT ALL ROOF AREAS.
  2. REPLACE ALL BROKEN/ MISSING/ BEE-HIVE OR PLASTIC DRAIN STRAINERS WITH NEW STEEL OR ALUMINUM STRAINERS. ALL STRAINERS TO BE CLEANED, PRIMED AND PAINTED BEFORE REINSTALLATION, PER THE SPECIFICATION REQUIREMENTS. TYPICAL.
  3. REMOVE AND DISPOSE OF ALL EXISTING LOOSE GRANULE BUILD UP AROUND PRIMARY/OVERFLOW DRAIN LOCATIONS. TYPICAL.
  4. ROOF DRAIN SIZE AND NUMBER OF DRAINS SHALL BE IN ACCORDANCE WITH LOCAL CODES.

**14 ROOF DRAIN FLASHING (TYPICAL)**

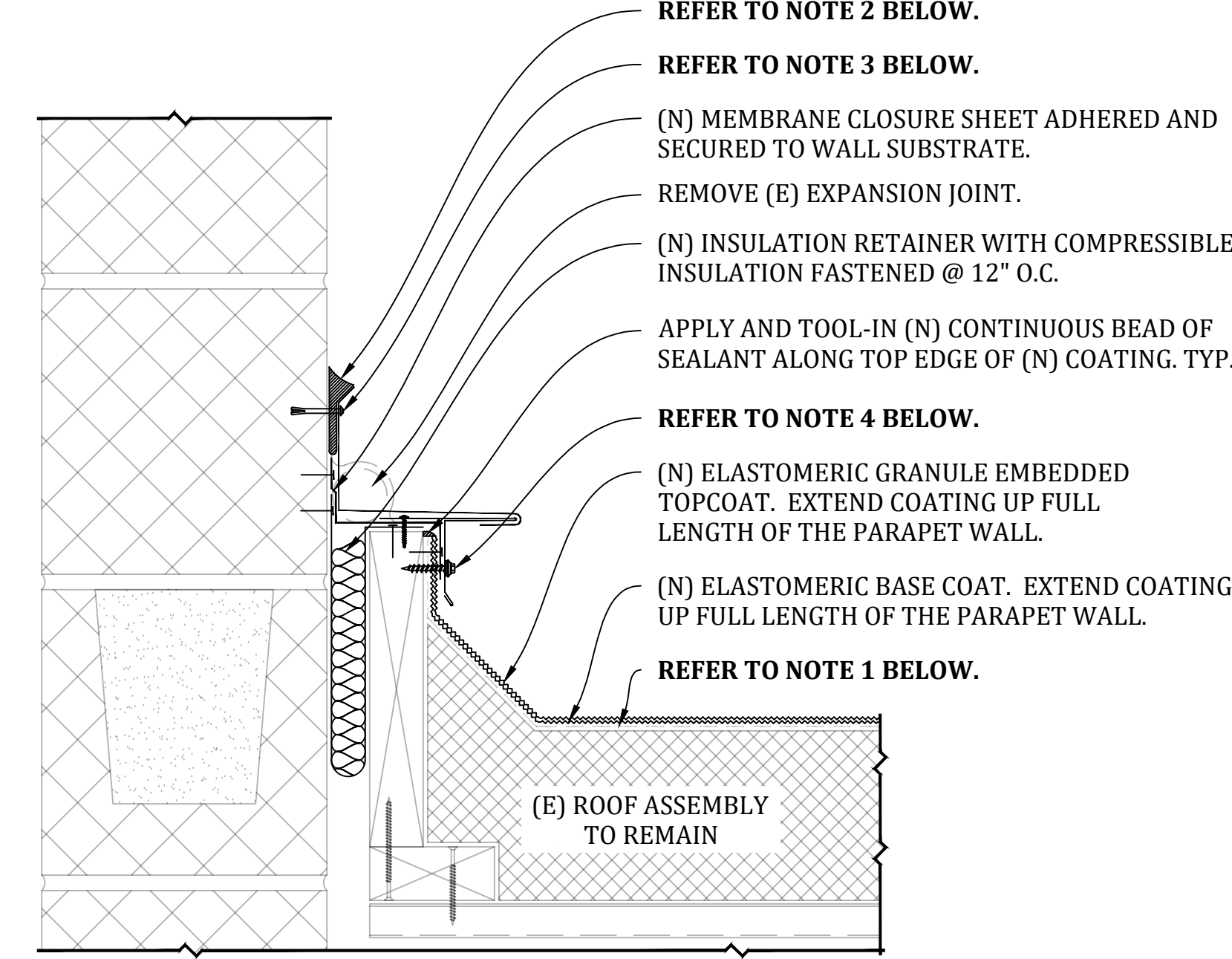
SCALE: 3" = 1'-0"



- NOTES:**
1. EXISTING GRANULATED SURFACE COATING OVER EXISTING SPRAY POLYURETHANE FOAM INSULATION. POWER WASH AND CLEAN EXISTING COATING PRIOR TO APPLICATION OF NEW COATING. REMOVE AND DISPOSE OF ALL LOOSE GRANULES. TYPICAL AT ALL ROOF AREAS.
  2. EXISTING COPING CAP TO BE REMOVED AND DISPOSED. INSTALL A NEW 24-GAUGE PRE-FINISHED SHEET METAL EXPANSION JOINT COPING METAL FACE FASTENED @ 12" O.C. WITH NEW METAL BACKED FASTENERS WITH NEOPRENE WASHERS. NEW METAL TO HAVE A MIN. 1/4" PER FOOT SLOPE ACROSS TOP OF COPING. TYPICAL.
  3. TOP AND FACE FASTEN NEW 24 GA. PRE-FINISHED EXPANSION CLEAT @ 12" O.C TO EXISTING BLOCKING WITH NEW METAL BACKED FASTENERS WITH NEOPRENE WASHERS.

**15 EXPANSION JOINT FLASHING @ DIVIDING WALL (TYPICAL)**

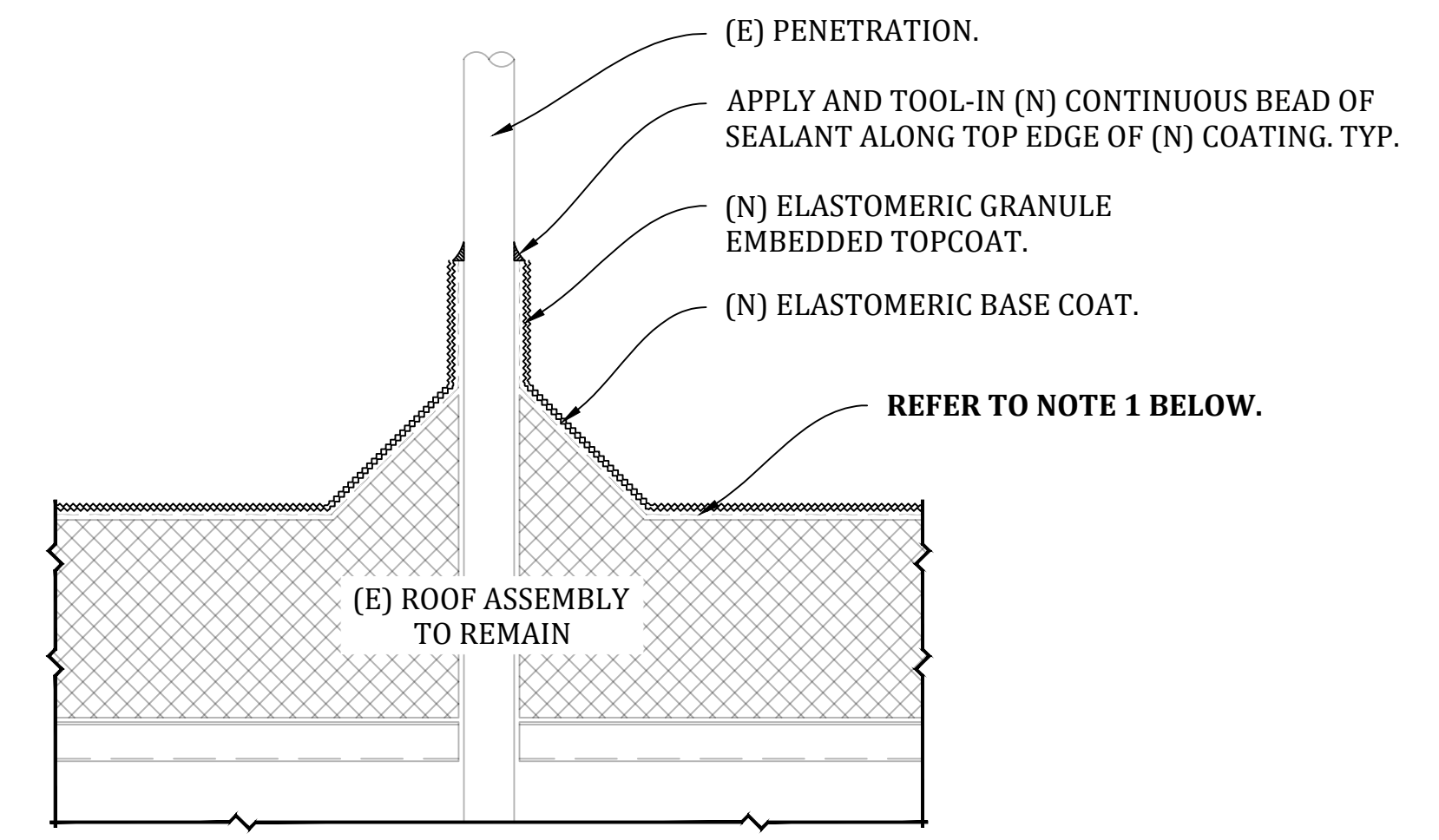
SCALE: 3" = 1'-0"



- NOTES:**
1. EXISTING GRANULATED SURFACE COATING OVER EXISTING SPRAY POLYURETHANE FOAM INSULATION. POWER WASH AND CLEAN EXISTING COATING PRIOR TO APPLICATION OF NEW COATING. REMOVE AND DISPOSE OF ALL LOOSE GRANULES. TYPICAL AT ALL ROOF AREAS.
  2. NEW URETHANE SEALANT MUST BE TOOLED IN TO CREATE A WATER SHEDDING SURFACE. APPLY NEW SEALANT BEHIND EXPANSION JOINT COVER PLATE PRIOR TO FASTENING.
  3. FASTEN NEW PRE-FINISHED 24 GA. SHEET METAL EXPANSION JOINT COVER TO THE EXISTING WALL @ 12" O.C. WITH NEW 1/4" ZAMAC HAMMER-SCREWS. NEW EXPANSION JOINT COVER TO HAVE MIN. 1/4" PER FOOT SLOPE.
  4. TOP AND FACE FASTEN NEW 24 GA. PRE-FINISHED EXPANSION CLEAT @ 12" O.C TO EXISTING BLOCKING WITH NEW METAL BACKED FASTENERS WITH NEOPRENE WASHERS.

**16 WALL EXPANSION FLASHING (TYPICAL)**

SCALE: 3" = 1'-0"



- NOTES:**
1. EXISTING GRANULATED SURFACE COATING OVER EXISTING SPRAY POLYURETHANE FOAM INSULATION. POWER WASH AND CLEAN EXISTING COATING PRIOR TO APPLICATION OF NEW COATING. REMOVE AND DISPOSE OF ALL LOOSE GRANULES. TYPICAL AT ALL ROOF AREAS.

**17 PIPE PENETRATION FLASHING (TYPICAL)**

SCALE: 3" = 1'-0"

ISSUED FOR

LEGEND

COLORADO LICENSED PROFESSIONAL ENGINEER  
0054372

CLIENT

POUDRE SCHOOL DISTRICT R-1  
2445 LAPORTE AVENUE  
FORT COLLINS, COLORADO 80521

PROJECT

POUDRE SCHOOL DISTRICT R-1  
ROOF RECOATING PROJECT

PROJECT NO. DEN.2019.001093

DATE 03/2020

DRAWN BY DD

CHECKED BY SAJ & RKP

DATE	REVISION
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-	-
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SHEET TITLE

ROOF DETAILS

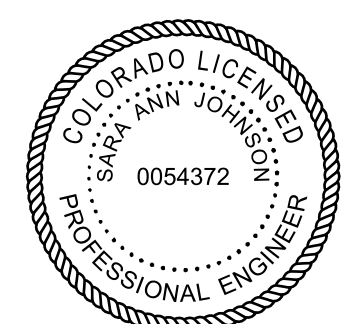
SHEET NO.

R-502	06 OF 07
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LEGEND

PROFESSIONAL ENGINEER



CLIENT  
 Poudre School District R-1  
 2445 Laporte Avenue  
 Fort Collins, Colorado 80521

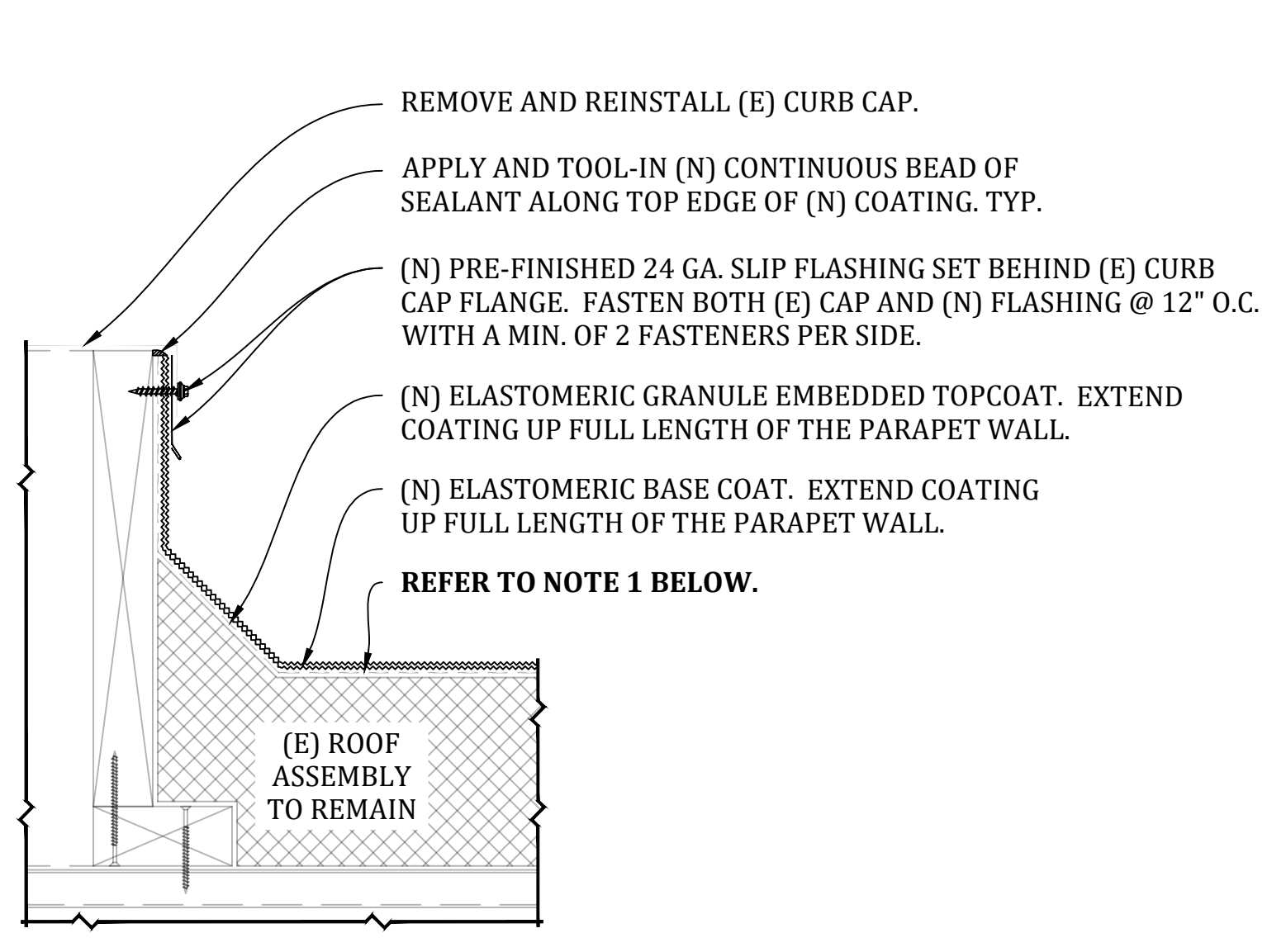
PROJECT  
 Poudre School District R-1  
 Roof Recoating Project

PROJECT NO.	DEN.2019.001093
DATE	03/2020
DRAWN BY	DD
CHECKED BY	SAJ & RKP
DATE	REVISION
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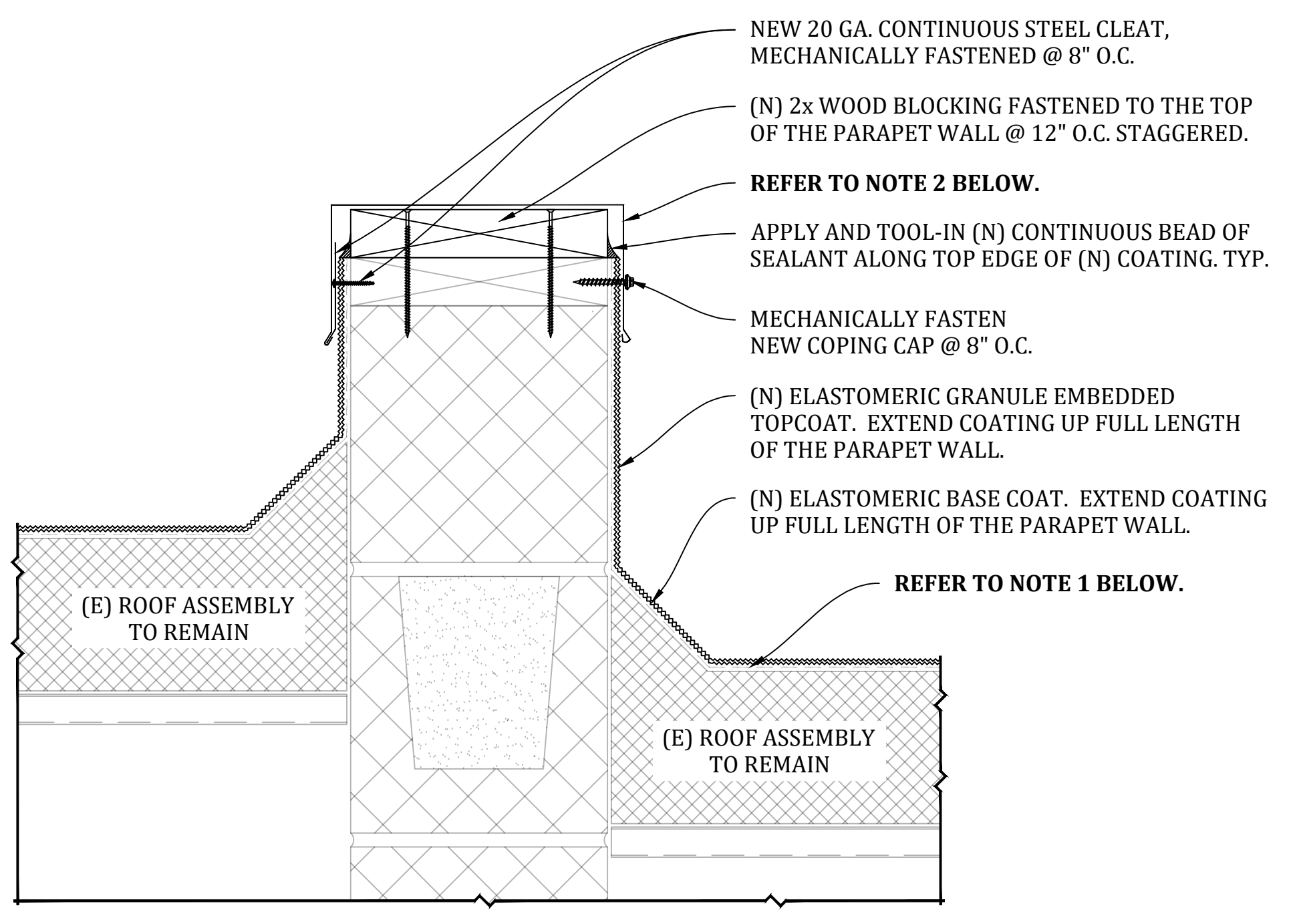
SHEET TITLE  
**ROOF DETAILS**

SHEET NO.  
 R-503      07 OF 07



NOTES:  
 1. EXISTING GRANULATED SURFACE COATING OVER EXISTING SPRAY POLYURETHANE FOAM INSULATION. POWER WASH AND CLEAN EXISTING COATING PRIOR TO APPLICATION OF NEW COATING. REMOVE AND DISPOSE OF ALL LOOSE GRANULES. TYPICAL AT ALL ROOF AREAS.

**18** CURB FLASHING (TYPICAL)  
 SCALE: 3" = 1'-0"



NOTES:  
 1. EXISTING GRANULATED SURFACE COATING OVER EXISTING SPRAY POLYURETHANE FOAM INSULATION. POWER WASH AND CLEAN EXISTING COATING PRIOR TO APPLICATION OF NEW COATING. REMOVE AND DISPOSE OF ALL LOOSE GRANULES. TYPICAL AT ALL ROOF AREAS.  
 2. EXISTING COPING CAP TO BE REMOVED AND DISPOSED. INSTALL A NEW 24-GAUGE PRE-FINISHED SHEET METAL COPING CAP. TYPICAL.

**19** DIVIDING WALL FLASHING (TYPICAL)  
 SCALE: 3" = 1'-0"