**Laurel Elementary School** 

**Recoating of Existing Roofing System** 

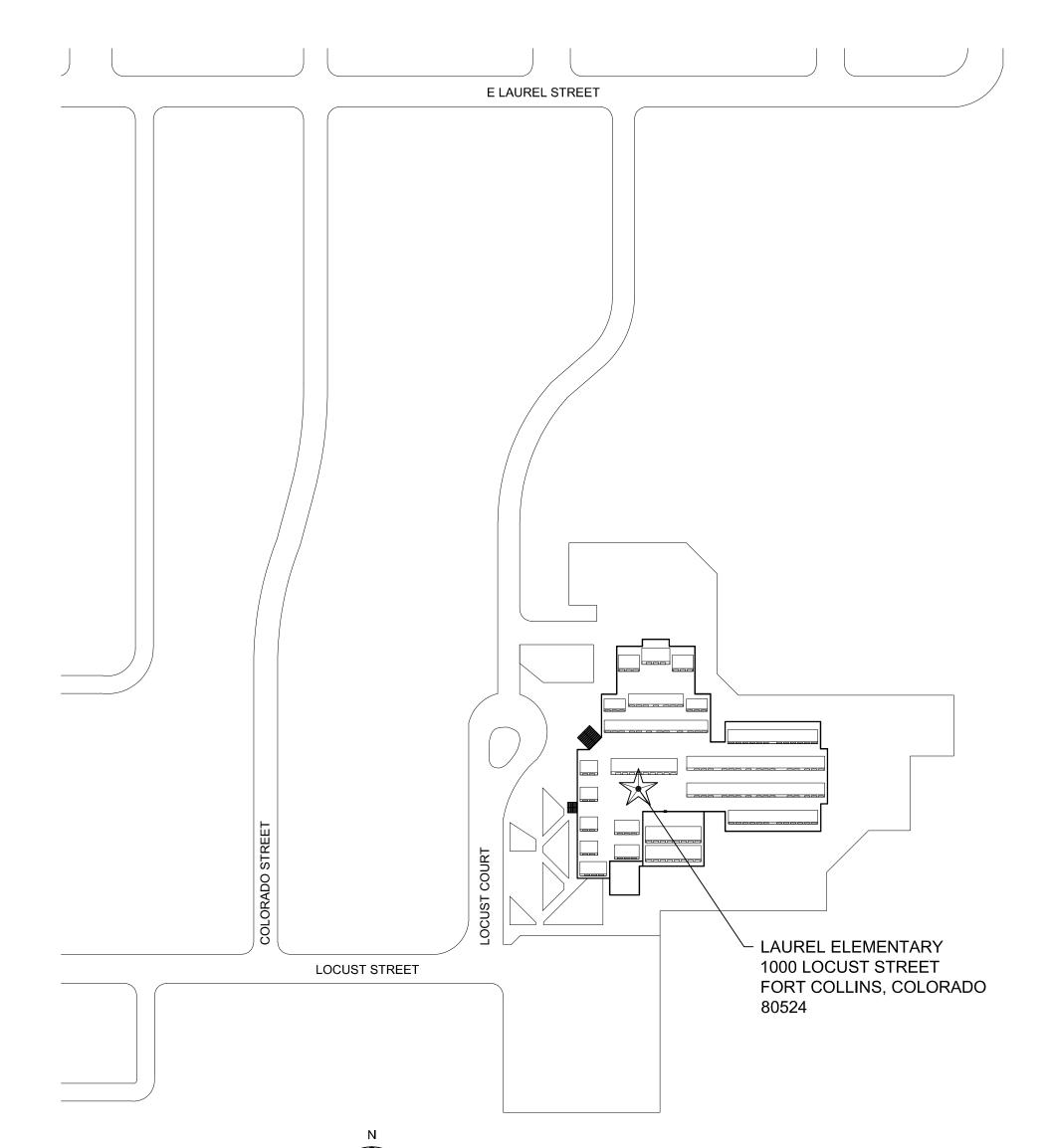
1000 Locust St

Fort Collins, Colorado 80524

**Poudre School District** 

2413 Laporte Avenue Fort Collins, Colorado 80521

Wiss, Janney, Elstner Associates, Inc. 3609 South Wadsworth Blvd. Suite 400



Area Map

# INDEX TO DRAWINGS

TITLE SHEET **GENERAL NOTES ROOF PLAN ROOF DETAILS** 

**ROOF DETAILS** 

# **BUILDING CODES:**

2018 INTERNATIONAL BUILDING CODE (IBC) 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2018 INTERNATIONAL FIRE CODE (IFC) 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018 INTERNATIONAL PLUMBING CODE (IPC)

## **ABBREVIATIONS:**

NOT IN CONTRACT

**EXISTING** REQUIRED **EACH** SIMILAR EXTRUDED POLYSTYRENE **SQUARE FEET** FIELD VERIFY SPRAY POLYURETHANE FOAM **MAXIMUM TERM TERMINATION** MANUFACTURER **TYPICAL** MINIMUM UNLESS OTHERWISE NOTED ON CENTER WITH

**REFER TO** 

**DESIGN CRITERIA** 

**BUILDING TYPE: 2A** 

RISK CATEGORY: III

WIND SPEED: 150 mph Vult

FIRE SPRINKLER SYSTEM: YES

FIRE ALARM SYSTEM: YES

ASCE: 7-16 - As Amended by the City of Fort Collins

TERRAIN CLASSIFICATION: Exposure B

Wiss, Janney, Elstner Associates, Inc. 3609 South Wadsworth Boulevard, Suite 400 Lakewood, Colorado 80235 303.914.4300 tel | 303.914.3000 fax

Headquarters & Laboratories: Northbrook, Illinois hiladelphia | Princeton | San Francisco | Seattle | South Florida | Washington, I

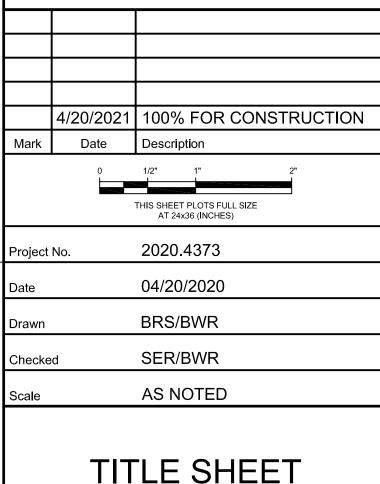
Consultants

Laurel Elementary

1000 Locust St Fort Collins, Colorado

**Poudre School District** 

2413 Laporte Avenue Fort Collins, Colorado



A001

GENERAL NOTES

- A. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, AND RELATED FEES ASSOCIATED WITH THE EXECUTION AND COMPLETION OF THE WORK.
- 2. ALL BUILDING AND SITE ELEMENTS NOT SPECIFICALLY NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT EXECUTION OF THE WORK. ANY DAMAGE SHALL BE REPAIRED BY
- THE CONTRACTOR AT NO COST TO THE OWNER. 3. ALL WASTE AND DEBRIS RESULTING FROM THE WORK SHALL BE PROMPTLY REMOVED AND
- PROPERLY DISPOSED OF OFF-SITE. 4. OWNER IS RESPONSIBLE FOR ALL CONSTRUCTION RELATED ADMINISTRATION SERVICES.

## B. DISCOVERY AND FIELD VERIFICATION

- 1. ALL DIMENSIONS PROVIDED ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND PERTINENT SUB CONTRACTOR(S). ANY CONFLICTS THAT WILL IMPACT THE PROJECT COST OR SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO PERFORMING THE EFFECTED WORK.
- DIMENSIONS NOT PROVIDED SHALL BE FIELD MEASURED BY CONTRACTOR.
- DURING CONSTRUCTION. THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH ARE NOT CURRENTLY KNOWN OR ARE AT VARIANCE WITH PROJECT DOCUMENTATION (DISCOVERY). SUCH CONDITIONS MAY INTERFERE WITH NEW CONSTRUCTION OR REQUIRE PROTECTION AND/OR SUPPORT OF EXISTING WORK DURING CONSTRUCTION, OR MAY CONSIST OF DAMAGE OR DETERIORATION TO MATERIALS OR COMPONENTS WHICH COULD JEOPARDIZE THE INTEGRITY OF THE BUILDING.
- 4. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ALL DISCOVERIES HE/SHE BELIEVES MAY INTERFERE WITH PROPER EXECUTION OF THE WORK OR JEOPARDIZE THE INTEGRITY OF THE BUILDING PRIOR TO PROCEEDING WITH WORK RELATED TO SUCH DISCOVERIES.
- 5. THE DOCUMENTS MAY SPECIFY DIMENSIONS, ELEVATIONS AND CONSTRUCTION CONDITIONS TO BE FIELD VERIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL SPECIFIED CONDITIONS PRIOR TO PROCEEDING WITH THE CONSTRUCTION OR FABRICATION OF ANY COMPONENTS RELATED TO SUCH CONDITIONS. THIS FIELD VERIFICATION SHALL BE MADE IN A TIMELY MANNER SO AS TO CAUSE NO DELAYS IN EXECUTION OF THE WORK.
- C. STRUCTURAL STABILITY DURING CONSTRUCTION
- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS. 2. THE CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PROVIDE APPROPRIATE SHORING AND BRACING AS MAY BE REQUIRED DURING CONSTRUCTION TO ACHIEVE THE FINAL COMPLETED
- D. CONTRACTOR SHALL NOT USE HEAVY EQUIPMENT NOR STACK MATERIALS IN SUCH A WAY THAT MAY OVER-LOAD THE EXISTING STRUCTURE.
- E. DRAWINGS AND SPECIFICATIONS

STRUCTURE.

- THESE NOTES SHALL SUPPLEMENT THE DRAWINGS AND SPECIFICATIONS FOR THE REPAIRS TO BE PERFORMED AND APPLY EXCEPT WHERE OTHERWISE SPECIFICALLY INDICATED. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS; AND, WHERE CONFLICTING REQUIREMENTS EXIST, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- 2. THESE DRAWINGS AND SPECIFICATIONS APPLY TO THE LAUREL ELEMENTARY SCHOOL LOCATED AT 1000 LOCUST STREET IN FORT COLLINS, COLORADO, AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF WJE.
- 3. IF CONTRACTOR HAS FOUND THE SPECIFIED PRODUCTS OR MATERIALS TO BE UNAVAILABLE OR UNACCEPTABLE FOR USE ON THIS PROJECT, CONTRACTOR SHALL IMMEDIATELY NOTIFY
- 4. OWNER'S WRITTEN APPROVAL MUST BE SECURED FOR ALL SUBSTITUTIONS.
- 5. GRAPHICAL AND DIMENSIONAL INFORMATION SHOWN REGARDING THE EXISTING BUILDING IS BASED ON THE ORIGINAL CONSTRUCTION DRAWINGS AND LIMITED VISUAL EXAMINATION BY WJE. THIS INFORMATION IS BELIEVED TO BE ACCURATE, BUT IS NOT GUARANTEED. CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK SHOWN. CONTRACTOR SHALL INFORM OWNER OF ANY DISCREPANCIES FOUND THAT WILL PREVENT IMPLEMENTATION OF WORK AS SHOWN WITHIN THE DRAWINGS AND SPECIFICATION, OR THAT IMPACT THE PROJECT COST OR SCHEDULE.
- 6. TYPICAL DETAILS AND NOTES SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE WORK, EXCEPT WHERE SPECIFICALLY REQUIRED OTHERWISE BY THE CONTRACT DOCUMENTS.
- 7. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR TO THOSE SHOWN FOR THE MOST NEARLY SIMILAR CONDITION AS DETERMINED BY OWNER. FOR UNIQUE DETAILS WHERE SIMILAR DETAIL IS NOT SHOWN, CONTACT OWNER FOR CLARIFICATION.
- F. USE OF SITE
- 1. HOURS OF OPERATION: CONTRACTOR SHALL PERFORM ALL WORK BETWEEN 8:00 AM AND 5:00 PM. MONDAY THROUGH FRIDAY EXCEPT AS APPROVED IN ADVANCED BY OWNER OR RESTRICTED BY LOCAL, STATE, OR FEDERAL OFFICIALS.
- 2. DAMAGE: CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING BUILDING OR ADJACENT PROPERTY CAUSED BY OR AS A RESULT OF THE WORK, INCLUDING WATER DAMAGE CAUSED BY NON-WATERTIGHT TEMPORARY ENCLOSURES. ANY SUCH DAMAGE SHALL BE REPORTED TO OWNER PRIOR TO CONTRACTOR REPAIRING THE DAMAGE. DAMAGE RELATED TO WORK WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO
- 3. BARRICADES, WARNING SIGNS: CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL AND INSTALLING AND MAINTAINING THE PROPER FENCING, BARRICADES, AND SIGNAGE TO SAFELY CONTROL AND DIRECT PEDESTRIAN AND AUTOMOTIVE TRAFFIC AROUND THE CONSTRUCTION AREA. BARRICADES SHALL BE INSTALLED AS NECESSARY TO CONTROL AND DIRECT TRAFFIC.
- 4. FUMES AND ODORS: CONTRACTOR TO PROVIDE ADEQUATE VENTILATION DURING USE OF VOLATILE OR NOXIOUS MATERIALS.
- 5. STORAGE OF MATERIALS AND EQUIPMENT: CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER SITE WITH MATERIALS OR EQUIPMENT.
- a. DO NOT LOAD STRUCTURE WITH WEIGHT THAT WILL ENDANGER THE STRUCTURE.
- b. STORE MATERIALS AND EQUIPMENT IN AREAS INDICATED IN THE CONTRACT
- DOCUMENTS OR IN AREAS APPROVED BY OWNER. c. MOVE ANY STORED MATERIALS AND EQUIPMENT WHICH INTERFERE WITH OPERATIONS
- OF OWNER. d. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF MATERIALS AND EQUIPMENT STORED ON THE PREMISES. STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER WRITTEN REQUIREMENTS. MANUFACTURER'S STANDARD SHIPPING MATERIALS MAY NOT BE ADEQUATE FOR WEATHER PROTECTION PRIOR TO INSTALLATION OF MATERIALS.
- 7. UTILITIES: CONTRACTOR SHALL TEMPORARILY SUPPORT AND/OR REMOVE AND REPLACE ANY PLUMBING LINES, ELECTRICAL CONDUIT OR MECHANICAL EQUIPMENT THAT MAY INTERFERE WITH THE WORK.
- 8. DOWNSPOUTS, GUTTERS, SUMPS AND SEWERS: CONTRACTOR SHALL NOT PERMIT DEBRIS OR OTHER CONTAMINANTS TO ENTER THE STORM WATER SYSTEM.
- 9. NOISE: CONTRACTOR SHALL LIMIT NOISE LEVELS CONSIDERING THE NATURE OF THE WORK. CONTRACTOR SHALL MINIMIZE DISRUPTIONS TO NORMAL BUILDING OPERATIONS.
- 10. SMOKING, TOBACCO USE OF ANY KIND, AND ILLEGAL DRUG USE, ARE PROHIBITED ON THE PREMISES.
- 11. TOILETS: CONTRACTOR SHALL PROVIDE CHEMICAL TOILET FACILITIES FOR WORKERS TO BE LOCATED IN AN AREA APPROVED BY OWNER.
- 12. DAILY CLEAN UP: CONTRACTOR SHALL CLEAN THE SITE DAILY. DAILY CLEAN UP MAY BE REVIEWED AND MUST BE COMPLETED TO THE SATISFACTION OF THE OWNER.

### **SUMMARY OF WORK**

- 1. RECOAT THE EXISTING SPRAY POLYURETHANE FOAM ROOFING SYSTEM, CONSISTING OF:
- 1.1. AN EXISTING GRANULATED URETHANE COATING, 2" OF SPRAY POLYURETHANE FOAM, "WOOD FIBER BOARD, AND APPROXIMATELY 2½" OF EXPANDED POLYSTYRENE INSULATION, OVER A STRUCTURALLY SLOPED STEEL ROOF DECK.
- 2. THE EXISTING SPRAY POLYURETHANE FOAM ROOFING SYSTEM IS TO REMAIN IN-PLACE. SURFACE PREPARATION OF THE EXISTING COATING SHALL BE PERFORMED ACCORDING TO THE COATING MANUFACTURER'S REQUIREMENTS FOR THE APPLICATION OF A NEW THREE-COAT URETHANE COATING CONSISTING OF:
- 2.1. NEOGARD PERMATHANE ALIPHATIC II
- 2.1.1. BASE COAT: (RE: SPECIFICATIONS)
- 2.1.2. TOP COAT: (RE: SPECIFICATIONS) 2.1.3. GRANULE COAT: (RE: SPECIFICATIONS)

COATINGS AS PART OF ACCEPTANCE.

MONITOR WALLS AT LOCATIONS INDICATED ON DRAWINGS.

- 3.1. MANUFACTURER'S WARRANTY: 10 YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION. 3.2. CONTRACTOR'S WARRANTY: 3 YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
- 4. PORTIONS OF THE ROOF AREA WILL REQUIRE REPAIR PRIOR TO NEW COATING APPLICATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE PRESENCE OF MOISTURE WITHIN THE EXISTING ROOFING SYSTEM AND PROPERLY REMOVE AND REPAIR DEFECTIVE AREAS PRIOR TO THE APPLICATION OF THE NEW URETHANE COATING ACCORDING TO THE MANUFACTURER'S REQUIREMENTS. REPAIRS ARE TO BE PERFORMED PRIOR TO CLEANING AND PREPARATION TO PREVENT MOISTURE INTRUSION.
- 5. MOCK UP: CONTRACTOR SHALL PREPARE SURFACE AND APPLY COATING SYSTEM TO REPRESENTATIVE LOCATIONS DESIGNATED BY WJE TO DEMONSTRATE AESTHETIC EFFECTS AND QUALITY OF MATERIALS AND EXECUTION. LEAVE PORTION OF PREPARED SURFACE AND EACH COATING LAYER EXPOSED TO VIEW.
- 5.1. COATING MANUFACTURER'S REPRESENTATIVE SHALL OBSERVE MOCK-UP AND APPROVE IN
- WRITING SURFACE PREPARATION AND COATING APPLICATION. 5.2. COATING MANUFACTURER'S REPRESENTATIVE SHALL PERFORM FIELD ADHESION TESTS OF
- 5.3. IF OWNER DETERMINES MOCK-UP DOES NOT COMPLY WITH REQUIREMENTS, MODIFY MOCK-UP OR CONSTRUCT NEW MOCK-UP UNTIL MOCK-UP IS APPROVED. DO NOT PROCEED WITH WORK UNTIL MOCK-UP IS APPROVED.
- 5.4. APPROVED MOCK-UP WILL BE ACCEPTANCE OF STANDARD FOR REMAINDER OF WORK. 5.5. APPROVED MOCK-UP MAY BECOME PART OF COMPLETED WORK IF UNDISTURBED AT TIME OF
- 6. INSTALL NEW 3-COURSING (NEOGARD 86220 TITEX T272) ALONG TRANSITION TO EXISTING SHEET
- METAL COPING CAP. 7. INSTALL NEW 3-COURSING AND 24 GA. PREFINISHED COUNTER FLASHINGS ALONG BASE OF (E)
- 8. IF AREAS OF DETERIORATED SUBSTRATE (PLYWOOD SHEATHING) BOARD ARE FOUND, CONTRACTOR TO REPLACE AREAS OF DETERIORATED/DAMAGED (E) PLYWOOD WITH EXTERIOR FIRE RATED PLYWOOD SHEATHING, THICKNESS TO MATCH (E).
- 9. EXISTING STEEP-SLOPE STANDING SEAM METAL ROOF AREAS TO REMAIN AND ARE NOT INCLUDED WITHIN THE SCOPE OF WORK, CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT METAL ROOF AREAS AND ADJACENT BUILDING COMPONENTS FROM DAMAGE AND OVER SPRAY THROUGHOUT DURATION OF THE WORK.
- 10. ALTERNATE NO. 1: REMOVE AND LEGALLY DISPOSE OF OFF-SITE (DISCARD) EXISTING SHEET METAL PARAPET COPINGS AND INSTALL NEW 24 GA. PREFINISHED SHEET METAL COPINGS TO MATCH EXISTING PROFILE AND COLOR (APPROVED BY OWNER). PROVIDE DOUBLE S-LOCK JOINT COVERS AT COPING SEAMS. INSTALL 22 GA. CONTINUOUS CLEAT AT OUTSIDE FACE OF WALL. RE: SPECIFICATIONS AND DETAILS 14 AND 15 ON SHEET A502.
- 11. ALTERNATE NO. 2: REMOVE AND LEGALLY DISPOSE OF OFF-SITE (DISCARD) EXISTING SPF COATING AND RELATED MATERIALS ALONG ROOF AREA DIVIDER CURB. CONTRACTOR SHALL MAKE ACCESSIBLE TO OWNER PRIOR TO PROCEEDING WITH WORK. IF EXISTING EXPANSION JOINT EXISTS, CONTRACTOR SHALL INSTALL NEW JOHNS MANSVILLE EXPAND-O-FLASHING IN ACCORDANCE WITH SPECIFICATIONS
- 12. CONTRACTOR SHALL COORDINATE WORK WITH A NEOGARD COATING REPRESENTATIVE FOR

EMAIL: KELM@HEMPEL.COM

REVIEW OF EXISTING CONDITIONS AND MOCK-UPS. 12.1. NEOGARD CONTACT: KELLY MALONE

ACCOUNT MANAGER - ROCKY MOUNTAIN REGION NEOGARD / HEMPEL PH: (214).353.1600

MATERIALS SCIENTISTS

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Consultants

Laurel Elementary

1000 Locust St Fort Collins, Colorado

# Poudre School District

2413 Laporte Avenue Fort Collins, Colorado

	4/20/2021	100% FOR CONSTRUCTION
Mark	Date	Description
0 1/2" 1" 2"  THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)		
Project No.		2020.4373
Date		04/20/2020
Drawn		BRS/BWR
Checked		SER/BWR
Scale		AS NOTED

**GENERAL NOTES** 

Sheet Title

Sheet No.

