

Plotted: 4/17/2021 12:04 PM by Reinke, Bryan File Name: P:\2020\2021\7xxx\2021\7098.0 - Poudre Schools 2021\Roof Recoating (08) Drawings\McGraw\2021\7098-McGraw_A001.dwg
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McGraw Elementary School

Recoating of Existing Roofing System

Project:

McGraw Elementary School
Recoating of Existing Roofing System
4800 Hinsdale Drive
Fort Collins, Colorado 80526

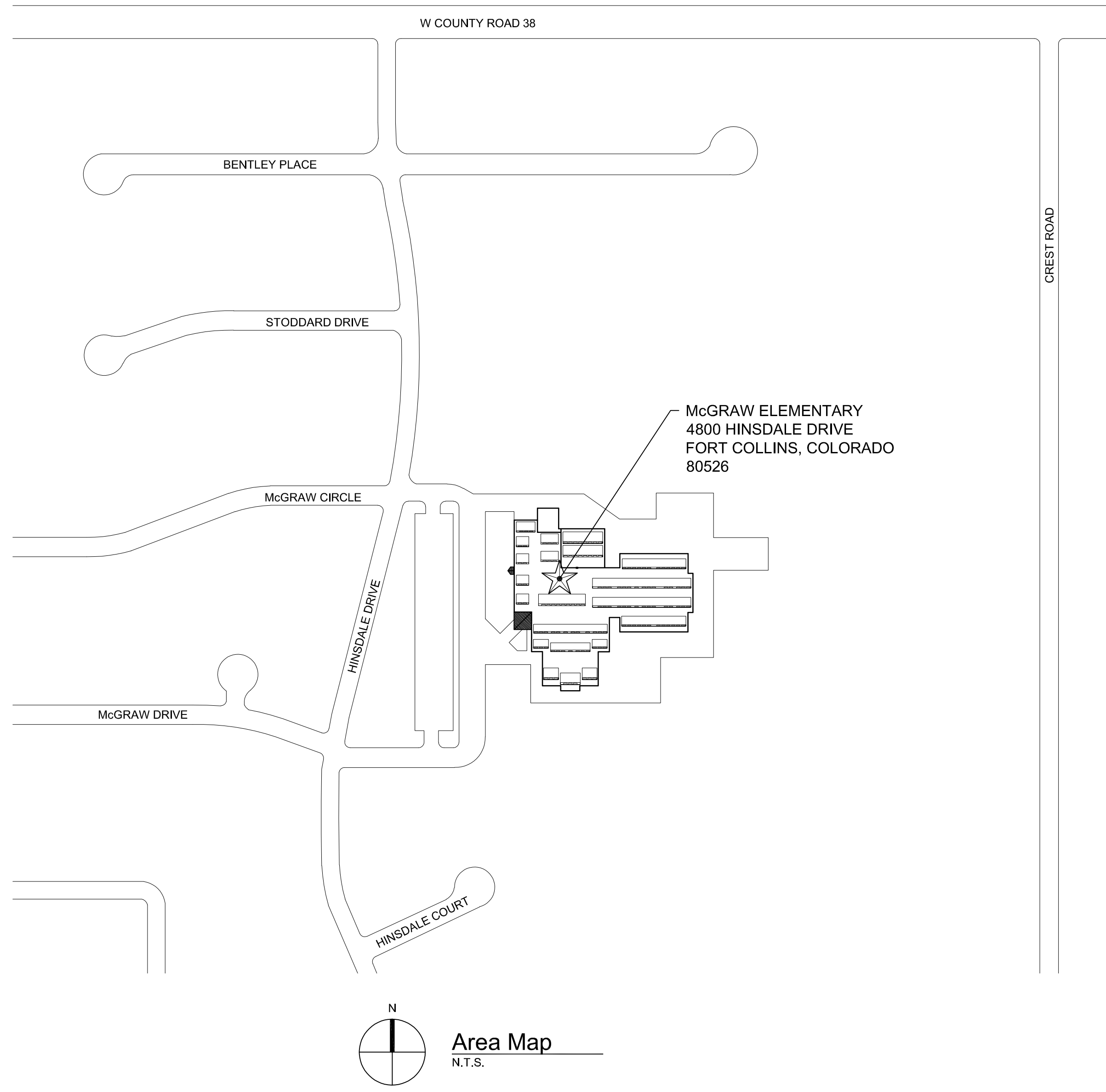
Client:

Poudre School District
2413 Laporte Avenue
Fort Collins, Colorado 80521

Consultant:

WJE

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



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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:

(E)	EXISTING	RE:	REFER TO
EA	EACH	REQ'D	REQUIRED
EPS	EXTRUDED POLYSTYRENE	SIM	SIMILAR
FV	FIELD VERIFY	SF	SQUARE FEET
MAX	MAXIMUM	SPF	SPRAY POLYURETHANE FOAM
MFR	MANUFACTURER	TERM	TERMINATION
MIN	MINIMUM	TYP	TYPICAL
O.C.	ON CENTER	U.O.N.	UNLESS OTHERWISE NOTED
N.I.C.	NOT IN CONTRACT	w/	WITH

DESIGN CRITERIA

WIND SPEED: 150 mph Vult
ASCE: 7-16 As Amended by the City of Fort Collins.
TERRAIN CLASSIFICATION: Exposure B
BUILDING TYPE: 2A
RISK CATEGORY: III

FIRE SPRINKLER SYSTEM: YES
FIRE ALARM SYSTEM: YES

WJE

ENGINEERS
ARCHITECTS
MATERIALS SCIENTISTS

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<div><div>01/21</div><div>THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)</div></div>		

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Date	04/20/2021
Drawn	BRS/BWR
Checked	SER/BWR
Scale	AS NOTED

TITLE SHEET

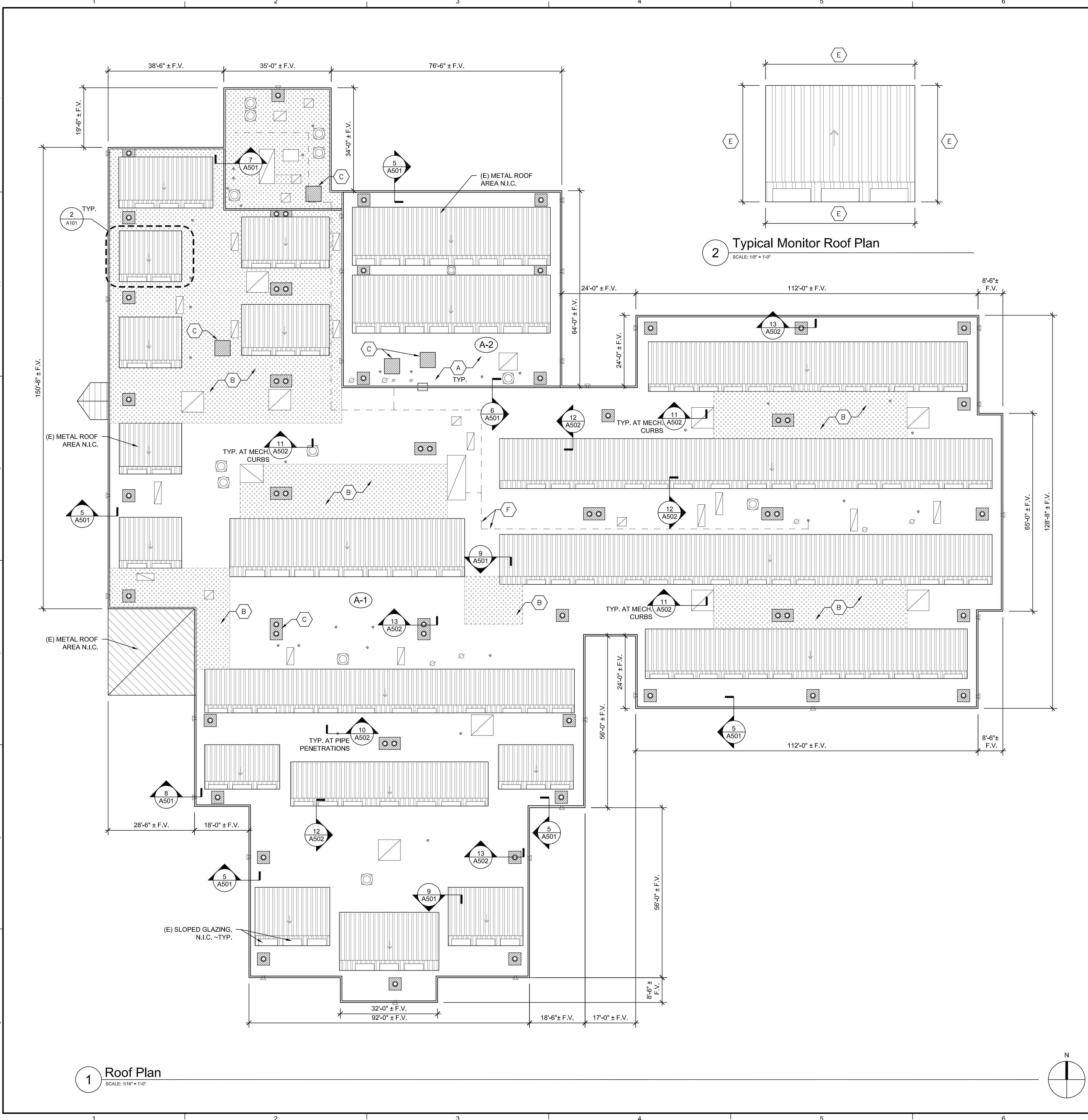
Sheet Title

Sheet No. **A001**

GENERAL NOTES	SUMMARY OF WORK
<div><div>A. GENERAL</div><div><div>1. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, AND RELATED FEES ASSOCIATED WITH THE EXECUTION AND COMPLETION OF THE WORK.</div><div>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.</div><div>3. ALL WASTE AND DEBRIS RESULTING FROM THE WORK SHALL BE PROMPTLY REMOVED AND PROPERLY DISPOSED OF OFF-SITE.</div><div>4. OWNER IS RESPONSIBLE FOR ALL CONSTRUCTION RELATED ADMINISTRATION SERVICES.</div></div><div><div>B. DISCOVERY AND FIELD VERIFICATION</div><div><div>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.</div><div>2. DIMENSIONS NOT PROVIDED SHALL BE FIELD MEASURED BY CONTRACTOR.</div><div>3. 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.</div><div>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.</div><div>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.</div></div><div><div>C. STRUCTURAL STABILITY DURING CONSTRUCTION</div><div><div>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS.</div><div>2. THE CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PROVIDE APPROPRIATE SHORING AND BRACING AS MAY BE REQUIRED DURING CONSTRUCTION TO ACHIEVE THE FINAL COMPLETED STRUCTURE.</div></div><div><div>D. CONTRACTOR SHALL NOT USE HEAVY EQUIPMENT NOR STACK MATERIALS IN SUCH A WAY THAT MAY OVER-LOAD THE EXISTING STRUCTURE.</div></div><div><div>E. DRAWINGS AND SPECIFICATIONS</div><div><div>1. 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.</div><div>2. THESE DRAWINGS AND SPECIFICATIONS APPLY TO THE MCGRAW ELEMENTARY SCHOOL, LOCATED AT 4800 HINSDALE DRIVE IN FORT COLLINS, COLORADO, AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF WJE.</div><div>3. IF CONTRACTOR HAS FOUND THE SPECIFIED PRODUCTS OR MATERIALS TO BE UNAVAILABLE OR UNACCEPTABLE FOR USE ON THIS PROJECT, CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER.</div><div>4. OWNER'S WRITTEN APPROVAL MUST BE SECURED FOR ALL SUBSTITUTIONS.</div><div>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.</div><div>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.</div><div>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.</div></div><div><div>F. USE OF SITE</div><div><div>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.</div><div>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 OWNER.</div><div>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.</div><div>4. FUMES AND ODORS: CONTRACTOR TO PROVIDE ADEQUATE VENTILATION DURING USE OF VOLATILE OR NOXIOUS MATERIALS.</div><div>5. STORAGE OF MATERIALS AND EQUIPMENT: CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER SITE WITH MATERIALS OR EQUIPMENT.<div><div>a. DO NOT LOAD STRUCTURE WITH WEIGHT THAT WILL ENDANGER THE STRUCTURE.</div><div>b. STORE MATERIALS AND EQUIPMENT IN AREAS INDICATED IN THE CONTRACT DOCUMENTS OR IN AREAS APPROVED BY OWNER.</div><div>c. MOVE ANY STORED MATERIALS AND EQUIPMENT WHICH INTERFERE WITH OPERATIONS OF OWNER.</div><div>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.</div></div></div><div>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.</div><div>8. DOWNSPOUTS, GUTTERS, SUMPS AND SEWERS: CONTRACTOR SHALL NOT PERMIT DEBRIS OR OTHER CONTAMINANTS TO ENTER THE STORM WATER SYSTEM.</div><div>9. NOISE: CONTRACTOR SHALL LIMIT NOISE LEVELS CONSIDERING THE NATURE OF THE WORK. CONTRACTOR SHALL MINIMIZE DISRUPTIONS TO NORMAL BUILDING OPERATIONS.</div><div>10. SMOKING, TOBACCO USE OF ANY KIND, AND ILLEGAL DRUG USE, ARE PROHIBITED ON THE PREMISES.</div><div>11. TOILETS: CONTRACTOR SHALL PROVIDE CHEMICAL TOILET FACILITIES FOR WORKERS TO BE LOCATED IN AN AREA APPROVED BY OWNER.</div><div>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.</div></div></div></div></div></div></div>	<div><div>1. RECOAT THE EXISTING SPRAY POLYURETHANE FOAM ROOFING SYSTEM, CONSISTING OF:<div><div>1.1. AN EXISTING GRANULATED URETHANE COATING, 2" OF SPRAY POLYURETHANE FOAM, 1/2" WOOD FIBER BOARD, AND APPROXIMATELY 2 1/2" OF EXPANDED POLYSTYRENE INSULATION, OVER A STRUCTURALLY SLOPED STEEL ROOF DECK.</div></div></div><div>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:<div><div>2.1. NEOGARD - PERMATHANE ALIPHATIC II<div><div>2.1.1. BASE COAT: (RE: SPECIFICATIONS)</div><div>2.1.2. TOP COAT: (RE: SPECIFICATIONS)</div><div>2.1.3. GRANULE COAT: (RE: SPECIFICATIONS)</div></div></div></div></div><div>3. COATING WARRANTY:<div><div>3.1. MANUFACTURER'S WARRANTY: 10 YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.</div><div>3.2. CONTRACTOR'S WARRANTY: 3 YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.</div></div><div>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.</div><div>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.<div><div>5.1. COATING MANUFACTURER'S REPRESENTATIVE SHALL OBSERVE MOCK-UP AND APPROVE IN WRITING SURFACE PREPARATION AND COATING APPLICATION.</div><div>5.2. COATING MANUFACTURER'S REPRESENTATIVE SHALL PERFORM FIELD ADHESION TESTS OF COATINGS AS PART OF ACCEPTANCE.</div><div>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.</div><div>5.4. APPROVED MOCK-UP WILL BE ACCEPTANCE OF STANDARD FOR REMAINDER OF WORK.</div><div>5.5. APPROVED MOCK-UP MAY BECOME PART OF COMPLETED WORK IF UNDISTURBED AT TIME OF SUBSTANTIAL COMPLETION.</div></div></div><div>6. INSTALL NEW 3-COURSING (NEOGARD 86220 TITEX T272) ALONG TRANSITION TO EXISTING SHEET METAL COPING CAP.</div><div>7. INSTALL NEW 3-COURSING AND 24 GA. PREFINISHED COUNTER FLASHINGS ALONG BASE OF (E) MONITOR WALLS AT LOCATIONS INDICATED ON DRAWINGS.</div><div>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).</div><div>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.</div><div>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 15 AND 16 ON SHEET A502.</div><div>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 AND DETAIL 17/A502.</div><div>12. CONTRACTOR SHALL COORDINATE WORK WITH A NEOGARD COATING REPRESENTATIVE FOR REVIEW OF EXISTING CONDITIONS AND MOCK-UPS.<div><div>12.1. NEOGARD CONTACT: KELLY MALONE ACCOUNT MANAGER - ROCKY MOUNTAIN REGION NEOGARD / HEMPEL PH: (214)353.1600 EMAIL: KELM@HEMPEL.COM</div></div></div></div></div>

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Printed: 4/17/2021 12:03 PM by Reinke, Bryan File Name: P:\2020\2020\7xxx\2020\7098.0 - Poudre Schools 2021 Roof Recoating (B)\Drawings\McGraw\2020\7098-McGraw_Roof Plan.dwg



BUILDING INPUT DATA (ROOF AREA A-1)

MEAN ROOF HEIGHT35'-0" F.V.
PARAPET HEIGHT..... LESS THAN 36"
EXPOSURE CATEGORY.....Exposure B
APPROXIMATE AREA OF SPF.....2,050 SF

BUILDING INPUT DATA (ROOF AREA A-2)

MEAN ROOF HEIGHT20'-0" F.V.
PARAPET HEIGHT..... LESS THAN 36"
EXPOSURE CATEGORY.....Exposure B
APPROXIMATE AREA OF SPF.....29,750 SF

SYMBOLS LEGEND AND DETAIL REFERENCES

- NON-REMOVABLE MECH. CURB;
DETAIL 11/A502
- REMOVABLE MECH. CURB;
DETAIL 11/A502
- PRIMARY AND OVERFLOW DRAIN;
DETAIL 13/A502
- OVERFLOW SCUPPER;
DETAIL 8/A501
- ELECTRICAL DISCONNECT
- FLUE PIPE PENETRATION;
DETAIL 14/A502
- PIPE PENETRATION;
DETAIL 10/A502
- PARAPET WALL;
DETAIL 5/A501
- UTILITY LINE
- ROOF ACCESS LADDER
- DIRECTION OF SLOPE
- ROOF AREA DESIGNATION
- STANDING SEAM METAL ROOF
AREA: NOT IN CONTRACT

KEYED NOTE LEGEND:

- A DENOTES AREA OF EXISTING SPRAY POLYURETHANE FOAM ROOFING SYSTEM 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 (NEOGARD PERMATHANE ALIPHATIC II) CONSISTING OF: BASE COAT, TOP COAT AND FINISH COAT W/ NO. 11 CERAMIC-COATED GRANULES (RE: SPECIFICATIONS AND DETAIL 1/A501). REPAIRS TO THE EXISTING SPF SHALL BE PERFORMED BEFORE CLEANING OPERATIONS TO PREVENT MOISTURE INFILTRATION.
- APPROXIMATE TOTAL AREA OF SPF TO BE COATED = 31,365 SF (FIELD VERIFY).
- B APPROXIMATE LOCATION AND EXTENTS OF SPF REQUIRING SCARIFICATION AND DENOTED THUS: RE: SPECIFICATIONS AND DETAIL 2/A501. CONTRACTOR SHALL VERIFY LOCATIONS REQUIRING REPAIR PRIOR TO BIDDING PROJECT AS ADDITIONAL AREAS MAY EXIST. AREAS SHALL INCLUDE LOCATIONS OF DETERIORATED AND/OR DAMAGED COATING AND SPF. SURFACE TEXTURES IDENTIFIED AS "POPCORN OR TREBARK", AND WIDESPREAD AREAS OF BLISTERING. ISOLATED LOCATIONS OF BLISTERING AND SEPARATION OF SPF LAYERS OR COATINGS SHOULD BE REPAIRED PER DETAIL 3/A501. IN ALL LOCATIONS REQUIRING REPAIR, CONTRACTOR SHALL VERIFY PRESENCE OF MOISTURE WITHIN EXISTING ROOFING SYSTEM AND REMOVE AND/OR REPLACE AS REQUIRED, INCLUDING ALL MATERIALS DOWN TO THE (E) STEEL DECK (RE: KEYNOTE C). AREAS OF DEFICIENT SPF AND/OR COATING SHALL BE REMOVED AND REPLACED WITH EQUIVALENT DENSITY AND THICKNESS OF FOAM. INSTALL MANUFACTURER'S APPROVED SEALANT AT PERIMETER OF REPAIR AREA. FINISH SURFACE OF REPAIR SHALL MATCH EXISTING; CHAMFER EDGES FLUSH WITH ADJACENT ROOFING SYSTEM.
- APPROXIMATE TOTAL AREA OF SCARIFICATION REQUIRED = 9,000 SF (FIELD VERIFY).
- C DENOTES APPROXIMATE LOCATION OF PREVIOUSLY DOCUMENTED MOISTURE WITHIN EXISTING ROOFING SYSTEM DOWN TO THE EXISTING SUBSTRATE AND DENOTED THUS: CONTRACTOR SHALL REMOVE EXISTING ROOFING SYSTEM CONTAINING MOISTURE, INCLUDING EXISTING EPS INSULATION, WOOD FIBER BOARD AND SPF AND REPLACE TO MATCH EXISTING (RE: SPECIFICATIONS AND DETAIL 4/A501). IF AREAS LARGER THAN 2 SQUARE FEET IN TOTAL AREA REQUIRE REMOVAL, NOTIFY OWNER PRIOR TO PROCEEDING WITH REPAIR AS ROOFING SYSTEM MAY POTENTIALLY REQUIRE ADDITIONAL FASTENING TO THE (E) STEEL DECK. IF DETERIORATED AND/OR CORRODED STEEL DECK SUBSTRATE IS OBSERVED, CONTRACTOR SHALL NOTIFY OWNER PRIOR TO PROCEEDING WITH WORK.
- D CONTRACTOR SHALL TEST EXISTING PRIMARY DRAINS TO ENSURE EACH DRAIN IS IN WORKING ORDER, FREE-FLOWING, AND DOES NOT CAUSE WATER LEAKAGE TO THE INTERIOR OF THE BUILDING. WATER TEST SHALL BE PERFORMED PRIOR TO PERFORMING WORK AND AT THE TIME OF SUBSTANTIAL COMPLETION, CONTRACTOR TO PROVIDE DOCUMENTATION OF WATER TESTS AND SHALL COORDINATE TEST WITH OWNER. AT ALL ROOF DRAIN SUMP AREAS AND AS INDICATED ON ROOF PLAN DENOTED THUS: REMOVE THE EXISTING SPF ROOFING SYSTEM DOWN TO THE EXISTING METAL DECK. CONTRACTOR SHALL VERIFY ADJACENT EXISTING SPF ROOFING SYSTEM FOR MOISTURE AND REMOVE AND REPLACE AS REQUIRED. RE: KEYNOTE C. TAKE CARE TO NOT DAMAGE THE EXISTING DRAIN. CONTRACTOR SHALL REPLACE LEAKING OR BROKEN DRAIN ASSEMBLIES AND COORDINATE ALL PLUMBING WORK WITH THE OWNER. NEW SPF ROOFING SYSTEM ADJACENT TO DRAINS SHALL BE INSTALLED TO MATCH EXISTING SUMP AREA AND PROVIDE ADEQUATE SLOPE TO DRAIN WATER FROM ADJACENT ROOF AREA.
- E REMOVE (E) SECONDARY SHEET METAL FLASHINGS WHERE EXISTING AND DISCARD. REMOVE (E) COATING AT SUBSTRATE. REMOVE EXISTING DETERIORATED AND/OR DAMAGED (E) PLYWOOD SUBSTRATE AND INSTALL NEW EXTERIOR FIRE RATED PLYWOOD TO MATCH EXISTING WHERE DAMAGED AND/OR DETERIORATED. INSTALL NEW COATING FULL HEIGHT OF WALL AND TERMINATE WITH MANUFACTURER'S APPROVED SEALANT AND NEW THREE-COURSING. INSTALL NEW 24 GA. PRE-FINISHED COUNTER FLASHING. ENSURE BOTTOM LEG OF NEW FLASHING IS TIGHT TO WALL. RE: DETAIL 9/A501 AND 12/A502.
- F PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THROUGHOUT DURATION OF WORK. INSTALL NEW ADJUSTABLE SUPPORTS (DURA-BLOK ROOFTOP SUPPORT) AT INTERVALS NOT TO EXCEED 10 FEET AND ONE FOOT AWAY IN BOTH DIRECTIONS FROM BENDS. PAINT (E) GAS LINES SAFETY YELLOW. (E) CONNECTIONS SHALL BE MASKED AND NOT PAINTED SO THAT THEY CAN BE PROPERLY MAINTAINED AS NEEDED.

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ROOF PLAN

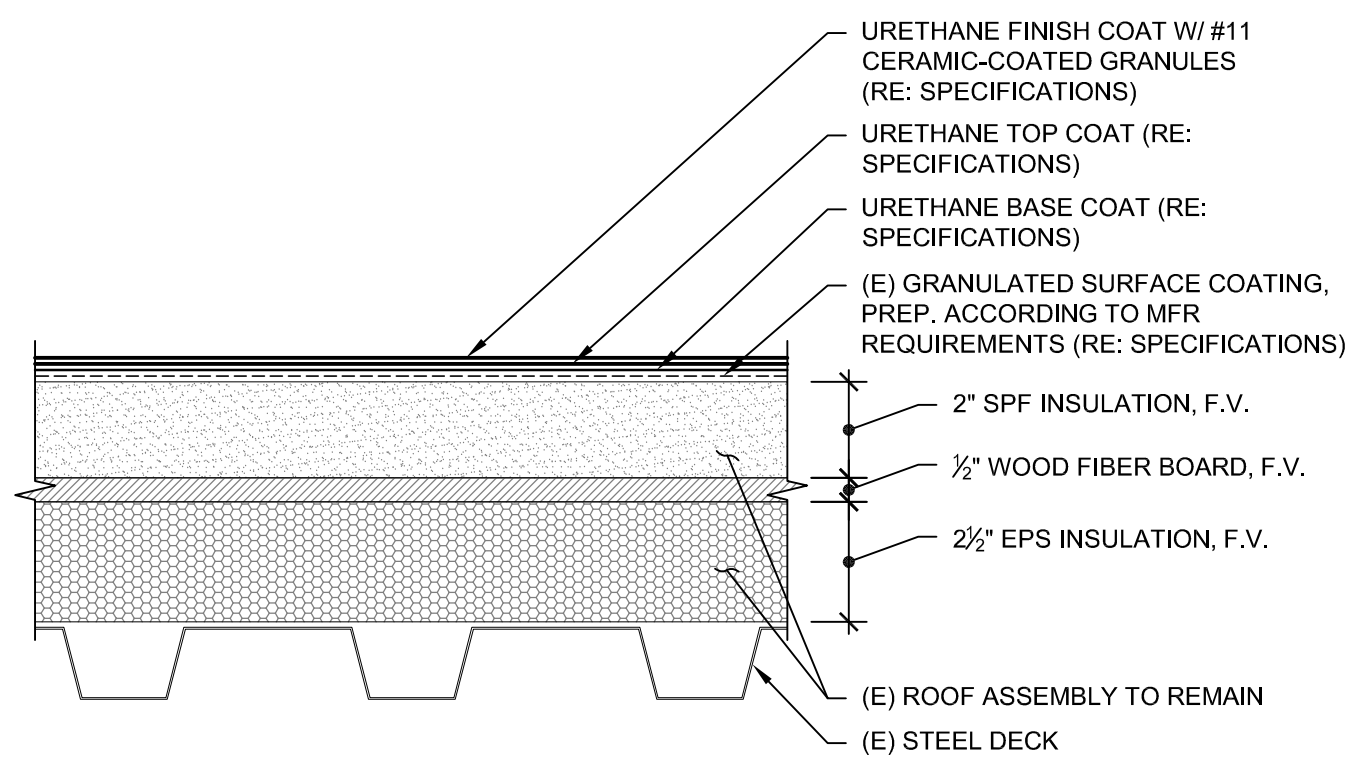
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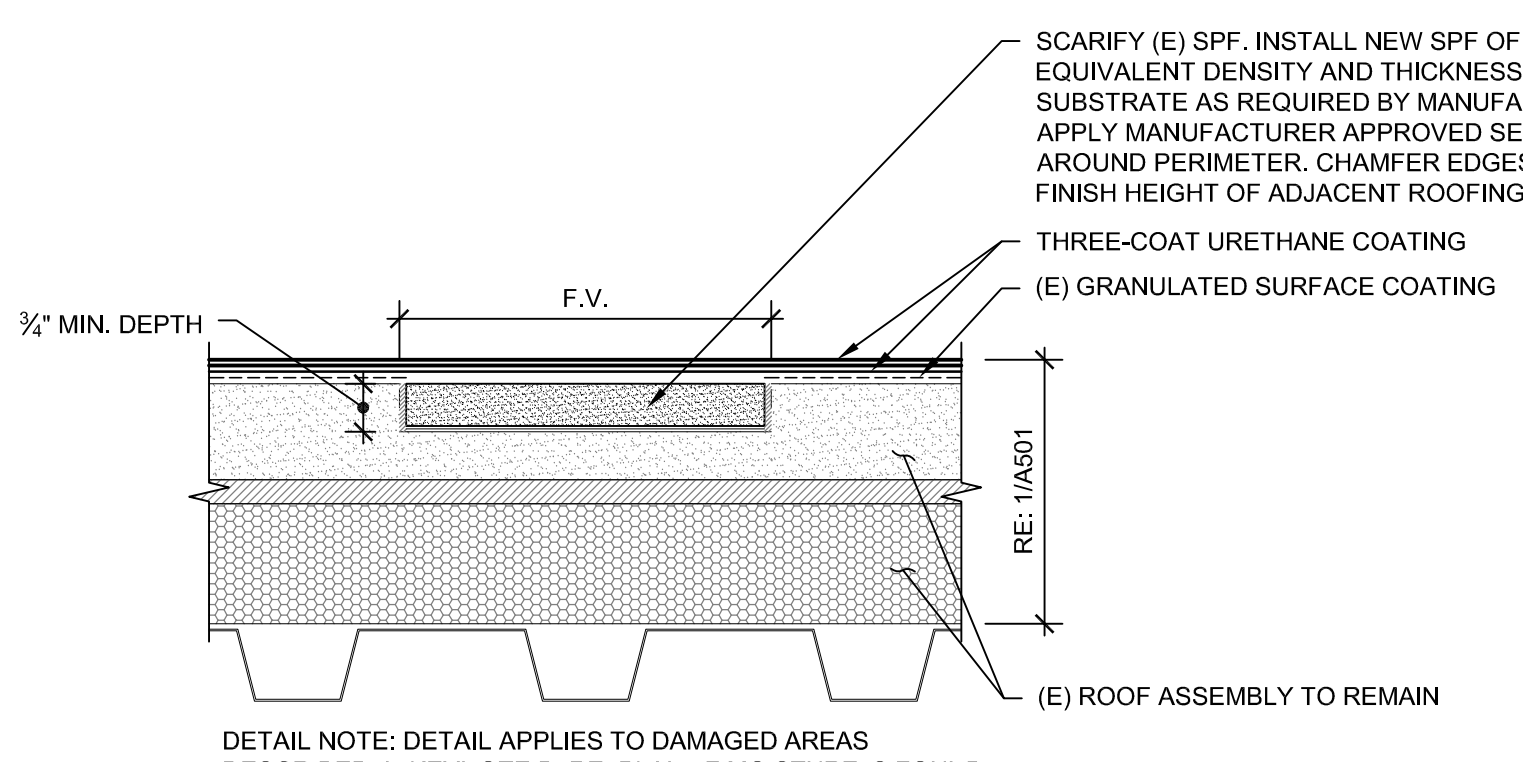
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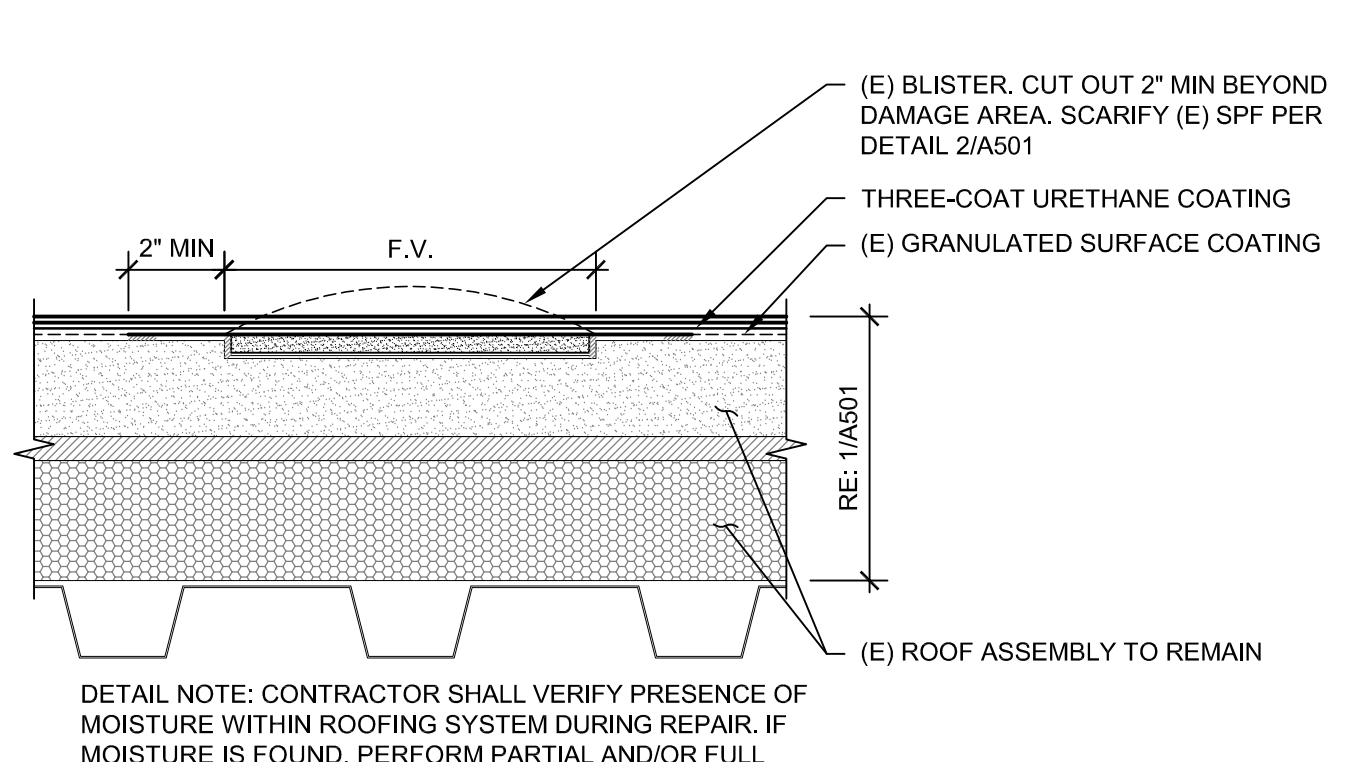
Printed: 4/17/2021 12:02 PM by Reinke, Bryan File Name: P:\2020\2020\7xxx\2020_7098.0 - Poudre Schools 2021 Roof Recoating (BRS) Drawings\McGraw\McGraw_Details.dwg



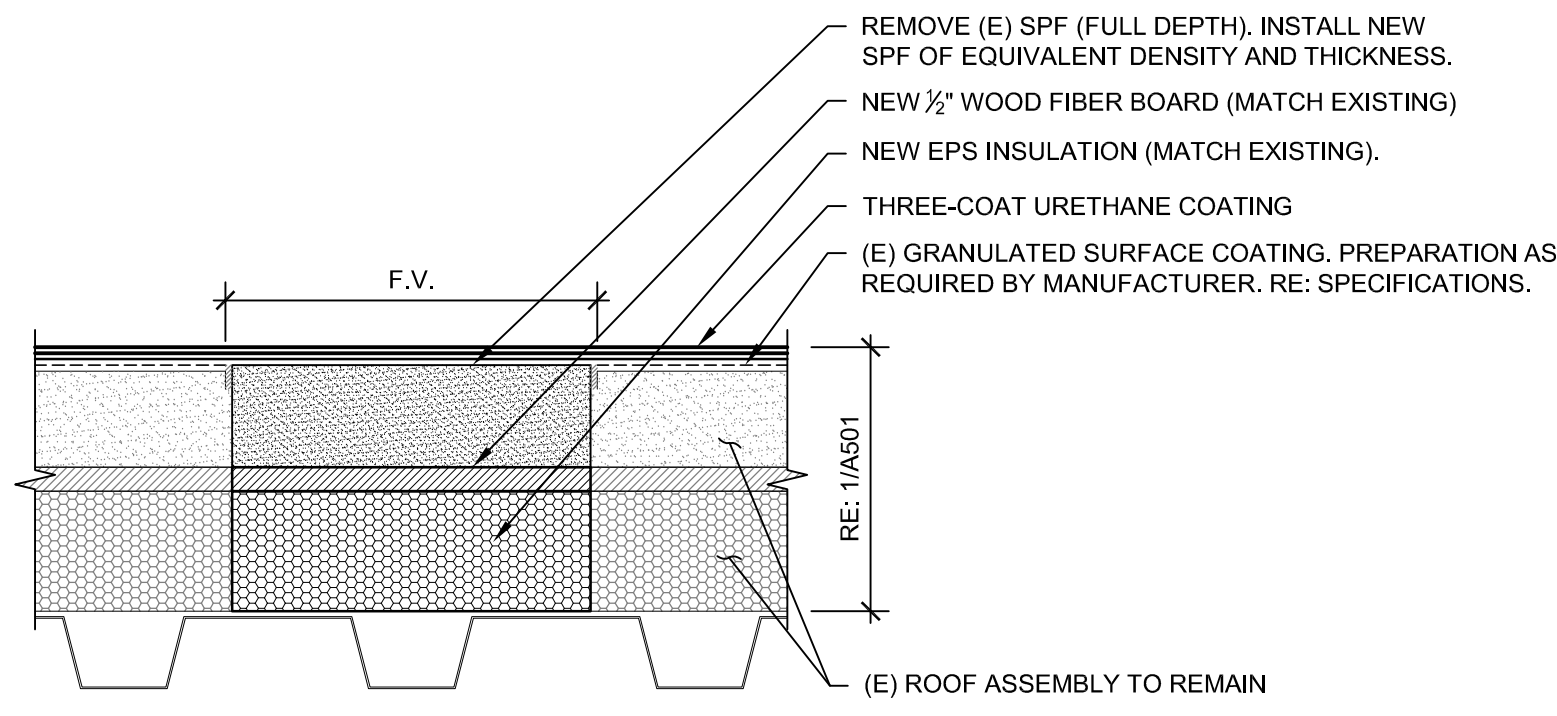
1 Typical Three-Coat URETHANE Coating over Existing Roofing Assembly
SCALE: 3"=1'-0"



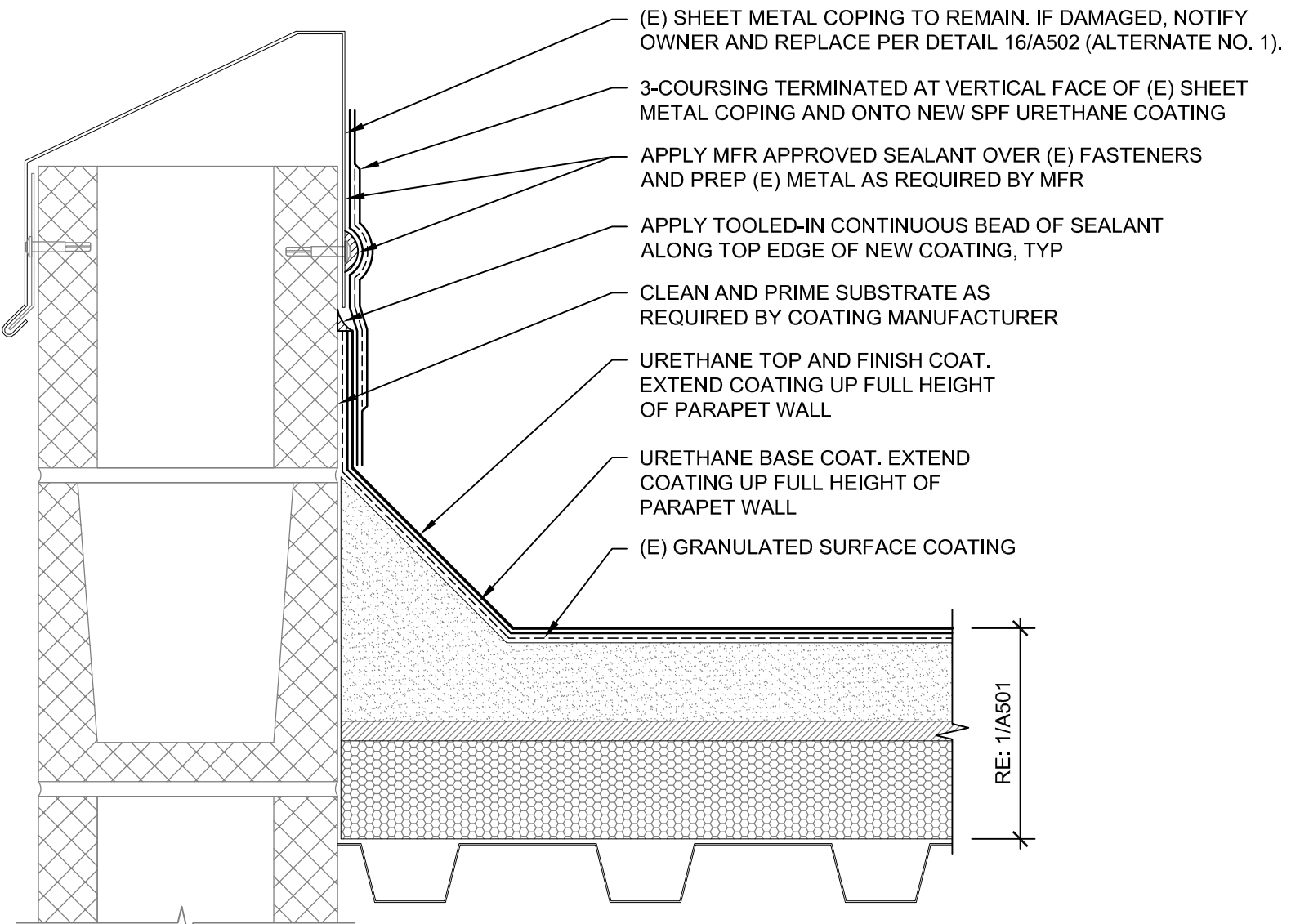
2 Coating Repair at Scarified Roof Areas (Partial Depth)
SCALE: 3"=1'-0"



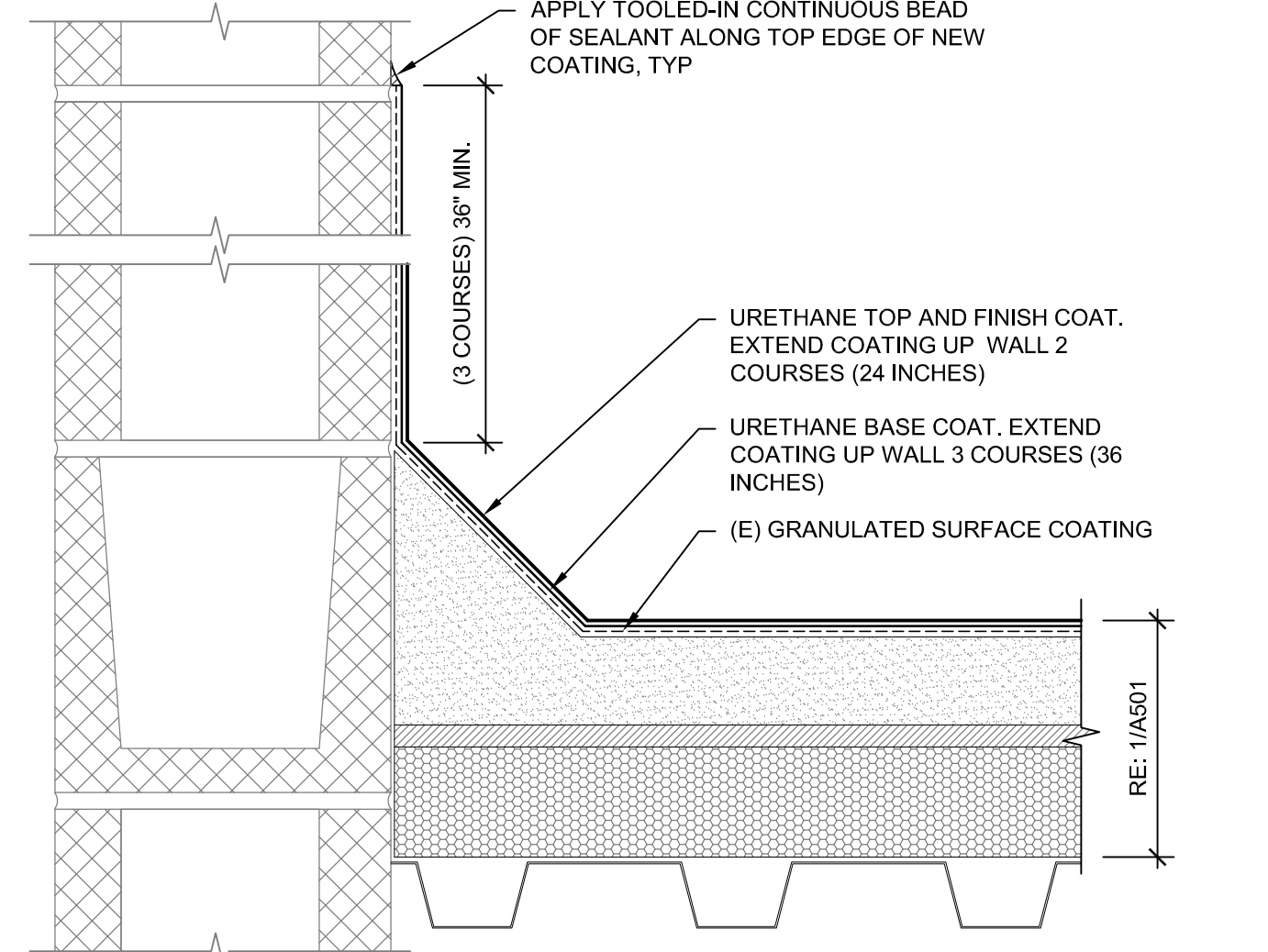
3 Coating Repairs at Localized Blister Locations
SCALE: 3"=1'-0"



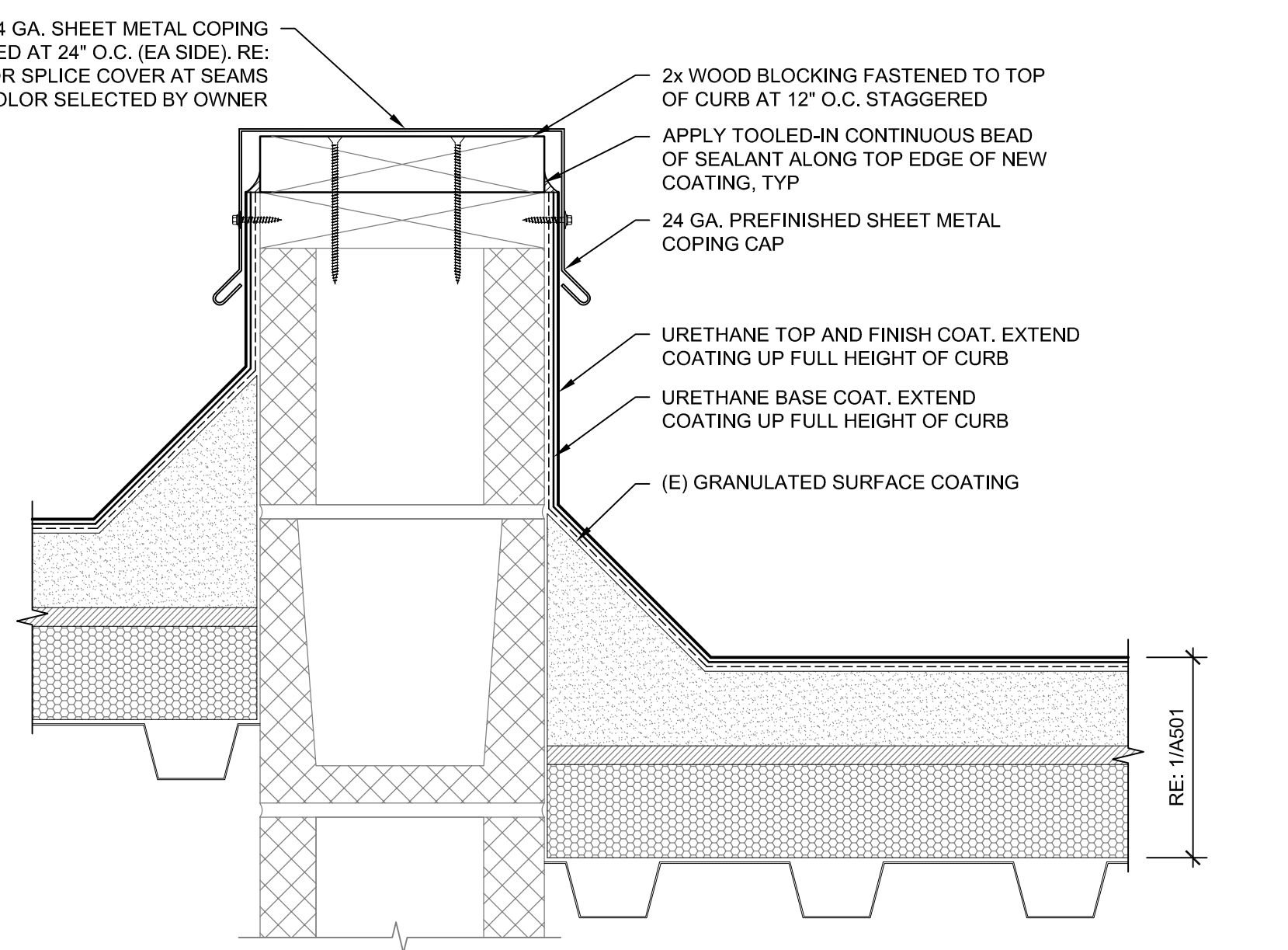
4 Full Depth Roofing System Repair
SCALE: 3"=1'-0"



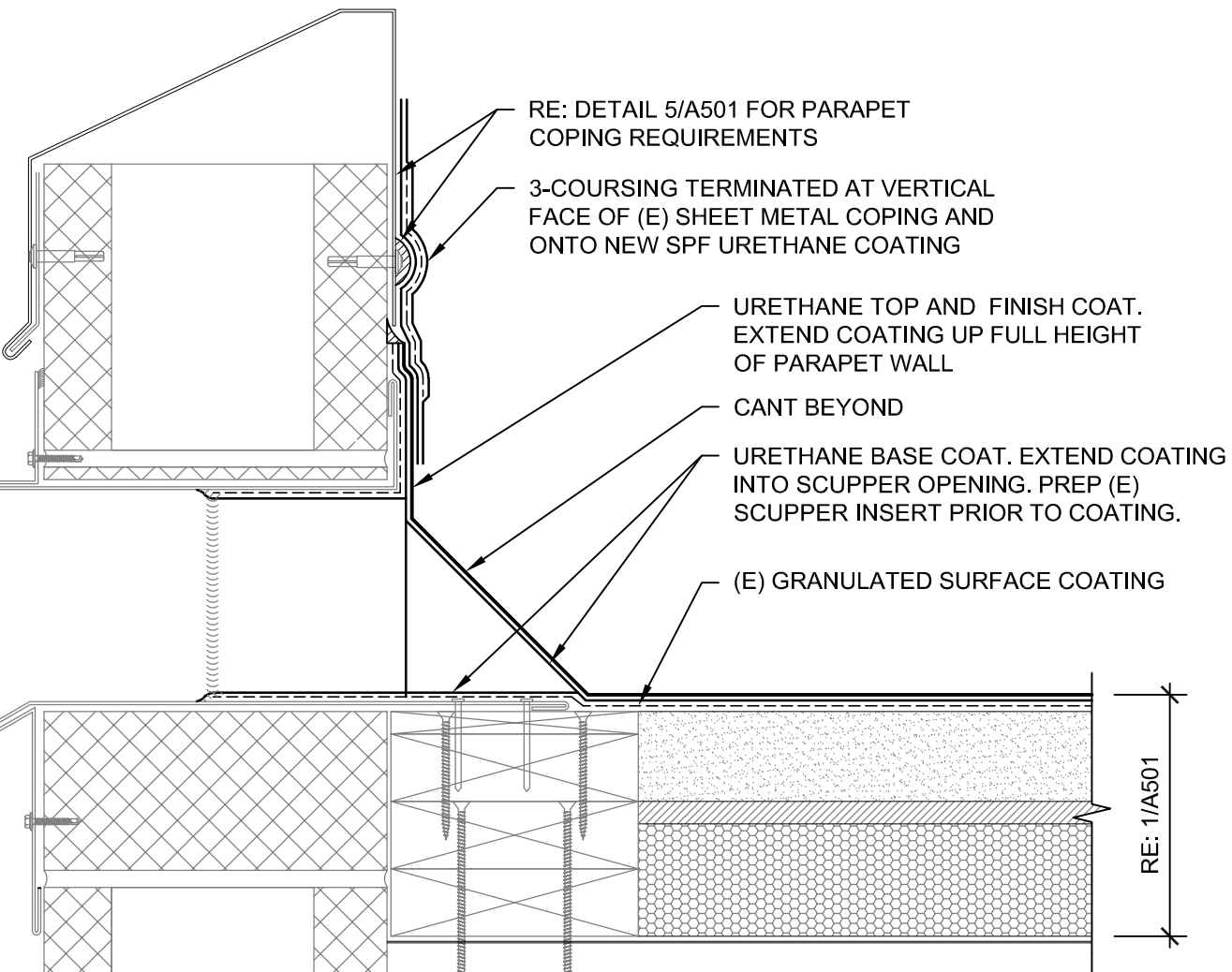
5 Termination at Existing Parapet Wall w/ New Coping Cap
SCALE: 3"=1'-0"



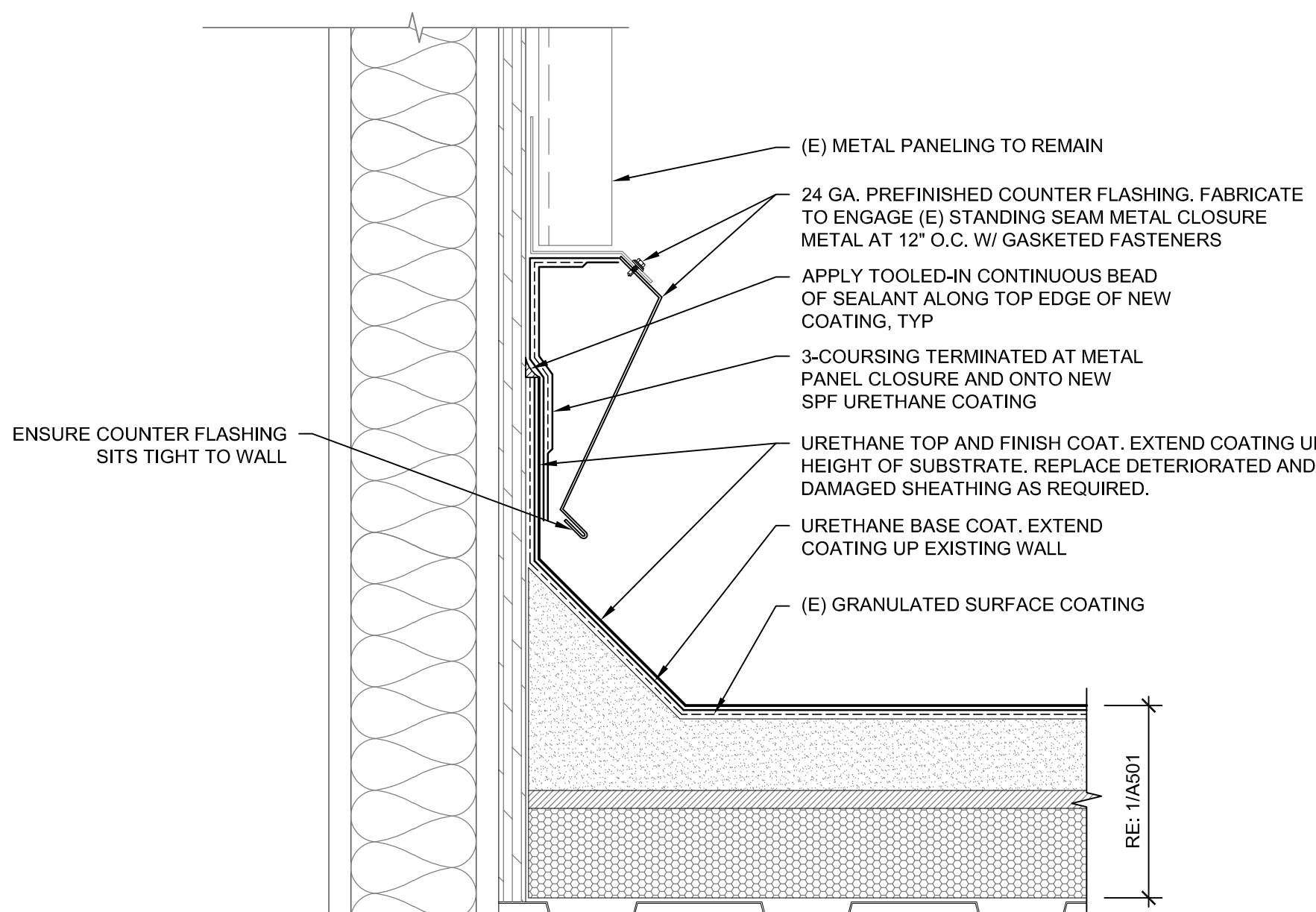
6 Typical Coating Termination at Existing CMU
SCALE: 3"=1'-0"



7 Termination at Area Divider Wall w/ New Coping Cap
SCALE: 3"=1'-0"



8 Termination at Existing Thru-Wall Scupper
SCALE: 3"=1'-0"



9 Termination and Counterflashing at Existing Monitor
SCALE: 3"=1'-0"

WJE

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Consultants

Project
McGraw Elementary

4800 Hinsdale Drive
Fort Collins, Colorado

Client
Poudre School District

2413 Laporte Avenue
Fort Collins, Colorado

Mark	Date	Description

01"2"3"

THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)

Project No.	2020.7098.0
Date	04/20/2021
Drawn	BRS/BWR
Checked	SER/BWR
Scale	AS NOTED

ROOFING DETAILS

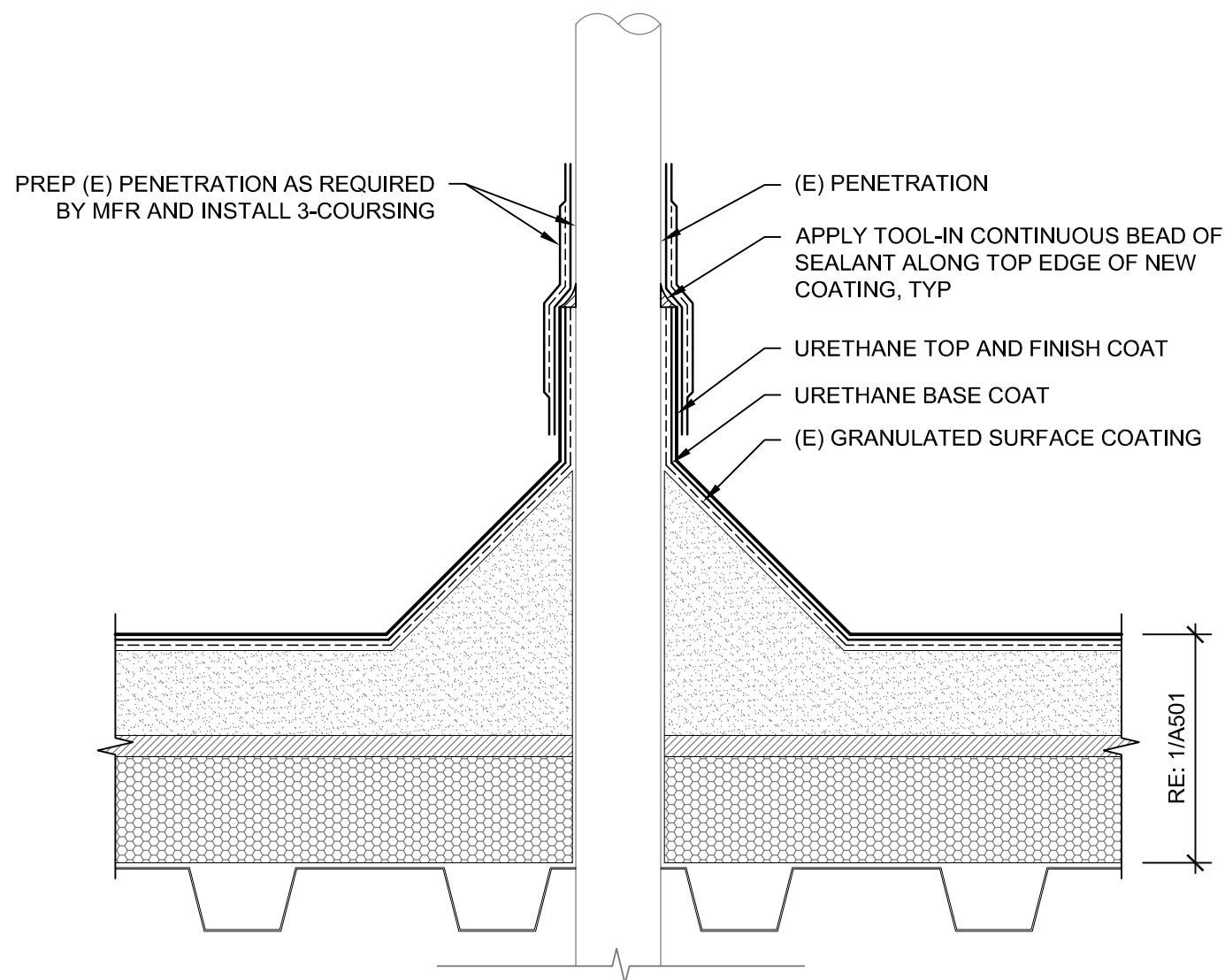
Sheet Title

Sheet No.

A501

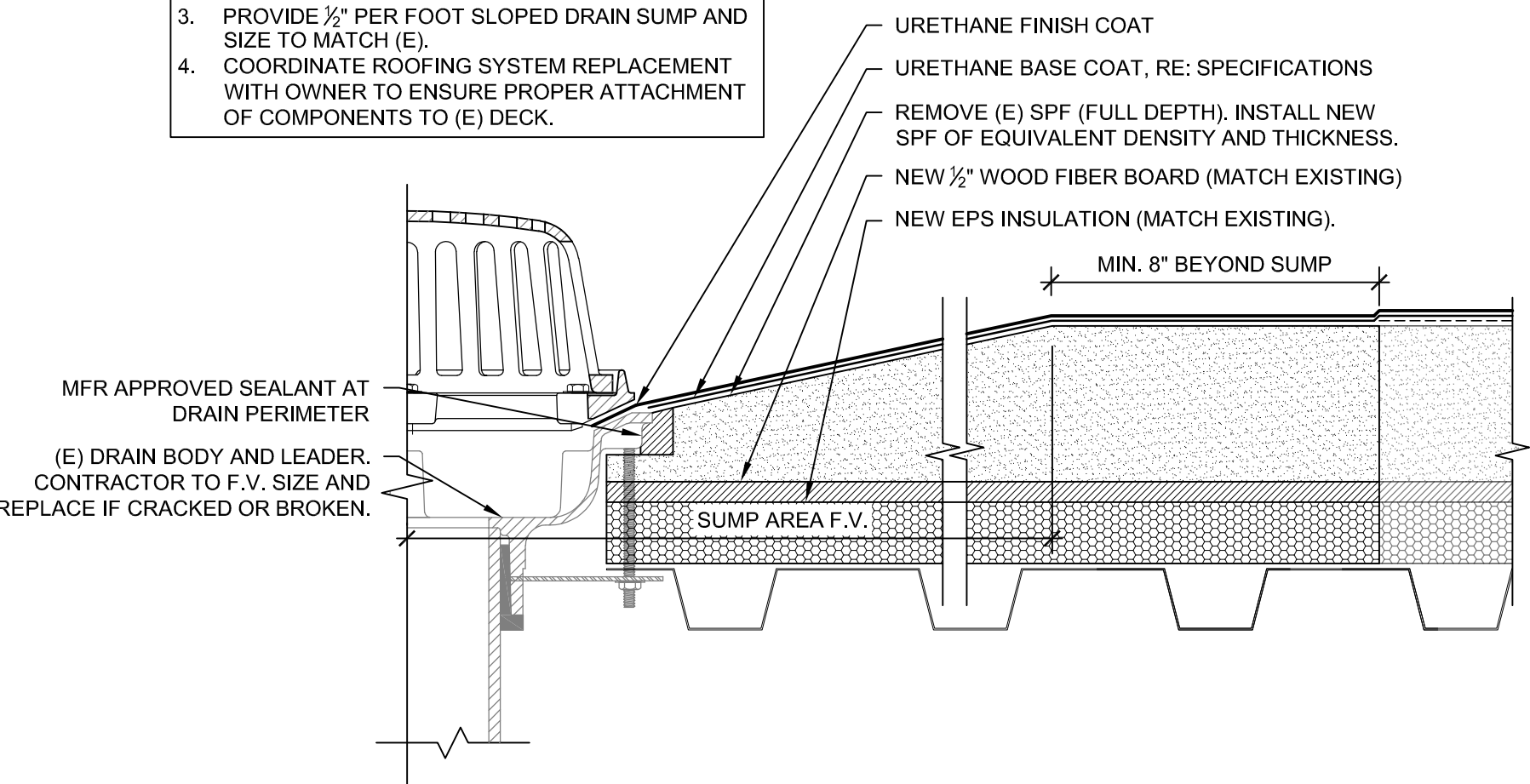
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Printed: 4/17/2021 12:03 PM by Reinke, Bryan File Name: P:\2020\2020\7xxx\2020_7098.0 - Poudre Schools 2021 Roof Recoating (BRS) Drawings\McGraw\McGraw_Details.dwg

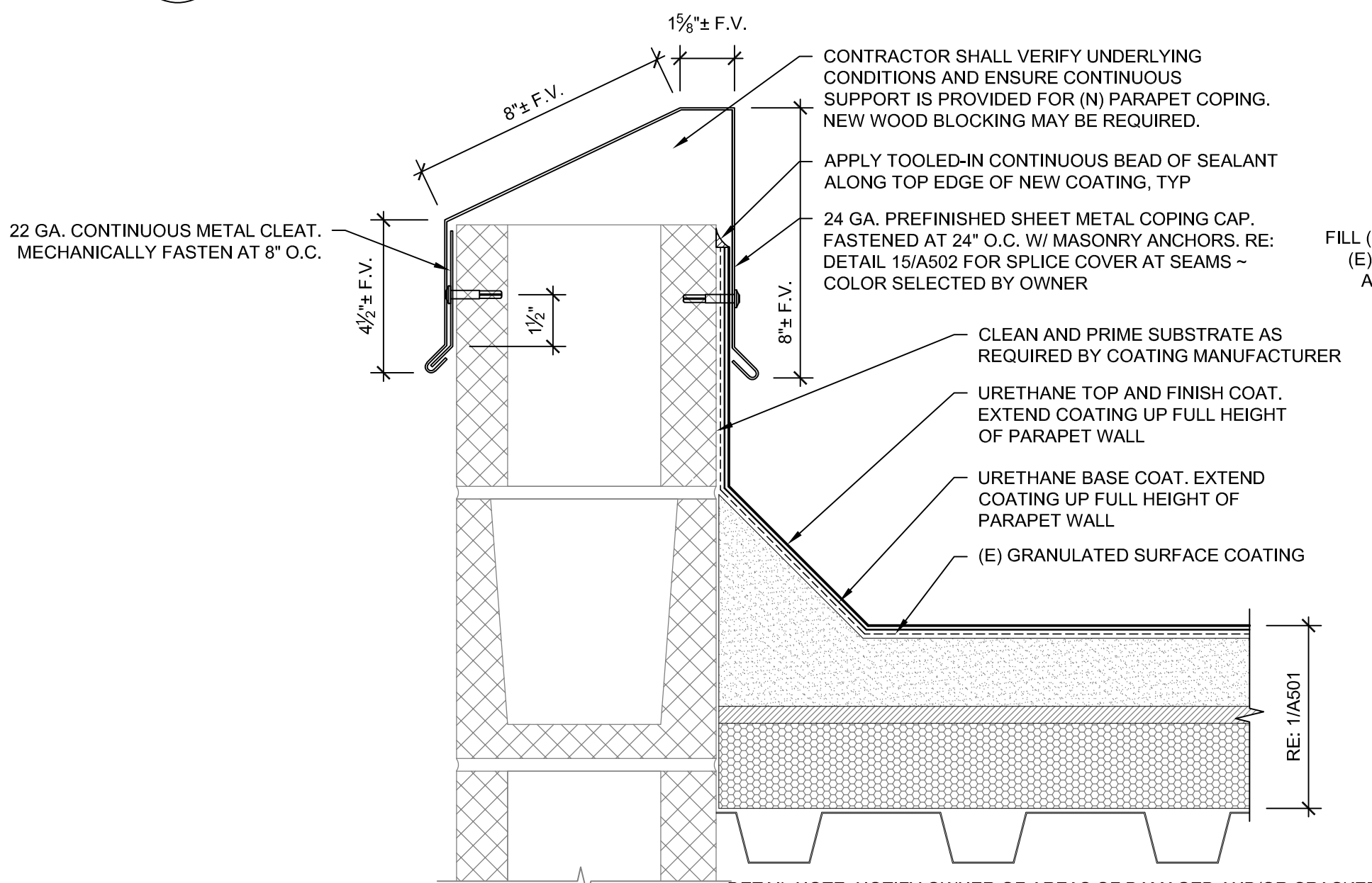


10 Typical Termination at Existing Pipe Penetration
SCALE: 3"=1'-0"

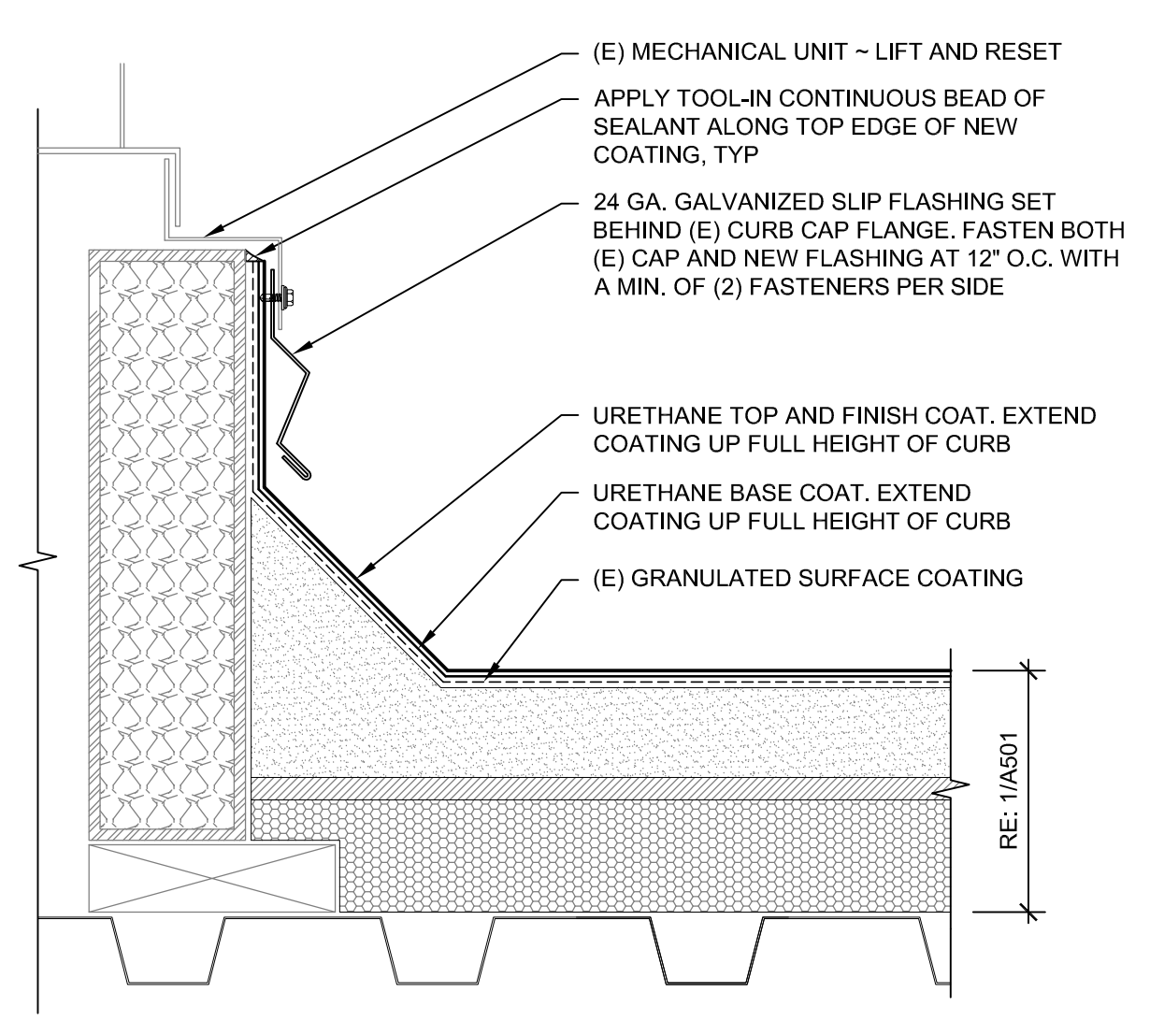
DETAIL NOTE:
1. CONTRACTOR SHALL TEST DRAINS TO ENSURE THEY ARE FREE-FLOWING AND IN WORKING ORDER PRIOR TO PERFORMING WORK AND AT THE TIME OF SUBSTANTIAL COMPLETION. (RE: GENERAL NOTES AND SPECIFICATIONS)
2. REPLACE EXISTING CAST IRON DRAIN BASKET AND/OR CLAMPING RING IF MISSING OR BROKEN.
3. PROVIDE 1/2" PER FOOT SLOPED DRAIN SUMP AND SIZE TO MATCH (E).
4. COORDINATE ROOFING SYSTEM REPLACEMENT WITH OWNER TO ENSURE PROPER ATTACHMENT OF COMPONENTS TO (E) DECK.



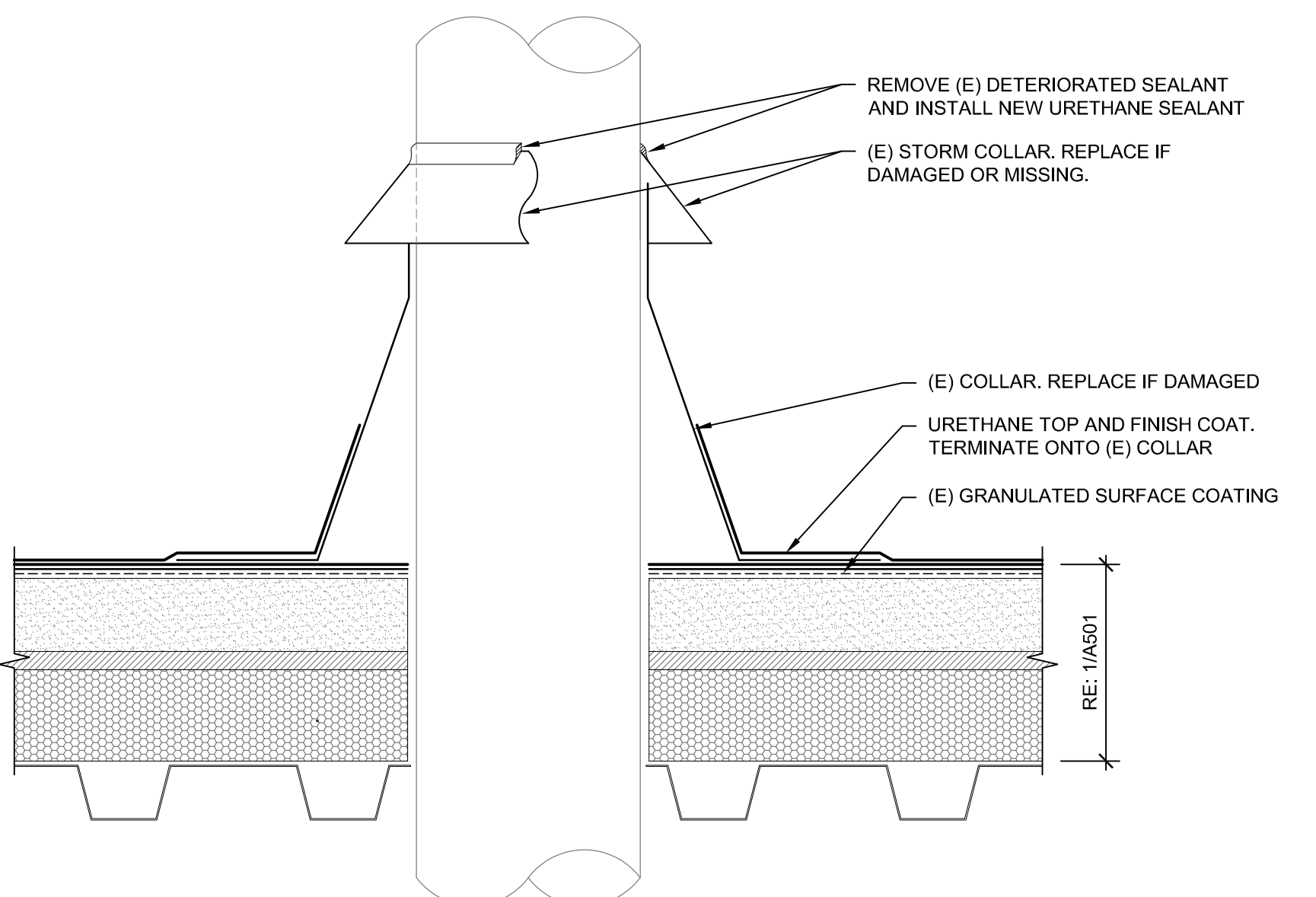
13 Typical Termination at Existing Drain
SCALE: 3"=1'-0"



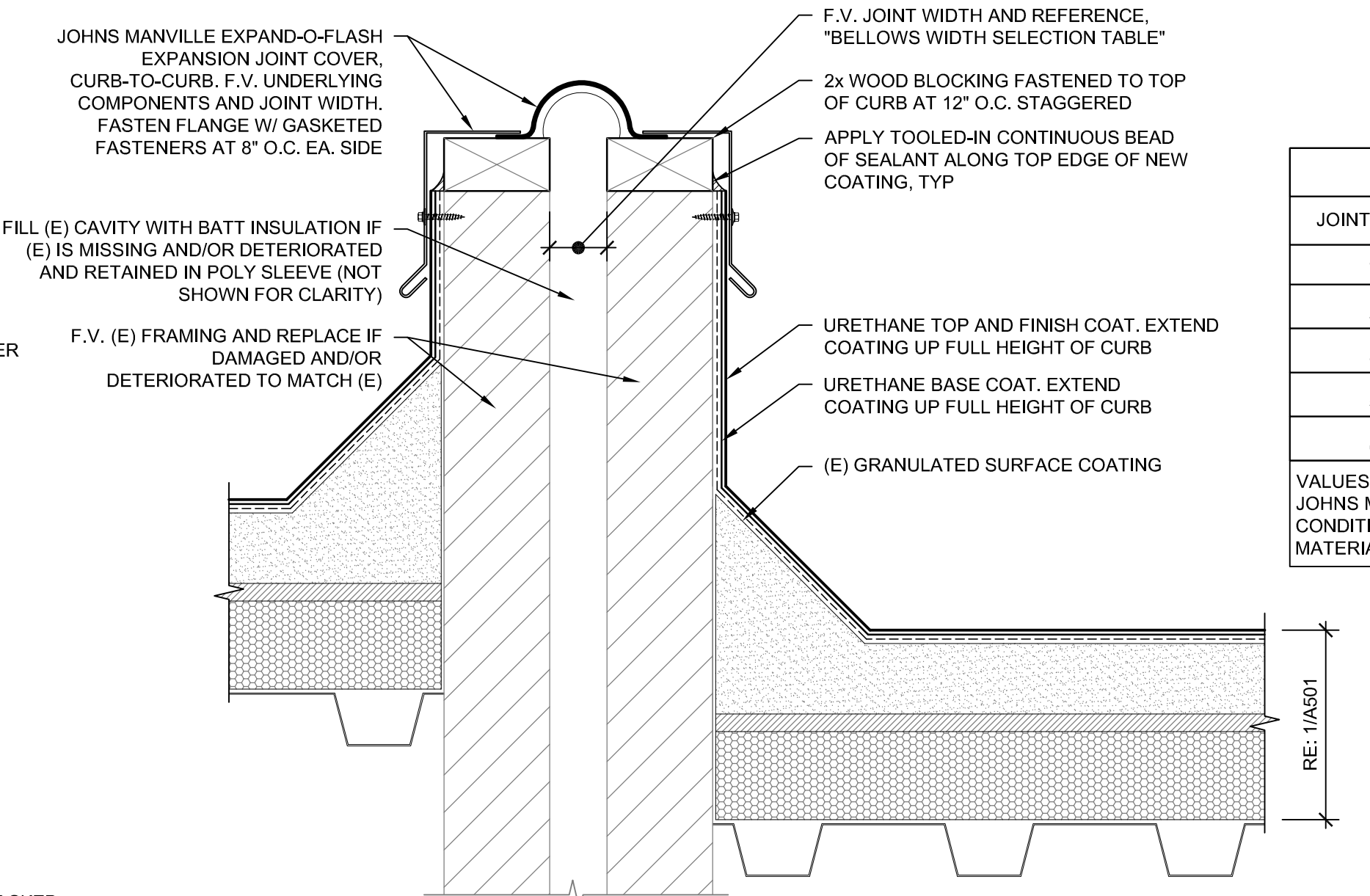
16 New Sheet Metal Coping cap at Existing Parapet Wall (Alternate No. 1)
SCALE: 3"=1'-0"



11 Typical Termination at Existing Mechanical Curb
SCALE: 3"=1'-0"



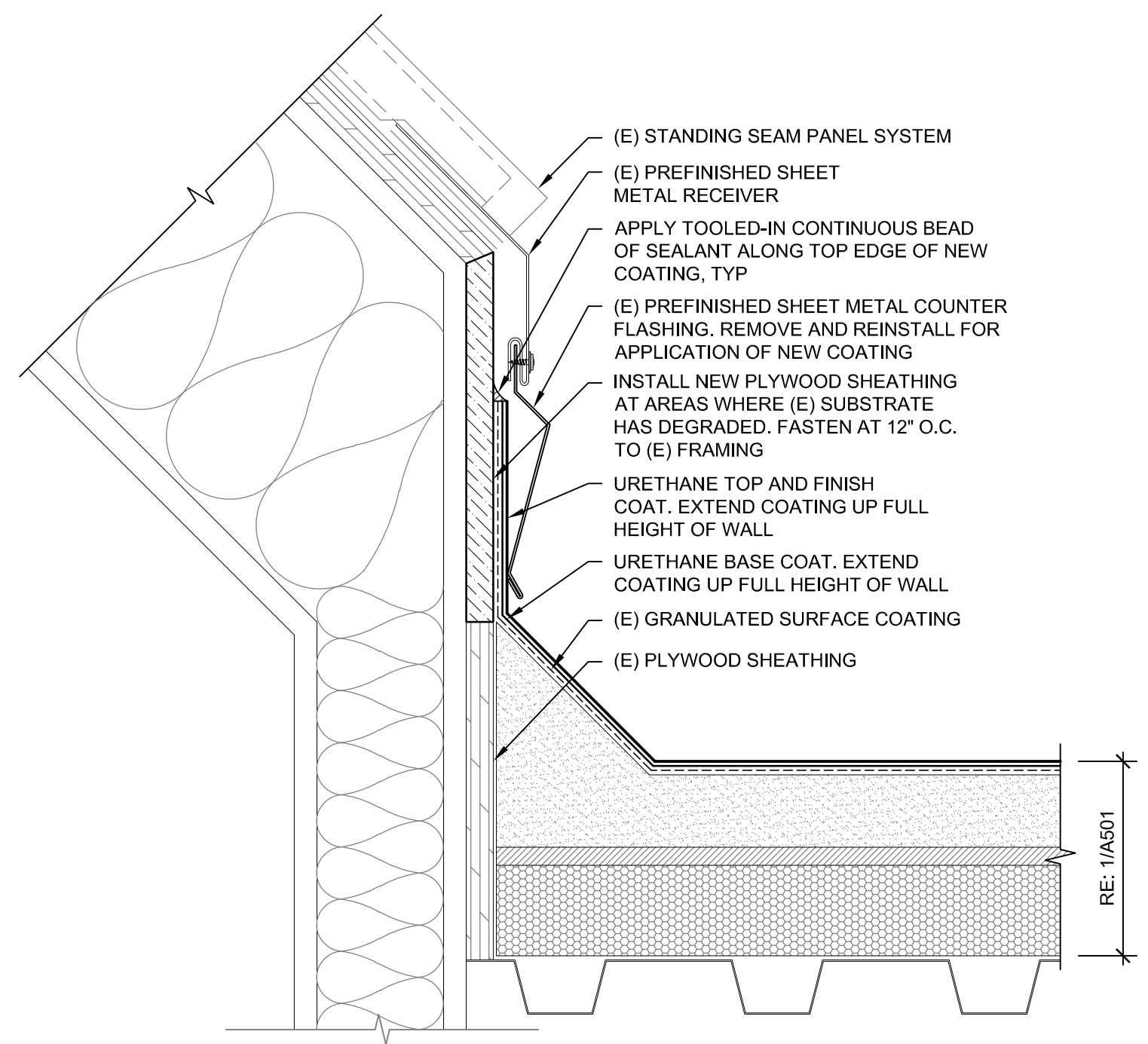
14 Typical Termination at Flue Pipe
SCALE: 3"=1'-0"



17 New Curb-to-Curb Expansion Joint Flashing (Alternate No. 2)
SCALE: 3"=1'-0"

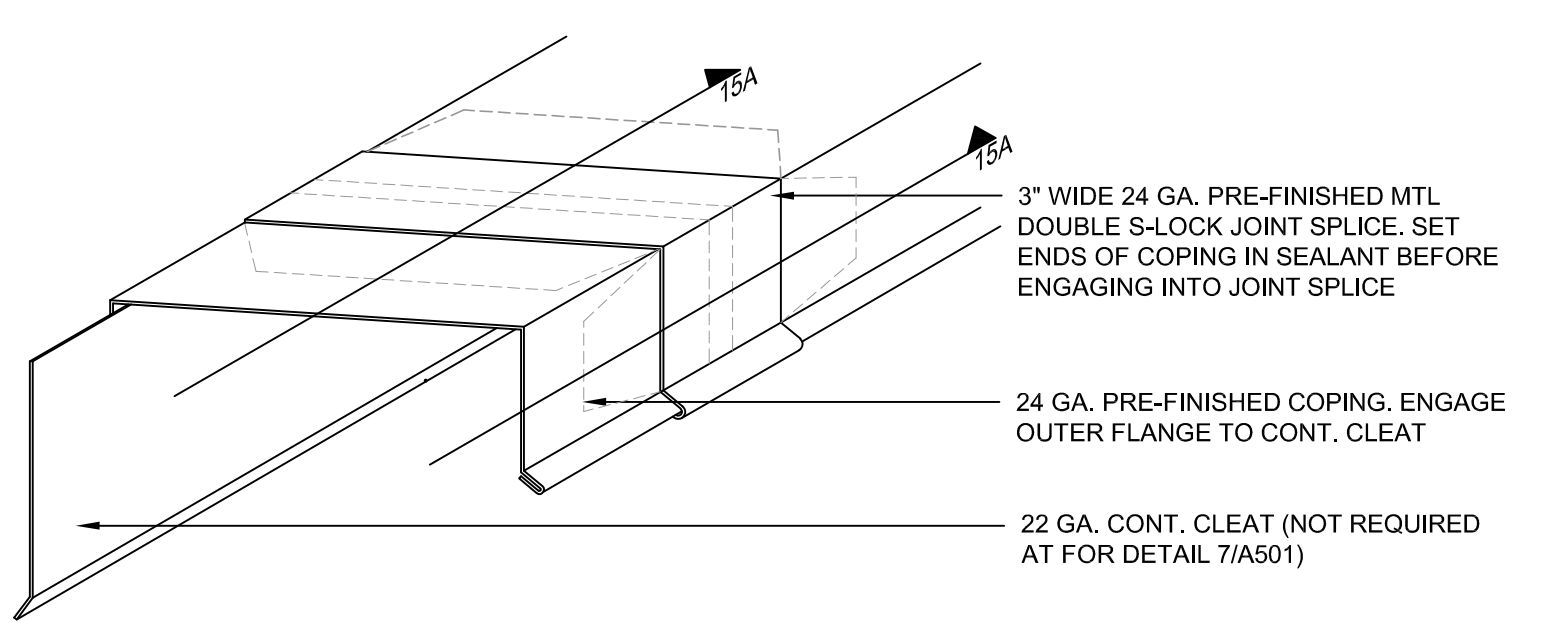
BELLOWS WIDTH SELECTION TABLE	
JOINT WIDTH RANGES	BELLOWS SIZE (INCHES)
1" - 2 1/2"	4"
2 1/2" - 4"	6"
4" - 5 1/4"	8"
5 1/4" - 6 5/8"	10"
6 5/8" - 8"	12"

VALUES INCLUDED WITHIN TABLE ARE PROVIDED BY JOHNS MANVILLE. CONTRACTOR SHALL VERIFY FIELD CONDITIONS WITH THE MFR PRIOR TO SELECTION OF MATERIALS.



12 Termination at Existing Monitor
SCALE: 3"=1'-0"

15A Double S-Lock Joint Splice Profile
SCALE: 3"=1'-0"



15 Splice Cover at Coping Joint
SCALE: 3"=1'-0"

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Sheet Title

Sheet No.

A502