

ASBESTOS DISCLOSURE

ASBESTOS CONTAINING MATERIALS WERE FOUND IN THE UNDERLYING BUILT UP ROOF ON THE HVAC DUCTS AND SHALL BE PROPERLY ABATED. NO OTHER NON ASBESTOS CONTAINING MATERIALS ARE KNOWN TO BE PRESENT ON THIS ROOF. SHOULD THE CONTRACTOR ACCESS ANY OTHER MATERIALS CONTAINING POTENTIAL ASBESTOS NOT INCLUDED IN THE REPORT, THEY SHALL STOP WORK AND CONTACT THE OWNER IMMEDIATELY.

CITY OF STAUNTON
HEALTH DEPARTMENT

1414 N AUGUSTA ST. STAUNTON, VA 24401
ROOF REPLACEMENT PROJECT



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1414 N AUGUSTA ST.
STAUNTON, VIRGINIA 24401

DRAWING INDEX

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RELEVANT CODES

2021 VIRGINIA CONSTRUCTION CODE

2021 VIRGINIA EXISTING BUILDING CODE

WORK CLASSIFICATION:
ALTERATION, LEVEL 1 PER SECTION 602 OF THE VNBC

BUILDING INFO

EXPOSURE CATEGORY: C

RISK CATEGORY : IV

IMPORTANCE FACTOR: 1

DESIGN CODE: ASCE 7-17 ASD

DESIGNED WIND SPEED: 122 mph

LOCATION MAP

SITE MAP

LOCATION MAP



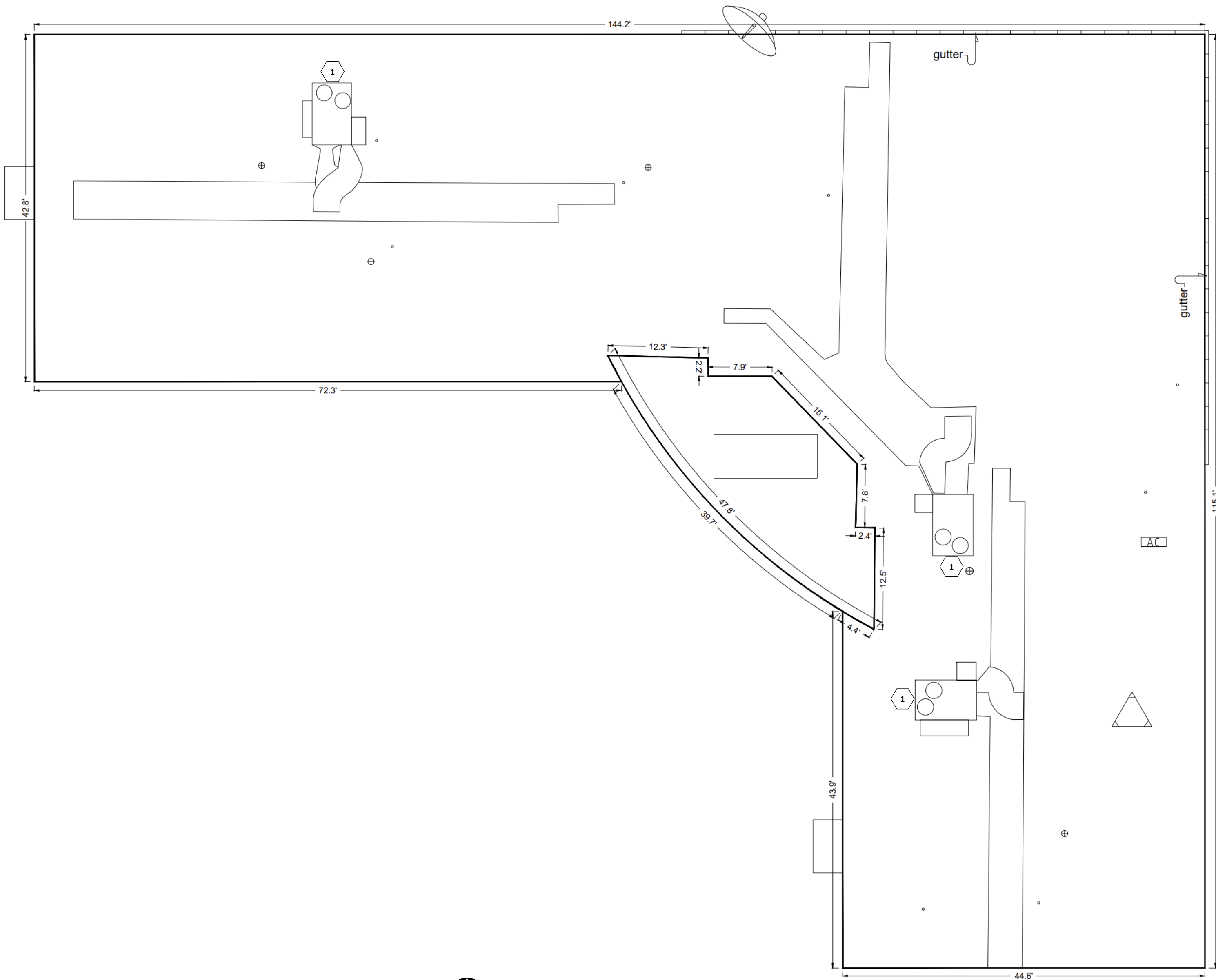
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ROOF PLAN

NOT TO SCALE



UPLIFT ZONE WIDTHS		
ZONE 1	ZONE 2	ZONE 3
NA	NA	NA

GENERAL NOTES

- 1.) IT IS THE ROOF CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH ALL DETAILS INVOLVED IN THE ROOFING CONTRACT AND VERIFY ALL DIMENSIONS.
- 2.) ALL DRAWINGS ARE GRAPHIC REPRESENTATION OF APPROXIMATE LOCATIONS OF EXISTING AND NEW MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
- 3.) ROOF CONTRACTOR TO PROTECT ALL ADJACENT SURFACES NOT SCHEDULED FOR WORK AND TO REPAIR ANY DAMAGED AREAS AS A RESULT OF CONTRACTOR WORK AT NO ADDITIONAL COST TO THE OWNER.
- 4.) ROOF CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN WATER TIGHTNESS AND PROVIDE PROTECTION AT ANY/ALL OPENINGS IN THE ROOF LEFT AT THE END OF EACH CONSTRUCTION DAY.
- 5.) ROOF CONTRACTOR TO VERIFY AT THE SITE THAT ALL ROOF DRAINS, GUTTERS, AND DOWNSPOUTS ARE UNPLUGGED AND CLEAR AT THE BEGINNING AND COMPLETION OF THE PROJECT. ALL DRAINS AND DOWNSPOUTS TO BE WATER TESTED PRIOR TO COMMENCING ROOF WORK AND UPONG COMPLETION OF NEW ROOFING WORK.
- 6.) ROOF CONTRACTOR TO REMOVE ANY OBSTACLES DURING ROOF INSTALL AND REINSTALL AFTER NEW ROOFING HAS BEEN COMPLETED.
- 7.) CONTRACTOR SHALL NOT STORE OR STOCKPILE DEMOLISHED MATERIALS ON THE ROOF DURING CONSTRUCTION.
- 8.) THE JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION AND KEPT FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH DURING THE ENTIRE CONSTRUCTION PERIOD.
- 9.) CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, CONDITIONS AND QUANTITIES.
- 10.) ALL CONTRACTORS, BOTH PRIME AND SUB, SHALL COORDINATE THEIR WORK WITH ALL ADJACENT WORK AND SHALL COOPERATE WITH ALL OTHER TRADES SO AS TO FACILITATE THE GENERAL PROGRESS OF THE WORK, AND TO AVOID CONFLICT. NO COMPENSATION WILL BE GIVEN FOR FAILURE OF CONTRACTOR TO COORDINATE THEIR CONTRACT WORK WITH ADJACENT TRADES.
- 11.) THE DRAWINGS SHOWN, COVERING EXISTING CONDITIONS, HAVE BEEN PREPARED FROM THE BEST INFORMATION AVAILABLE. ACTUAL CONDITIONS MAY VARY.
- 12.) PROVIDE TEMPORARY WEATHER PROTECION DURING INTERVAL BETWEEN REMOVAL OF EXISTING ITEMS AND INSTALLATION OF NEW ITEMS TO INSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO THE EXISTING STRUCTURE OR BUILDING INTERIOR.
- 13.) THE FULL SPECIFICATION AND DRAWING SET TO BE KEPT ON-SITE, HARDCOPY OR DIGITAL, THROUGHOUT THE PROJECT.
- 14.) ROOF CONTRACTOR TO REMOVE ALL UNUSED PENETRATIONS AND ROOFTOP EQUIPMENT AS NEEDED AND TO BE COORDINATED WITH THE OWNER.
- 15.) ROOF CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING, AND AVOIDING DAMAGE TO ALL EXISTING CONDUIT BENEATH DECKING.

ROOF PLAN LEGEND

	EXHAUST FAN ON CURB
	INTERNAL DRAIN
	AIR HANDLING UNIT
	ROOF HATCH
	VENT PENETRATION
	SKYLIGHT
	GAS LINE
	HEAT STACK
	SOIL STACK
	PIPE PENETRATION
	EQUIPMENT SUPPORT
	WOOD BLOCKING
	WALK PAD

CORE ANALYSIS

- BALLASTED EPDM
- 1" POLYISO INSULATION
- SMOOTH CTP BUILT UP ROOF
- 2" XPS INSULATION
- CONCRETE DECK

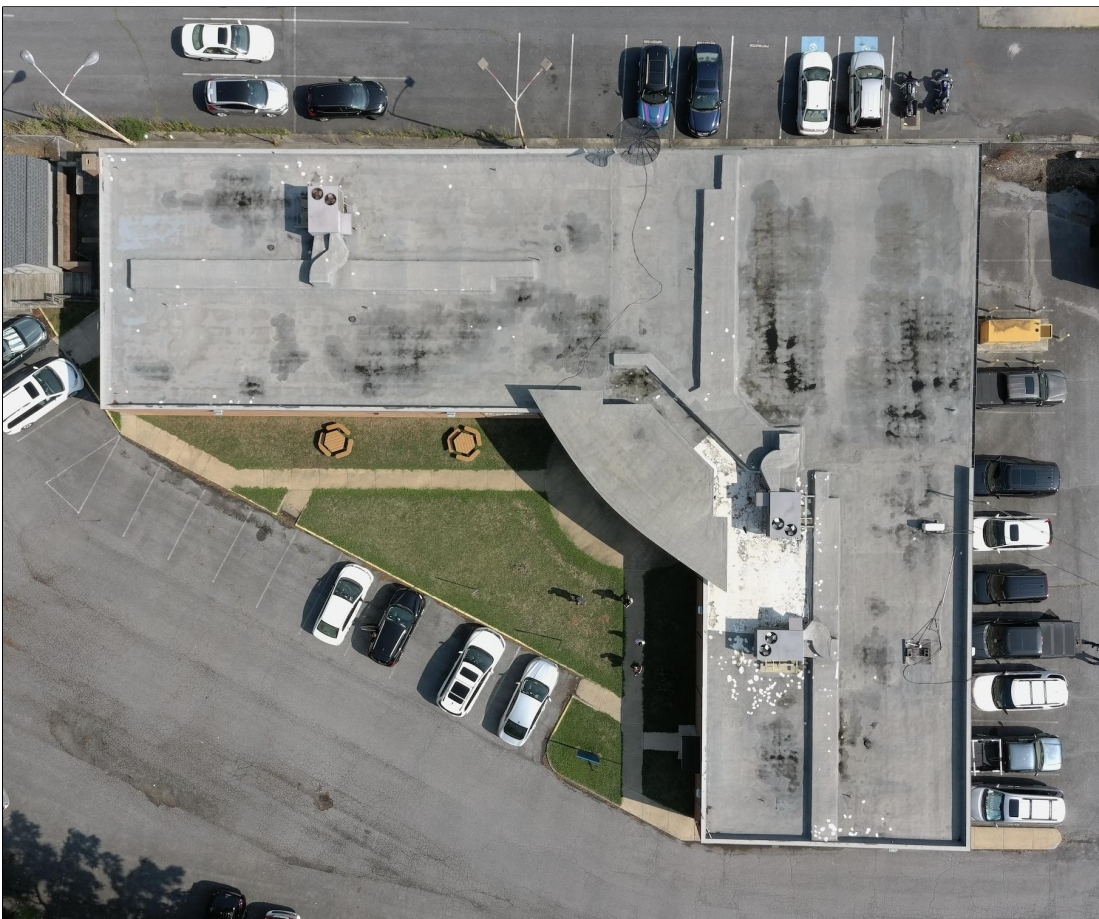
SCOPE OF WORK:

- A. REMOVE AND DISPOSE OF ALL EXISTING ROOF SYSTEMS TO THE CONCRETE DECK.
- B. RAISE AND OR RELOCATE CURBS, EQUIPMENT SUPPORTS, PLUMBING STACKS, HEAT STACKS, UTILITY LINES, ROOF HATCHES, AND PERIMETER BLOCKING TO PROVIDE SUFFICIENT FLASHING HEIGHT TO MEET MANUFACTURER'S REQUIREMENTS AND ACCOMMODATE NEW INSULATION THICKNESSES.
- C. INSTALL NEW R30 AVERAGE 1/4" TAPERED POLYISOCYANURATE INSULATION IN INSULATION ADHESIVE. INSTALL 4'X4' TAPERED SUMPS AT ALL DRAIN LOCATIONS.
- D. INSTALL 1/2" GYPSUM COVER BOARDS IN INSULATION ADHESIVE.
- E. INSTALL NEW RETROFIT DRAINS AT ALL DRAIN LOCATIONS.
- F. INSTALL NEW CANT STRIPS AT ALL 90 DEGREE TRANSITIONS.
- G. INSTALL NEW TORCH APPLIED 2-PLY MODIFIED BITUMEN BASE SHEETS AND MINERAL SURFACE CAP SHEETS.
- H. AT ALL CANOPY ROOFS INSTALL COVER BOARDS DIRECTLY TO THE EXISTING ROOF DECK.
- I. INSTALL NEW TORCH APPLIED 2-PLY MODIFIED BITUMEN FLASHINGS WITH MINERAL SURFACE CAP SHEETS.
- J. INSTALL NEW SHOP FABRICATED 24 GA METAL COUNTERFLASHING OVER ALL TERMINATIONS.
- K. INSTALL NEW SHOP FABRICATED 24 GA METAL COPING CAP OVER ALL PARAPET WALLS. OWNER'S CHOICE OF STANDARD COLORS. WOOD BLOCKING TO BE ADDED AS NECESSARY TO PROVIDE A SOUND SUBSTRATE FOR NEW COPING CAPS.
- L. REPLACE ALL METAL FASCIA WITH NEW 24 GA SHOP FABRICATED METAL. COLOR TO MATCH NEW COPING CAPS.
- M. COAT ALL DRAIN SUMP AREAS WITH BLEED BLOCKER AND TWO COATS OF SILICONE ROOF COATING.
- N. REMOVE ALL ROOFING MATERIALS FROM HVAC DUCTS TO THE METAL SUBSTRATE. TERMINATE NEW 2 PLY FLASHINGS 8" ABOVE THE ROOF FIELD WITH T BAR AND SURFACE MOUNTED COUNTER FLASHING. WRAP ALL HVAC DUCTS WITH NEW 60 MIL EPDM FULLY ADHERED. STRIP IN NEW EPDM TO SURFACE MOUNTED COUNTERFLASHING WITH 6" COVERSTRIP.
- O. REPLACE ALL EXPOSED SEALANT JOINTS ACROSS THE ROOF SURFACE AT TRANSITION JOINTS, HVAC CURBS AND DUCTS, AND ALL WALL PENETRATIONS.

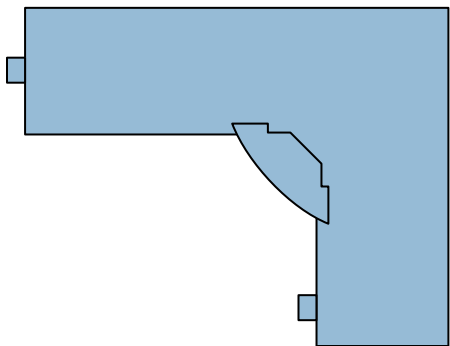
DRAWING REFERENCE NOTES

1. NEW WALKPAD LOCATION

SITE MAP



ROOF SECTIONS IDENTIFICATION

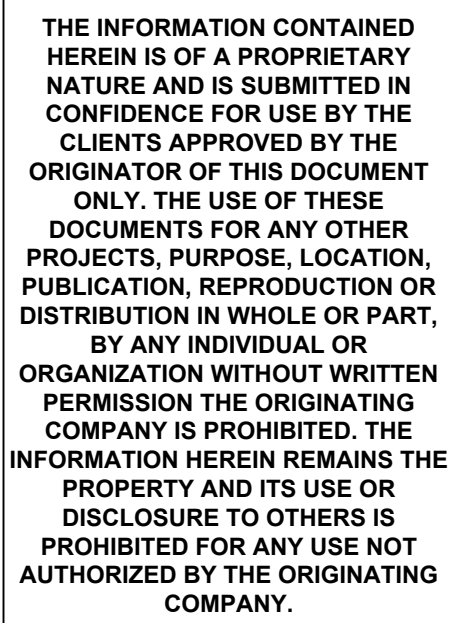


SHEET TITLE:

ROOF PLAN

SHEET NO.

B-1



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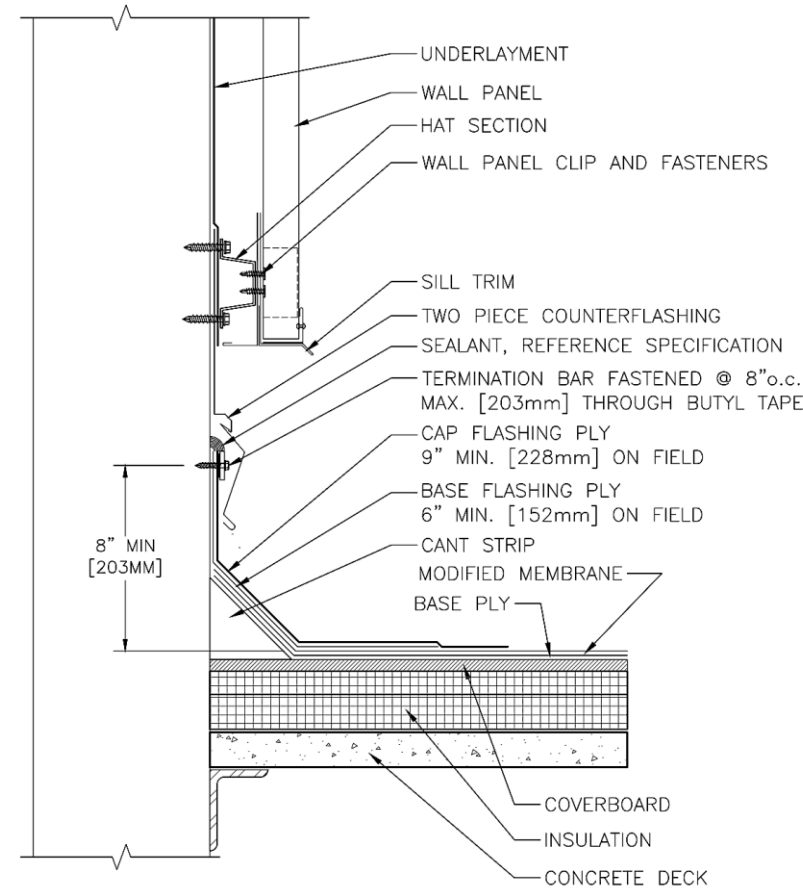
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SHEET TITLE:

ROOF DETAILS

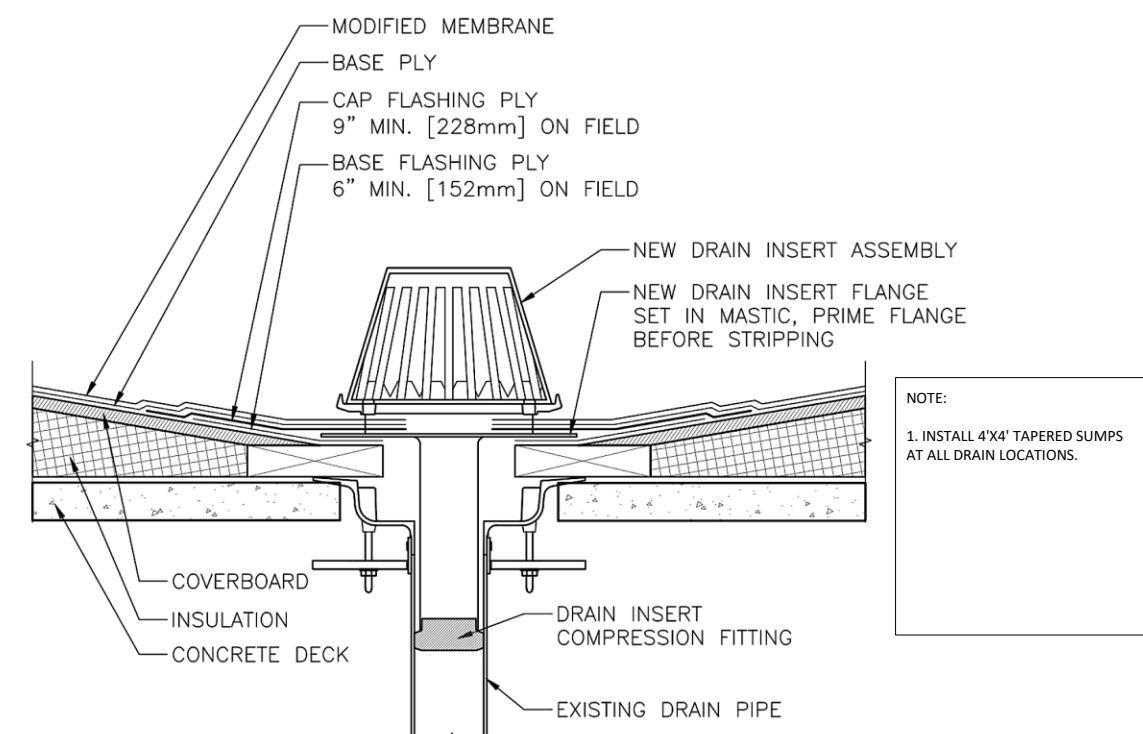
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C-1



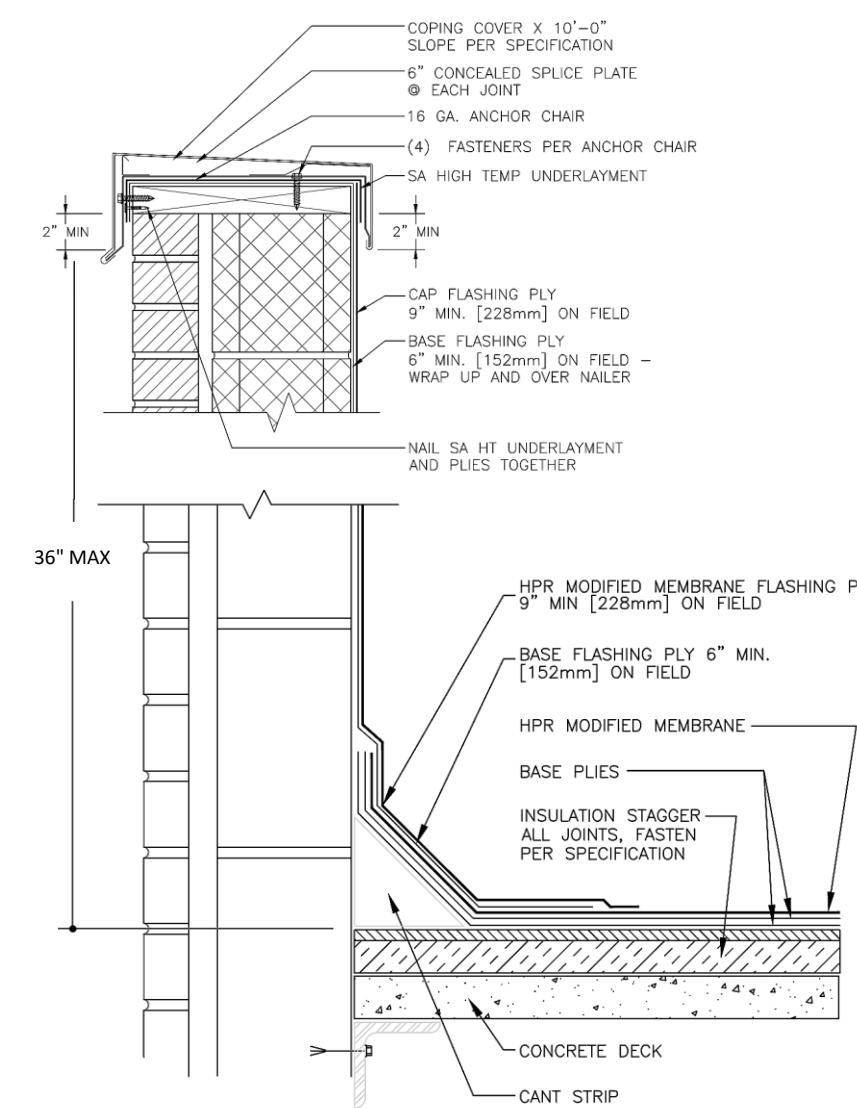
1 WALL FLASHING DETAIL AT METAL PANELS

C-1



2 RETROFIT DRAIN DETAIL

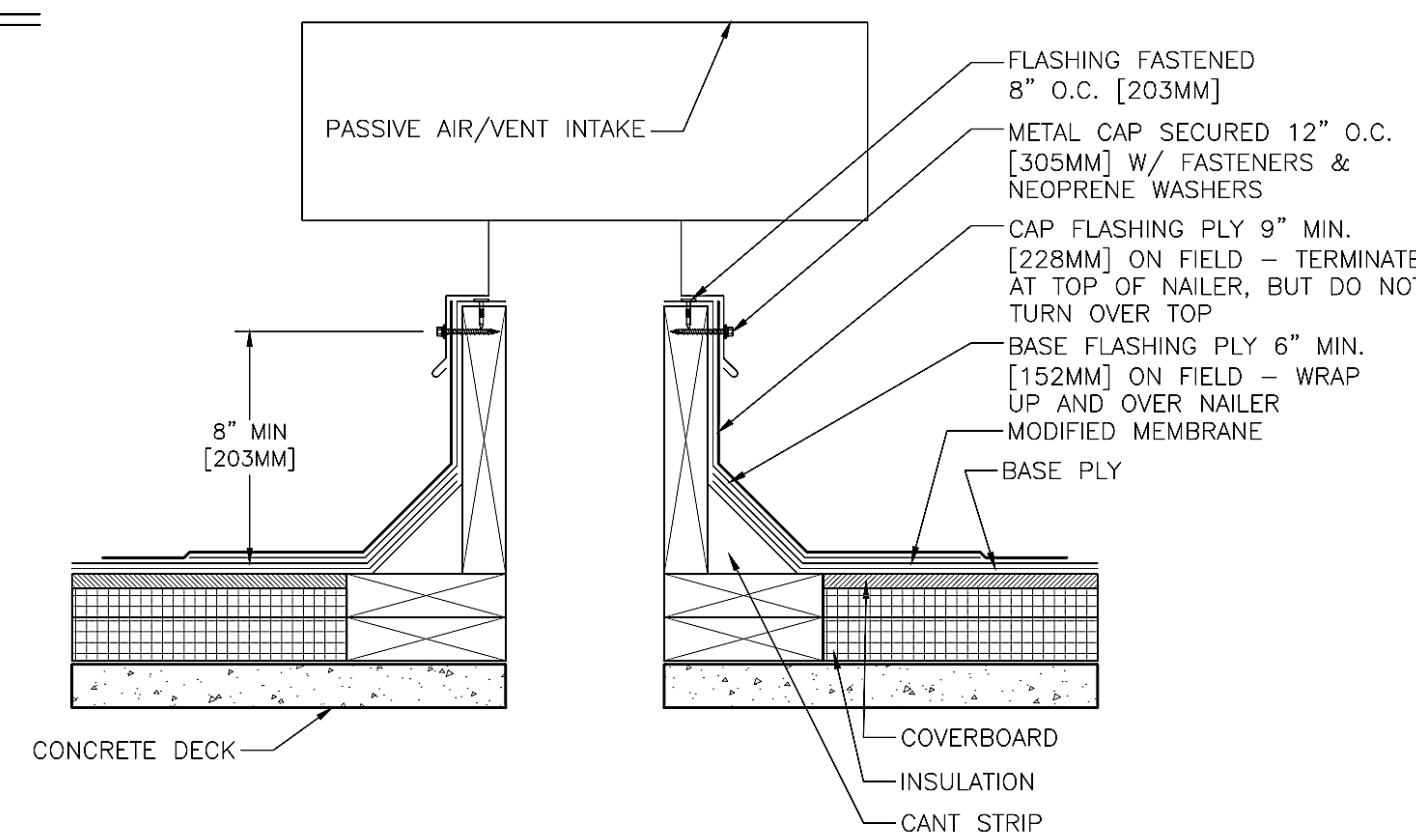
C-1



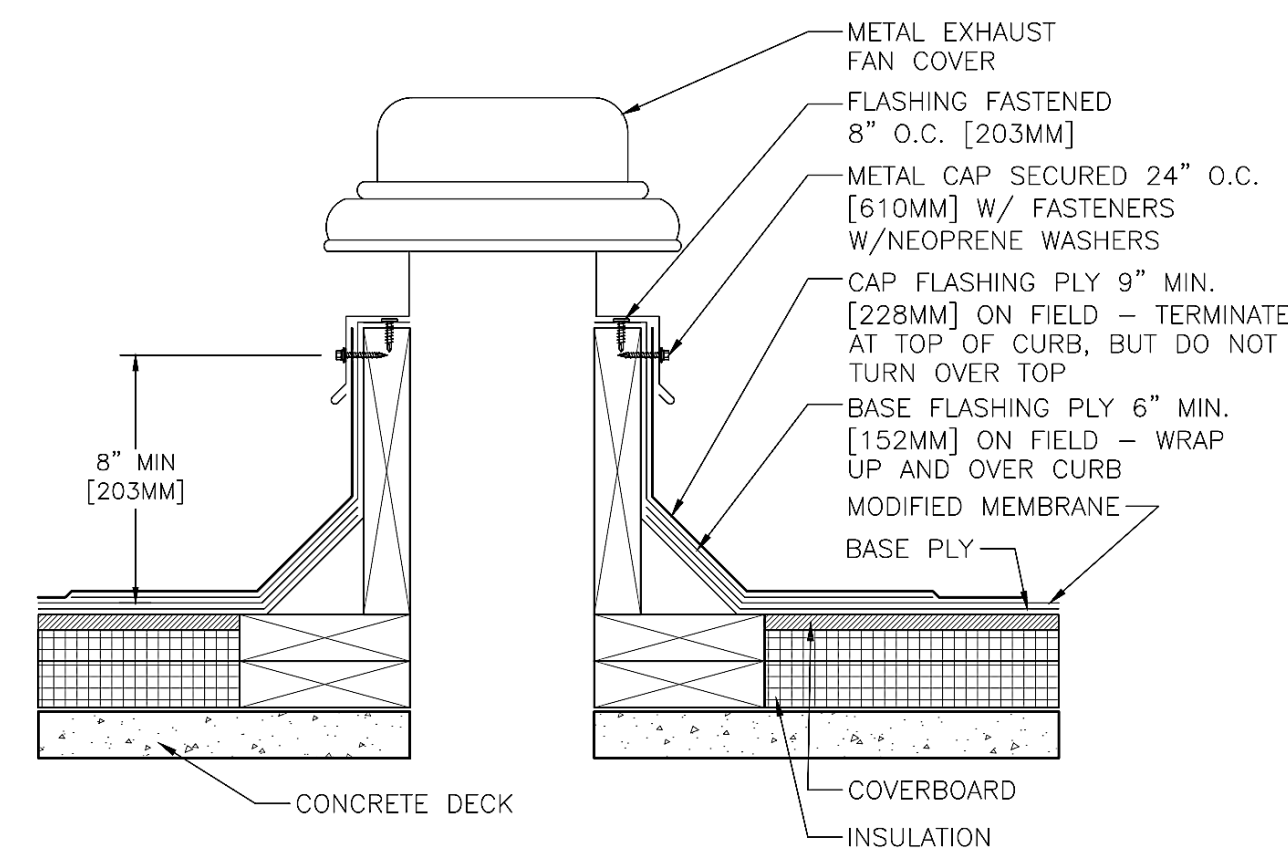
3 PARAPET WITH COPING CAP DETAIL

C-1

NOT TO SCALE

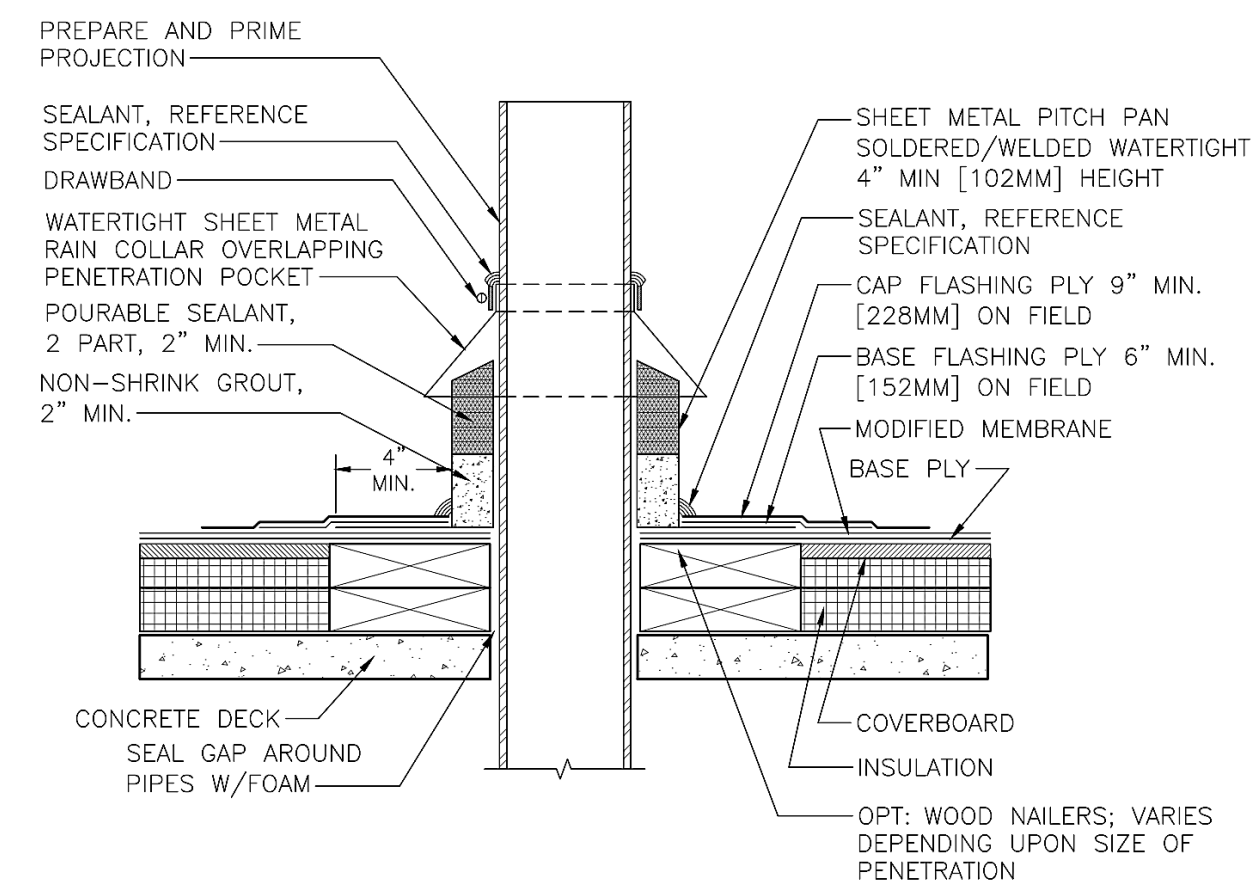


4 CURB DETAIL
C-1



5 ACTIVE FAN DETAIL

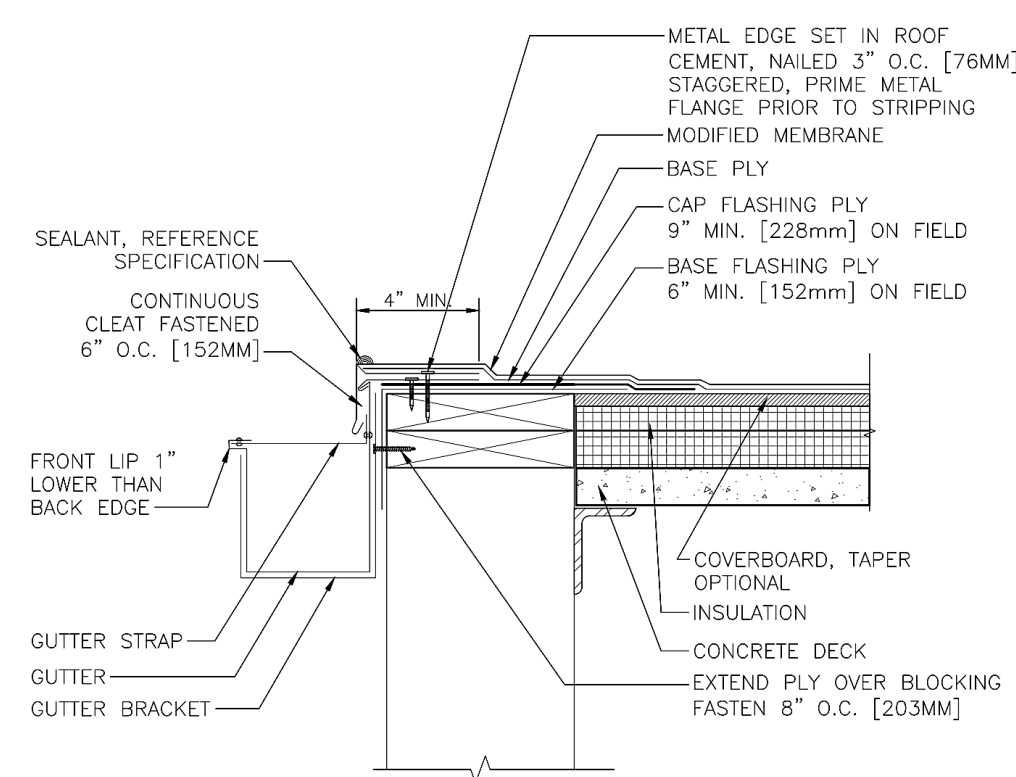
C-1



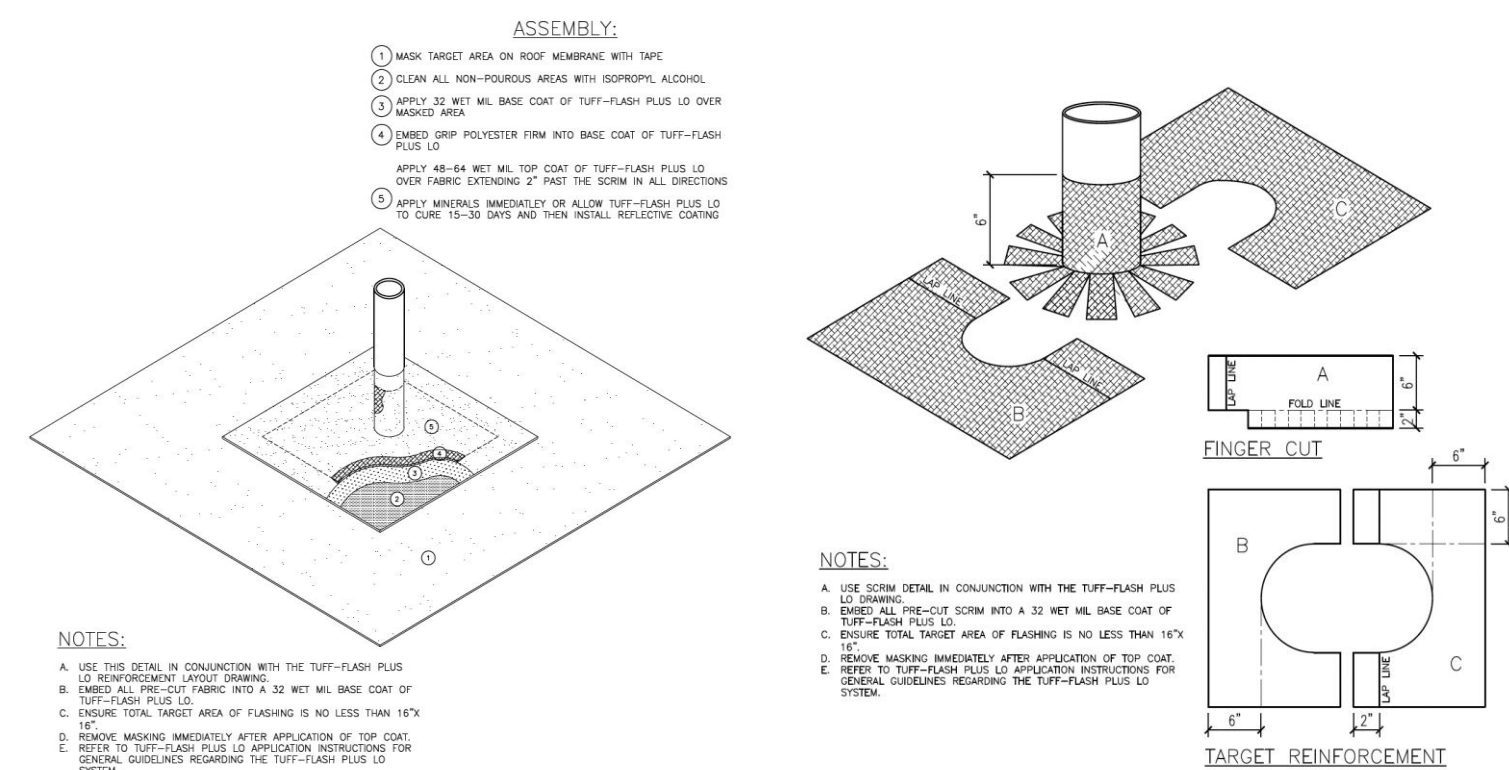
6 PITCH POCKET DETAIL

C-1

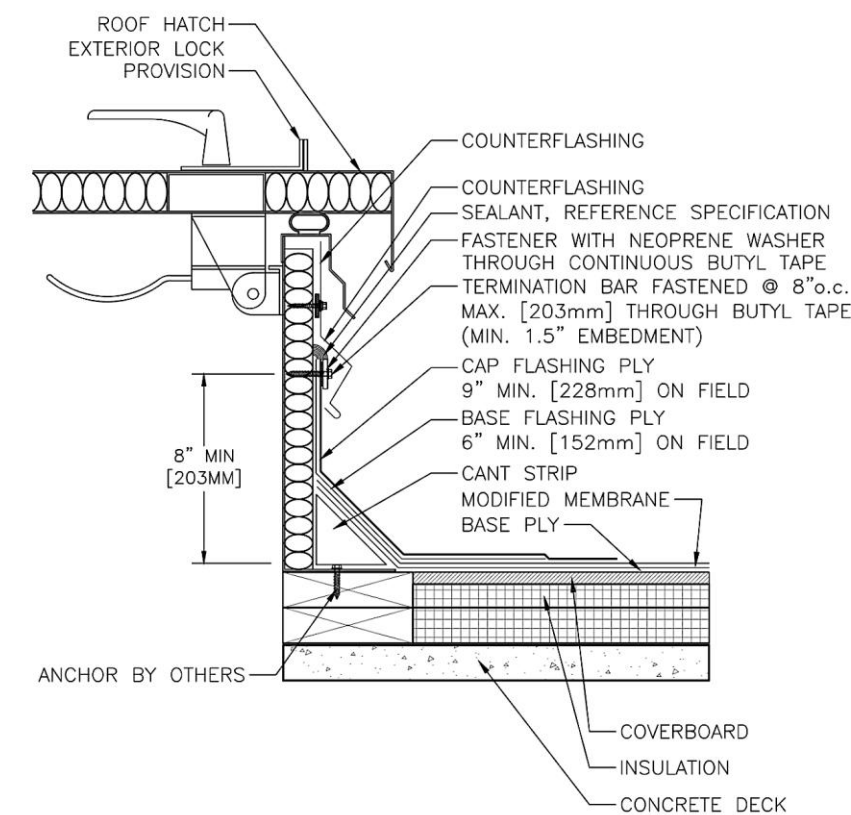
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7 GUTTER EDGE DETAIL
C-1



8 LIQUID FLASHING DETAIL
C-1



9 ROOF HATCH DETAIL



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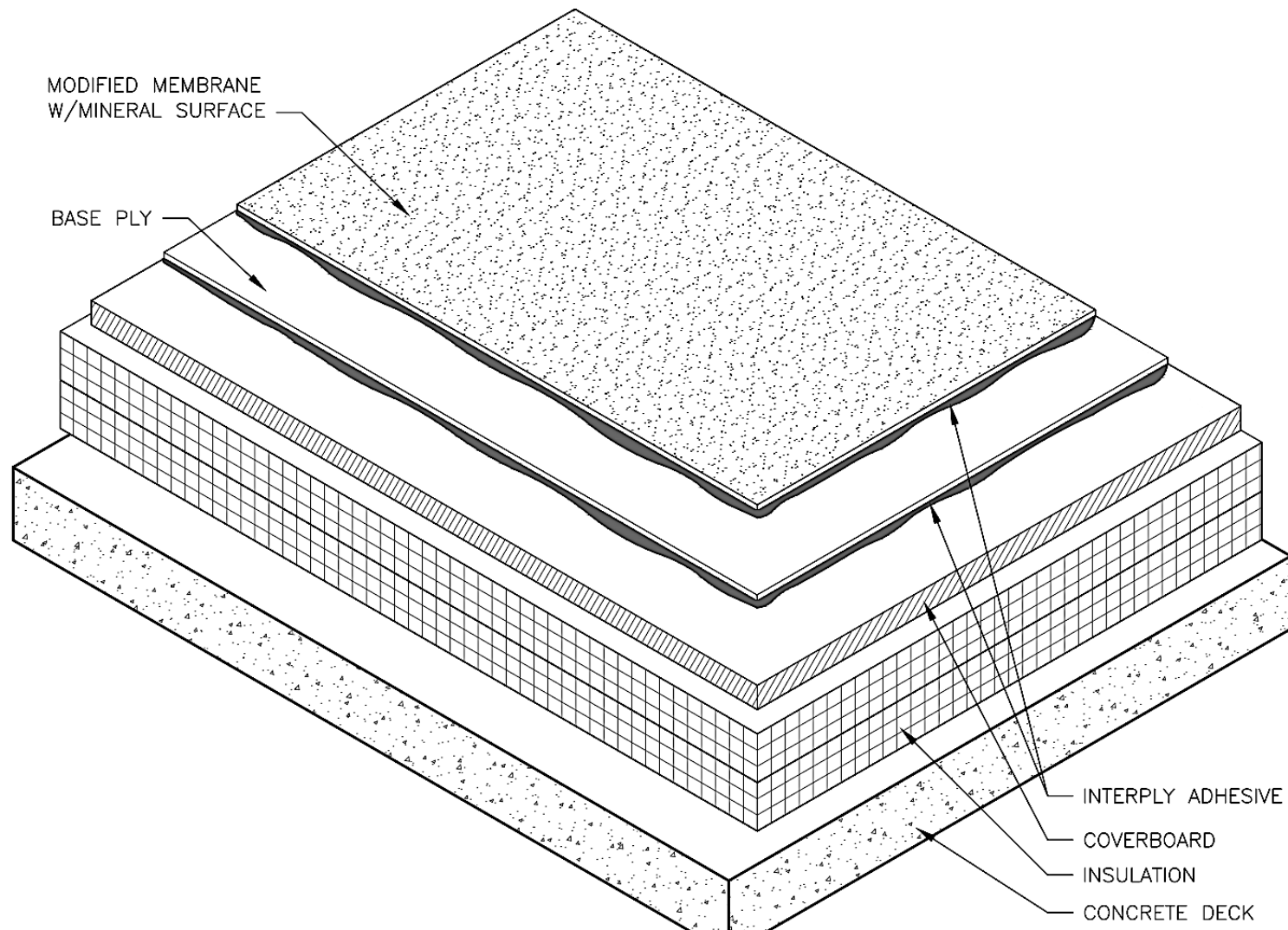
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ROOF DETAILS
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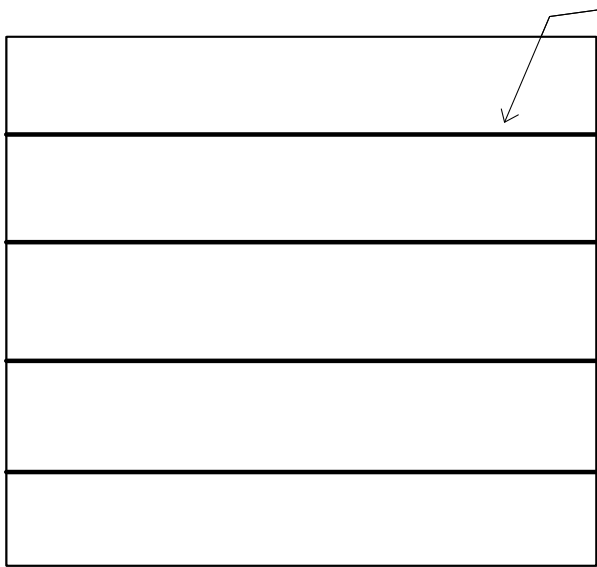
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C-2



TYPICAL ROOF FINISH

TYPICAL ZONE 1, 2, AND 3 INSULATION ADHESIVE PATTERN:
12" O.C. PER 4'X4' BOARD



ADHESIVE RIBBON ENLARGED FOR CLARITY

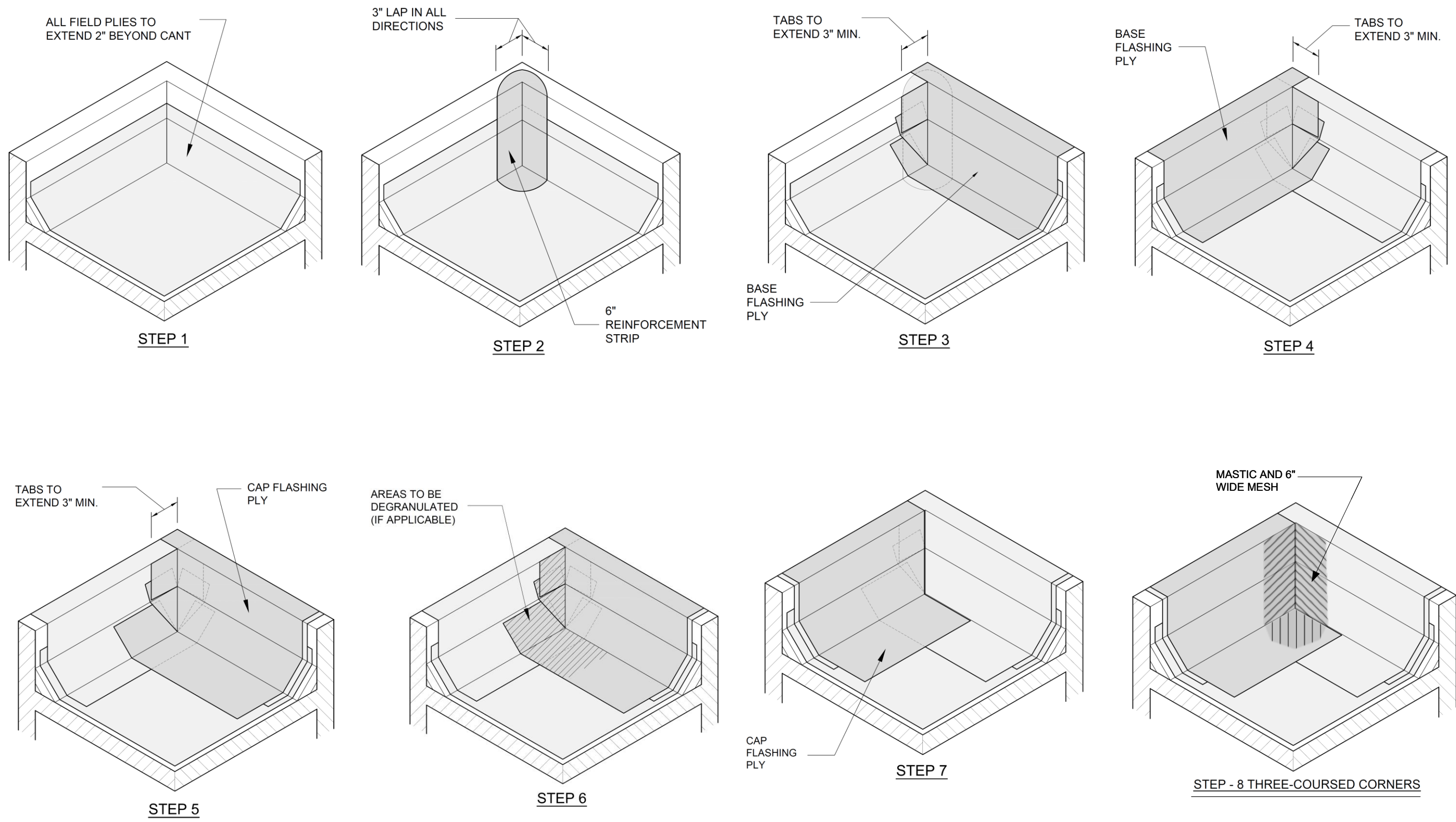
-4 ADHESIVE RIBBONS PER 4'X4' BOARD
-3/4" THICK
-EQUALLY SPACED AT 12" O.C. (TYP.)

TYPICAL ZONE 1, 2, AND 3 INSULATION ADHESIVE PATTERN:
12" O.C. PER 4'X8' BOARD



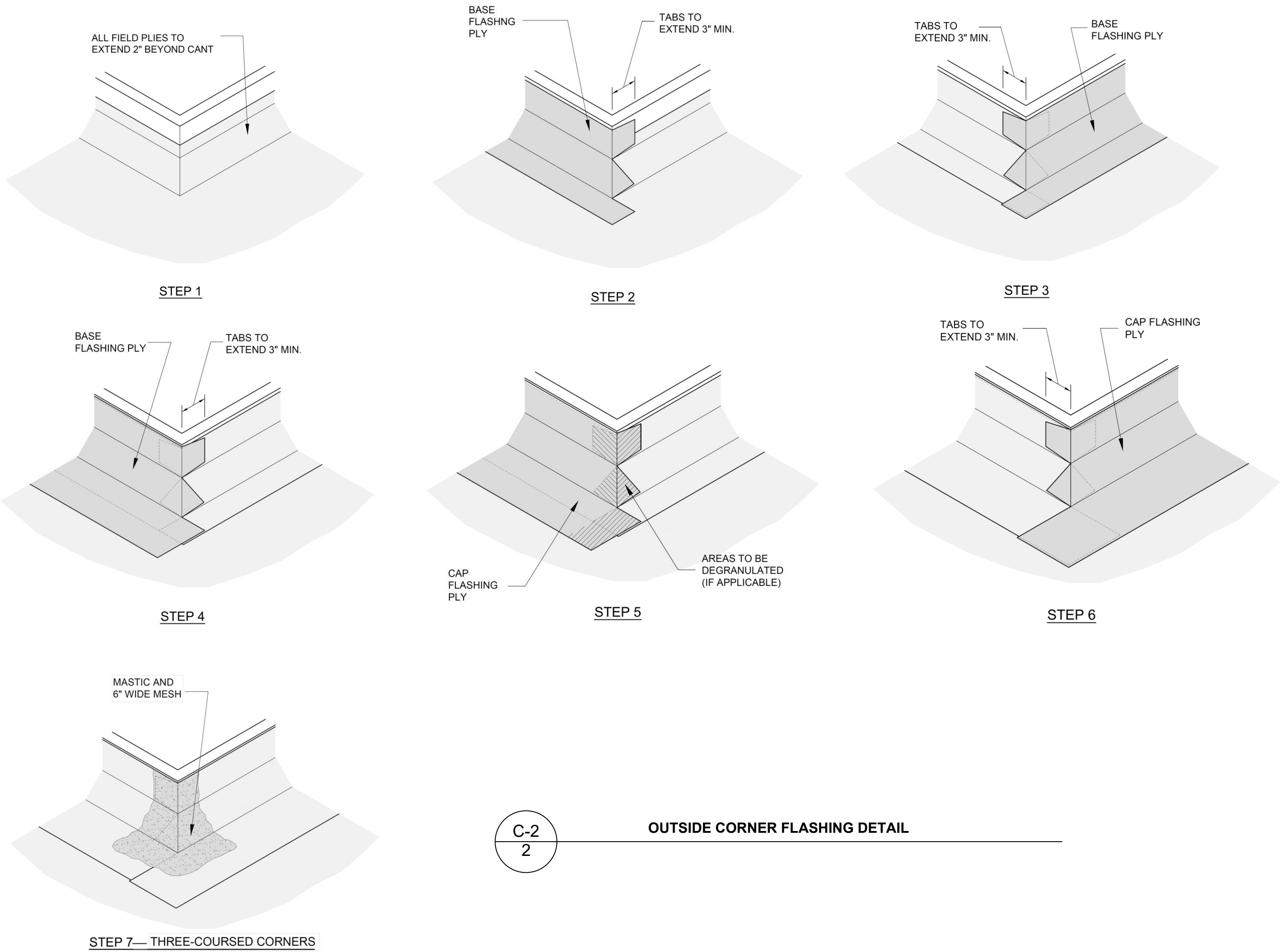
ADHESIVE RIBBON ENLARGED FOR CLARITY

-8 ADHESIVE RIBBONS PER 4'X8' BOARD
-3/4" THICK
-EQUALLY SPACED AT 12" O.C. (TYP.)



C-2
1

INSIDE CORNER FLASHING DETAIL



C-2
2

OUTSIDE CORNER FLASHING DETAIL



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ROOF DETAILS
3

SHEET NO.

C-3



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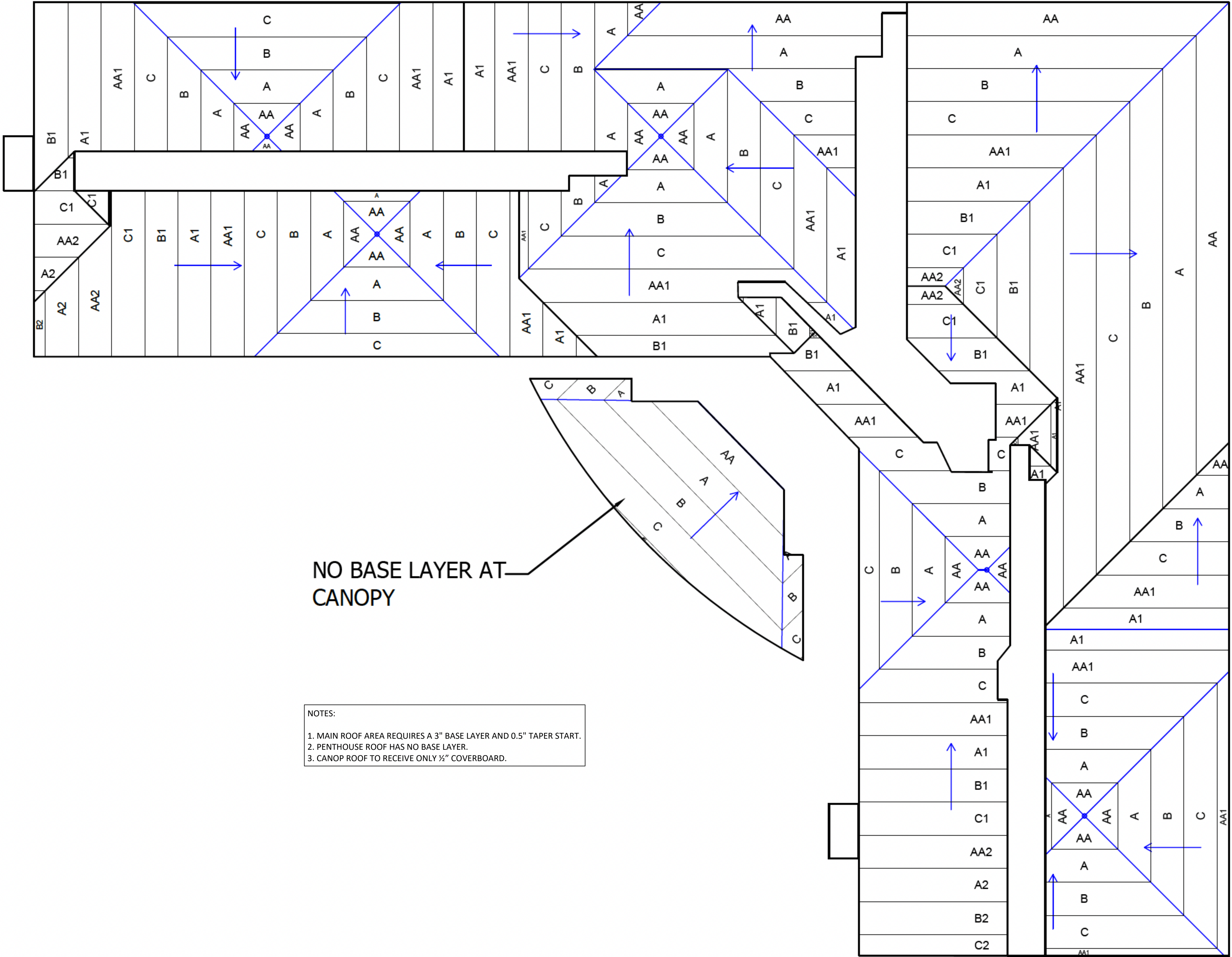
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TAPER
LAYOUT

SHEET NO.

C-4



- NOTES:
1. MAIN ROOF AREA REQUIRES A 3" BASE LAYER AND 0.5" TAPER START.
 2. PENTHOUSE ROOF HAS NO BASE LAYER.
 3. CANOP ROOF TO RECEIVE ONLY ½" COVERBOARD.



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CORE IMAGES

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D-1

ROOF FIELD CORES

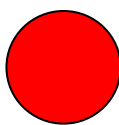


HVAD DUCT CORES (location of identified asbestos)



PARAPET WALL CORE



 = CORE LOCATIONS





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SHEET TITLE:

AERIAL IMAGE

SHEET NO.

D-2