

# UNIVERSITY OF NORTHERN COLORADO REPLACE ROOFING - ROSS HALL 1989 WING PROJECT #: A-2403

**A P P R O V E D**  
CONTRACT DOCUMENT  
<<< NAME OF AGENCY >>>

Contractor \_\_\_\_\_  
Date \_\_\_\_\_

State Buildings Delegate \_\_\_\_\_  
Date \_\_\_\_\_



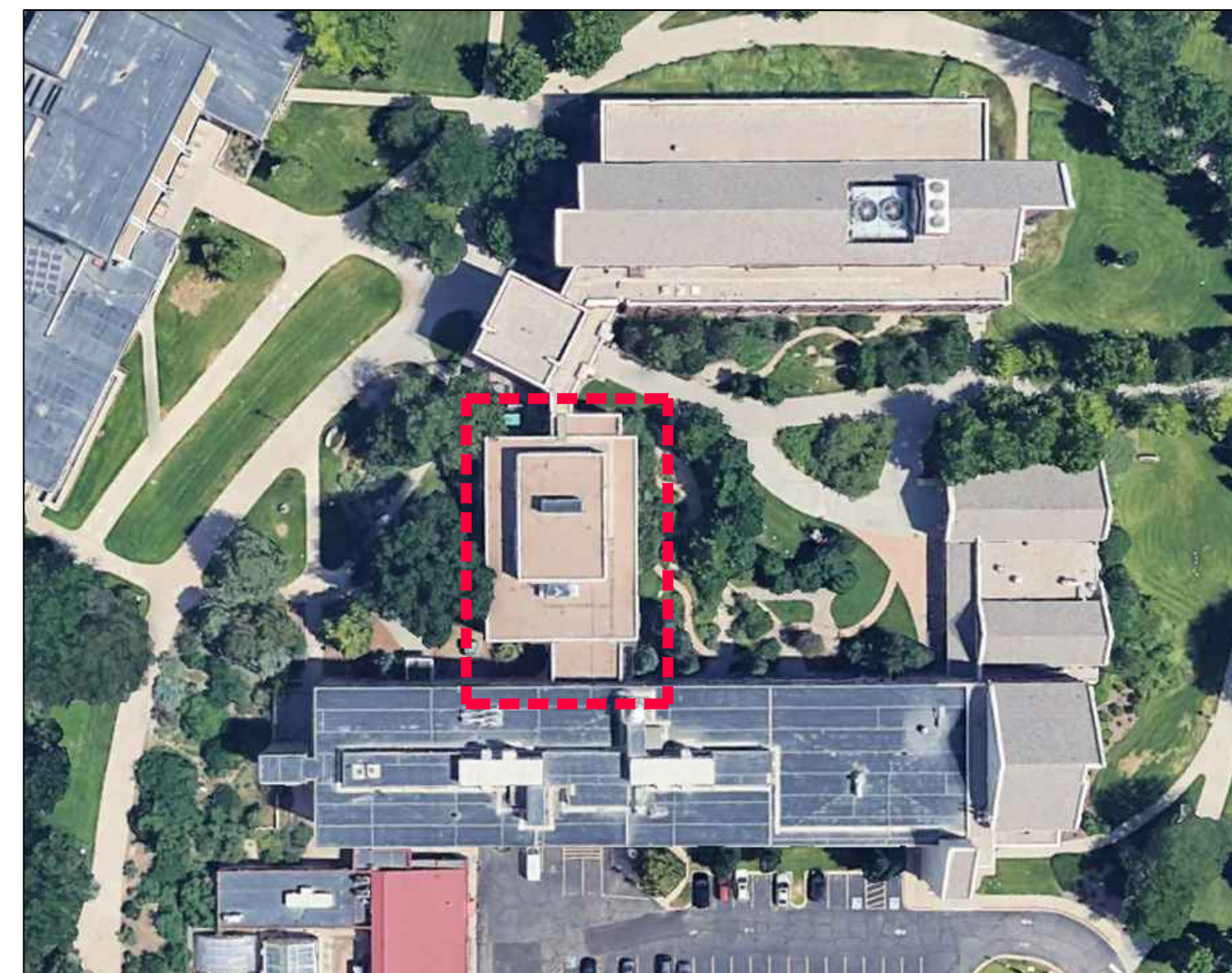
ROOFING CONSULTANT



**RoofTech Consultants, Inc.**  
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Golden, Colorado 80401  
Phone: (303) 233-1092  
Fax: (303) 233-2205



VICINITY MAP



SATELLITE PHOTO

**Applicable Codes:**

- 2021 International Mechanical Code (IMC)
- 2021 International Building Code (IBC)
- 2021 International Plumbing Code (IPC)
- 2021 International Fuel Gas Code (IFGC)
- 2021 International Energy Conservation Code (IECC)

SHEET INDEX	
NUMBER	DESCRIPTION
ARCHITECTURAL	
G1.0	COVER SHEET
G1.1	VICINITY ACCESS PLAN
R1.0	ROOF PLAN
R2.0	ROOF DETAILS
R2.1	ROOF DETAILS

**Design Parameters:**

- Construction Type: IIB
- Occupancy Classification: Group A-4
- Roof Insulation Value: R-22.6 Min.
- Roof Recover - IECC Requirements Do Not Apply
- Existing Roof Weight: 8 psf
- New Re-Recover Roof Weight: 6.3 psf  
(For Recover Roofs 3 psf of Gravel Will Be Removed Prior To Installing New Roof Materials)
- Design Wind Speed: 115 mph (Ultimate)
- Wind Uplift Approval Rating: FM 1-90 SH
- Fire Resistance Rating: UL Class A
- Roof Slope: 0.25'/ft Built Into Deck at Decks 4 and 4A
- Roof Slope: 0.25'/ft Built Into Insulation at Decks 3A, 3B & 3C
- Roof Recover Project: Yes

REVISION	BY/DATE

DESIGNER: RDS	PROJ. MGR: AG
DRAFTER: RDS	PROJECT #: A-2403
CHECKED BY: GT	DATE: 2/5/2024

**REPLACE ROOFING  
ROSS HALL  
1989 WING**

11TH AVE & 22ND STREET  
GREELEY, CO

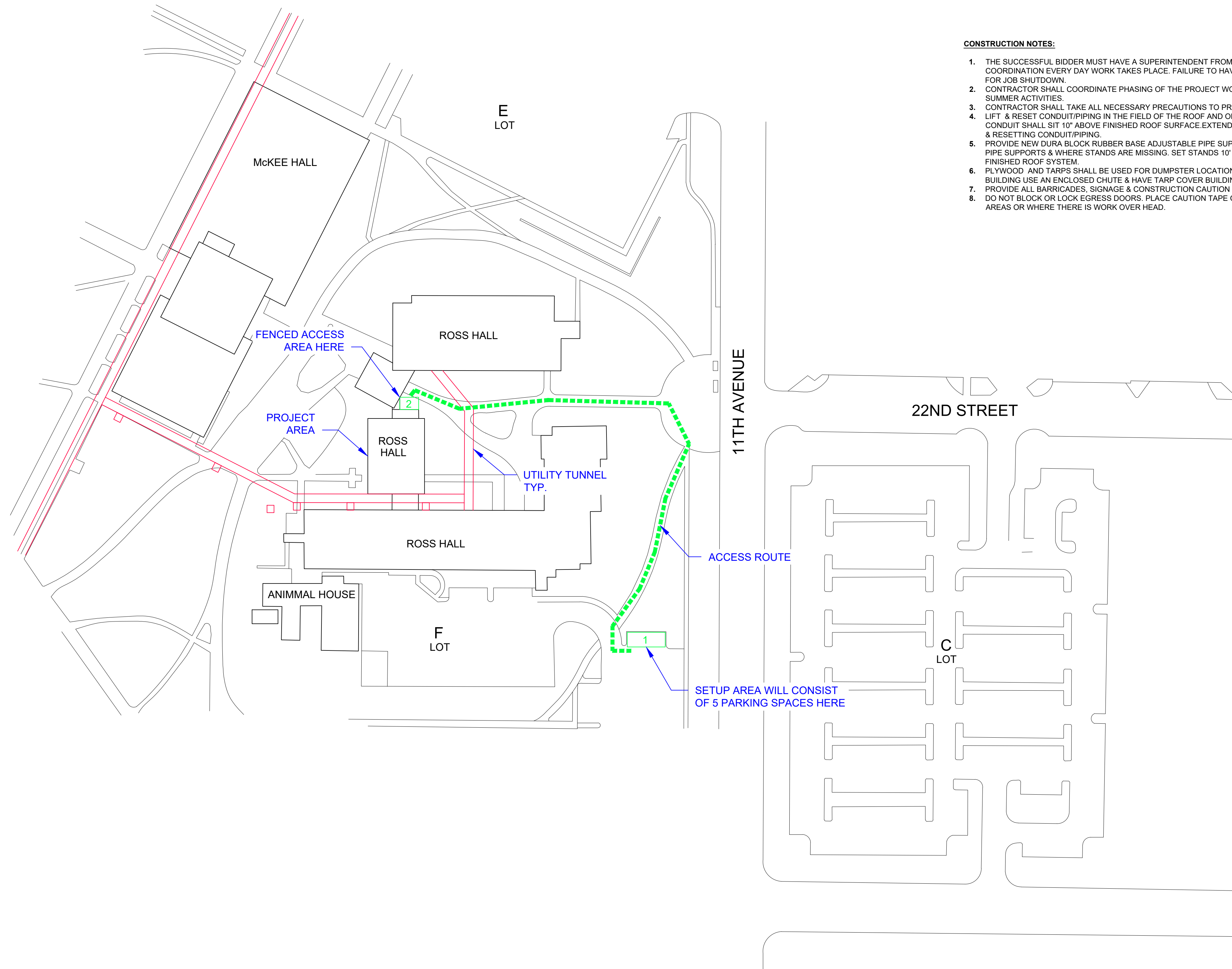
CADD FILE:  
ROSS RG1-0.DWG

**COVER SHEET**

DRAWING SCALE:  
NO-SCALE

DRAWING #:

**G1.0**



**CONSTRUCTION NOTES:**

1. THE SUCCESSFUL BIDDER MUST HAVE A SUPERINTENDENT FROM THE PARENT COMPANY ON SITE FOR DAILY COORDINATION EVERY DAY WORK TAKES PLACE. FAILURE TO HAVE A SUPERINTENDENT ON SITE DAILY WILL BE CAUSE FOR JOB SHUTDOWN.
2. CONTRACTOR SHALL COORDINATE PHASING OF THE PROJECT WORK LOCATIONS WITH THE OWNER TO ACCOMMODATE SUMMER ACTIVITIES.
3. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS UNDER THE WORK FROM DEBRIS/DUST.
4. LIFT & RE-SET CONDUIT/PIPING IN THE FIELD OF THE ROOF AND ON WALLS AS NECESSARY TO INSTALL NEW ROOFING. CONDUIT SHALL SIT 10" ABOVE FINISHED ROOF SURFACE. EXTEND ALL UTILITIES AS NECESSARY TO FACILITATE LIFTING & RESETTING CONDUIT/PIPING.
5. PROVIDE NEW DURA BLOCK RUBBER BASE ADJUSTABLE PIPE SUPPORT SUPPORTS TO REPLACE EXISTING CONDUIT & PIPE SUPPORTS & WHERE STANDS ARE MISSING. SET STANDS 10' O.C. ALL CONDUIT/PIPING SHOULD SIT 10" ABOVE THE FINISHED ROOF SYSTEM.
6. PLYWOOD AND TARPS SHALL BE USED FOR DUMPSTER LOCATIONS & STAGING. WHEN DUMPING OVER THE SIDE OF THE BUILDING USE AN ENCLOSED CHUTE & HAVE TARP COVER BUILDING WALL FROM TOP TO BASE.
7. PROVIDE ALL BARRICADES, SIGNAGE & CONSTRUCTION CAUTION TAPE AS REQUIRED TO KEEP THE PUBLIC SAFE.
8. DO NOT BLOCK OR LOCK EGRESS DOORS. PLACE CAUTION TAPE OVER EGRESS DOORS IN CONSTRUCTION ACCESS AREAS OR WHERE THERE IS WORK OVER HEAD.

**ACCESS & STAGING NOTES**

1. CONTRACTOR SHALL COORDINATE ALL MATERIAL HANDLING ROUTES AROUND THE BUILDING WITH THE OWNER AND AS SHOWN ON THIS PLAN. ONLY ESTABLISHED AGREED UPON ROUTES & AREAS MAY BE USED.
2. DO NOT TRAFFIC OVER TUNNEL AREA WITH LARGE VEHICLES HAVING AXLE WEIGHTS GREATER THAN 5,000# EMPTY. DUMPSTERS GREATER THAN 12 CY MUST BE SPECIFICALLY APPROVED WHERE TRAVEL OVER THE TUNNEL AREA IS REQUIRED.
3. THE ACCESS & SETUP AREAS ARE TO BE FENCED SUFFICIENTLY TO KEEP THE PUBLIC OUT. ALL LADDERS MUST BE REMOVED & LOCKED PRIOR TO LEAVING THE SITE UNATTENDED.
4. WHILE TRAVERSING THE ACCESS ROUTE SHOWN VEHICLE MUST BE LED AND FOLLOWED BY A WALKING FLAGGER WITH SAFETY VEST & ORANGE CAUTION FLAG.
5. NO INTERIOR ACCESS IS ALLOWED EXCEPT TO PERFORM SPECIFIC INTERIOR TASKS SUCH AS VERIFYING CONDUIT LOCATIONS & COVERING THE POOL WITH POLY SHEETING AS PER SPECIFICATION SECTION 07 53 23. 3.1.G. ALL ACCESS & MATERIAL HANDLING SHALL BE ON THE EXTERIOR OF THE BUILDING.
6. THE CONTRACTOR IS TO RESTORE ANY DAMAGE TO EXISTING SITE FEATURES, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, SOD, PLANTINGS, IRRIGATION, ETC. REFER TO SPECIFICATION SECTION 01 14 13, 1.2.D.

 **A1 ACCESS VICINITY PLAN**  
G1.1 NO-SCALE

REVISION	BY/DATE

DESIGNER: RDS	PROJ. MGR: AG
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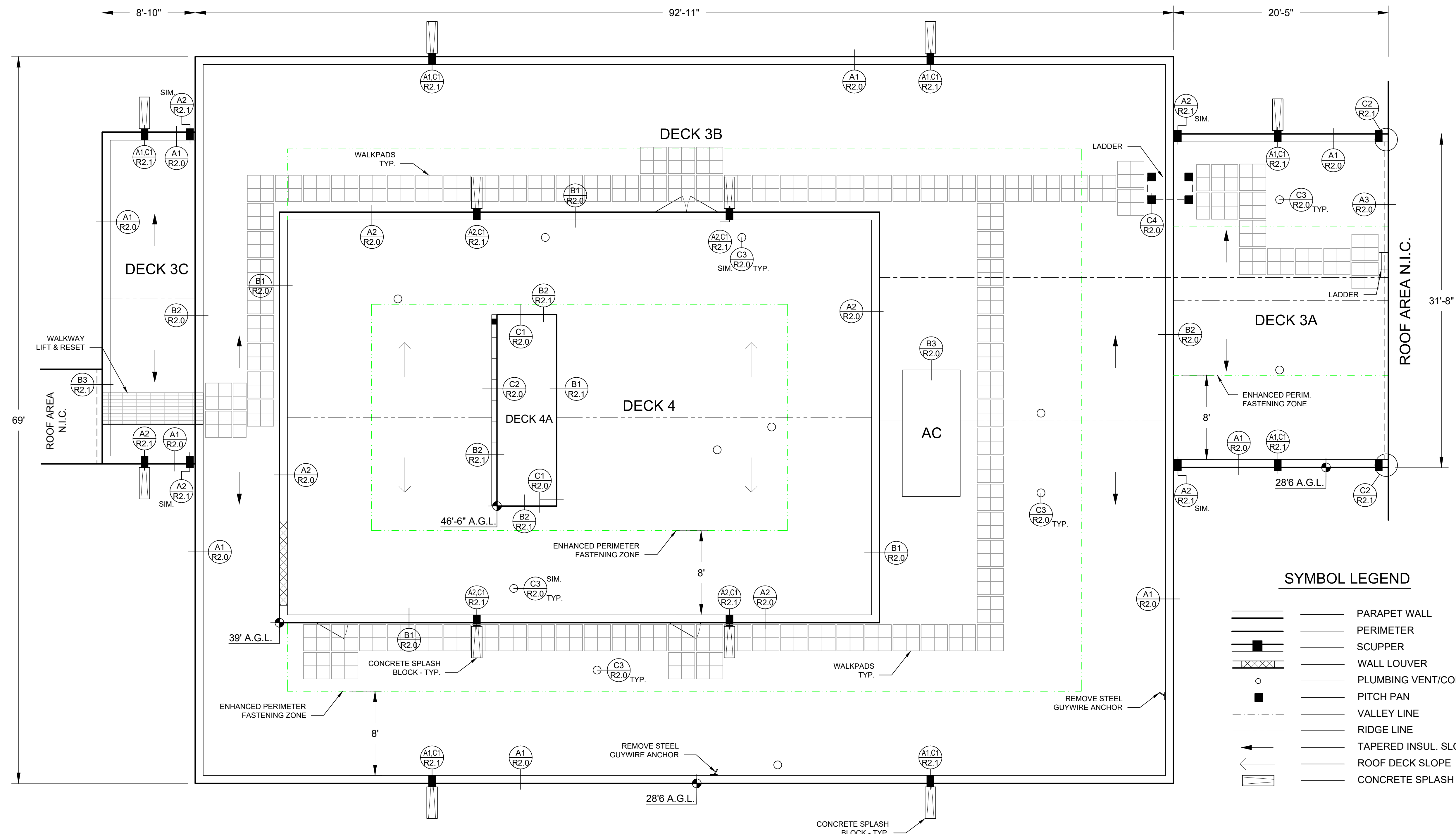
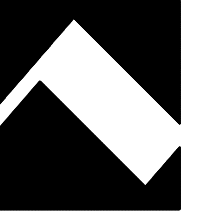
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**VICINITY PLAN  
ACCESS NOTES**

DRAWING SCALE:  
NO-SCALE

DRAWING #:  
**G1.1**



**SYMBOL LEGEND**

- PARAPET WALL
- PERIMETER
- SCUPPER
- WALL LOUVER
- PLUMBING VENT/CONDUIT
- PITCH PAN
- VALLEY LINE
- RIDGE LINE
- TAPERED INSUL. SLOPE
- ROOF DECK SLOPE
- CONCRETE SPLASH BLOCK

**PARTIAL ROOF PLAN**  
SCALE: 3/16" = 1'-0" (1:64)

**EXISTING ROOF SYSTEM - DECKS 3A, 3B & 3C**

- CONCRETE DECK
- TAPERED ISO. FOAM INSUL.
- 0.5" PERLITE INSUL. BD.
- ASPHALT BUILT-UP ROOFING
- ASPHALT FLOOD COAT
- GRAVEL SURFACING
- (MAX. FOAM THICKNESS 6" @ DECKS 3A & 3C)
- (MAX. FOAM THICKNESS 12" @ DECK 3B)

**NEW ROOF SYSTEM - DECKS 3A, 3B & 3C**

- CONCRETE DECK (E)
- TAPERED ISO. FOAM INSUL. (E)
- 0.5" PERLITE INSUL. BD. (E)
- ASPHALT BUILT-UP ROOFING (E)
- 0.5" HIGH DENSITY ISO. FOAM COVER BD.
- 90 MIL EPDM ROOF MEMBRANE
- (E) DENOTES EXISTING ITEM TO REMAIN

**EXISTING ROOF SYSTEM - DECK 4**

- METAL DECK
- 5/8" TYPE X GYPSUM BD.
- 0.5" PERLITE INSUL. BD.
- 2.0" ISO. FOAM INSUL. BD.
- 0.5" PERLITE INSUL. BD.
- ASPHALT BUILT-UP ROOFING
- ASPHALT FLOOD COAT
- GRAVEL SURFACING

**NEW ROOF SYSTEM - DECK 4**

- METAL DECK (E)
- 5/8" TYPE X GYPSUM BD. (E)
- 0.5" PERLITE INSUL. BD. (E)
- 2.0" ISO. FOAM INSUL. BD. (E)
- 0.5" PERLITE INSUL. BD. (E)
- ASPHALT BUILT-UP ROOFING (E)
- 0.5" HIGH DENSITY ISO. FOAM COVER BD.
- 90 MIL EPDM ROOF MEMBRANE
- (E) DENOTES EXISTING ITEM TO REMAIN

**EXISTING ROOF SYSTEM - DECK 4A**

- WOOD DECK
- 0.5" WOOD FIBER INSUL. BD.
- ADHERED 60 MIL EPDM ROOF MEMBRANE

**NEW ROOF SYSTEM - DECK 4A**

- WOOD DECK (E)
- 0.5" WOOD FIBER INSUL. BD. (E)
- ADHERED 60 MIL EPDM ROOF MEMBRANE (E)
- 0.5" HIGH DENSITY ISO. FOAM COVER BD.
- 90 MIL EPDM ROOF MEMBRANE
- (E) DENOTES EXISTING ITEM TO REMAIN

**ROOF CONSTRUCTION NOTES:**

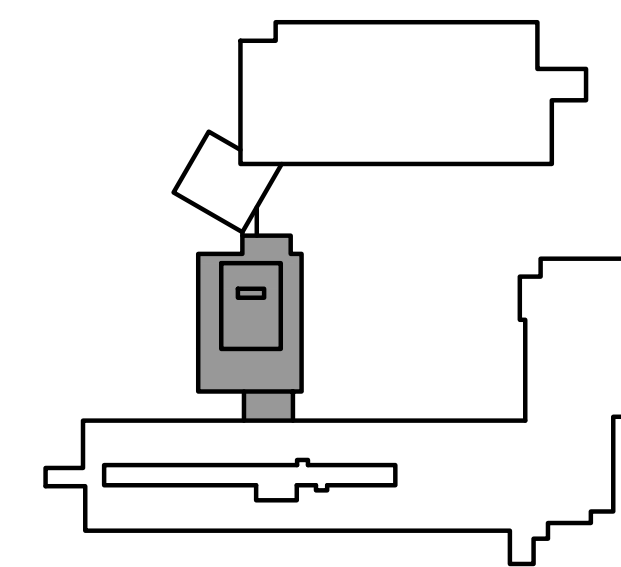
1. SPUD THE ROOF SURFACE FREE OF LOOSE & ADHERED GRAVEL.
2. PROVIDE NEW 1' X 3' CONCRETE SPLASH BLOCKS AT THE BASE OF ALL SCUPPERS.
3. NEW DOWNSPOUTS ARE TO HAVE A 45 DEGREE KICK AT THEIR BOTTOMS.
4. LIFT & RESET FIBERGLASS WALK PLATFORM AT DECK 3C. RESET THE WALK PLATFORM ON EPDM WALKPAD PIECES GLUED TO THE TOPS OF THE COPING CAP & DRIP EDGE DETAILS.

**UNIT PRICING NOTES:**

- REFER TO SPECIFICATION SECTION 01 26 00 "UNIT PRICES" FOR A COMPLETE DESCRIPTION OF THE UNIT PRICING REQUIREMENTS.
- SCHEDULE THE REPLACEMENT OF 500 SF OF WET EXISTING ROOF INSULATION AT DECKS 3A, 3B & 3C WITH NEW TAPERED ISO. FOAM INSULATION OF THE SAME THICKNESS & SLOPE.
- SCHEDULE THE REPLACEMENT OF 500 SF OF WET EXISTING ROOF INSULATION AT DECKS 4 & 4A WITH NEW ISO. FOAM INSULATION OF THE SAME THICKNESS.
- UNIT PRICE #1: PROVIDE A UNIT PRICE FOR THE REPLACEMENT OF 1 SF OF WET INSULATION AT DECKS 3A, 3B & 3C.
- UNIT PRICE #2: PROVIDE A UNIT PRICE FOR THE REPLACEMENT OF 1 SF OF WET INSULATION AT DECKS 4 & 4A.
- UNIT PRICES ARE TO BE USED FOR ADDITIVE & DEDUCTIVE PURPOSES.

**INSULATION FASTENING REQUIREMENTS:**

- A. THE ENHANCED PERIMETER FASTENING WIND EDGE STRIP IS 8" WIDE.
- B. SPACE LOW RISE FOAM ADHESIVE BEADS 1' O.C. IN FIELD OF ROOF.
- C. SPACE LOW RISE FOAM ADHESIVE BEADS 6" O.C. AT ROOF PERIMETERS.
- D. SPACE LOW RISE FOAM ADHESIVE BEADS 4" O.C. AT CORNERS OF ROOF.



**ROOF KEY OUTLINE**  
NO-SCALE

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**ROOF PLAN**

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3/16" = 1'-0"

DRAWING #:

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