

# OAKTON COMMUNITY COLLEGE- DES PLAINES

## 2022 CAMPUS GROUNDS MAINTENANCE BUILDING ROOF REPLACEMENT

### PROJECT LOCATION:

1600 EAST GOLF ROAD  
DES PLAINES, IL 60016

### GENERAL NOTES TO CONTRACTOR:

- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND DETAILS CONTAINED IN THESE BIDDING DOCUMENTS, THE DRAWINGS AND SPECIFICATIONS. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS UNDER ANY CONTRACT.
- THE EXISTING CONDITIONS DEPICTED IN THESE DOCUMENTS ARE AN APPROXIMATION OF THE EXISTING CONSTRUCTION AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL CONSTRUCTION DETAILS AND EXISTING CONDITIONS.
- ENCLOSED DETAILS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE WRITTEN SPECIFICATION. ANY DISCREPANCIES WILL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSULTANT FOR CLARIFICATION AND/OR CORRECTION.
- ANY MODIFICATIONS TO THESE DIAGRAMS OR DETAILS WHICH SHALL BE INTERPRETED TO AFFECT THE FINAL INSTALLATION IN ANY MANNER MUST BE APPROVED BY THE CONSULTANT, THE ASSOCIATION / ASSOCIATION BOARD'S REPRESENTATIVE, OR THE DESIGNATED REPRESENTATIVE.
- THE CONTRACTOR SHALL SUBMIT ANY DETAILS AND CONSTRUCTION DRAWINGS / SHOP DRAWINGS FOR ANY PROPOSED ALTERNATIVE METHOD OF INSTALLATION OR CONSTRUCTION PRIOR TO PERFORMING ANY ASSOCIATION / ASSOCIATION BOARD'S OWNER / OWNER'S REPRESENTATIVE PRIOR TO ACCEPTANCE.
- ANY CONDITIONS EXISTING AT THE JOB SITE WHICH MAY BE INTERPRETED TO HAVE DIRECT IMPACT ON PERSONNEL, STAFF, OR VISITORS TO THE PROPERTY, SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT AND ASSOCIATION / ASSOCIATION BOARD'S REPRESENTATIVE BY THE CONTRACTOR. JOB SITE SET-UP, STAGING, DEMOLITION, DEBRIS REMOVAL, INSULATION, ROOF MEMBRANE INSTALLATION, SHEET METAL INSTALLATION, CAULKING, ETC.. WILL BE PERFORMED IN STRICT ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE WRITTEN SPECIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NOTES, ATTENDING A PRE-BID MEETING AND PERFORMING ALL SUCH INVESTIGATION AND VERIFICATION AS DETERMINED NECESSARY TO PROVIDE A COMPLETE PRICE FOR ALL WORK SET FORTH IN THE BIDDING DOCUMENTS AND DETAILED IN THESE CONSTRUCTION DIAGRAM. CONTRACTORS PERFORMING ADDITIONAL INVESTIGATION PRIOR TO BIDDING TO VERIFY THE INTEGRITY OF THE ROOF DECK OR SUBSTRATE, AREAS OF DEMOLITION / REPAIR OR BUILDING CONDITIONS MUST BE APPROVED BY THE ASSOCIATION / ASSOCIATION BOARD'S REPRESENTATIVE AND SHALL BE SCHEDULED PRIOR TO THE BID OPENING.



AERIAL OVERVIEW



LOW SLOPE ROOF- VIEW 1



LOW SLOPE ROOF - VIEW 2

### DEMOLITION / PREPARATION

- ERECT NECESSARY BARRICADES, TEMPORARY CLOSURES, LADDERS, HEATED STORAGE AREAS, SCAFFOLDING, MECHANICAL LIFTS, ETC. TO ACCESS THE DESIGNATED AREAS AND TO PERFORM ALL SPECIFIED ROOF REPLACEMENT. PLACE PROTECTIVE PLYWOOD, TARPS, ETC. ADJACENT TO BUILDING, OVER ROOF AREAS, OVER WALKWAYS AND LANDSCAPING TO PROTECT AND PRESERVE EXISTING CONSTRUCTION AND LANDSCAPING.
- CONTRACTOR TO PROVIDE ROLLING CANOPY PROTECTION FOR SIDEWALK AREAS AS WELL AS SIDEWALK BARRICADES AND SIGNAGE TO DIVERT PEOPLE AROUND THE AREAS OF CONSTRUCTION. AS NECESSARY, ADDITIONAL "GROUND PERSONNEL WILL BE EMPLOYED TO MONITOR WALKWAY, ENTRY DOORS AND ACCESS AREAS IN ORDER TO PREVENT EXPOSURE TO ANY FALLING DEBRIS.
- THE CONTRACTOR SHALL BE REQUIRED TO COORDINATE THE TEMPORARY REMOVAL OF THE EXISTING GUTTER "COVERS" INSTALLED TO PREVENT LEAVES AND DEBRIS FROM ENTERING THE GUTTER. SEQUENTIALLY NUMBER THE COVER SECTIONS AND SET-ASIDE USING CARE TO PREVENT DAMAGE TO THE COVERS DURING REMOVAL OR STORAGE.
- THE CONTRACTOR SHALL BE REQUIRED TO ERECT PERIMETER SAFETY RAILING, PERIMETER WALL PROTECTION, SCAFFOLD PROTECTION, CONSTRUCTION FENCING, PLYWOOD PROTECTION, ETC. AS REQUIRED BY OSHA AND AS STIPULATED BY THE OWNER TO PROTECT ALL DRIVES AND WALKWAYS IMMEDIATELY ADJACENT TO THE STRUCTURE THROUGHOUT THE DURATION OF THE ROOFING PROJECT. TARPS AND OTHER MEANS OF PROTECTION SHALL BE REQUIRED TO PREVENT ANY DAMAGE TO THE STRUCTURE AS A RESULT OF THE ROOF REMOVAL AND REPLACEMENT PROJECT. DUMPSTERS SHALL BE PLACED IN DESIGNATED AREAS ADJACENT TO THE BUILDING USING CARE TO NOT OBSTRUCT DRIVEWAYS OR DRIVE AREAS. EQUIPMENT UTILIZED TO REMOVE DEBRIS AND TO TRANSPORT MATERIALS TO THE ROOF MUST BE LOCATED IN DESIGNATED AREAS AND, WHEN IN OPERATION, OR WHEN LIFTING / TRANSPORTING MATERIALS TO AND FROM THE ROOF AREA, COORDINATED WITH THE OWNER'S REPRESENTATIVE TO PREVENT ANY HAZARD TO EMPLOYEES OR OCCUPANTS OF THE STRUCTURE OR GENERAL PUBLIC.
- LOW SLOPE ROOF SECTION 1: DIS-ASSEMBLE AND REMOVE THE GUTTERS AND PERIMETER EDGE METAL IN ALL AREAS. REMOVE AND DISPOSE OF ALL DOWNSPOUTS AND STRAP ANCHORS. CUT-AWAY, REMOVE AND PROPERLY DISPOSE OF ALL EXISTING ROOF MEMBRANES, FLASHING MEMBRANES, INSULATION AND SHEET METAL TO EXPOSE THE EXISTING METAL ROOF DECK, PERIMETER NAILERS AND TIE-IN CURB BASE AND FLASHING SUBSTRATES.
- STEEP SLOPE ROOF SECTION 2: METAL ROOF PANEL REMOVAL: THE CONTRACTOR WILL DIS-ASSEMBLE THE EXISTING ARCHITECTURAL METAL EXPOSED FASTENER STEEP SLOPE ROOF SYSTEM, FLASHINGS, RAKE EDGE IN THE DESIGNATED AREA ALONG THE NORTH PERIMETER OF THE STRUCTURE. EXISTING ONE-HALF INCH THICKNESS FOIL FACED INSULATION SHALL BE REMOVED IN THE DESIGNATED AREA TO EXPOSE THE UNDERLYING WOOD FRAMING. REMOVE AND SET-ASIDE THE GUTTER COVER(S) IN THE DESIGNATED AREA USING CARE TO SEQUENTIALLY NUMBER THE COVER(S) PRIOR TO STORAGE FOR RE-INSTALLATION. REMOVE AND DISPOSE OF THE EXISTING METAL ROOF PANELS, RAKE TRIM AND INSULATION IN THE DESIGNATED AREA.

### DEMOLITION / PREPARATION- CONTINUED

- LOW SLOPE ROOF - METAL DECK AREAS: REPLACE STRUCTURALLY DAMAGED METAL DECKING WITH NEW G-60 GALVANIZED METAL DECKING MATCHING EXISTING DECK PROFILE. NEW DECKING MUST BE MINIMUM TWENTY (20) GAUGE THICKNESS AND MUST BE INSTALLED TO "NEST" AND OVERLAP SURROUNDING STRUCTURALLY SOUND METAL DECKING BY A MINIMUM OF TWELVE (12.0) INCHES. ALL NEW DECKING MUST BE SECURED TO STRUCTURAL JOISTS AT EACH END WITH SELF-DRILLING NO. 10 OR LARGER STAINLESS STEEL SCREW FASTENERS INSTALLED AT THE BASE OF EACH DECK FLUTE AND NOT GREATER THAN SIX (6.0) INCHES ON-CENTER. SIDELAPS IN THE DECKING MUST BE SECURED EVERY TWELVE (12.0) INCHES ON-CENTER WITH SIMILAR NO. 10 OR LARGER STAINLESS STEEL SCREW FASTENERS. THE CONTRACTOR MUST DOCUMENT, ITEMIZE THE TOTAL SQUARE FOOTAGE AND SUBMIT A WRITTEN CHANGE ORDER FOR THE EXACT SQUARE FOOTAGE OF DECK REPLACEMENT PERFORMED IN CONJUNCTION WITH THIS PROJECT.
- LOW SLOPE ROOF - METAL DECK AREAS: MECHANICALLY CLEAN THE METAL DECK SURFACE IN ALL AREAS WHERE THE EXISTING DECKING EXHIBITS NON-STRUCTURAL SURFACE CORROSION PRIOR TO APPLICATION OF RUST INHIBITIVE COATING. REMOVE / SWEEP DEBRIS FROM ALL DECK FLUTES. REPORT ANY IMPROPERLY SUPPORTED OR ATTACHED DECK SECTIONS AND PERFORM ALL NECESSARY REPAIRS TO SECURE THE DECKING PRIOR TO INSTALLATION OF THE VAPOR BARRIER MEMBRANE. ALL METAL DECKING MUST BE PROPERLY SUPPORTED BY STRUCTURAL STEEL ANGLE OR SECURED TO THE LOAD BEARING JOISTS. MECHANICAL CLEANING AND COATING OF CORRODED METAL DECK SURFACES WILL BE MEASURED BY THE CONTRACTOR, ITEMIZED AND SUBMITTED AS A WRITTEN CHANGE ORDER BILLED "IN ADDITION" TO THE BASE BID FOR THIS PROJECT.
- STEEP SLOPE ROOF AREAS: UPON COMPLETING THE REMOVAL OF THE EXISTING ARCHITECTURAL METAL ROOF SYSTEM AND UNDERLYING FOIL FACED INSULATION IN THE DESIGNATED AREA, THE CONTRACTOR WILL PERFORM VISUAL INSPECTION OF THE WOOD FRAMING TO IDENTIFY ANY REQUIRED REPLACEMENT DUE TO DECAY, DIMINISHED STRUCTURAL CAPACITY OR INADEQUATE CAPACITY TO SUPPORT ROOF LOADS AS PER BUILDING CODE. REPLACEMENT FRAMING WILL BE DIMENSIONAL SELECT GRADE NO. 1 KILN DRIED DOUGLAS FIR. AT DESIGNATED LOCATIONS AT PERIMETER EDGES OF THE STEEP SLOPE ROOF SYSTEM, THE CONTRACTOR WILL BE REQUIRED TO CUT-AWAY DAMAGED / DRY ROTTED WOOD FRAMING AND INSTALL NEW 2 X 4 "SISTERED" JOISTS ON EACH SIDE OF THE EXISTING JOIST EXTENDING FROM THE OUTSIDE FASCIA RAFTER TO THE ADJACENT RAFTER. DETERIORATED OUTRIGGER WOOD BLOCKING MUST BE IDENTIFIED AND NEW OUTRIGGER BLOCKING INSTALLED AND "SISTERED" ON BOTH SIDE ADJACENT TO THE EXISTING WOOD USING A RATIO OF CONNECTION OF NOT LESS THAN TRIPLE (THREE TIMES) THE LENGTH OF "NEW" WOOD SISTERED AND CONNECTED BY THROUGH BOLTING WITH THREE-EIGHTS (0.375) DIAMETER BOLTS INSTALLED AT TWELVE (12.0) INCHES ON-CENTER IN TWO STAGGERED ROWS. THE CONTRACTOR SHALL INCLUDE A TOTAL OF ONE-HUNDRED (100.0) LINEAR FEET OF 2 X 4 WOOD JOIST / WOOD FRAMING REPLACEMENT IN THE BASE BID FOR THIS PROJECT. REPLACEMENT OF OUTRIGGERS, RAKE FASCIA AND RAFTERS SHALL BE ITEMIZED AND ANY QUANTITY IN EXCESS OF THE BASE OF ONE-HUNDRED (100.0) LINEAR FEET BILLED "IN ADDITION" TO THE CONTRACTOR'S BASE BID FOR THIS PROJECT. INSTALL NEW HOT DIPPED GALVANIZED SIMPSON LUS FACE MOUNTED HANGER SECURED TO THE RAKE BOARD TO SUPPORT THE NEW SISTERED 2 X 4 OUTRIGGERS. SECURE THE FACE MOUNTED HANGER WITH SIMPSON STRONG-DRIVE SCREW FASTENERS.
- LOW SLOPE ROOF AREAS: INSPECT EXISTING PERIMETER AND PROJECTION WOOD NAILERS AND CURBS AND REPLACE ALL ROTTED OR STRUCTURALLY DAMAGED WOOD NAILERS WITH NEW PRESSURE TREATED WOOD NAILERS OF THE SAME DIMENSION. INSTALLATION OF REPLACEMENT WOOD NAILERS AND CURBS SHALL BE ITEMIZED BY THE CONTRACTOR AND SUBMITTED "IN ADDITION" TO THE BASE BID FOR THIS PROJECT. ALL NEW WOOD NAILERS TO BE SECURED WITH APPROPRIATE CORROSION RESISTANT SCREW FASTENERS. ALL WOOD NAILERS MUST BE SECURED IN ACCORDANCE WITH ASCE-7 WIND UPLIFT REQUIREMENTS, CURRENT INTERNATIONAL BUILDING CODE REQUIREMENTS AND SMACNA REQUIREMENTS FOR EXISTING EXPOSURE

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C-1



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## CONSTRUCTION / INSTALLATION

- LOW SLOPE ROOF - ROOF SECTION 1:** REPLACE STRUCTURALLY DAMAGED METAL DECKING IN ALL AREAS WITH NEW DECKING CONFIGURED TO MATCH THE EXISTING DECKING. REMOVAL OF DETERIORATED DECKING AND INSTALLATION OF NEW TWENTY (20) GAUGE GALVANIZED METAL DECKING SHALL BE ITEMIZED AND SUBMITTED "IN ADDITION" TO THE BASE BID FOR THIS PROJECT. ALL NEW DECKING TO BE SECURED WITH SELF-DRILLING CORROSION RESISTANT SCREW FASTENERS INSTALLED AT INTERVALS OF NOT GREATER THAN TWELVE (12.0) INCHES ON-CENTER AT BAR JOIST CONNECTIONS AND NOT GREATER THAN SIX (6.0) INCHES ON-CENTER AT DECK OVERLAP / TIE-IN CONDITIONS. ALL REQUIRED METAL DECK REPLACEMENT SHALL BE ITEMIZED AND SUBMITTED "IN ADDITION" TO THE BASE BID. APPLY SURFACE TOLERANT CORROSION INHIBITIVE COATING TO ALL AREAS OF STRUCTURALLY SOUND STEEL DECKING EXHIBITING SURFACE CORROSION. WIRE BRUSH AND SWEEP DECK SURFACES PRIOR TO APPLICATION OF PAINT COATING. MAKE CERTAIN AREAS BENEATH THE DECK ARE PROTECTED FROM ANY PAINT FLOWING BETWEEN THE DECK AT LAP CONDITIONS.
- STEEP SLOPE ROOF - ROOF SECTION 2:** UPON COMPLETING THE REQUIRED REPAIRS TO THE 2 X 4 WOOD JOISTS SPANNING BETWEEN THE TRUSSES, THE CONTRACTOR WILL INSTALL A SINGLE COURSE OF FIVE-EIGHTHS (19/32) INCH THICKNESS EXTERIOR GRADE 1 C-D PLYWOOD SHEATHING DIRECTLY OVER THE 2 X 4 FRAMING JOISTS. NEW PLYWOOD SHEATHING / DECKING SHALL BE ALIGNED WITH THE OUTSIDE RAKE EDGE OF THE STRUCTURE. BEGINNING AT THE BASE OF THE ROOF SLOPE, INSTALL A 4 FT. X 8 FT. SECTION OF PLYWOOD CENTERING THE ENDS OF THE PLYWOOD SHEATHING OVER THE 2 X 4 ROOF JOISTS. SECURE THE PLYWOOD WITH NO. 10 COUNTERSUNK CORROSION RESISTANT WOOD-TO-WOOD SCREW FASTENERS INSTALLED EVERY TWELVE (12.0) INCHES ON-CENTER ALONG THE SIDES AND CENTER OF THE SHEATHING AT THE INTERFACE WITH THE 2 X 4 JOIST AND EVERY SIX (6.0) INCHES ON-CENTER AT THE ENDS WHERE THE PLYWOOD IS SECURED TO THE TOP OF THE ROOF TRUSS. ALL SCREW HEADS SHALL BE SET FLUSH WITH THE SURFACE OF THE PLYWOOD SHEATHING. AT ALL LOCATIONS WHERE THE END OF THE PLYWOOD SHEATHING IS NOT SUPPORTED BY AN UNDERLYING WOOD FRAMING MEMBER, THE CONTRACTOR WILL BE REQUIRED TO INSTALL NEW SIMPSON STRONG-TIE 1-1/4-IN 20-GAUGE GALVANIZED STEEL PLYWOOD CLIPS CENTERED BETWEEN THE EXISTING ROOF JOISTS (16.0 INCHES ON-CENTER). THE CONTRACTOR'S BASE BID SHALL INCLUDE THE INSTALLATION OF NEW PLYWOOD SHEATHING AT DESIGNATED LOCATIONS OF THE STEEP SLOPE ROOF AREAS.
- LOW SLOPE ROOF - ROOF SECTION 1:** THE CONTRACTOR SHALL BE REQUIRED TO INSTALL NEW WOOD BLOCKING NAILERS AT THE PERIMETER OF THE ROOF TO COMPENSATE FOR THE TOTAL THICKNESS OF "NEW" INSULATION. THE NEW WOOD BLOCKING SHALL BE "STRUCTURAL" GRADE, FREE OF DEFECTS, WARP AND SPLITS AND SHALL BE INSTALLED AND SECURED TO THE EXISTING NAILERS OR SUBSTRATE (I.E. CONCRETE BLOCK OR MASONRY WALL) WITH APPROPRIATE SCREW FASTENERS AS PER ASCE 7-16 WIND UPLIFT REQUIREMENTS. SCREWS MUST SUFFICIENTLY PENETRATE THE SUBSTRATE TO A DEPTH OF NOT LESS THAN ONE AND ONE-HALF (1-1/2) INCH AND HAVE A PULL-OUT RESISTANCE TESTED TO EQUAL OR EXCEED REQUIREMENTS SET FORTH IN ASCE 7-16. FASTENER SPACING MUST NOT EXCEED EIGHT (8.0) INCHES ON-CENTER.
- LOW SLOPE ROOF - ROOF SECTION 1:** UPON COMPLETION OF ALL REQUIRED DECK COATING AND/OR REPLACEMENT, THE CONTRACTOR SHALL INSTALL A SINGLE PLY OF NON-REINFORCED 45 MIL. EPDM RUBBER MEMBRANE DIRECTLY OVER THE METAL DECK SURFACE. ALIGN THE VAPOR BARRIER MEMBRANE PERPENDICULAR TO THE SLOPE-TO-DRAIN / SLOPE-TO-GUTTER USING CARE TO SIDELAP THE MEMBRANE A MINIMUM OF THREE (3.0) INCHES IN DOWNSLOPE MANNER. ENDLAPS MUST BE STAGGERED BY NOT LESS THAN THREE (3.0) FEET AND SHALL BE A MINIMUM OF SIX (6.0) INCHES OF OVERLAP. TAPE AND ADHERE OVERLAPPING SEAMS AND EXTEND THE MEMBRANE OVER ALL PERIMETER WOOD BLOCKING WRAPPING THE MEMBRANE TO ONE (1.0) INCH BELOW THE BASE OF THE PERIMETER WOOD NAILER. AS NECESSARY, TEMPORARILY SECURE THE MEMBRANE TO THE WOOD BLOCKING WITH PLASTIC CAP NAILS INSERTED INTO THE VERTICAL FACE OF THE MEMBRANE WHERE IT WRAPS THE WOOD NAILER. TEMPORARILY BALLAST THE EPDM MEMBRANE, AS NECESSARY, TO PREVENT WIND UPLIFT DURING THE CONSTRUCTION OF THE ROOF AND PRIOR TO THE INSTALLATION OF THE BASE COURSE OF MECHANICALLY FASTENED POLYISOCYANURATE INSULATION.
- LOW SLOPE ROOF - ROOF SECTION 1:** UPON COMPLETING THE INSTALLATION OF THE VAPOR BARRIER MEMBRANE, THE CONTRACTOR WILL INSTALL A SINGLE COURSE OF NEW POLYISOCYANURATE INSULATION THROUGHOUT ALL LOW SLOPE AREAS USING CARE TO STAGGER ROWS OF INSULATION PERPENDICULAR TO THE SLOPE TO GUTTER EDGE. THE BASE COURSE OF INSULATION SHALL BE A MINIMUM FIVE (5.0) INCH THICKNESS FLAT STOCK INSULATION. A SECOND COURSE OF ONE-HALF (1/2) INCH GLASS FACED GYPSUM BOARD SHALL BE INSTALLED ON THE "LOW SLOPE" ROOF AREA AFTER COMPLETING THE INSTALLATION OF THE POLYISOCYANURATE INSULATION. THE BASE COURSE OF POLYISOCYANURATE INSULATION MUST BE MECHANICALLY SECURED TO THE UNDERLING DECKING WITH NO. 12 SCREW FASTENERS FITTED WITH THREE (3.0) INCH GALVANIZED PLATE WASHERS. ATTACHMENT OF THE INSULATION BOARDS SHALL COMPLY WITH ASCE-7 WIND UPLIFT CODE AND SHALL CONFORM TO FACTORY MUTUAL FM-1-60 ANCHORING REQUIREMENTS. A MINIMUM OF EIGHT (8) FASTENERS SHALL BE INSTALLED IN THE ROOF FIELD, TWELVE FASTENERS IN ZONE 2 - EXPOSED ROOF EDGES AND SIXTEEN (16) FASTENERS IN ZONE 3 EXPOSED OUTSIDE CORNERS. INSTALL A SECOND COURSE OF GLASS FACED GYPSUM BOARD (DENSDECK PRIME OR EQUIVALENT) DIRECTLY OVER THE BASE COURSE OF INSULATION ADHERED WITH LOW RISE FOAM INSULATION ADHESIVE APPLIED IN RIBBONS AT SIX (6.0) INCHES ON-CENTER SPACING. USE CARE TO STAGGER THE SEAMS OVER THE BASE COURSE(S) OF INSULATION. ALIGN THE GLASS FACED GYPSUM BOARD PERPENDICULAR TO THE ROOF SLOPE-TO-GUTTER EDGE AND SECURE THE OVERLAYMENT BOARD WITH LOW RISE FOAM ADHESIVE APPLIED IN RIBBONS AT NOT GREATER THAN SIX (6.0) INCHES ON-CENTER SPACING. BALLAST AREAS OF INSULATION DURING CURE OF THE INSULATION ADHESIVE. FILL ALL GAPS OF GREATER THAN ONE-HALF (0.50) INCH WITH RIGID INSULATION OR EXPANSION FOAM.
- LOW SLOPE ROOF - ROOF SECTION 1:** INSTALL NEW FIRE RESISTANT PERLITE CANT STRIPS, LOOSE LAID OR SET IN ASPHALT MASTIC/ADHESIVE, AS PER MEMBRANE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. CANT STRIPS WILL BE REQUIRED AT TRANSITIONS TO THE METAL ROOF SYSTEM (TIE-IN) AND AT THE BASE OF THE RAISED CURB PERIMETER EDGE CURBING THAT EXCEED EIGHT (8.0) INCHES IN HEIGHT ABOVE THE ROOF MEMBRANE.

## CONSTRUCTION / INSTALLATION CONTINUED

- LOW SLOPE ROOF - ROOF SECTION 1:** INSTALL THE BASE PLY OF SMOOTH SURFACE HEAT WELDED MODIFIED MEMBRANE USING CARE TO PREVENT IMPROPER ALIGNMENT. POSITION THE MEMBRANE PERPENDICULAR TO SLOPE BEGINNING AT THE ROOF PERIMETER GUTTER EDGE. UNROLL THE MEMBRANE AND ALLOW THE MEMBRANE TO "RELAX" AS PER THE MANUFACTURER REQUIREMENTS BASED ON TEMPERATURE. WRAP THE BASE PLY OF SMOOTH SURFACE MODIFIED MEMBRANE OVER PERIMETER WOOD NAILERS TO ENCAPSULATE THE ROOF EDGE. APPLY CONTINUOUS HEAT OR FLAME TO THE UNDERSIDE OF THE MEMBRANE. ADHERE THE MEMBRANE DIRECTLY TO THE PERIMETER WOOD NAILER(S) AND GLASS-FACED GYPSUM BOARD SURFACE. USE A WEIGHTED ROLLER AND BROOM TO PRESS AND ADHERE THE MEMBRANE TO THE SUBSTRATE. IN THE EVENT THE BASE PLY OF SMOOTH SURFACE MEMBRANE IS NOT COMPLETED WITH INSTALLATION OF THE CAP PLY OF MEMBRANE DURING THE SAME DAY, THE CONTRACTOR WILL BE REQUIRED TO PROTECT AREAS FROM TRAFFIC, DUST AND DEBRIS PRIOR TO THE INSTALLATION OF THE FINAL PLY OF MEMBRANE. INSTALL THE FINAL PLY OF GRANULE SURFACED SBS MODIFIED MEMBRANE - CLASS A FIRE RATED ROOF SYSTEM HEAT WELDED OVER THE BASE PLY AS PER THE SPECIFICATIONS. INSTALLATION OF THE ROOF MEMBRANE MUST COMPLY WITH THE SPECIFICATIONS AND PUBLISHED INSTALLATION REQUIREMENTS STIPULATED BY THE MATERIAL MANUFACTURER FOR A FULLY WARRANTED ROOF ASSEMBLY. INSTALL A NEW TWO (2) PLY SBS MODIFIED MEMBRANE FLASHING ASSEMBLY. THE BASE PLY FLASHING MEMBRANE WILL BE A SMOOTH SURFACED HEAT WELDED MODIFIED MEMBRANE AND THE GRANULE SURFACED CAP PLY FLASHING MEMBRANE SHALL BE FULLY ADHERED BY HEAT WELDING. SECURE VERTICAL FLASHINGS WITH A CONTINUOUS ALUMINUM METAL TERMINATION BAR. INSTALL FASTENERS EVERY 8 - 10 INCHES ON-CENTER AND APPLY A CONTINUOUS BEAD OF ONE-PART POLYURETHANE CAULKING SEALANT OR ASPHALT MASTIC ALONG THE UPPER EDGE OF THE FLASHING MEMBRANE WHERE IT CONTACTS THE WALL OR CURB SURFACE
- LOW SLOPE ROOF - ROOF SECTION 1:** WHERE VERTICAL FLASHING HEIGHT IS LESS THAN SIX (6.0) INCHES AS MEASURED FROM THE SURFACE OF THE FIELD MEMBRANE, THE CONTRACTOR WILL BE REQUIRED TO APPLY A BASE COAT OF RESIN COATING, EMBED FLEECE FABRIC REINFORCEMENT AND APPLY A FINAL COATING OF RESIN TO ENCAPSULATE THE FABRIC. ALL RESIN FLASHING SYSTEMS TO BE MANUFACTURED BY OR APPROVED BY THE PRIMARY ROOF MEMBRANE MANUFACTURER. NO CANT STRIP WILL BE REQUIRED IN THESE AREAS WHERE RESIN FLASHINGS ARE INSTALLED.
- LOW SLOPE ROOF - ROOF SECTION 1:** APPLY FIBRATED ALUMINUM PAINT COATING TO ALL VERTICAL AND HORIZONTAL FIELD AND FLASHING LAPS AND TO ALL DE-GRANULATED, SURFACE ABRADED OR SURFACE DAMAGED MEMBRANE. ALUMINUM COATING MUST ALSO BE APPLIED TO ALL RESIN FLASHING INSTALLED AT DESIGNATED LOCATIONS.
- LOW SLOPE ROOF - ROOF SECTION 1 - GUTTER INSTALLATION:** INSTALL NEW .032 (20 GAUGE) ALUMINUM FLANGE MOUNTED METAL GUTTERS AND DOWNSPOUTS AT ALL PERIMETER EDGES OF THE ROOF. SECURE THE FLANGE MOUNTED COMMERCIAL SIX (6.0) INCH BOX GUTTERS TO THE PERIMETER WOOD NAILER USING STAINLESS STEEL COUNTERSUNK SCREW FASTENERS INSTALLED NOT GREATER THAN SIX (6.0) INCHES ON-CENTER IN TWO STAGGERED ROWS. SECURE GUTTER BRACKETS, SPLICE PLATES, SUPPORTS, ETC. AS REQUIRED BY THE GUTTER MANUFACTURER (PRE-FABRICATED METAL-ERA ICG-2) OR AS STIPULATED TO COMPLY WITH ASCE 7-16 REQUIREMENTS FOR WIND UPLIFT AND ATTACHMENT TO THE PERIMETER WOOD NAILERS. INSTALL NEW 4.0 INCH X 6.0 INCH PRE-FINISHED .032 (20 GAUGE) ALUMINUM METAL DOWNSPOUTS SECURED TO THE GUTTER WITH STAINLESS STEEL SCREW FASTENERS. DOWNSPOUTS TO BE LOCATED AT CURRENT "PRE-EXISTING" LOCATIONS.
- LOW SLOPE ROOF - ROOF SECTION 1:** PRIME COAT THE GUTTER FLANGE SURFACE AND HEAT WELD A SINGLE PLY OF SMOOTH SURFACED MODIFIED MEMBRANE OVER THE FLANGE EXTENDING NOT LESS THAN EIGHT (8.0) INCHES BEYOND THE FLANGE OVER ADJACENT SMOOTH SURFACED (BASE PLY) OF FIELD MEMBRANE. THE FINAL PLY OF GRANULE SURFACED MODIFIED MEMBRANE WILL BE INSTALLED AND TERMINATED APPROXIMATELY ONE-QUARTER INCH (0.25") FROM THE INSIDE FACE OF THE GUTTER. WHERE POSSIBLE, THE FIELD MEMBRANE WILL BE THE FINAL PLY OF MEMBRANE INSTALLED TO STRIP-IN THE GUTTER FLANGE. PRIOR TO BONDING THE FLASHING TO THE FIELD MEMBRANE, THE CONTRACTOR WILL HEAT THE FIELD PLY AT THE LAP CONDITION AND EMBED THE GRANULES TO ACHIEVE OPTIMAL BOND BETWEEN THE FLASHING PLY AND FIELD PLY. AT THE TERMINATION OF THE GRANULE SURFACED FLASHING PLY ON THE INSIDE FACE OF THE GUTTER, THE CONTRACTOR MUST APPLY AND TOOL FINISH A CONTINUOUS BEAD OF ONE-PART POLYURETHANE CAULKING.
- LOW SLOPE ROOF - ROOF SECTION 1 - PERIMETER EDGE METAL INSTALLATION:** FABRICATE AND INSTALL G-90 TWENTY-TWO (22) GAUGE GALVANIZED METAL CLEATS AND NEW PRE-FINISHED TWENTY-FOUR (24) GAUGE GALVANIZED RAISED METAL EDGE FLASHING (GRAVEL STOP) AT DESIGNATED / EXISTING LOCATIONS. SHEET METAL SHALL BE CONFIGURED AND INSTALLED TO COMPLY WITH CURRENT SMACNA AND FACTORY MUTUAL WIND UPLIFT, DESIGN AND ATTACHMENT REQUIREMENTS. SECURE ALL METAL CLEAT SECTIONS WITH CORROSION RESISTANT SCREW FASTENERS INSTALLED AT NOT GREATER THAN TWELVE (12.0) INCHES ON-CENTER. THE NEW PERIMETER EDGE METAL / GRAVEL STOP MUST BE ATTACHED TO THE CONTINUOUS METAL CLEAT AND THE HORIZONTAL FLANGE SECURED WITH CORROSION RESISTANT COUNTERSUNK NO. 12 SCREW FASTENERS INSTALLED NOT GREATER THAN TWELVE (12.0) INCHES ON-CENTER IN TWO STAGGERED ROWS. ALTERNATIVE ATTACHMENT WITH 8D DOUBLE DIPPED GALVANIZED CORROSION RESISTANT RING SHANK NAILS INSTALLED EVERY SIX (6.0) INCHES ON-CENTER WILL BE ACCEPTED. PERIMETER EDGE METAL MUST BE CONFIGURED TO PROVIDE A VERTICAL FACE WITH REINFORCED "BREAK" TO PREVENT OIL CANNING WHEN FACE DIMENSION IS GREATER THAN EIGHT (8.0) INCHES. PRE-FABRICATED OR SHOP FABRICATED PERIMETER EDGE METAL MUST COMPLY WITH ASCE 7-16 WIND UPLIFT / WIND LOAD REQUIREMENTS
- STEEP SLOPE ROOF - ROOF SECTION 2 - METAL ROOF:** AS REQUIRED AND AS DISCOVERED AS A RESULT OF THE REMOVAL OF THE EXISTING METAL ROOF SYSTEM, ROOF TRIM, INSULATION AND METAL ROOF DETAILS, THE CONTRACTOR WILL BE REQUIRED TO REPLACE SECTIONS OF DETERIORATED WOOD RAKE BOARD, EAVE / GUTTER FASCIA BOARD, AND, IN DESIGNATED AREAS, REPLACE OR REPAIR DAMAGED STRUCTURAL FRAMING. THE CONTRACTOR SHALL INCLUDE A TOTAL OF ONE-HUNDRED (100) LINEAR FEET OF 2 X 4 X 4.0 FT. LENGTH "SISTERED" ROOF JOISTS / OUTRIGGERS IN THE BASE BID FOR THIS PROJECT. PRICING FOR INSTALLATION OF THE NEW SUPPORT TRUSS AND SISTERED JOIST SECTIONS SHALL INCLUDE ALL HOT DIPPED GALVANIZED SCREW FASTENERS, 3/8 INCH DIAMETER HEX BOLTS, WASHERS AND LOCK NUTS, LABOR AND MATERIAL AND ALL GALVANIZED SIMPSON LUS HANGERS.

## CONSTRUCTION / INSTALLATION - CONTINUED

- STEEP SLOPE ROOF - ROOF SECTION 2 - METAL ROOF:** UPON COMPLETING ALL WOOD FRAMING REPLACEMENT / FRAMING RESTORATION, A SINGLE COURSE OF FIVE-EIGHTHS (5/8) INCH THICKNESS EXTERIOR GRADE C-D PLYWOOD SHEATHING WILL BE INSTALLED EXTENDING FOUR (4.0) FEET FROM THE OUTSIDE RAKE EDGE OF THE ROOF. THE ENTIRE EXPOSED SURFACE OF THE NEW PLYWOOD SHEATHING WILL THEN BE ENCAPSULATED / COVERED WITH A SINGLE PLY OF SELF-ADHERED HIGH TEMPERATURE SYNTHETIC RUBBERIZED MEMBRANE. THE MEMBRANE WILL BE INSTALLED IN WIDTHS OF THIRTY-FOUR (34.0) INCHES OR GREATER ALIGNING THE MEMBRANE PARALLEL TO THE GUTTER EDGE. EXTEND THE WATERPROOFING MEMBRANE NOT LESS THAN THREE (3.0) INCHES BENEATH THE EXISTING METAL ROOF PANEL(S) INSTALLED ADJACENT TO THE AREA OF RECONSTRUCTION.
- STEEP SLOPE ROOF - ROOF SECTION 2 - METAL ROOF:** UPON COMPLETING THE INSTALLATION OF THE SELF-ADHERED WATERPROOFING MEMBRANE, THE CONTRACTOR SHALL INSTALL NEW PRE-FINISHED STRIATED TWENTY-SIX (26) GAUGE GALVANIZED ARCHITECTURAL METAL ROOF PANEL SYSTEM, FASTENERS AND ACCESSORIES. BEGINNING AT THE OUTSIDE RAKE EDGE OF THE ROOF, THE CONTRACTOR SHALL ALIGN THE METAL PANELS WITH THE RAISED RIB OF THE PANEL ALIGNED PERPENDICULAR TO THE ROOF EAVE / GUTTER EDGE. AS REQUIRED BY THE MATERIAL MANUFACTURER, THE CONTRACTOR WILL INSTALL THE METAL RAKE EDGE CLEAT AND CLOSURE IN CONJUNCTION WITH THE INSTALLATION OF THE "STARTER" ROOF PANEL. ALL ROOF PANELS MUST BE *CONTINUOUS LENGTH* WITH NO FIELD LAPS OR HEAD SEAMS. PLACE THE METAL ROOF PANEL DIRECTLY OVER THE INSTALLED WATERPROOFING MEMBRANE AND SECURE THE PANEL TO THE UNDERLYING PLYWOOD SHEATHING AND 2 X 4 WOOD JOISTS WITH NEOPRENE GASKETED STAINLESS STEEL METAL-TO-WOOD SELF-DRILLING NO. 10 SCREW FASTENERS. INSTALLATION OF THE NEW ROOF PANELS SHALL COMPLY WITH UL 90 / FM-1-90 WIND UPLIFT. SCREW FASTENERS TO PENETRATE AND PASS THROUGH EXISTING PLYWOOD SHEATHING NOT LESS THAN ONE (1.0) INCH. PENETRATION INTO EXISTING 2 X 4 / 2 X 10 WOOD FRAMING MEMBERS TO BE NOT LESS THAN ONE (1.0) INCH. ATTACHMENT OF METAL PANELS SHALL COMPLY WITH THE MATERIAL MANUFACTURER'S PUBLISHED REQUIREMENTS FOR COMPLIANCE WITH UL 90 WIND UPLIFT CRITERIA. AS REQUIRED BY THE METAL ROOF MATERIAL MANUFACTURER, THE CONTRACTOR SHALL ARRANGE AND PERFORM FASTENER "PULL-OUT" TESTING TO ENSURE ADEQUATE ATTACHMENT OF THE FLOATING METAL CLIPS TO WHICH THE METAL ROOF PANELS ARE ATTACHED.
- STEEP SLOPE ROOF - ROOF SECTION 2 - METAL ROOF:** AT EXPOSED RAKE EDGES OF THE METAL ROOF, THE CONTRACTOR SHALL INSTALL A NEW PRE-FINISHED GALVANIZED RAKE CLOSURE SECURED TO THE ROOF SHEATHING WITH NO. 10 SCREW FASTENERS. INSTALL NEW PRE-FINISHED TWENTY-FOUR (24) GAUGE GALVANIZED CLEAT MOUNTED METAL "BOX" RAKE CLOSURE AS REQUIRED BY THE MATERIAL MANUFACTURER. ALL LAPS BETWEEN SECTIONS OF THE METAL RAKE CLOSURE SHALL BE FORMED IN A DOWNSLOPE FASHION AND SHALL NOT BE LESS THAN TWO (2.0) INCHES OF OVERLAP. TWO CONTINUOUS BEADS OF ONE-PART POLYURETHANE OR BUTYL SEALANT MUST BE APPLIED AT ALL DOWNSLOPE LAP CONDITIONS TO ACHIEVE A WATERTIGHT CONDITION. INSTALL ALL HIGH-DENSITY RUBBER END CLOSURES, SEALANTS, CLOSED-HEAD STAINLESS STEEL RIVETS, ETC. AS REQUIRED TO COMPLY WITH THE MATERIAL MANUFACTURER'S WARRANTED DESIGN CRITERIA.
- STEEP SLOPE ROOF - ROOF SECTION 2 - METAL ROOF:** AT PERIMETER GUTTER EDGES, THE CONTRACTOR MUST STRIP-IN THE UPSLOPE FLANGE OF THE GUTTER WITH AN ADDITIONAL PLY OF SELF-ADHERED WATERPROOFING MEMBRANE EXTENDING FROM THE BASE OF THE FLANGE TO NOT LESS THAN SIX (6.0) INCHES BEYOND THE UPPER EDGE OF THE FLANGE. ENDLAPS BETWEEN SECTIONS OF THE STRIPPING PLY SHALL NOT BE LESS THAN TWO (2.0) INCHES. SECURE THE NEW METAL ROOF CLIPS AND METAL ROOF PANELS AT THE BASE OF THE ROOF SLOPE AS PER THE MATERIAL MANUFACTURER'S REQUIREMENTS. USE SELF-PIERCING METAL-TO-WOOD COUNTERSUNK NO. 10 STAINLESS STEEL SCREW FASTENERS TO SECURE THE GUTTER FLANGE TO THE UNDERLYING SHEATHING OR ROOF TRUSS FRAMING.
- STEEP SLOPE ROOF - ROOF SECTION 2 - METAL ROOF:** UPON COMPLETING THE INSTALLATION OF THE ARCHITECTURAL METAL ROOF SYSTEM, FLASHINGS AND SHEET METAL ACCESSORIES IN THE DESIGNATED AREA, THE CONTRACTOR WILL REMOVE ANY / ALL PROTECTIVE FILM FROM THE EXPOSED SHEET METAL. USE CARE TO PREVENT SCRATCHING COATED SURFACES WHEN USING UTILITY KNIVES OR TOOLS TO REMOVE THE FILM. AS NECESSARY, THE CONTRACTOR SHALL "TOUCH-UP" ANY SURFACE SCRATCHES IN THE COATED SHEET METAL WITH THE MATERIAL MANUFACTURER'S SUPPLIED COATING. REMOVE EXCESS CAULKING AND CLEAN PANELS WITH DAWN DISHWASHING SOAP AND WATER TO REMOVE OILS OR DIRT USING A CLEAN WHITE RAG.
- ALL ROOF AREAS:** CLEAN-UP AND REMOVE ALL DEBRIS, CONTAINERS, WASTE, ETC. FROM THE ROOF SURFACE AND GROUNDS SURROUNDING THE JOB SITE AND STAGING AREAS DAILY AS SPECIFIED AND UPON COMPLETION OF THE PROJECT. ALL SHEET METAL SCRAP, FASTENERS, PLYWOOD SHEATHING SCRAP, ETC. MUST BE REMOVED FROM THE PROJECT SITE. THE CONTRACTOR SHALL RAKE AND CLEAN AREAS ADJACENT TO THE STRUCTURE UPON COMPLETING THE WORK AND SHALL BROOM PAVEMENT AND WALKWAY AREAS TO REMOVE ANY DEBRIS, NAILS, SCREWS, ETC..
- PROJECT BASE BID WILL INCLUDE ALL ITEMS IN THE SPECIFICATION DOCUMENTS, CONSTRUCTION DRAWINGS, ADDENDUM'S (IF APPLICABLE), PRE-BID MEETING AND ANY OTHER CORRESPONDENCE DURING THE BIDDING PROCESS. ANY DISCREPANCIES IN ANY OF THE AFOREMENTIONED DOCUMENTS WILL BE BROUGHT TO THE ATTENTION OF STRUCTURAL TECHNOLOGIES, INC. PRIOR TO SUBMITTING THE PROJECT BID. ANY QUESTIONS / CONCERNS REGARDING THE SCOPE OF WORK, MATERIALS, ETC. TO BE INCLUDED IN THE BASE BID, WILL BE BROUGHT TO THE ATTENTION OF STRUCTURAL TECHNOLOGIES, INC. PRIOR TO THE SUBMITTAL OF THE PROJECT BID AND APPROVAL OF THE PROJECT CONTRACT DOCUMENTS.**

OAKTON COMMUNITY COLLEGE  
2022 CAMPUS GROUNDS MAINTENANCE BUILDING ROOF REPLACEMENT  
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**STRUCTURAL TECHNOLOGIES**  
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DATE: 05/10/2022  
DRAWN BY: KWM  
SCALE: NO SCALE  
REVISION NO.  
SHEET NO.

**C-2**



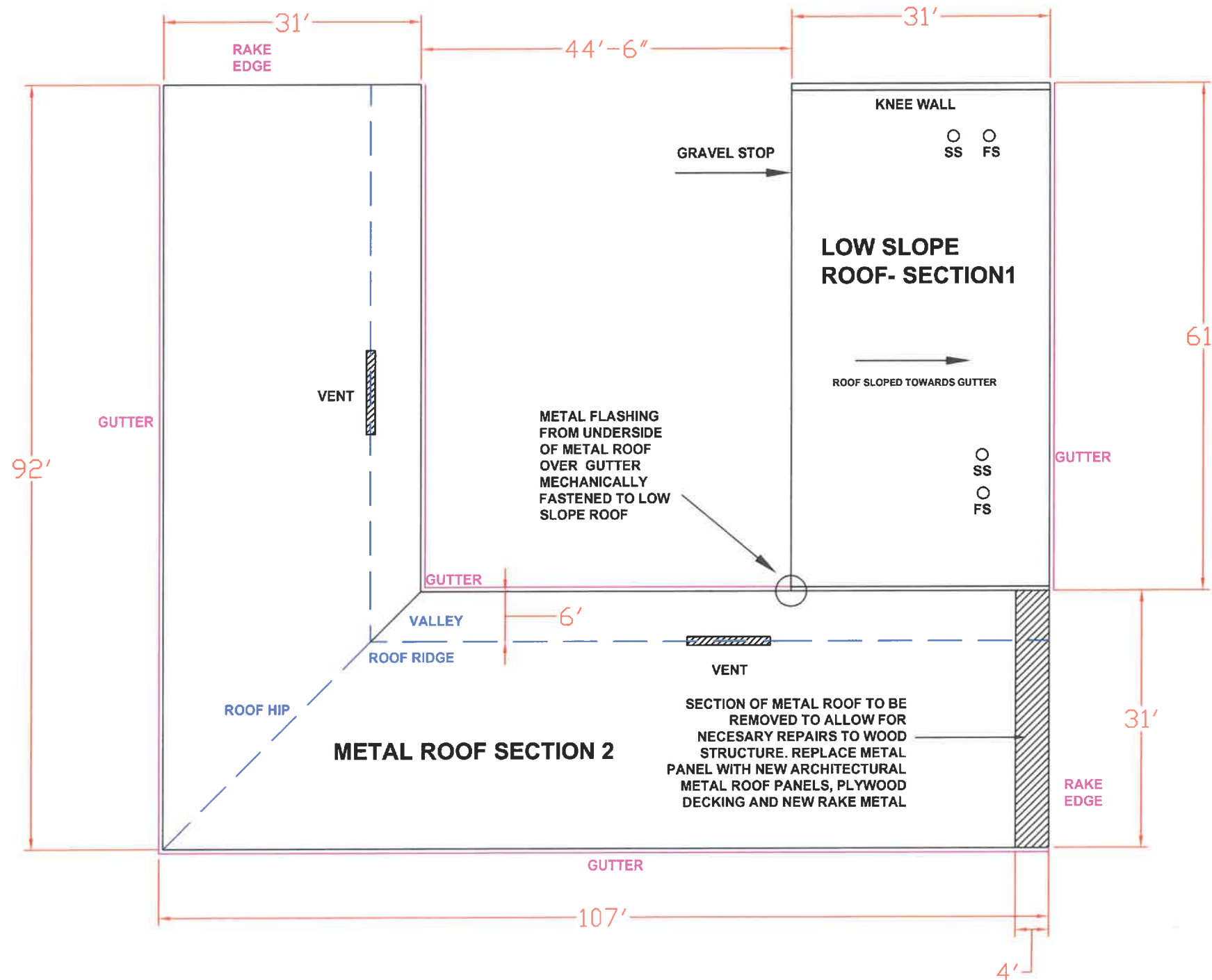
# OAKTON COMMUNITY COLLEGE- DES PLAINES 2022 CAMPUS GROUNDS MAINTENANCE BUILDING ROOF REPLACEMENT

## PROJECT LOCATION:

1600 EAST GOLF ROAD  
DES PLAINES, IL 60016

## OAKTON COMMUNITY COLLEGE GROUNDS MAINTENANCE BUILDING

NO SCALE- CONTRACTOR TO VERIFY ALL DIMENSIONS



OVERVIEW - SECTION 1



TERMINATION LOW SLOPE TO STEEP SLOPE



DAMAGED ROOF JOIST - STEEP SLOPE  
ROOF AREA

OAKTON COMMUNITY COLLEGE  
2022 CAMPUS GROUNDS MAINTENANCE BUILDING ROOF REPLACEMENT  
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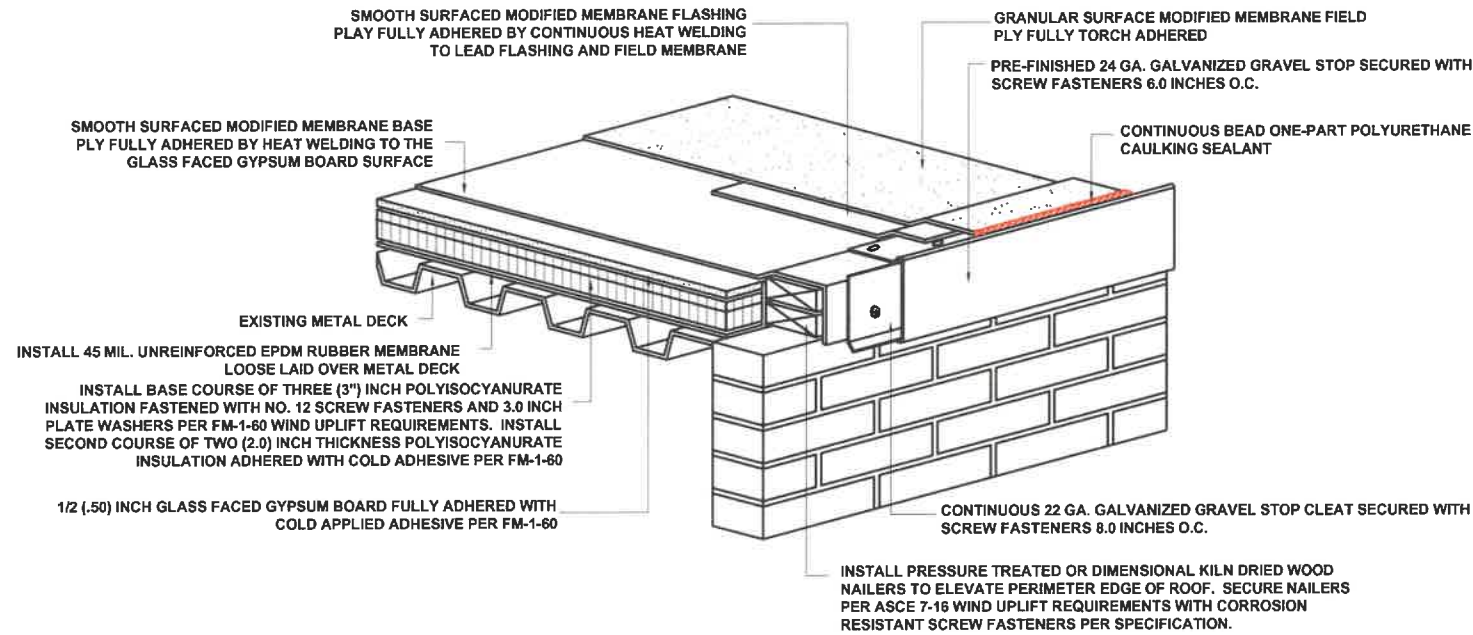
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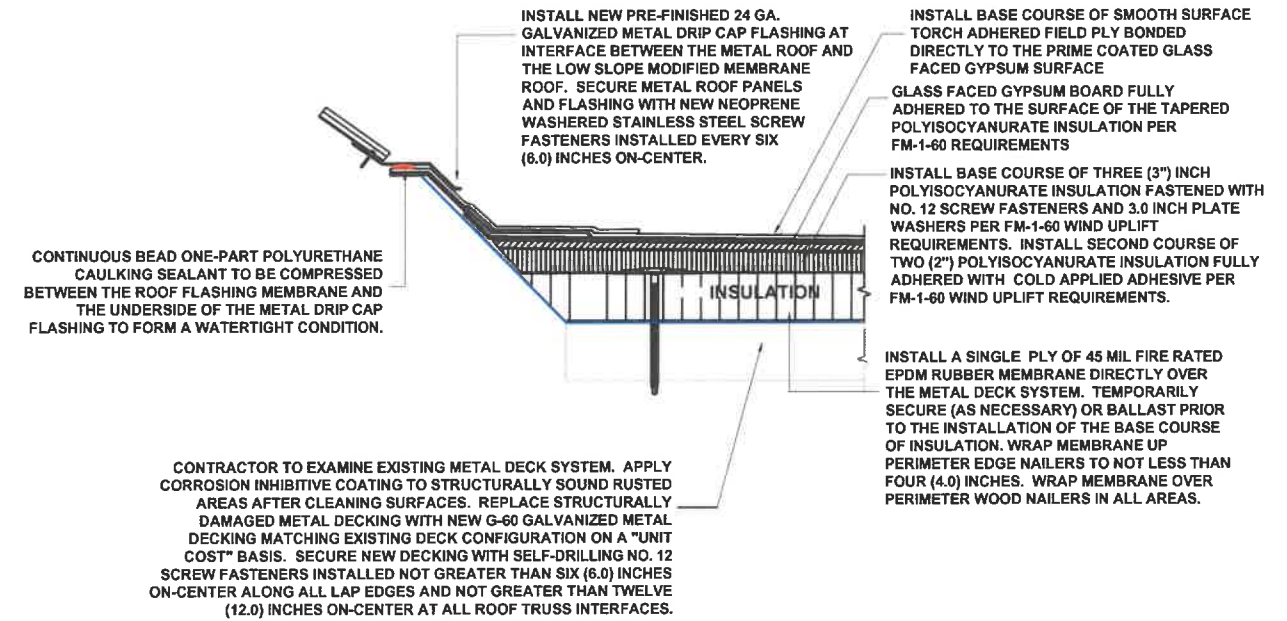
# OAKTON COMMUNITY COLLEGE- DES PLAINES 2022 CAMPUS GROUNDS MAINTENANCE BUILDING ROOF REPLACEMENT

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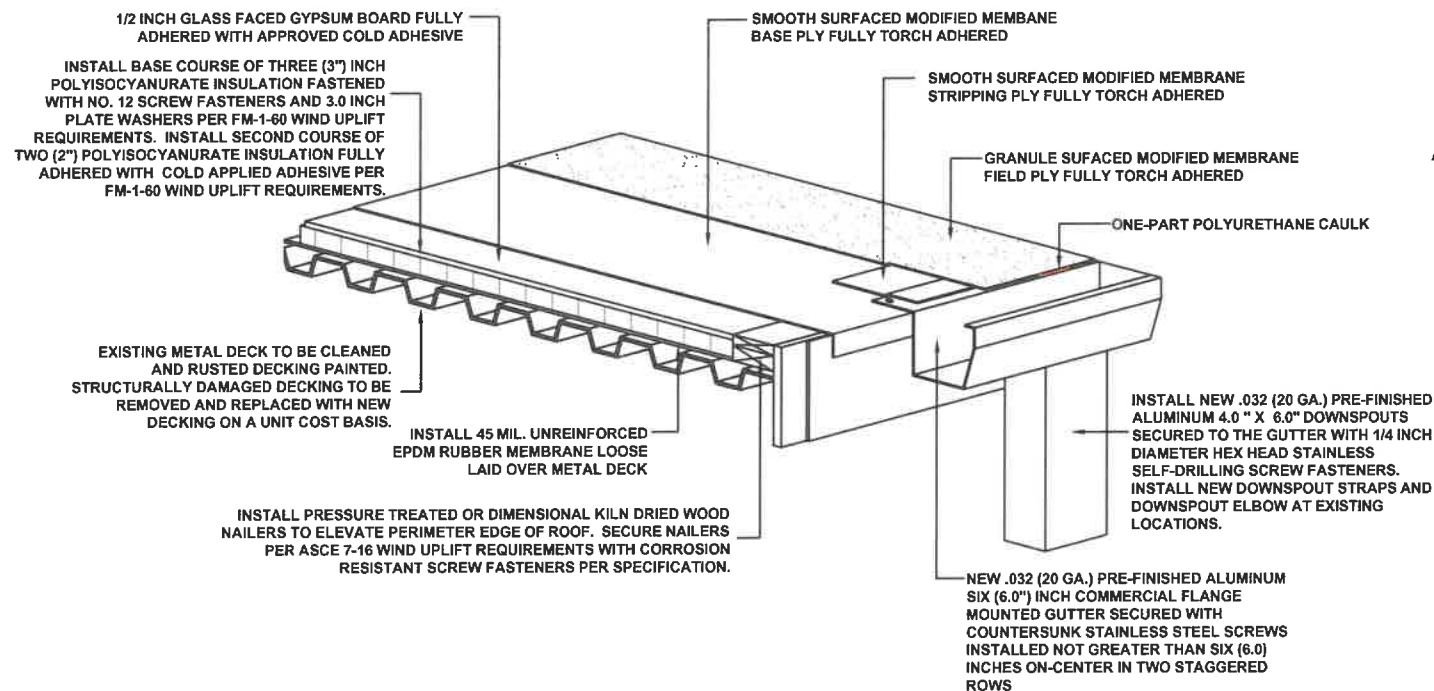
## GRAVEL STOP FLASHING DETAIL



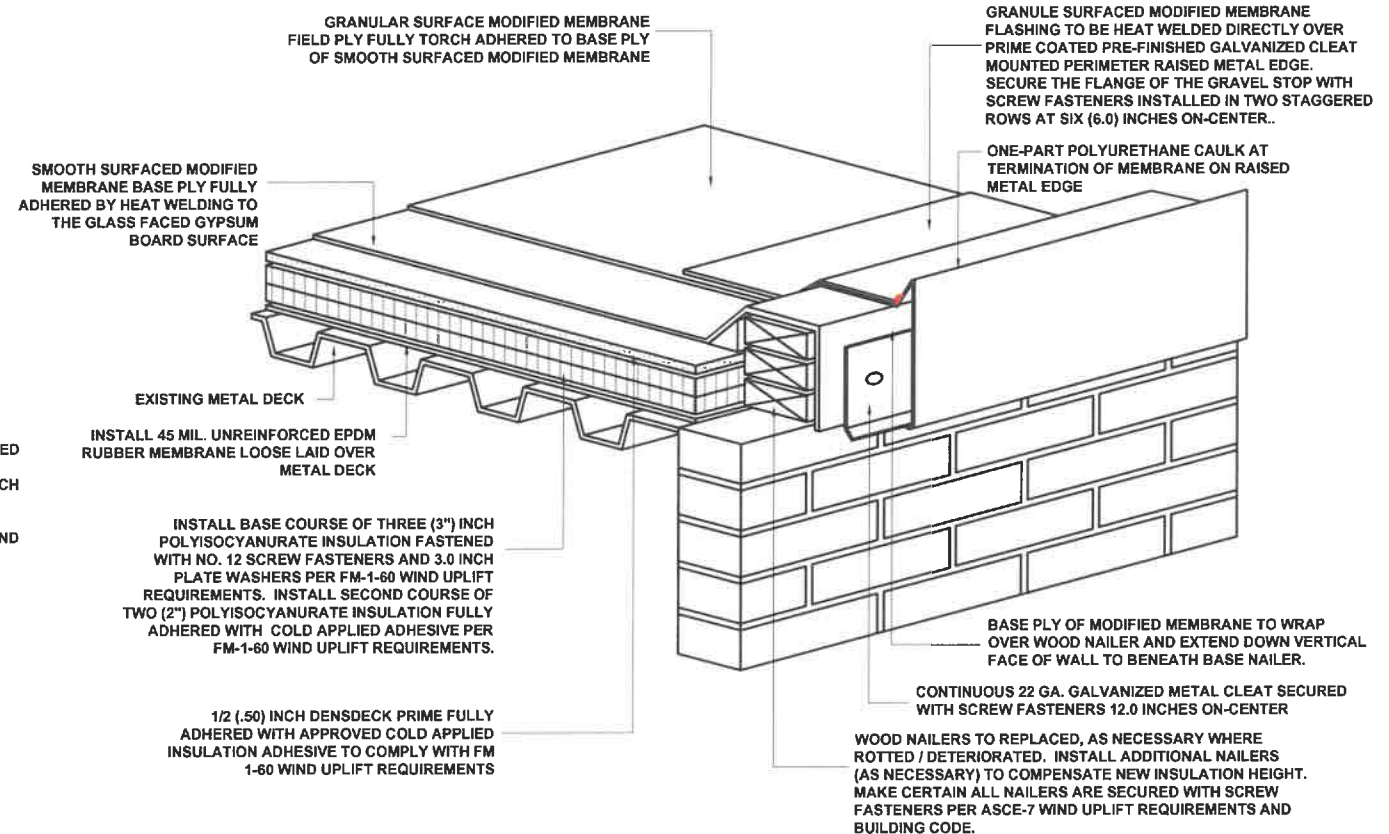
## TIE-IN TERMINATION AT METAL ROOF



## GUTTER EDGE FLASHING DETAIL



## RAISED PERIMETER EDGE FLASHING DETAIL



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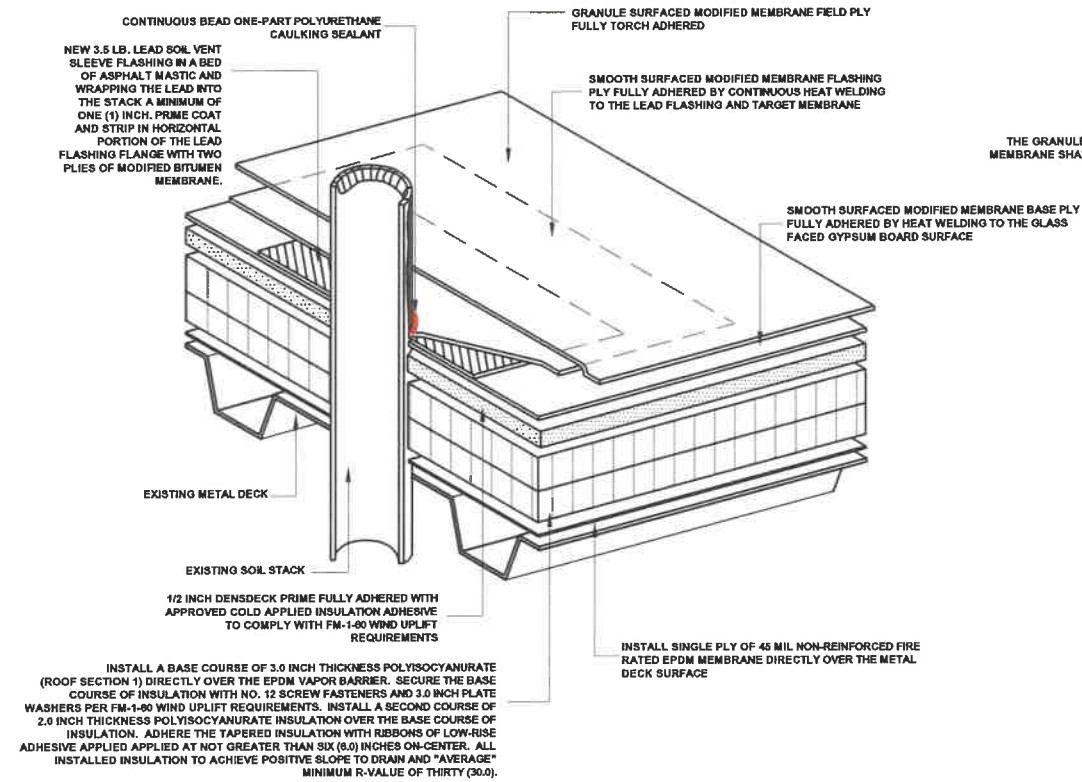
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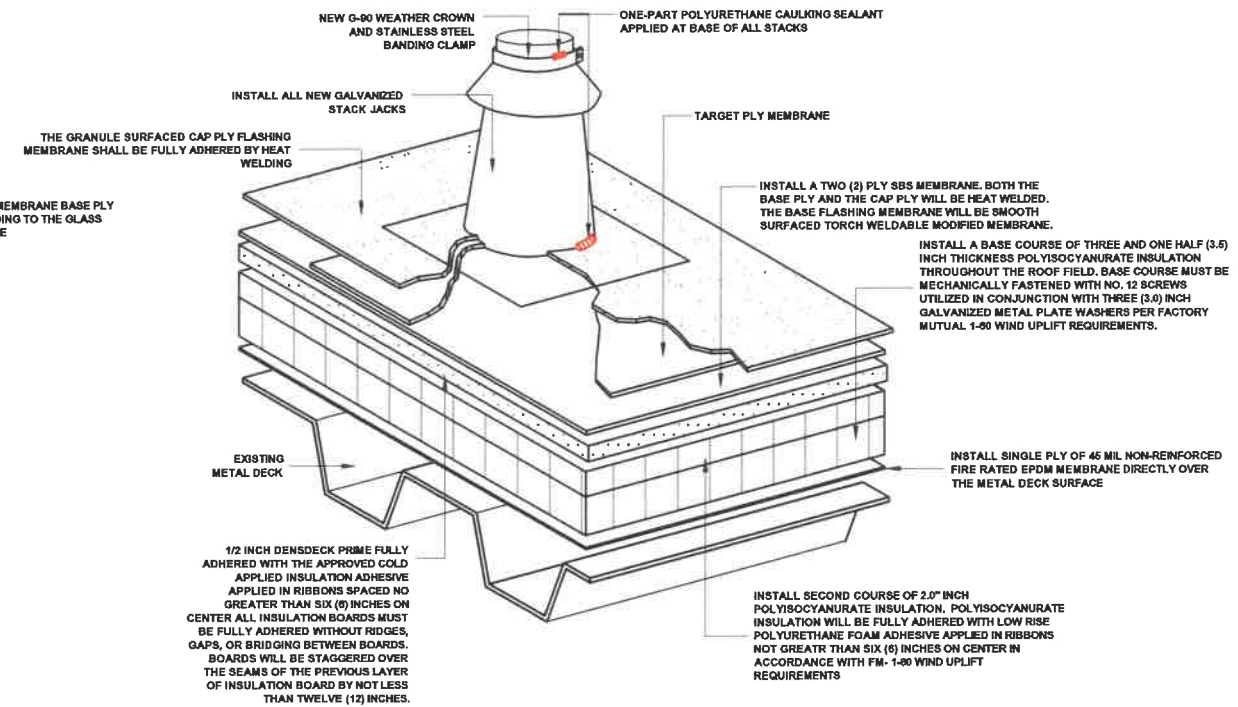
# OAKTON COMMUNITY COLLEGE- DES PLAINES 2022 CAMPUS GROUNDS MAINTENANCE BUILDING ROOF REPLACEMENT

**PROJECT LOCATION:**  
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DES PLAINES, IL 60016

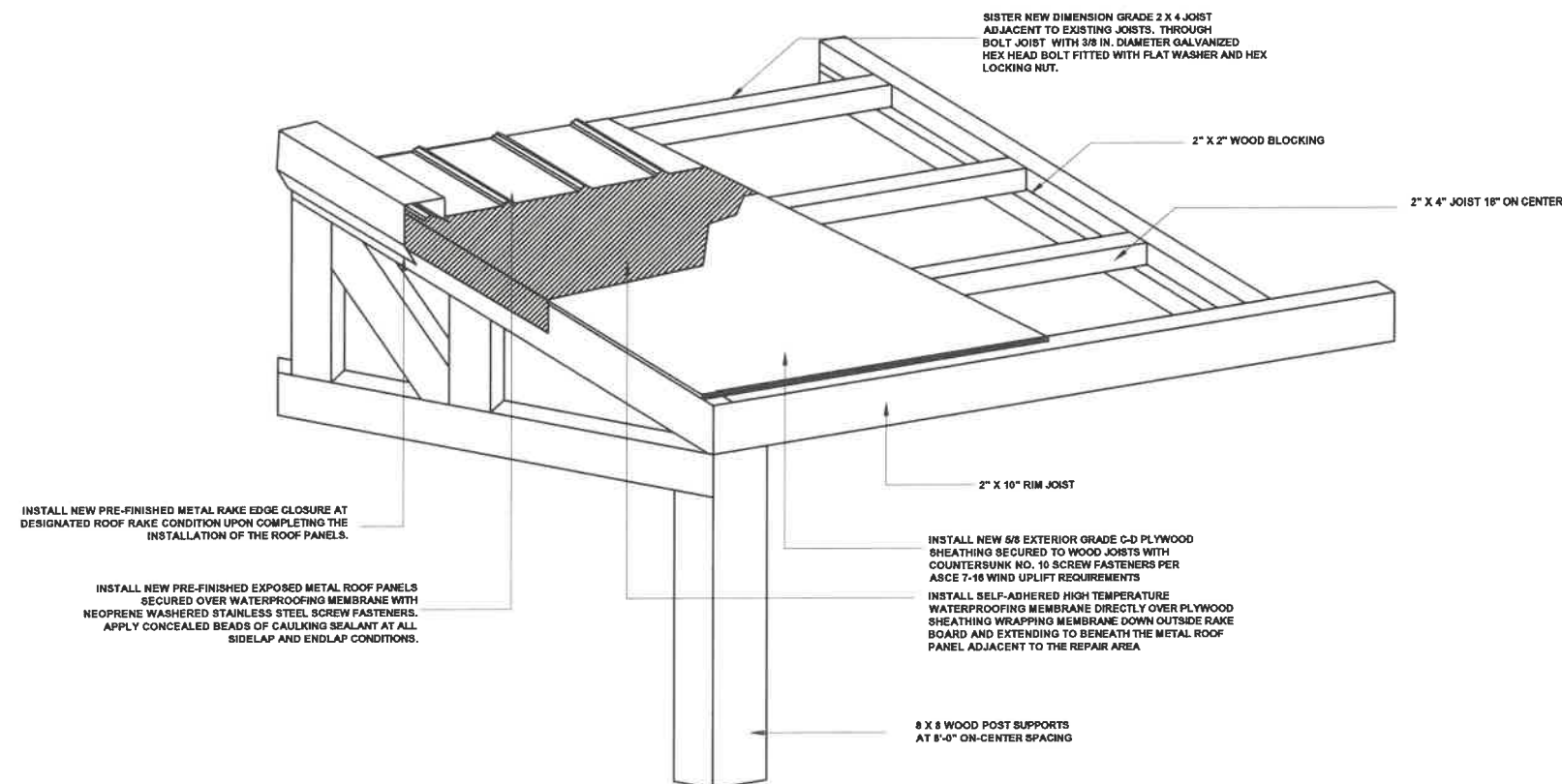
## SOIL STACK DETAIL



## FURNACE STACK DETAIL



## METAL ROOF REPAIR DETAIL



OAKTON COMMUNITY COLLEGE- DESPLAINES  
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**A-1**