

# ROOF REPLACEMENT FOR JOHNSON COUNTY CHATHAM OAKS

4515 MELROSE AVE  
IOWA CITY, IOWA 52246

### GENERAL NOTES

- PROVIDE AND INSTALL ALL WORK AND MATERIALS AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS - IN FULL ACCORDANCE WITH ALL CODES AND ORDINANCES.
- INFORM ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES PRIOR TO CONSTRUCTION.
- DRAWINGS SHOULD NOT BE SCALED - DIMENSIONS GOVERN. LARGE SCALE DRAWINGS GOVERN OVER SMALL SCALE DRAWINGS.
- INFORM ARCHITECT OF ANY EQUIPMENT, PRODUCT, OR MATERIAL SUBSTITUTES PRIOR TO FABRICATION AND INSTALLATION.



I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: 08.24.2022  
DATE: 08.24.2022

TYPED OR PRINTED NAME: DAN A. RICE

LICENSE NUMBER: 06271 LICENSE RENEWAL DATE: 06/30/23

PAGES OR SHEETS COVERED BY THIS SEAL:  
COVER, A1.0, A5.1

### LOCATION MAP



### CONTACTS

<b>OWNER</b> JOHNSON COUNTY 913 S. DUBUQUE STREET IOWA CITY, IOWA 52240 CONTACT: Ray Forsythe rforsythe@johnsoncountyiowa.gov 309.373.3578	<b>ARCHITECT</b> VANTAGE ARCHITECTS 4900 BOWLING STREET SW CEDAR RAPIDS, IOWA 52404 CONTACT: Dan Rice drice@vp-arch.com 515.321.8017
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### SCOPE OF WORK

REMOVE THE EXISTING ROOF MEMBRANE AND INSULATION FROM THE TWO-STORY PORTION OF CHATHAM OAKS. THE LOWER ROOF IS NOT PART OF THE SCOPE. INSTALL NEW INSULATION WITH BACKER BOARD, NEW ROOF DRAINS, NEW EPDM MEMBRANE, AND NEW EDGE TRIM.

### CODE REVIEW

**INTERNATIONAL BUILDING CODE**

**SECTION 1511 - REROOFING:**

**1511.1 GENERAL**

EXC 1: SHALL NOT BE REQUIRED TO MEET THE MINIMUM DESIGN SLOPE REQUIREMENT OF 1/4" PER 12".

EXC 2: SHALL NOT BE REQUIRED TO MEET THE REQUIREMENT FOR SECONDARY DRAINS OR SCUPPERS.

**1511.3 ROOF REPLACEMENT**

ROOF REPLACEMENT SHALL INCLUDE THE REMOVAL OF ALL EXISTING LAYERS OF ROOF COVERINGS DOWN TO THE ROOF DECK.

**INTERNATIONAL ENERGY CONSERVATION CODE**

**SECTION C402 - BUILDING ENVELOPE REQUIREMENTS**

**TABLE C 402.1.3 THERMAL ENVELOPE REQUIREMENTS, R VALUE**

INSULATION ENTIRELY ABOVE DECK (ZONE 5) = R-30

**SECTION C503 - ALTERATIONS**

**C503.3.1 ROOF REPLACEMENT**

ROOF REPLACEMENTS SHALL COMPLY WITH SECTION C402.1.3 WHERE THE EXISTING ROOF ASSEMBLY IS PART OF THE BUILDING THERMAL ENVELOPE AND CONTAINS INSULATION ENTIRELY ABOVE THE ROOF DECK.

### DRAWING INDEX & ISSUE RECORD

SHEET	SHEET NAME	REVIEW SET	BID SET						
GENERAL COVER	COVER SHEET	•	•						
ARCHITECTURAL									
A1.0	ROOF PLAN	•	•						
A5.1	ROOF DETAILS	•	•						

**VANTAGE**  
ARCHITECTS

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319-862-1736 (phone)  
www.vp-arch.com

Chatham Oaks Roof  
Replacement

4515 Melrose Ave  
Iowa City, Iowa 52246

BID SET

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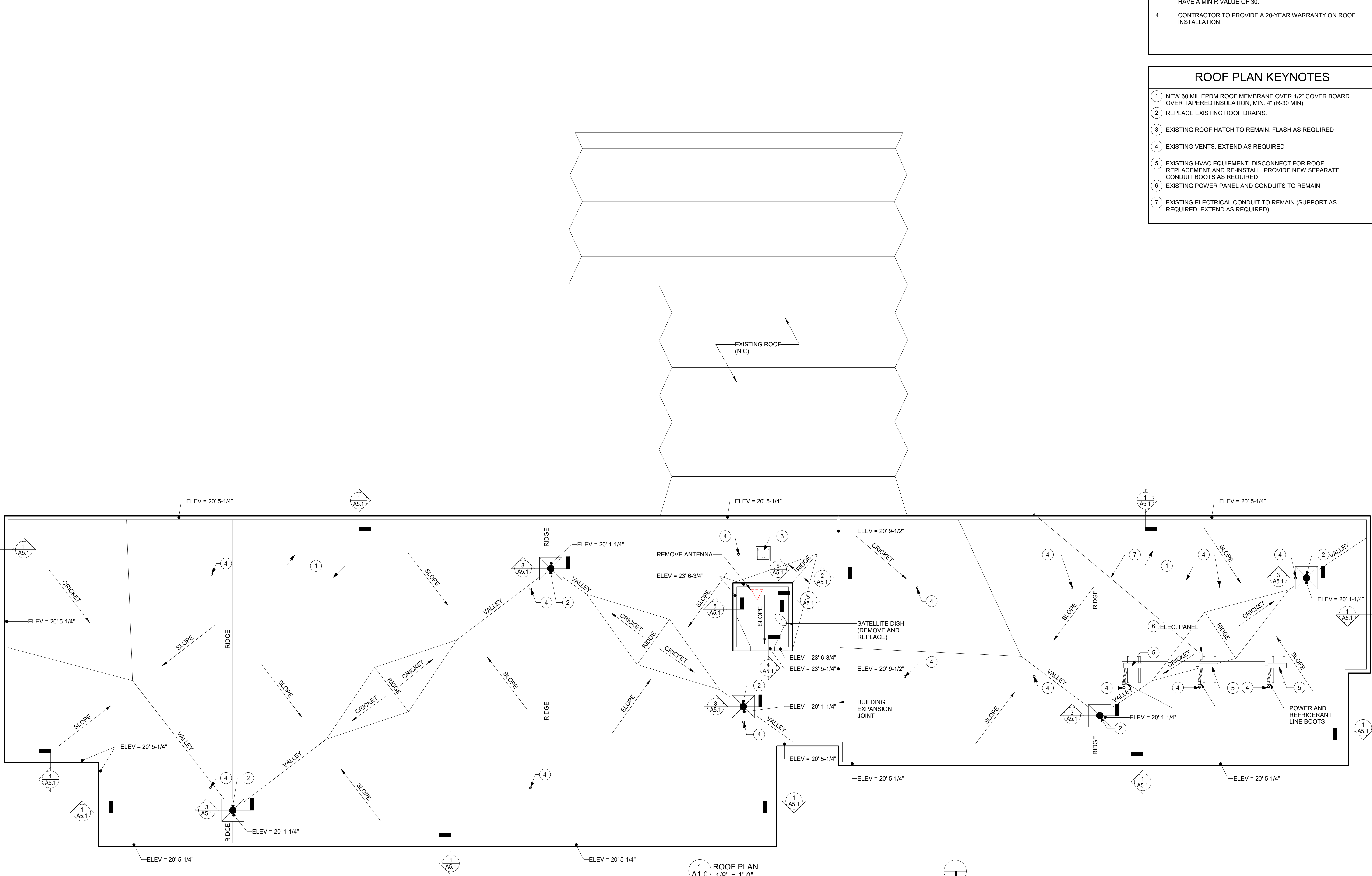
DATE: 08.24.2022  
JOB NO.: 22-0016

COVER SHEET

SHEET  
COVER



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## GENERAL ROOF NOTES

1. DEMO EXISTING ROOF MEMBRANE AND ASSOCIATED INSULATION. PERIMETER BLOCKING, EDGE TRIM AND FLASHING. PREP EXISTING ROOF STRUCTURE TO RECEIVE NEW ROOFING MATERIALS
2. ROOF SLOPE LAYOUT IS FOR REFERENCE AND BASIS OF DESIGN ONLY. ROOF CONTRACTOR TO PROVIDE FINAL SOLUTION FROM ROOF MANUFACTURER TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
3. ROOF TO BE INSTALLED IN ACCORDANCE WITH IECC. ROOF TO HAVE A MIN R VALUE OF 30.
4. CONTRACTOR TO PROVIDE A 20-YEAR WARRANTY ON ROOF INSTALLATION.

## ROOF PLAN KEYNOTES

- 1 NEW 60 MIL EPDM ROOF MEMBRANE OVER 1/2" COVER BOARD OVER TAPERED INSULATION, MIN. 4" (R-30 MIN)
- 2 REPLACE EXISTING ROOF DRAINS.
- 3 EXISTING ROOF HATCH TO REMAIN. FLASH AS REQUIRED
- 4 EXISTING VENTS. EXTEND AS REQUIRED
- 5 EXISTING HVAC EQUIPMENT. DISCONNECT FOR ROOF REPLACEMENT AND RE-INSTALL. PROVIDE NEW SEPARATE CONDUIT BOOTS AS REQUIRED
- 6 EXISTING POWER PANEL AND CONDUITS TO REMAIN
- 7 EXISTING ELECTRICAL CONDUIT TO REMAIN (SUPPORT AS REQUIRED, EXTEND AS REQUIRED)

## REVISIONS

Rev #	Date	Description
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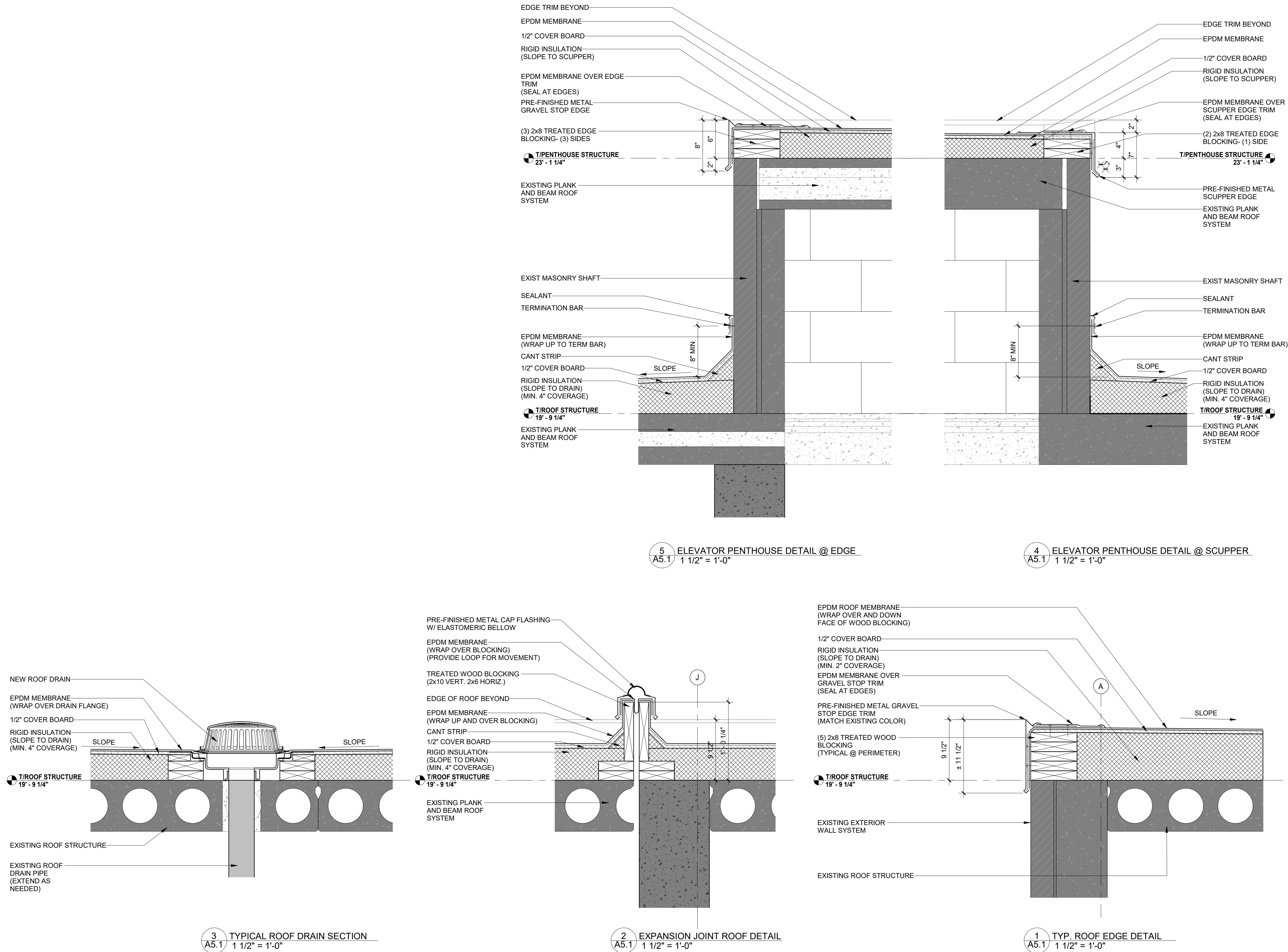
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ROOF PLAN

SHEET

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ROOF DETAILS

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