

REPLACE ROOF ST. LOUIS FORENSIC TREATMENT CENTER NORTH ST. LOUIS , MISSOURI

OWNER: STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

DEPARTMENT OF
MENTAL HEALTH

SHEET LIST:
G-001 - COVERSHEET AND SHEET LIST
A-301 - ROOF PLAN WEST
A-302 - ROOF PLAN EAST
A-501 - ROOF DETAILS

DESIGNER: STATE OF MISSOURI - OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT DESIGN
AND CONSTRUCTION: 301 W. HIGH STREET,
JEFFERSON CITY, MO. 65102

PROJECT NUMBER: M2507-01

PROJECT
MANAGEMENT: OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

ASSET NUMBER: 6517391002

SHEET NUMBER:

G-001

1 OF 4 SHEETS
03/21/2025



Brad M. Schaefer - Architect
MO# A-2009027294

BID DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

REPLACE ROOF

ST. LOUIS FORENSIC
TREATMENT CENTER NORTH
5351 DELMAR BLVD.
ST. LOUIS, MO 63112

PROJECT # M2507-01
SITE # 7391
ASSET # 6517391002

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 03/21/2025

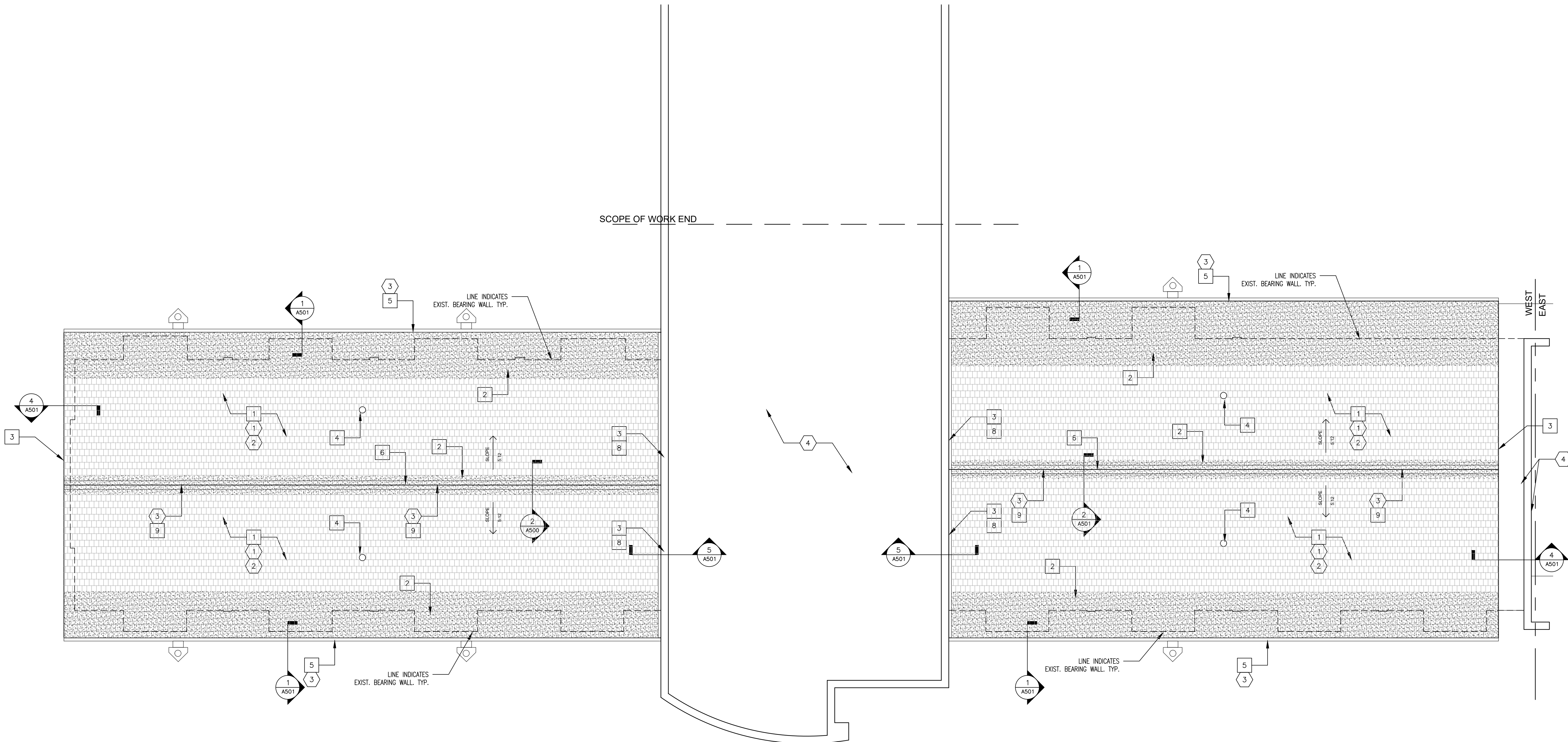
CAD DWG FILE: _____
DRAWN BY: RG
CHECKED BY: BMS
DESIGNED BY: BMS

SHEET TITLE:
**ROOF PLAN
WEST**

SHEET NUMBER:

A-301

2 OF 4 SHEETS
03/21/2025



1 PARTIAL ROOF PLAN WEST
1/8" = 1'-0"

GENERAL ROOFING NOTES:

1. ALL ROOFING SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADDITION OF THE NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) ROOFING MANUAL AND ASHRAE AS IT SIMILARLY RELATES TO ARCHITECTURAL METAL ROOFING AND EQUIPMENT.
2. EXISTING CONDITIONS AND DIMENSIONS AS SHOWN ON THESE DRAWINGS ARE APPROXIMATIONS. ACTUAL CONDITIONS AND DIMENSIONS MAY VARY. CONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS TO THE EXTENT THAT IT WOULD MAKE A DIFFERENCE TO THEIR BID. NO ADDITIONAL COST TO THE OWNER WILL BE CONSIDERED BASED UPON ANY MINOR VARIATIONS.
3. THE CONTRACTOR IS TO VISIT THE SITE DURING THE BIDDING PERIOD AND IS TO ADVISE THE ARCHITECT OF ANY SITUATION OR DISCREPANCY WHICH WILL NOT ALLOW SUCCESSFUL COMPLETION OF THE WORK.
4. ALL ROOF SLOPES ARE APPROXIMATELY 5:12 UNLESS OTHERWISE INDICATED ON DRAWINGS.
5. DEMOLITION SHALL INCLUDE THE COMPLETE REMOVAL OF EXISTING SHINGLES, UNDERLAYMENTS, FASTENERS, & FLASHINGS AS INDICATED DOWN TO THE EXISTING WOOD DECK. PROPERLY DISPOSED OF ALL HAZARDOUS MATERIALS & ALL MATERIALS WHICH ARE NOT MEANT TO BE REUSED.
6. CONTRACTOR IS RESPONSIBLE FOR ANY INCIDENTAL DAMAGE DONE TO BUILDING AND GROUNDS DURING COURSE OF DEMOLITION AND CONSTRUCTION AND SHALL RESTORE BUILDING AND GROUNDS TO EXISTING CONDITIONS UPON COMPLETION OF ROOFING PROJECT.

GENERAL ROOFING NOTES CONTINUED:

7. CONTRACTOR SHALL THOROUGHLY CLEAN ROOF AND SITE UPON COMPLETION OF PROJECT. PICK-UP, REMOVE AND PROPERLY DISPOSE OF ALL FASTENERS, DEBRIS AND SCRAP MATERIALS.
8. METAL HATCH PATTERN IS REPRESENTATION ONLY AND IS NOT INTENDED TO BE AN EXACT INDICATION OF THE SIZE OR COURSING OF THE NEW ROOF SYSTEM.
9. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED ERRECTED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURER, UNLESS INDICATED OTHERWISE.
10. THE CONTRACTOR SHALL COORDINATE WITH THE FACILITY TO ESTABLISH PROCEDURES FOR THE CONTROLLED ENTRY OF MEN AND MATERIALS INTO THE WORK AREA AND SHALL COMPLY WITH ALL RULES AND REGULATIONS ESTABLISHED BY THE FACILITY. THE INTERRUPTION OF SECURITY AND COMMUNICATIONS WILL NOT BE PERMITTED. CONTRACTOR SHALL INFORM AND COORDINATE WITH SECURITY OFFICIALS 48 HOURS IN ADVANCE OF ANY WORK RELATED TO SECURITY OR COMMUNICATIONS.
11. AT MECHANICAL/ELECTRICAL ROOF EQUIPMENT AND VENTS, PROVIDE FLASHING PER ROOFING MFG. FOR WATERTIGHT ROOF INSTALLATION.
12. PROVIDE SNOW AND ICE GUARDS AT NEW STANDING SEAM METAL ROOFS AS INDICATED ON THE PLANS AND LOCATED DIRECTLY ABOVE EXIST. DOOR LOCATIONS AND 5'-0" ON EITHER SIDE OF DOOR OPENING.
13. EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN.
14. PROVIDE AND INSTALL REPAIR UNITS OF BENT METAL FLASHING TRIM AT MISSING LOCATIONS. FIELD VERIFY LOCATIONS AT EXISTING ROOF. REFER TO DETAILS 5 & 6 / A501 AND SPECIFICATION SECTION "012200 UNIT PRICES"

DEMOLITION KEYNOTES:

- 1 REMOVE AND PROPERLY DISPOSE OF ALL EXISTING SHINGLES, EXISTING UNDERLAYMENTS, EXISTING FLASHINGS AND FASTENERS DOWN TO THE EXISTING WOOD DECK, UNLESS NOTED OTHERWISE.
- 2 ONCE EXISTING ROOFING IS REMOVED, CAREFULLY INSPECT ALL EXISTING WOOD DECK FOR DAMAGE OR ROT.
- 3 EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN.
- 4 EXISTING ROOF AND PARAPETS TO REMAIN. N.I.C.
- 5 REMOVE EXISTING LIGHTNING PROTECTION SYSTEM AND PROTECT FOR REINSTALLATION.

RENOVATION KEYNOTES:

- 1 NEW STANDING ASPHALT ROOFING SHINGLES, UNDERLAYMENT, AND FLASHING OVER EXIST. WOOD DECKING ON INSULATED METAL DECK STRUCTURAL SYSTEM. PROVIDE FLASHING/ACCESSORIES AT EXISTING VENTS.
- 2 HATCHING INDICATES AREAS TO PROVIDE AND INSTALL 36" WIDE STRIP OF SELF ADHERING ICE DAM UNDERLAYMENT PROTECTION MEMBRANE AT EAVES, RAKES, RIDGES, HIPS VALLEYS AND OTHER AREAS INDICATED ON THIS DRAWING AND SPECIFICATIONS. RE: DETAILS ON SHEET A-501 AND SPECIFICATIONS.
- 3 PROVIDE AND INSTALL NEW RAKE FLASHINGS AT ALL RAKE CONDITIONS TYPICAL. RE: DETAIL 3/A-501 TYP.
- 4 PROVIDE AND INSTALL NEW VENT PIPE FLASHING AS PER SPECIFICATIONS & DETAIL 3/A-501 TYP.
- 5 EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN.
- 6 PROVIDE AND INSTALL NON VENTED RIDGE. RE: 2/A501.
- 7 REMOVE AND REINSTALL LIGHTNING PROTECTION SYSTEM IN EXISTING LOCATIONS.
- 8 PROVIDE AND INSTALL REPAIR UNITS OF BENT METAL FLASHING TRIM AT MISSING LOCATIONS. FIELD VERIFY LOCATIONS AT EXISTING ROOF. REFER TO DETAILS 5 & 6 / A501 AND SPECIFICATION SECTION "012200 UNIT PRICES"
- 9 REINSTALL LIGHTNING PROTECTION SYSTEM AND CONNECTIONS.



Brad M. Schaefer - Architect
MO# A-2009027294

**BID
DOCUMENTS**

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

REPLACE ROOF

ST. LOUIS FORENSIC
TREATMENT CENTER NORTH
5351 DELMAR BLVD.
ST. LOUIS, MO 63112

PROJECT # M2507-01
SITE # 7391
ASSET # 6517391002

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____

ISSUE DATE: 03/21/2025

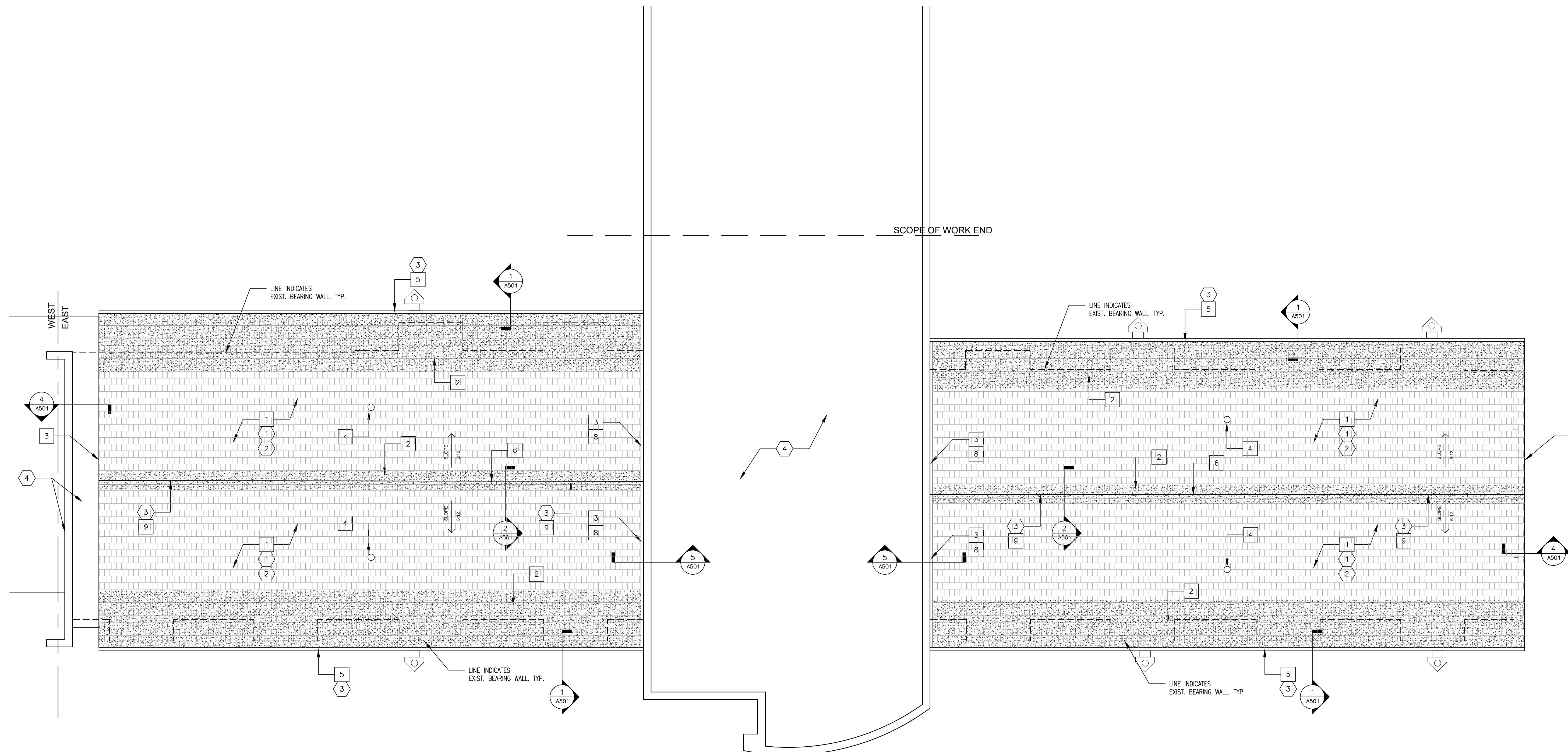
CAD DWG FILE: _____
DRAWN BY: RG
CHECKED BY: BMS
DESIGNED BY: BMS

SHEET TITLE:
**ROOF PLAN
EAST**

SHEET NUMBER:

A-302

3 OF 4 SHEETS
03/21/2025



1 PARTIAL ROOF PLAN EAST
1/8" = 1'-0"

GENERAL ROOFING NOTES:

- ALL ROOFING SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADDITION OF THE NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) ROOFING MANUAL AND ASHRAE AS IT SIMILARLY RELATES TO ARCHITECTURAL METAL ROOFING AND EQUIPMENT.
- EXISTING CONDITIONS AND DIMENSIONS AS SHOWN ON THESE DRAWINGS ARE APPROXIMATIONS. ACTUAL CONDITIONS AND DIMENSIONS MAY VARY. CONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS TO THE EXTENT THAT IT WOULD MAKE A DIFFERENCE TO THEIR BID. NO ADDITIONAL COST TO THE OWNER WILL BE CONSIDERED BASED UPON ANY MINOR VARIATIONS.
- THE CONTRACTOR IS TO VISIT THE SITE DURING THE BIDDING PERIOD AND IS TO ADVISE THE ARCHITECT OF ANY SITUATION OR DISCREPANCY WHICH WILL NOT ALLOW SUCCESSFUL COMPLETION OF THE WORK.
- ALL ROOF SLOPES ARE APPROXIMATELY 5:12 UNLESS OTHERWISE INDICATED ON DRAWINGS.
- DEMOLITION SHALL INCLUDE THE COMPLETE REMOVAL OF EXISTING SHINGLES, UNDERLAYMENTS, FASTENERS, & FLASHINGS AS INDICATED DOWN TO THE EXISTING WOOD DECK. PROPERLY DISPOSED OF ALL HAZARDOUS MATERIALS & ALL MATERIALS WHICH ARE NOT MEANT TO BE REUSED.
- CONTRACTOR IS RESPONSIBLE FOR ANY INCIDENTAL DAMAGE DONE TO BUILDING AND GROUNDS DURING COURSE OF DEMOLITION AND CONSTRUCTION AND SHALL RESTORE BUILDING AND GROUNDS TO EXISTING CONDITIONS UPON COMPLETION OF ROOFING PROJECT.

GENERAL ROOFING NOTES CONTINUED:

- CONTRACTOR SHALL THOROUGHLY CLEAN ROOF AND SITE UPON COMPLETION OF PROJECT. PICK-UP, REMOVE AND PROPERLY DISPOSE OF ALL FASTENERS, DEBRIS AND SCRAP MATERIALS.
- METAL HATCH PATTERN IS REPRESENTATION ONLY AND IS NOT INTENDED TO BE AN EXACT INDICATION OF THE SIZE OR COURSING OF THE NEW ROOF SYSTEM.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED ERRECTED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURER, UNLESS INDICATED OTHERWISE.
- THE CONTRACTOR SHALL COORDINATE WITH THE FACILITY TO ESTABLISH PROCEDURES FOR THE CONTROLLED ENTRY OF MEN AND MATERIALS INTO THE WORK AREA AND SHALL COMPLY WITH ALL RULES AND REGULATIONS ESTABLISHED BY THE FACILITY. THE INTERRUPTION OF SECURITY AND COMMUNICATIONS WILL NOT BE PERMITTED. CONTRACTOR SHALL INFORM AND COORDINATE WITH SECURITY OFFICIALS 48 HOURS IN ADVANCE OF ANY WORK RELATED TO SECURITY OR COMMUNICATIONS.
- AT MECHANICAL/ELECTRICAL ROOF EQUIPMENT AND VENTS, PROVIDE FLASHING PER ROOFING MFG. FOR WATERTIGHT ROOF INSTALLATION.
- PROVIDE SNOW AND ICE GUARDS AT NEW STANDING SEAM METAL ROOFS AS INDICATED ON THE PLANS AND LOCATED DIRECTLY ABOVE EXIST. DOOR LOCATIONS AND 5'-0" ON EITHER SIDE OF DOOR OPENING.
- EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN.
- PROVIDE AND INSTALL REPAIR UNITS OF BENT METAL FLASHING TRIM AT MISSING LOCATIONS. FIELD VERIFY LOCATIONS AT EXISTING ROOF. REFER TO DETAILS 5 & 6 / A501 AND SPECIFICATION SECTION "012200 UNIT PRICES"

DEMOLITION KEYNOTES:

- REMOVE AND PROPERLY DISPOSE OF ALL EXISTING SHINGLES, EXISTING UNDERLAYMENTS, EXISTING FLASHINGS AND FASTENERS DOWN TO THE EXISTING WOOD DECK, UNLESS NOTED OTHERWISE.
- ONCE EXISTING ROOFING IS REMOVED, CAREFULLY INSPECT ALL EXISTING WOOD DECK FOR DAMAGE OR ROT.
- EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN.
- EXISTING ROOF AND PARAPETS TO REMAIN. N.I.C.
- REMOVE EXISTING LIGHTNING PROTECTION SYSTEM AND PROTECT FOR REINSTALLATION.

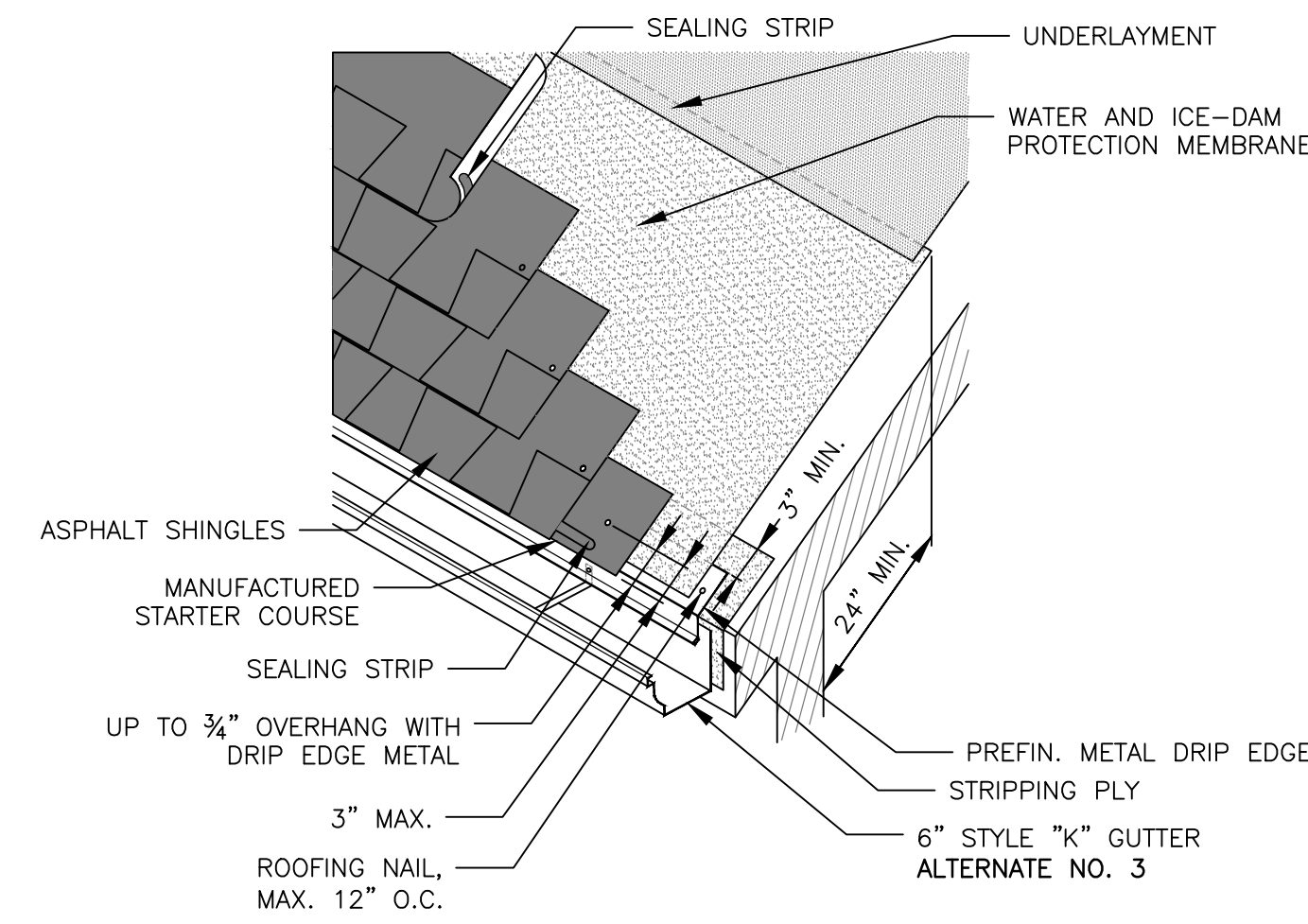
RENOVATION KEYNOTES:

- NEW STANDING ASPHALT ROOFING SHINGLES, UNDERLAYMENT, AND FLASHING OVER EXIST. WOOD DECKING ON INSULATED METAL DECK STRUCTURAL SYSTEM. PROVIDE FLASHING/ACCESSORIES AT EXISTING VENTS.
- HATCHING INDICATES AREAS TO PROVIDE AND INSTALL 36" WIDE STRIP OF SELF ADHERING ICE DAM UNDERLAYERMENT PROTECTION MEMBRANE AT EAVES, RAKES, RIDGES, HIPS VALLEYS AND OTHER AREAS INDICATED ON THIS DRAWING AND SPECIFICATIONS. RE: DETAILS ON SHEET A-501 AND SPECIFICATIONS.
- PROVIDE AND INSTALL NEW RAKE FLASHINGS AT ALL RAKE CONDITIONS TYPICAL. RE: DETAIL 3/A-501 TYP.
- PROVIDE AND INSTALL NEW VENT PIPE FLASHING AS PER SPECIFICATIONS & DETAIL 3/A-501 TYP.
- EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN.
- PROVIDE AND INSTALL NON VENTED RIDGE. RE: 2/A501.
- REMOVE AND REINSTALL LIGHTNING PROTECTION SYSTEM IN EXISTING LOCATIONS.
- PROVIDE AND INSTALL REPAIR UNITS OF BENT METAL FLASHING TRIM AT MISSING LOCATIONS. FIELD VERIFY LOCATIONS AT EXISTING ROOF. REFER TO DETAILS 5 & 6 / A501 AND SPECIFICATION SECTION "012200 UNIT PRICES"
- REINSTALL LIGHTNING PROTECTION SYSTEM AND CONNECTIONS.

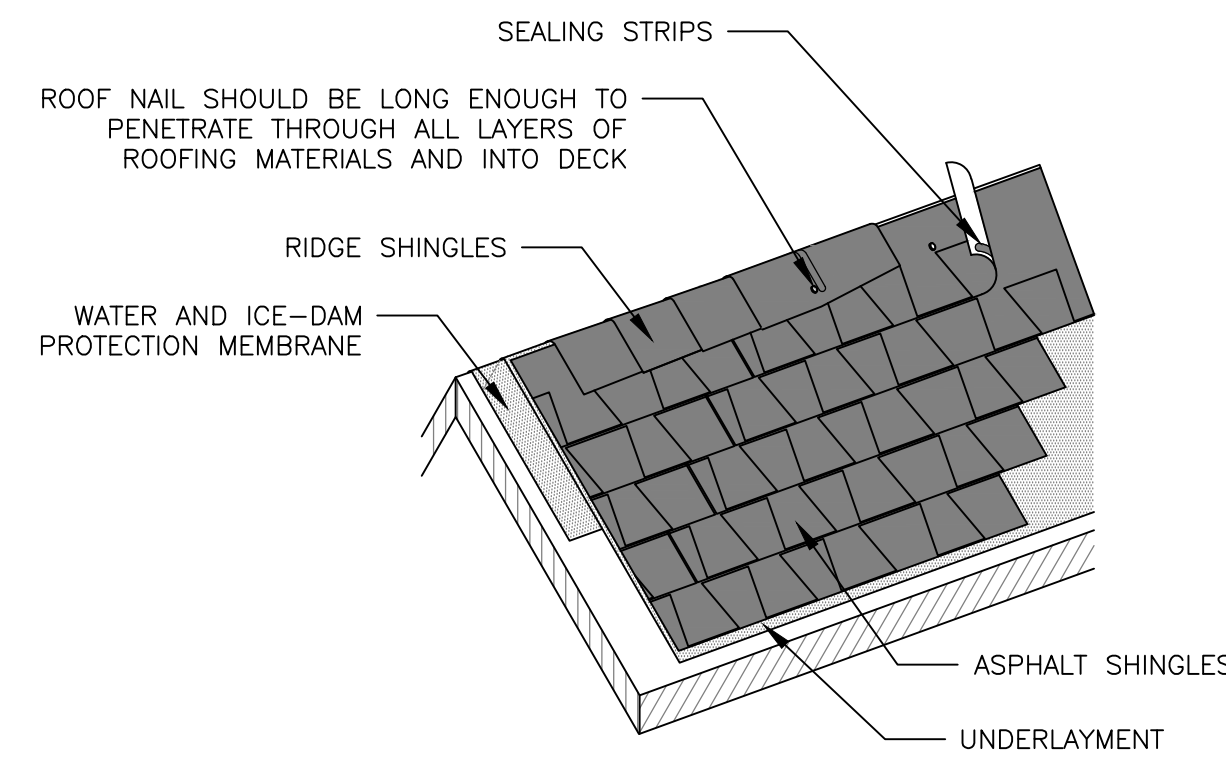


Brad M. Schaefer - Architect
MO# A-2009027294

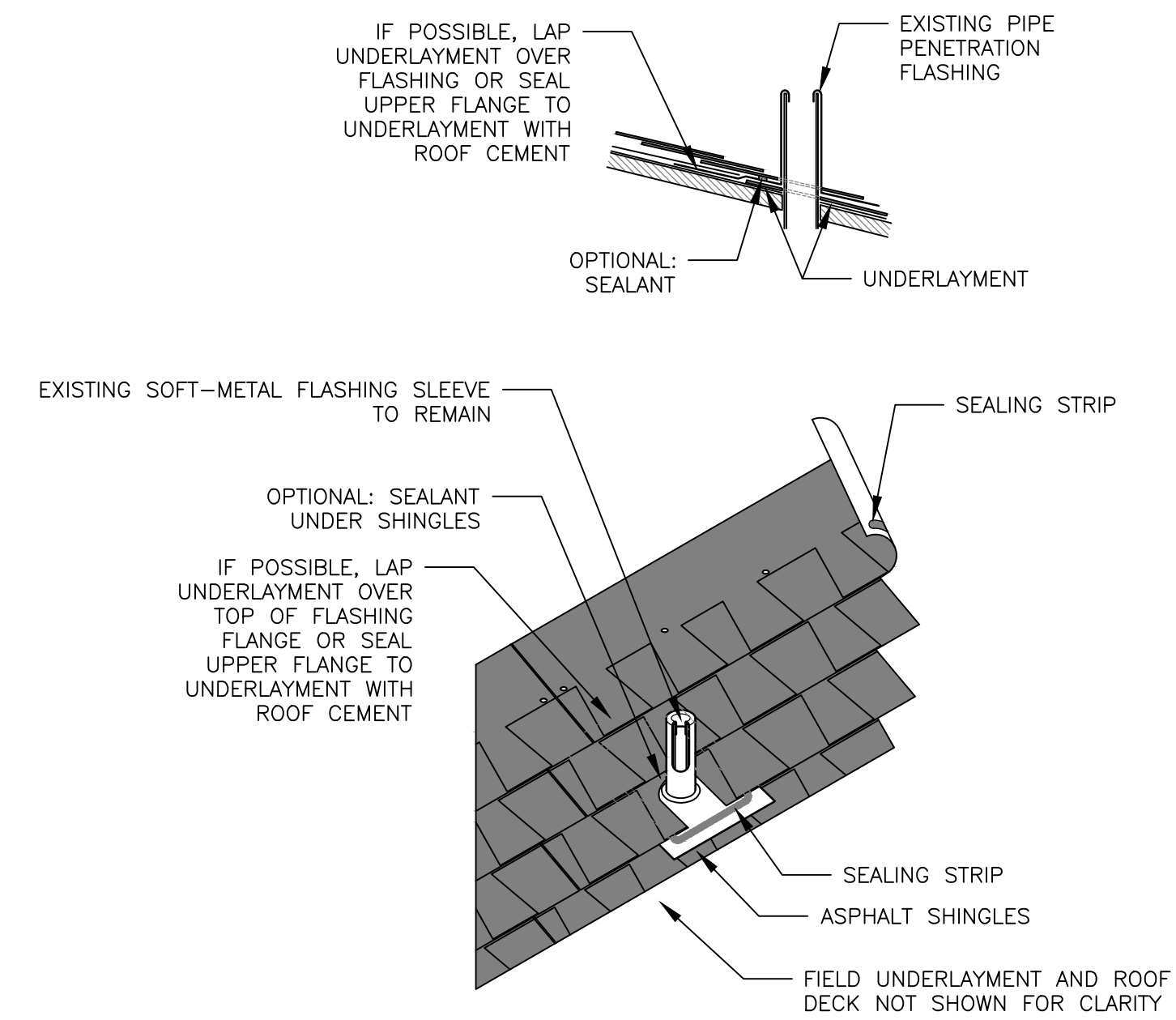
BID DOCUMENTS



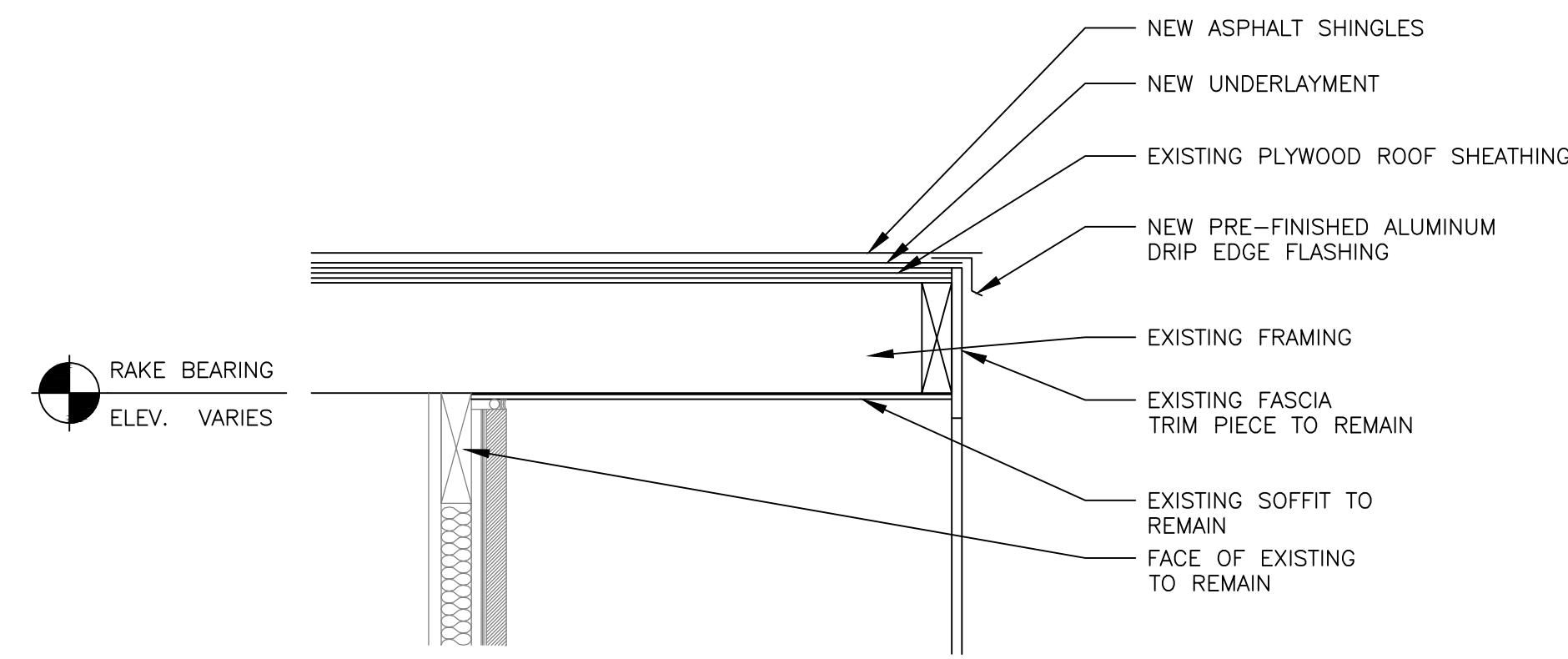
1 EAVE WITH WATER AND ICE-DAM AND GUTTER DETAIL
NTS



2 NON VENTED RIDGE DETAIL
NTS



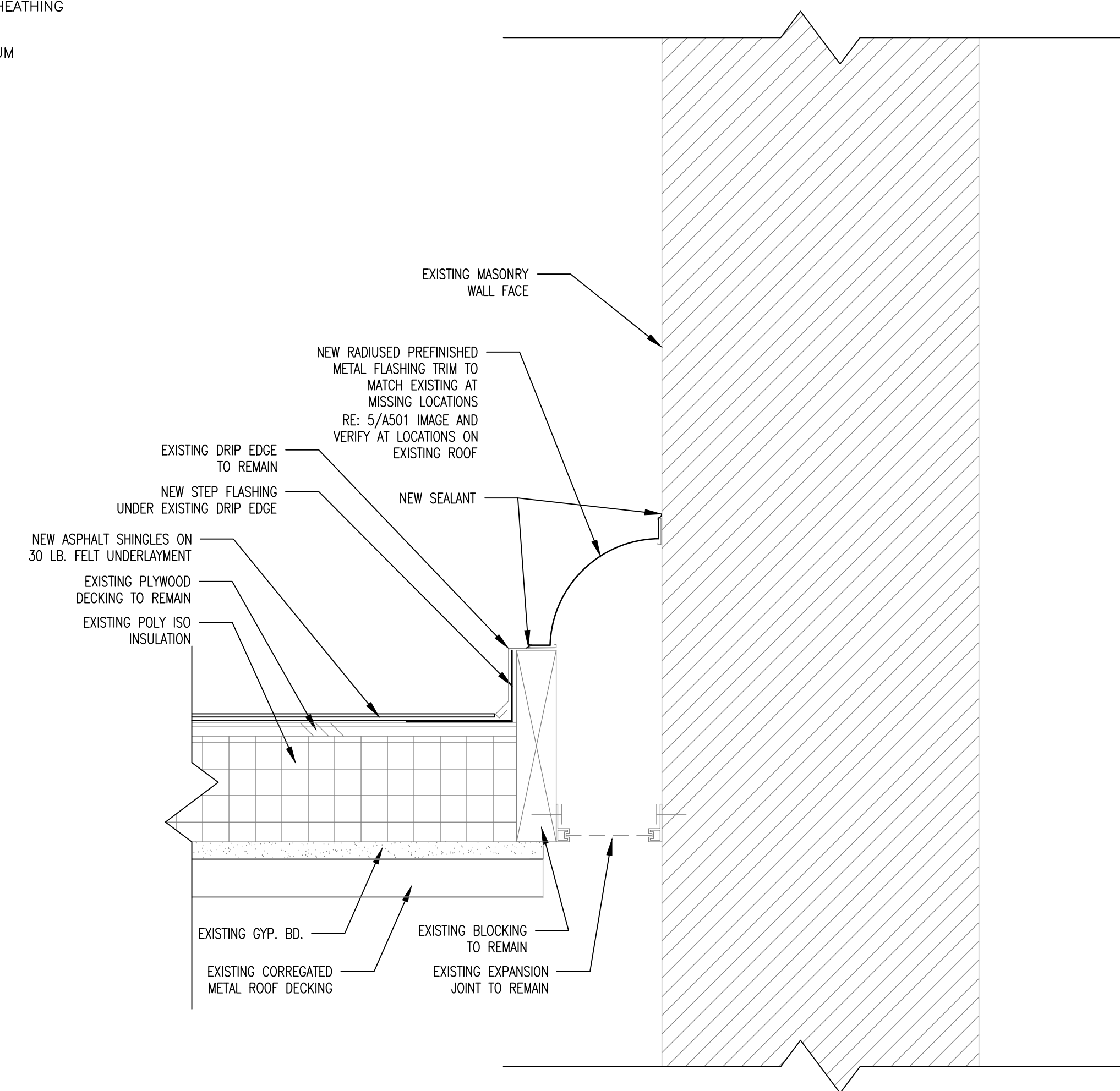
3 VENT PENETRATION DETAIL
NTS



4 RAKE DETAIL
NTS



5 EXISTING FLASHING REPAIR IMAGE
NTS



6 EXPANSION JOINT FLASHING DETAIL
SCALE: 3" = 1'-0"

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

REPLACE ROOF

ST. LOUIS FORENSIC
TREATMENT CENTER NORTH
5351 DELMAR BLVD.
ST. LOUIS, MO 63112

PROJECT # M2507-01
SITE # 7391
ASSET # 6517391002

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 03/21/2025

CAD DWG FILE: _____
DRAWN BY: RG
CHECKED BY: BMS
DESIGNED BY: BMS

SHEET TITLE:
ROOF DETAILS

SHEET NUMBER:

A-501

4 OF 4 SHEETS
03/21/2025