

REPLACE ROOFS

MULTIPLE SITES AND ASSETS

ST. LOUIS REGION

ST. LOUIS , MISSOURI

OWNER: STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DESIGNER: STATE OF MISSOURI
OA-FMDC PROJECT DESIGN UNIT
301 WEST HIGH STREET, ROOM 780
JEFFERSON CITY, MO. 65101

PROJECT NUMBER: O2513-01

JENNINGS
STATE OFFICE BUILDING
8501 LUCAS AND HUNT ROAD
JENNINGS, MO 63136

ST. LOUIS COUNTY

SITE NUMBER: 1021
ASSET NUMBER: 3101021001

NORTH ST. LOUIS COUNTY
SERVICE CENTER
4040 SEVEN HILLS DRIVE
FLORISSANT, MO 63033

ST. LOUIS COUNTY

SITE NUMBER: 1019
ASSET NUMBER: 3101019001

KEATHLEY
STATE OFFICE BUILDING
3101 CHOUTEAU AVENUE
ST. LOUIS, MO 63103

ST. LOUIS CITY

SITE NUMBER: 1022 ASSET
NUMBER: 3101022001

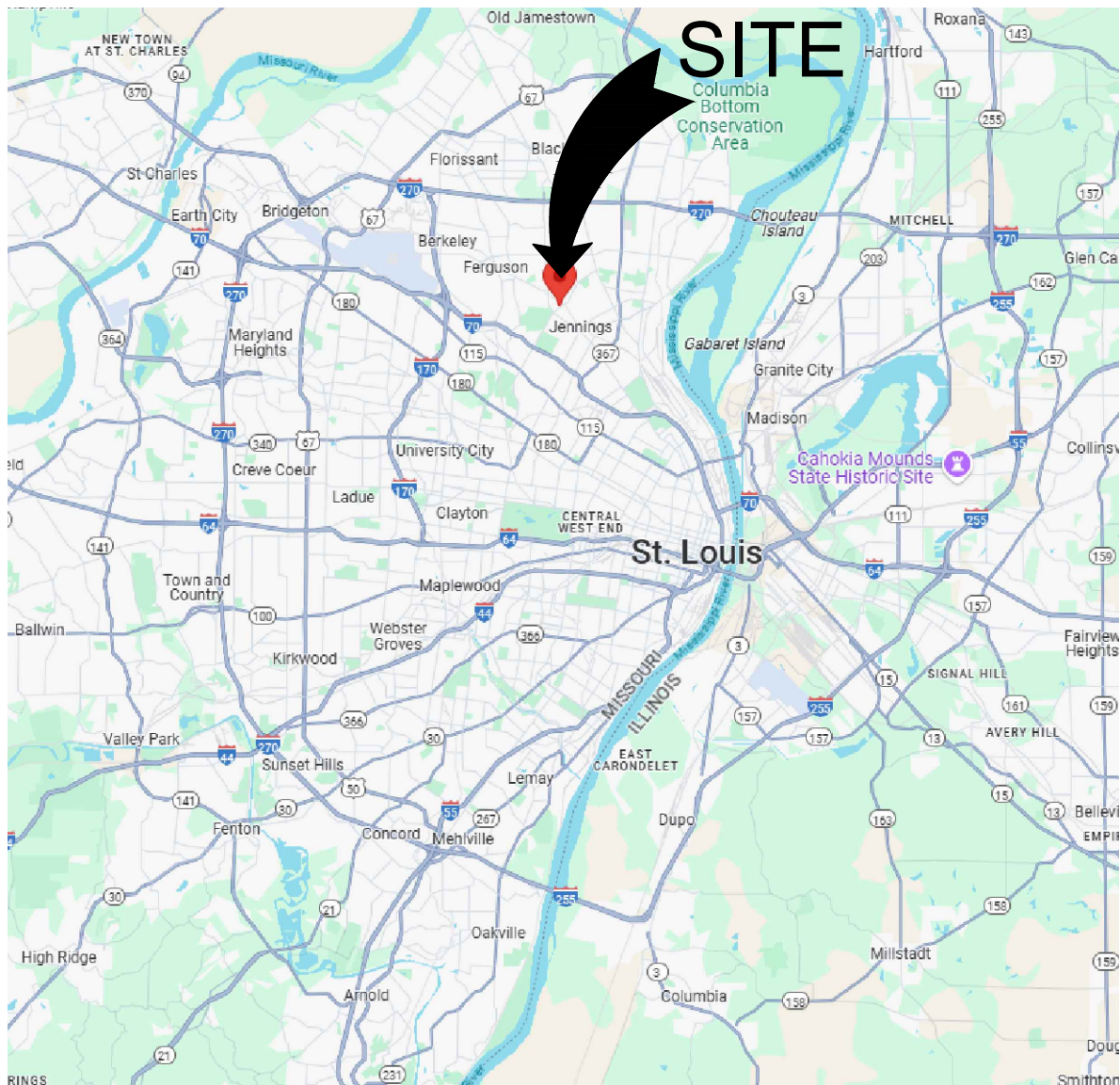
SHEET LIST	
G001	COVER SHEET AND SHEET INDEX
G010	FACILITY LOCATION MAPS
JENNINGS STATE OFFICE BUILDING	
A321	JENNINGS ROOF PLAN
A322	JENNINGS ROOF DETAILS
NORTH ST. LOUIS COUNTY SERVICE CENTER	
A331	NORTH STL COUNTY ROOF PLAN
A332	NORTH STL COUNTY ROOF DETAILS
KEATHLEY STATE OFFICE BUILDING	
A341	KEATHLEY ROOF PLAN
A342	KEATHLEY ROOF DETAILS

SHEET NUMBER:

G001

1 OF 8 SHEETS
06/06/2025

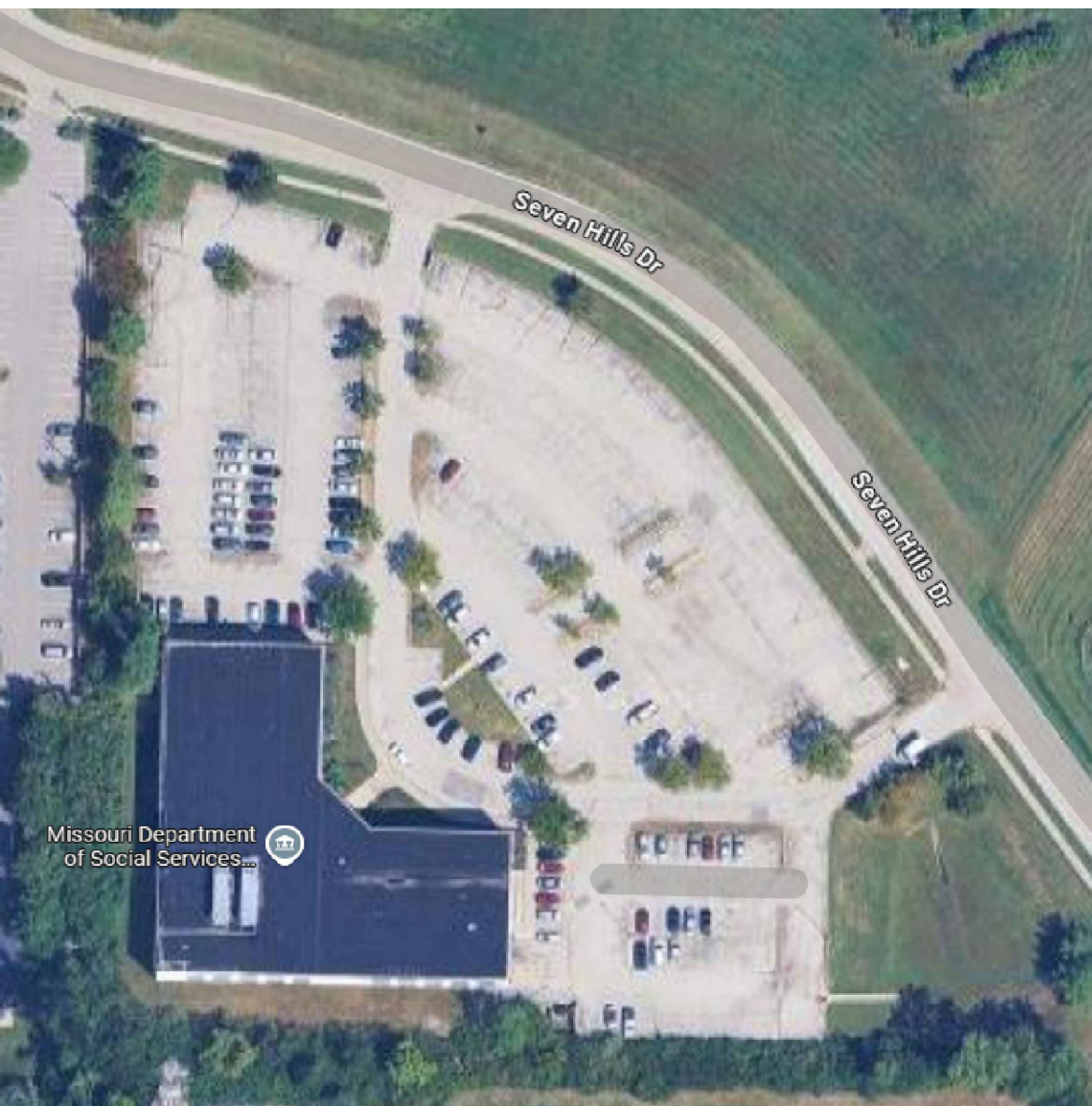
JENNINGS STATE OFFICE BUILDING
8501 LUCAS AND HUNT ROAD
JENNINGS, MO 63136
ST. LOUIS COUNTY



20 LOCATION MAP
NOT TO SCALE

21 SITE AERIAL
NOT TO SCALE

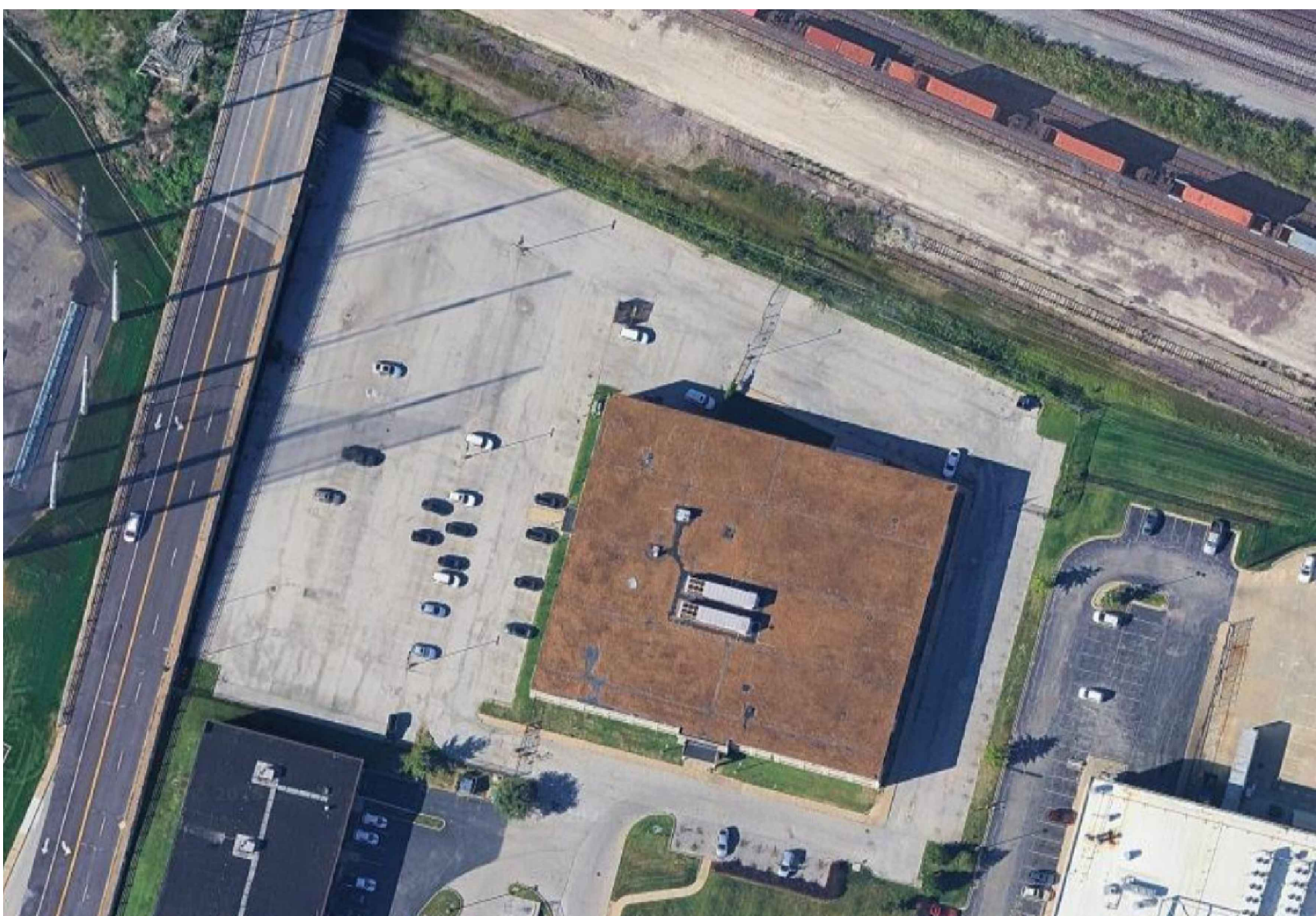
NORTH ST. LOUIS COUNTY SERVICE CENTER
4040 SEVEN HILLS DRIVE
FLORISSANT, MO 63033
ST. LOUIS COUNTY



30 LOCATION MAP
NOT TO SCALE

31 SITE AERIAL
NOT TO SCALE

KEATHLEY STATE OFFICE BUILDING
3101 CHOUTEAU AVENUE
ST. LOUIS, MO 63103
ST. LOUIS COUNTY



40 LOCATION MAP
NOT TO SCALE

41 SITE AERIAL
NOT TO SCALE

GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING DIMENSIONS AND SLOPES.
2. VERIFY SIZE AND THICKNESS OF ALL NEW MATERIALS TO BE USED.
3. FIELD VERIFY ALL EXISTING CONDITIONS TO ENSURE PROPER COMPLETION OF THE NEW WORK.
4. REMOVE AND DISPOSE OF EXISTING MATERIALS SHOWN TO BE REMOVED.
5. EXTEND EXISTING VENTS AS REQUIRED TO ACCOMMODATE NEW ROOF INSULATION THICKNESS.
6. BUILD UP EXISTING CURBS AS REQUIRED TO ACCOMMODATE NEW ROOF INSULATION THICKNESS.
7. REPLACE ANY DETERIORATED EXISTING TREATED WOOD BLOCKING AS REQUIRED.
8. REPLACE EXISTING TREATED WOOD SLEEPERS UNDER ROOFTOP CONDENSING UNIT EQUIPMENT WITH EQUIPMENT RAILS.
9. FLASH PLUMBING VENTS, AND ANY OTHER ROOF PENETRATIONS, AS REQUIRED TO PROVIDE A WATER-TIGHT SEAL.
10. FLASH ROOF AT EDGES, VERTICAL WALLS, AND COPINGS AS REQUIRED TO PROVIDE A WATER-TIGHT SEAL.
11. INSTALL TPO RETROFIT ROOF DRAINS AT ALL EXISTING ROOF DRAIN LOCATIONS.

12. PROVIDE PIPE SUPPORTS FOR ANY EXPOSED CONDENSATE PIPING. ROOF SUPPORTS SHALL HAVE CHANNEL MOUNTED CLIPS AND REST ON THE FINISHED ROOF SURFACE. FASTEN CONDENSATE PIPING TO SUPPORTS. LOCATE SUPPORTS AT MINIMUM OF 4'-0" SPACING AND AT CORNERS OF PIPING CONNECTIONS.
13. EXTEND CONDENSATE PIPING TO ROOF DRAINS OR GUTTERS. INSTALL AN ELBOWS AT THE DRAIN END OF EACH CONDENSATE PIPE TO DIRECT DRAINAGE INTO THE ROOF DRAIN OR THE GUTTER.
14. PROVIDE ALL MATERIALS AND ACCESSORIES NECESSARY FOR A COMPLETE INSTALLATION.
15. INSTALLATION OF ALL NEW MATERIALS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
16. DO NOT IMPEDE THE OPERATION OF THE FACILITY IN ANY MANNER WHILE CONSTRUCTION IS UNDERWAY.
17. STORE MATERIALS ONLY IN APPROVED AREAS ON THE SITE.
18. THOROUGHLY CLEAN ROOFS AND SITE UPON COMPLETION OF ROOFING WORK. PICK UP AND PROPERLY DISPOSE OF ALL FASTENERS, DEBRIS, AND EXTRA MATERIAL NOT MEANT TO BE LEFT WITH THE OWNER.
19. REPAIR ANY DAMAGE MADE TO THE BUILDINGS AND GROUNDS BY CONSTRUCTION ACTIVITIES.

SCOPE OF WORK AT EACH LOCATION
(INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING)

1. REMOVAL OF ALL EXISTING ROOFING, COVER BOARD, INSULATION, UNDERLAYMENTS, FLASHINGS, AND FASTENERS DOWN TO THE EXISTING DECK.
2. INSPECTION OF ALL EXISTING DECK FOR DAMAGE OR DETERIORATION.
3. PREPARATION OF ROOF AS REQUIRED TO RECEIVE NEW ROOF SYSTEM.
4. INSTALLATION OF BLOCKING, CURB EXTENSIONS, VENT EXTENSIONS, AND AN OTHER PREPARATORY WORK AS REQUIRED FOR NEW WORK.
5. INSTALLATION OF NEW INSULATION, COVER BOARD, AND TPO MEMBRANE.
6. INSTALLATION OF NEW FLASHINGS AND TRIM. REINSTALL EXISTING FLASHINGS AND TRIM WHERE SHOWN.
7. INSTALLATION OF ROOF ACCESSORIES AND TPO RETROFIT ROOF DRAINS
8. EXTEND CONDENSATE LINES TO ROOF DRAINS OR GUTTERS.

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR



Brad M. Schaefer - Architect
MO# A-2009027294

BID
DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
OFFICE OF
ADMINISTRATION

REPLACE ROOFS
AT VARIOUS LOCATIONS
AROUND THE ST. LOUIS AREA

JENNINGS OFFICE BUILDING
NORTH STL COUNTY
KEATHLEY OFFICE BUILDING

PROJECT # O2513-01
SITE # MULTIPLE
ASSET # MULTIPLE

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 06/06/2025

CAD DWG FILE: O2513-01
DRAWN BY: MLB
CHECKED BY: BMS
DESIGNED BY: MLB

SHEET TITLE:

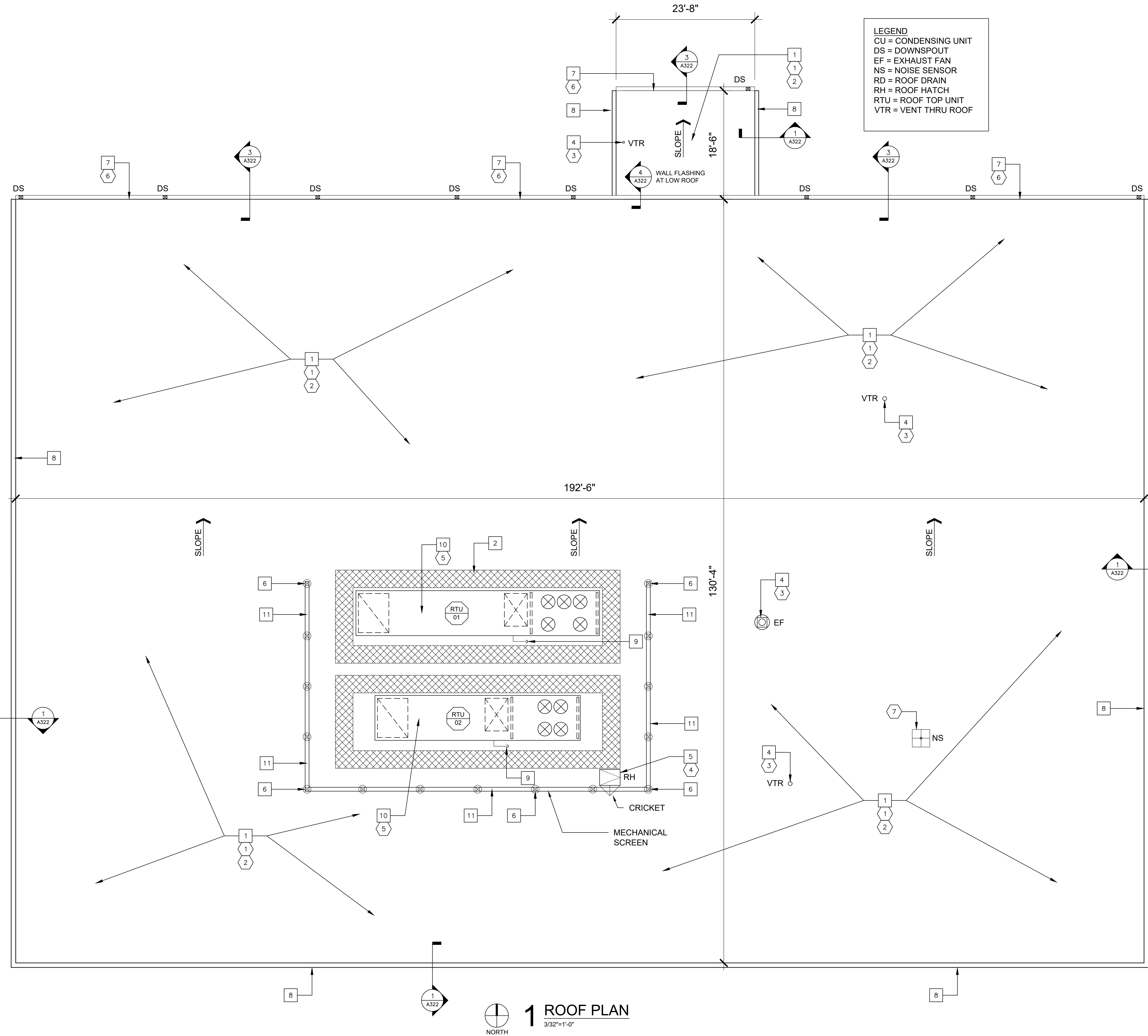
FACILITY LOCATION
MAPS

SHEET NUMBER:

G010

2 OF 8 SHEETS

06/06/2025



LEGEND
CU = CONDENSING UNIT
DS = DOWNSPOUT
EF = EXHAUST FAN
NS = NOISE SENSOR
RD = ROOF DRAIN
RH = ROOF HATCH
RTU = ROOF TOP UNIT
VTR = VENT THRU ROOF

HAZARDOUS MATERIAL NOTES:
THE ROOF HAS BEEN TESTED FOR ASBESTOS MATERIAL AND NONE WAS FOUND.

- 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 1/4"/FT UNLESS OTHERWISE INDICATED ON DRAWINGS.
 - DEMOLITION SHALL INCLUDE THE COMPLETE REMOVAL OF ROOF MEMBRANE, INSULATION, COVERBOARD, UNDERLAYMENTS, FASTENERS, AND FLASHINGS AS INDICATED DOWN TO THE EXISTING DECK. PROPERLY DISPOSE OF 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.
 - CONTRACTOR SHALL THOROUGHLY CLEAN ROOF AND SITE UPON COMPLETION OF PROJECT. PICK-UP, REMOVE AND PROPERLY DISPOSE OF ALL FASTENERS, DEBRIS AND SCRAP MATERIALS.
 - ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, 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 WORKERS 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 MANUFACTURER FOR WATERTIGHT ROOF INSTALLATION.
 - EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN. REWORK EDGE DETAIL AS REQUIRED.
 - SEAL ROOF PENETRATIONS AS REQUIRED PER ROOFING MANUFACTURER'S STANDARD PRINTED SPECIFICATIONS AND DETAILS.
 - EXTEND VENTS THROUGH THE ROOF (VTRs) TO A MINIMUM OF 12" ABOVE THE FINISH ROOF SURFACE.
 - USE TAPERED INSULATION TO CREATE CRICKETS AND TO PROVIDE POSITIVE DRAINAGE AS REQUIRED.

- DEMOLITION KEY NOTES:**
- REMOVE AND PROPERLY DISPOSE OF ALL EXISTING ROOFING MATERIAL, INSULATION, COVERBOARD, UNDERLAYMENTS, FLASHINGS AND FASTENERS DOWN TO THE EXISTING DECK.
 - ONCE EXISTING ROOFING IS REMOVED, CAREFULLY INSPECT ALL EXISTING DECK FOR DAMAGE OR DETERIORATION.
 - EXISTING ROOF VENT TO REMAIN
 - EXISTING ROOF HATCH TO REMAIN
 - EXISTING ROOFTOP MECHANICAL EQUIPMENT AND SUPPORTS TO REMAIN.
 - REPLACE EXISTING TREATED WOOD BLOCKING AS REQUIRED.
 - REMOVE AND REINSTALL EXISTING NOISE SENSOR.

- NEW ROOFING KEY NOTES:**
- NEW FULLY ADHERED TPO ROOF ON COVERBOARD OVER 5 1/2" RIGID POLYISO INSULATION (AVERAGE R-30). SEE DETAILS ON SHEET A/322.
 - INSTALL 36" WIDE WALKWAY PADS AROUND ROOF HATCHES AND HVAC UNITS AS INDICATED.
 - NEW BOOT FLASHING AROUND EXISTING VENT PIPING. SEE DETAIL 5/A322.
 - NEW FLASHING AT VENT EQUIPMENT. SEE DETAIL 6/A322.
 - NEW FLASHING AROUND EXISTING ROOF ACCESS HATCH. SIMILAR TO DETAIL 6/A322.
 - FLASH AND SEAL COLUMN SUPPORTS FOR MECHANICAL SCREEN.
 - EXISTING GUTTERS AND DOWNSPOUTS TO BE REMAIN. THOROUGHLY CLEAN GUTTERS AND FLUSH DOWNSPOUTS OF DEBRIS AND DIRT. INSTALL ADDITIONAL TREATED WOOD BLOCKING AS REQUIRED. INSTALL NEW TPO METAL DRIP EDGE. SEE DETAIL 3/A322.
 - NEW PREFINISHED METAL FLASHING ON PARAPET EDGE. SEE DETAIL 1/A322.
 - SEAL GAS AND MECHANICAL PIPING THROUGH ROOF DECK.
 - FLASH AND SEAL SUPPORTS OF EXISTING MECHANICAL EQUIPMENT.
 - NEW PREFINISHED METAL COPING ON TOP OF MECHANICAL SCREEN. SIMILAR TO DETAIL 1/A322.

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR



Brad M. Schaefer - Architect
MO# A-2009027294

BID DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
OFFICE OF
ADMINISTRATION

REPLACE ROOF

JENNINGS STATE
OFFICE BUILDING
8501 LOCUST & HUNT
JENNINGS, MO 63136

PROJECT # O2513-01
SITE # 1021
ASSET # 310021001

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 06/06/2025

CAD DWG FILE: O2513-01
DRAWN BY: MLB
CHECKED BY: BMS
DESIGNED BY: MLB

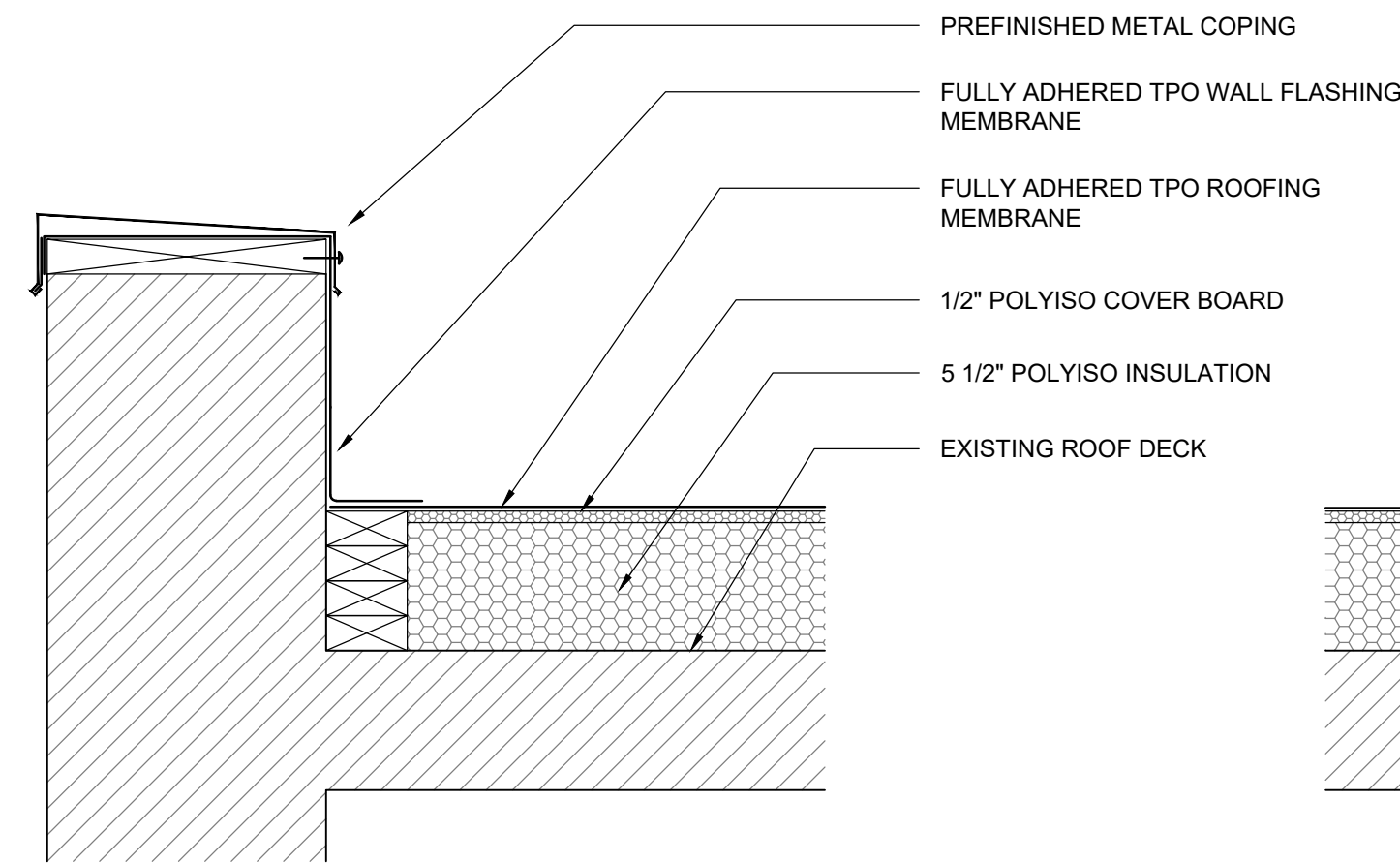
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JENNINGS
ROOF PLAN

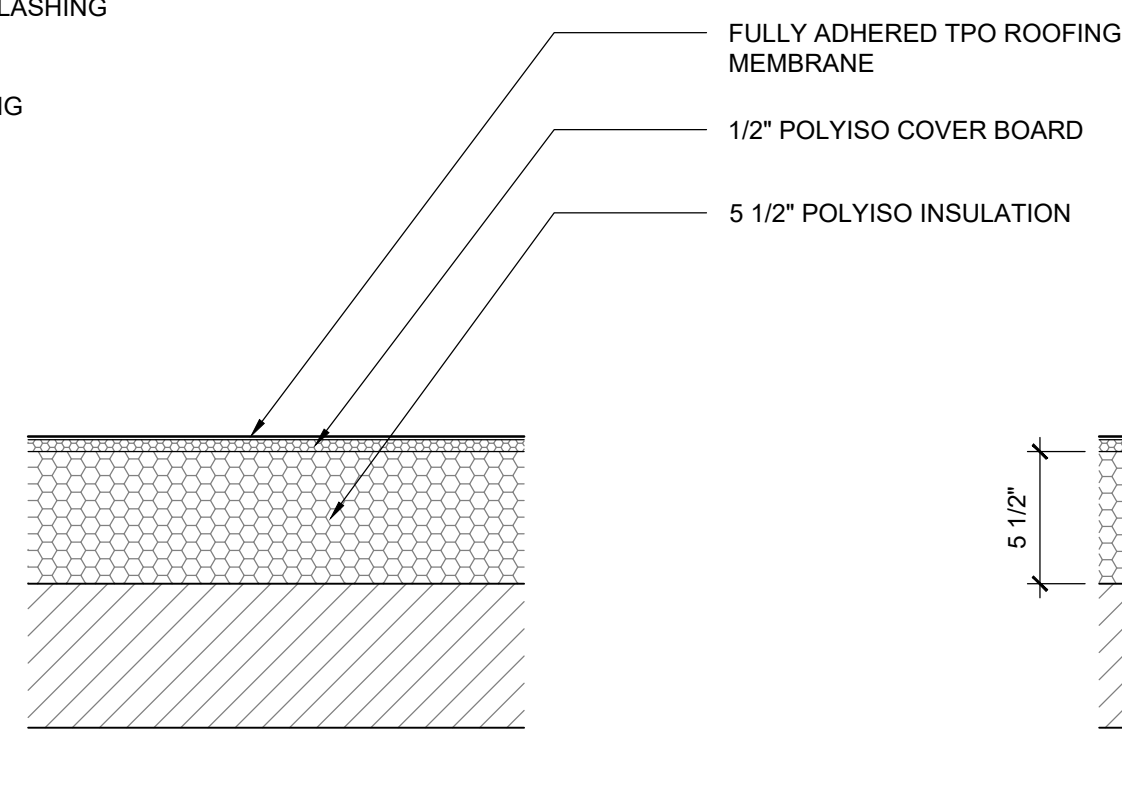
SHEET NUMBER:

A321
3 OF 8 SHEETS

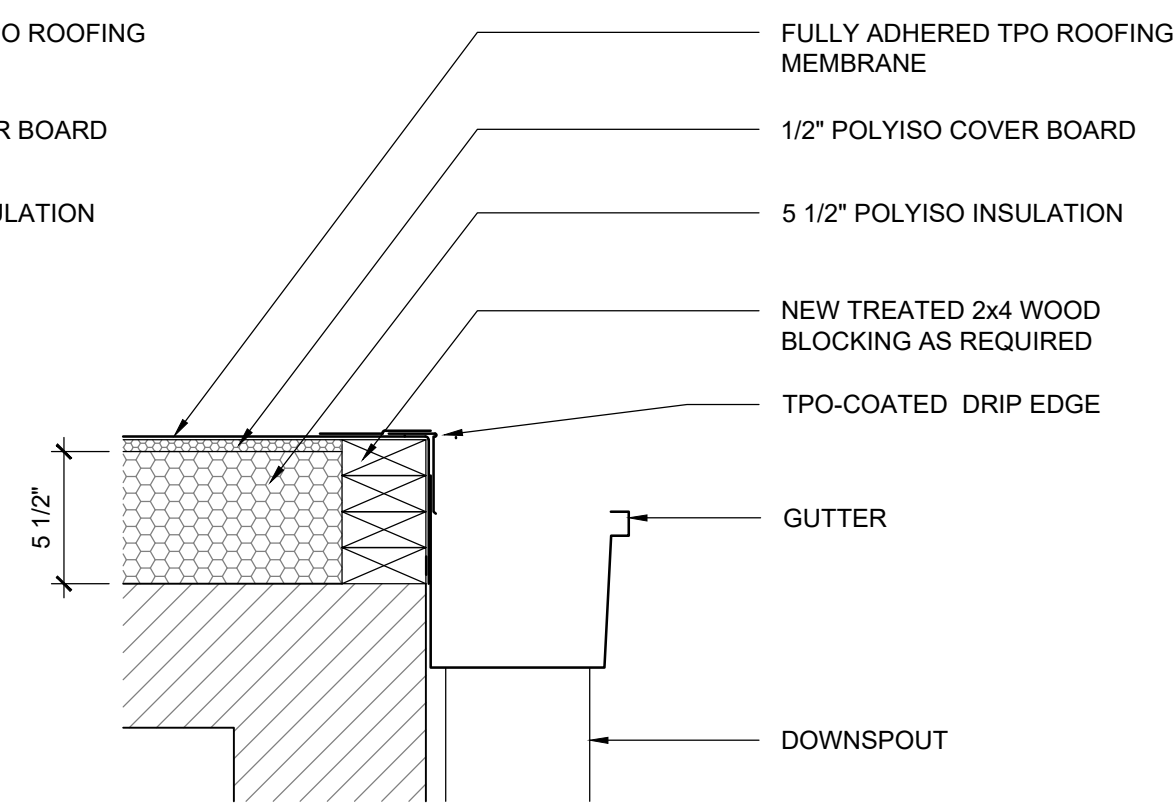
06/06/2025



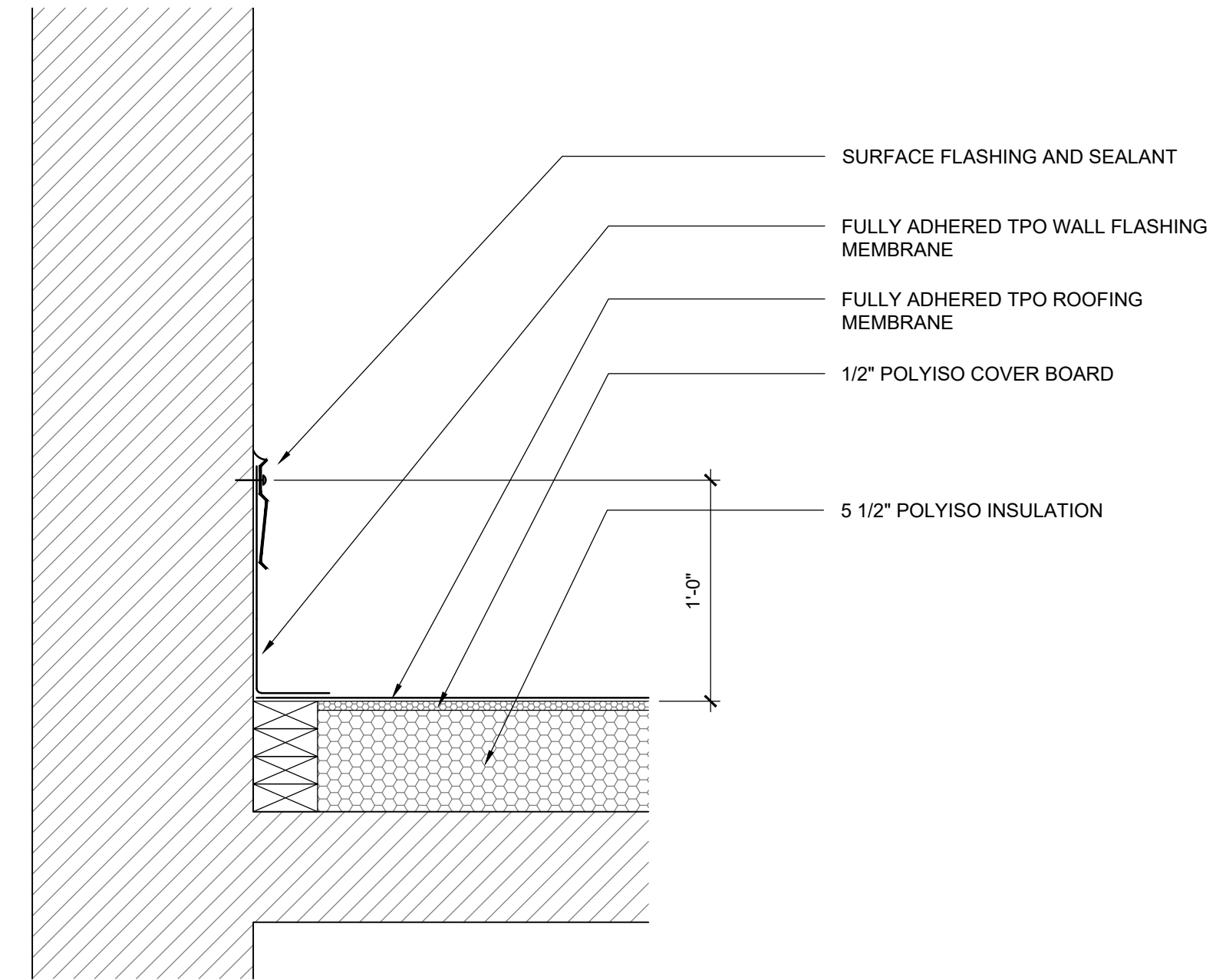
1 PARAPET WALL DETAIL
1 1/2"=1'-0"



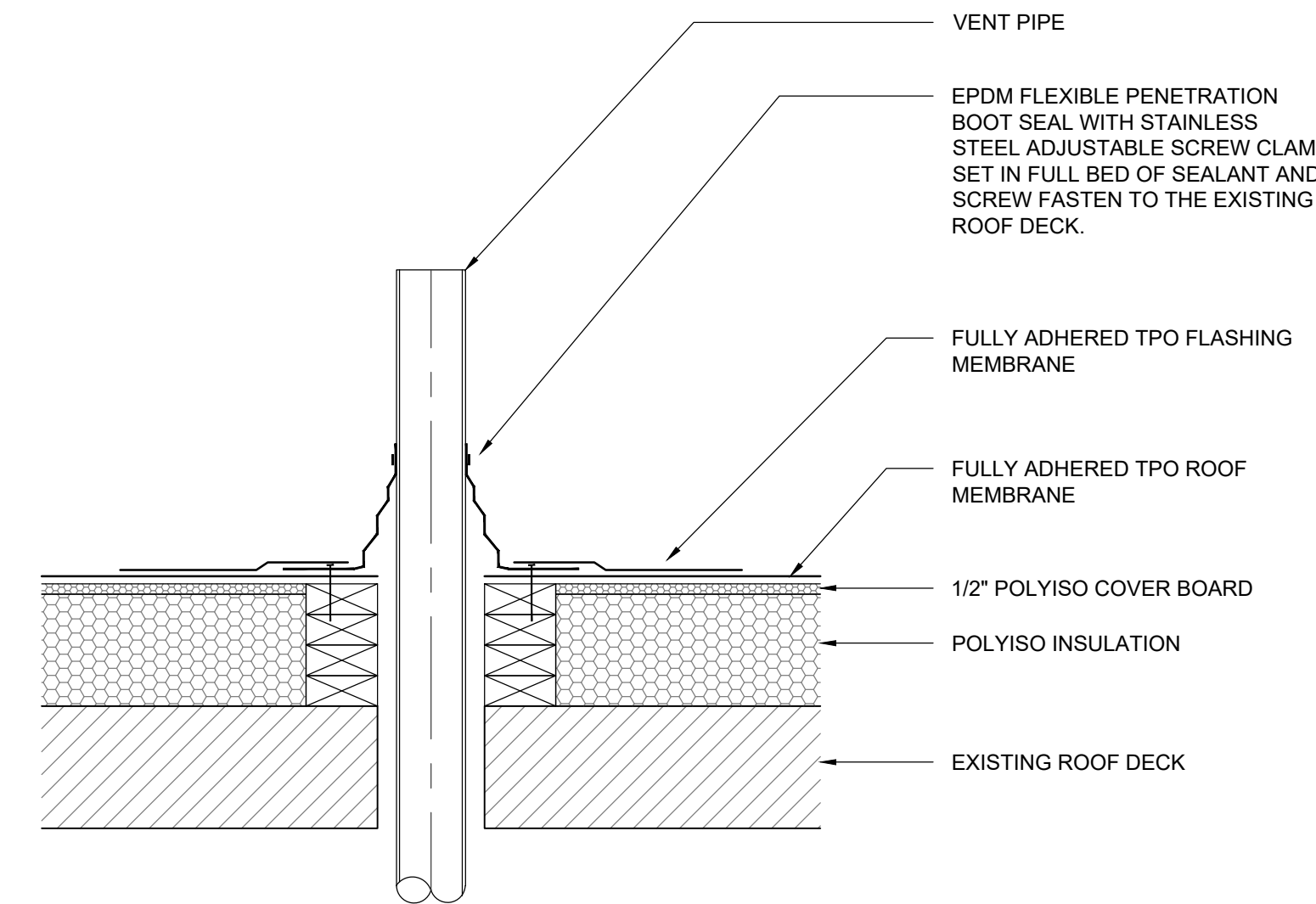
2 ROOF SYSTEM
1 1/2"=1'-0"



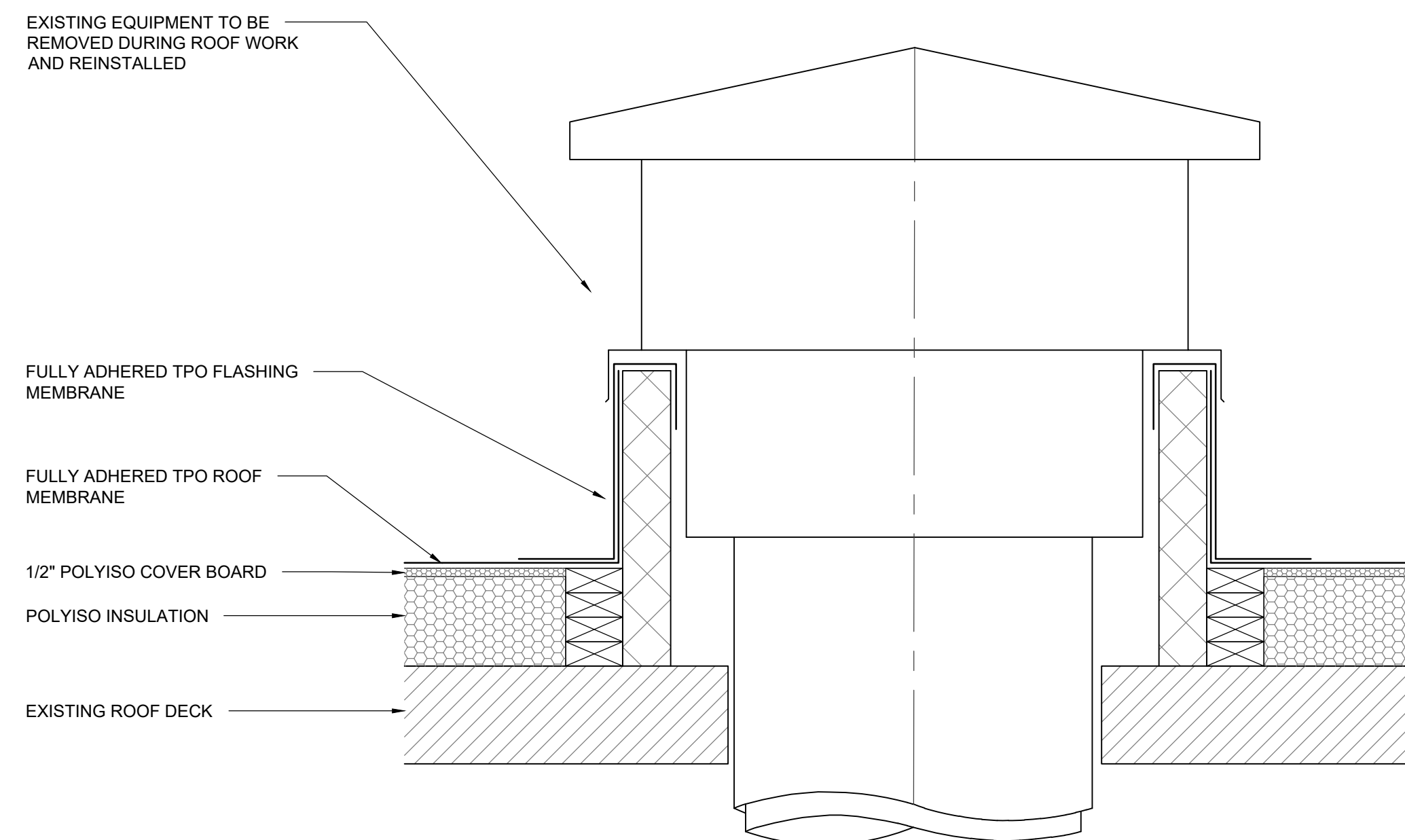
3 GUTTER DETAIL
1 1/2"=1'-0"



4 WALL FLASHING DETAIL
1 1/2"=1'-0"



5 PIPE FLASHING
1 1/2"=1'-0"



6 ROOF VENT
1 1/2"=1'-0"

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR



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MO# A-2009027294

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DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
OFFICE OF
ADMINISTRATION

REPLACE ROOF

JENNINGS STATE
OFFICE BUILDING
8501 LOCUST & HUNT
JENNINGS, MO 63136

PROJECT # O2513-01
SITE # 1021
ASSET # 310021001

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 06/06/2025

CAD DWG FILE: O2513-01
DRAWN BY: MLB
CHECKED BY: BMS
DESIGNED BY: MLB

SHEET TITLE:
JENNINGS
ROOF DETAILS

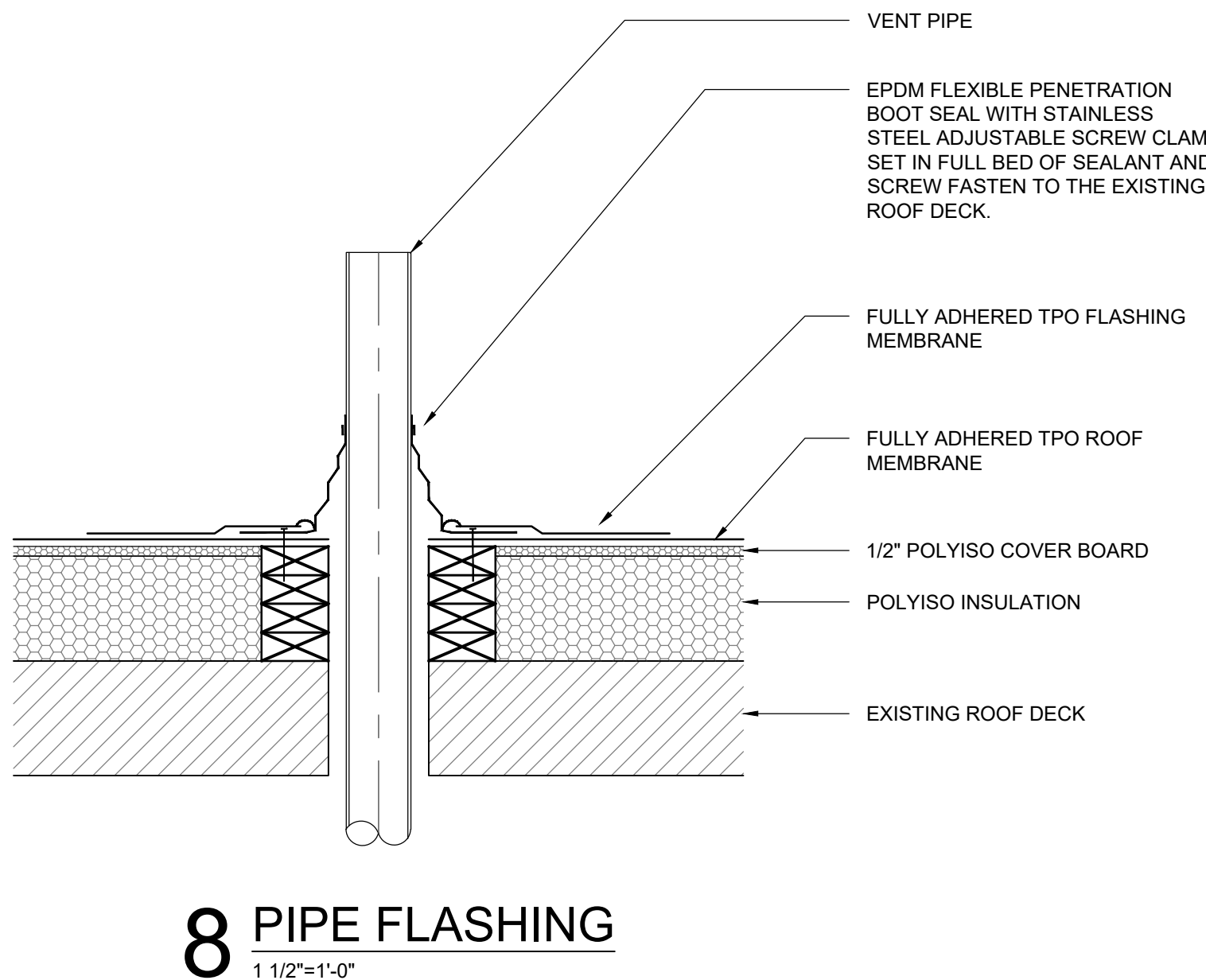
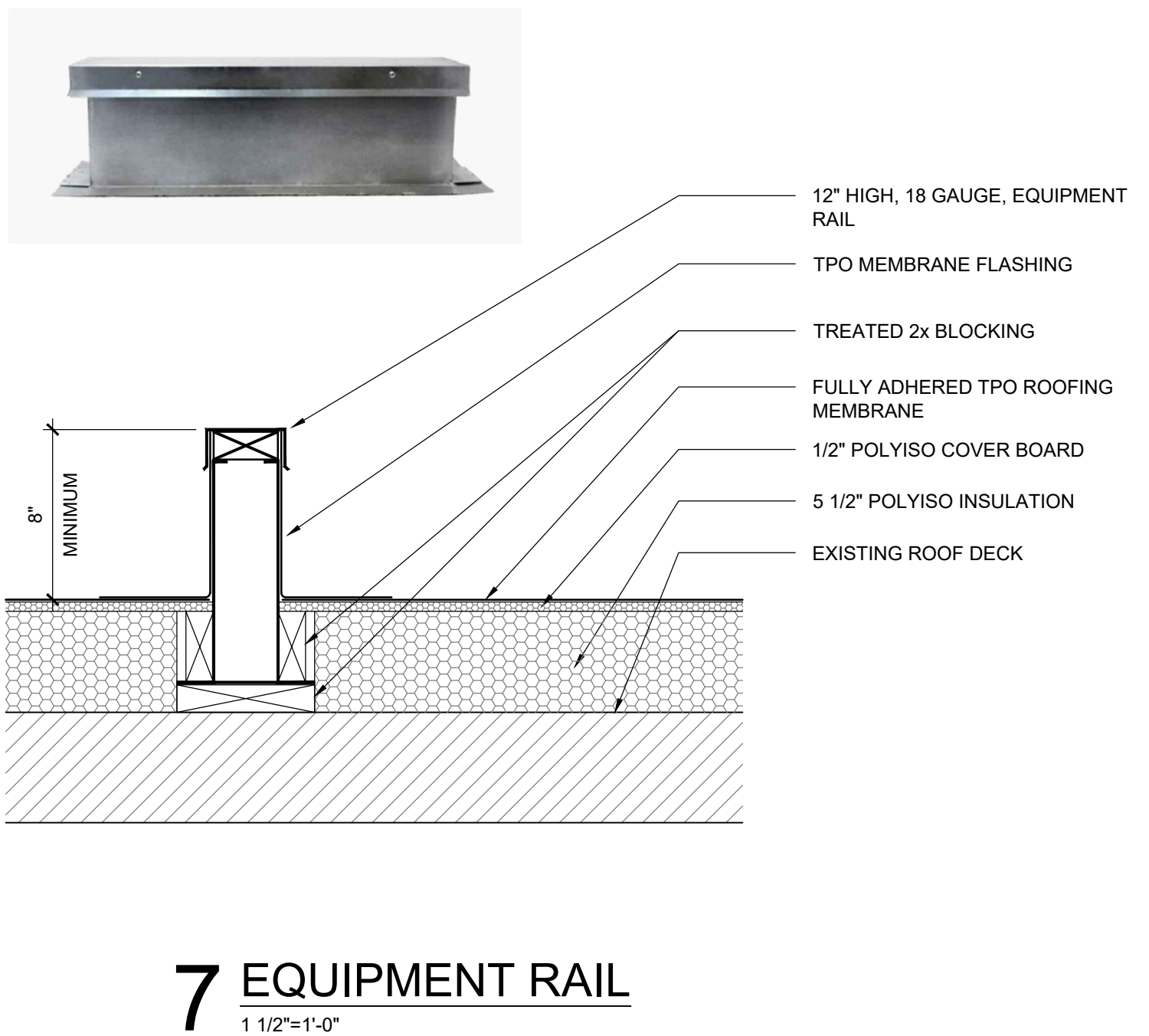
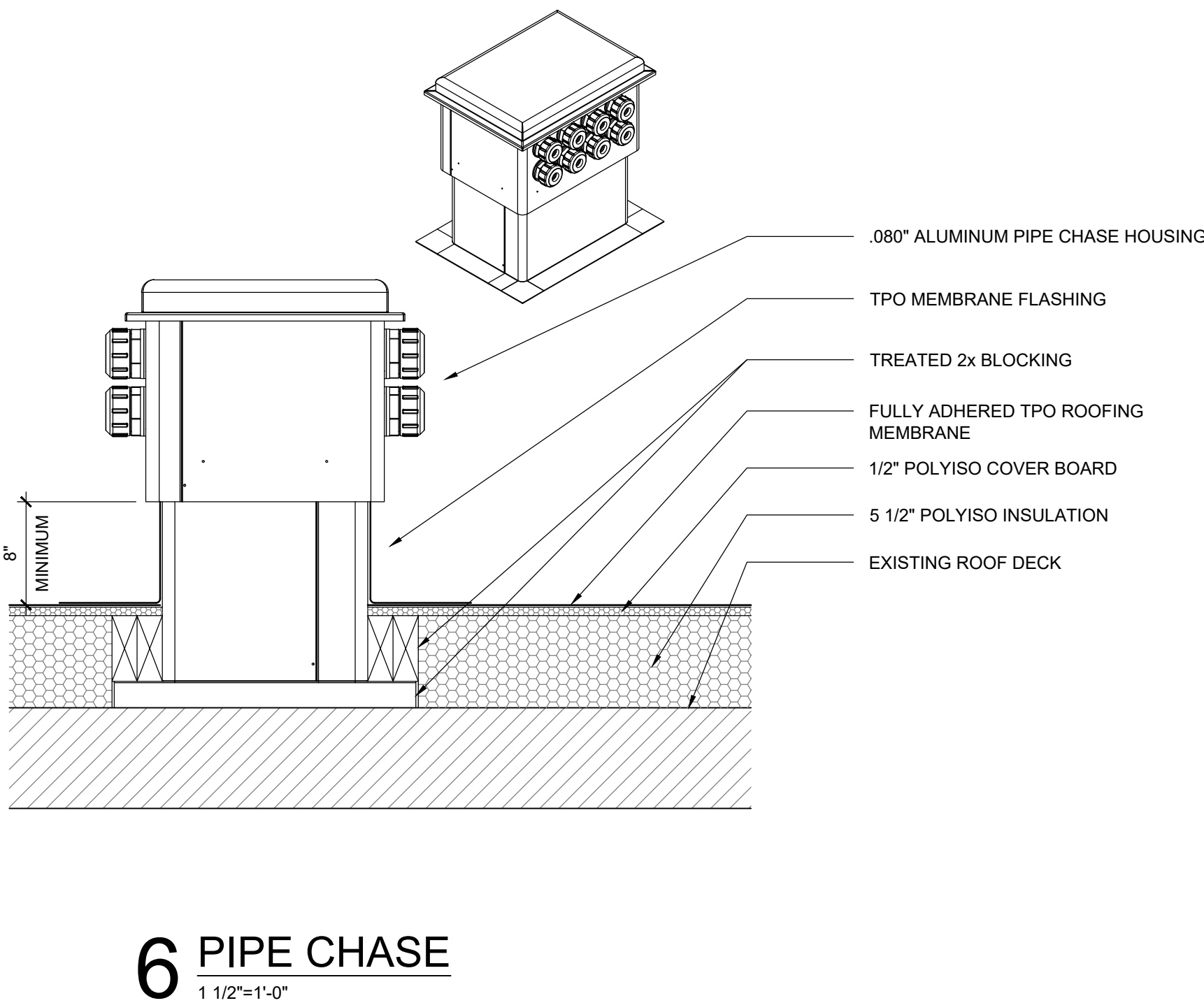
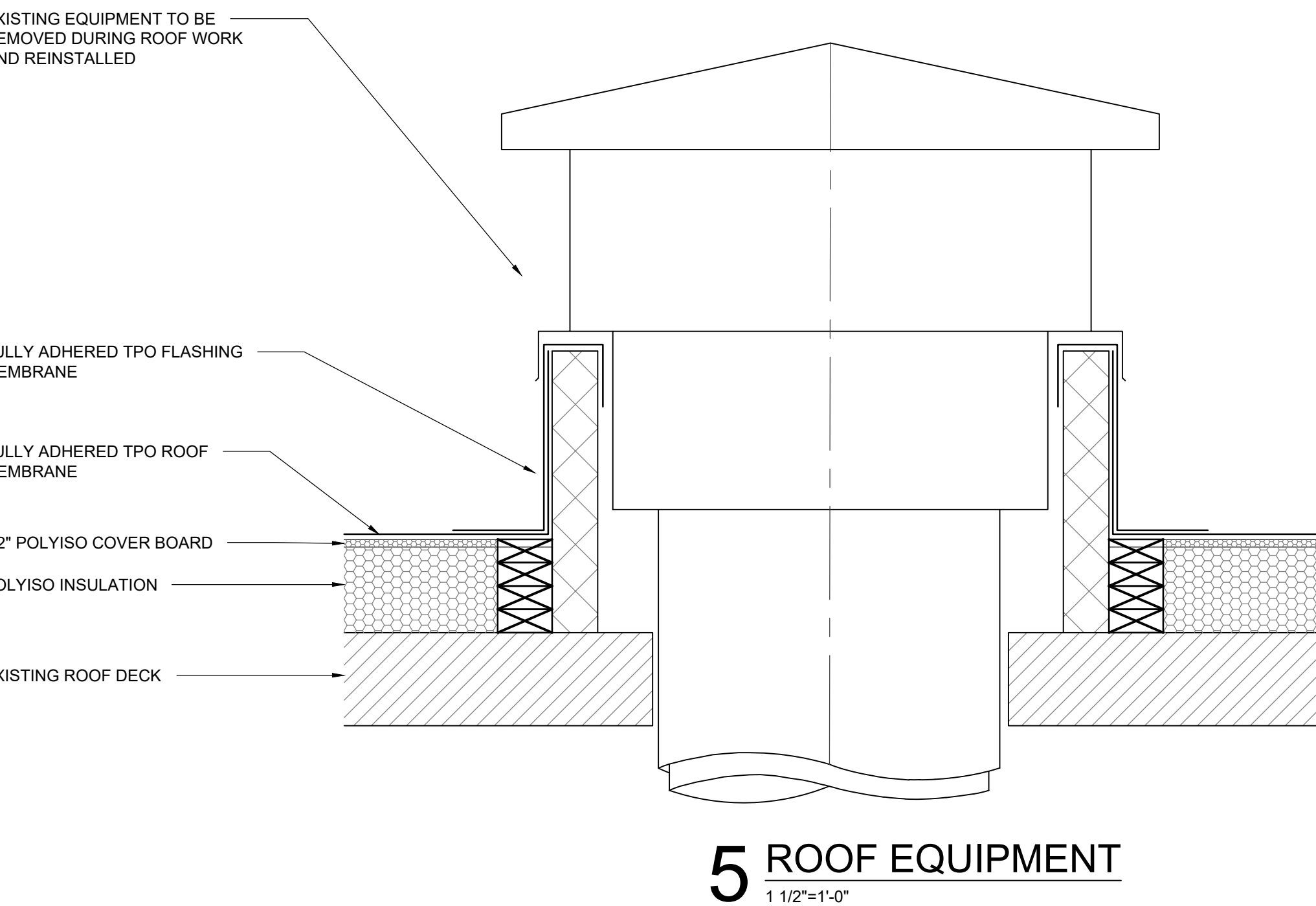
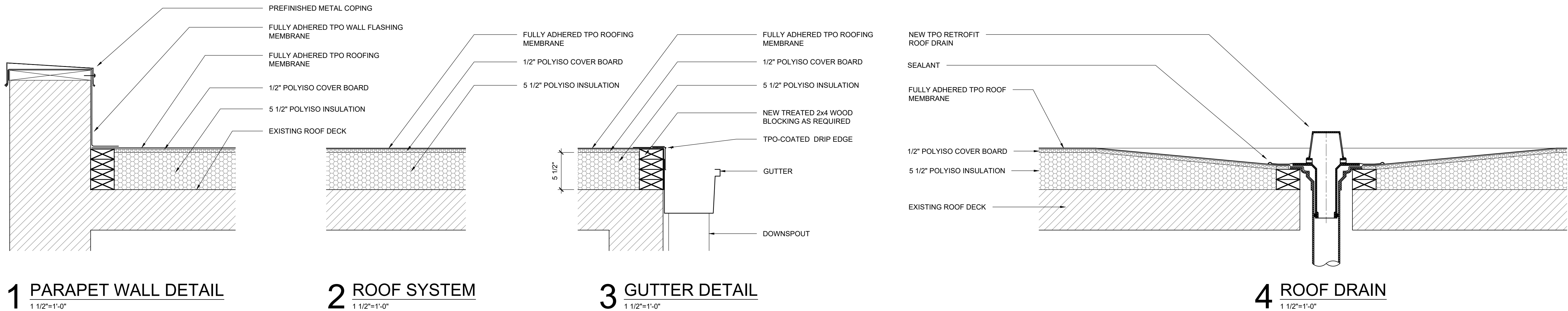
SHEET NUMBER:

A322
4 OF 8 SHEETS

06/06/2025


$$3/32'' = 1' - 0''$$

06/06/2025



STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR



Brad M. Schaefer - Architect
MO# A-2009027294

BID DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
OFFICE OF
ADMINISTRATION

REPLACE ROOF SYSTEMS
MULTIPLE SITES AND ASSETS
ST. LOUIS AREA

NORTH ST LOUIS COUNTY
SERVICE CENTER
4040 7 HILLS DRIVE
FLOISSANT, MO 63033

PROJECT # O2513-01
SITE # 1019
ASSET # 3101019001

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 06/06/2025

CAD DWG FILE: O2513-01
DRAWN BY: MLB
CHECKED BY: BMS
DESIGNED BY: MLB

SHEET TITLE:
NORTH STL COUNTY
ROOF DETAILS

SHEET NUMBER:

A332

6 OF 8 SHEETS

06/06/2025



Brad M. Schaefer - Architect
MO# A-2009027294

BID
DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
OFFICE OF
ADMINISTRATION

REPLACE ROOF

KEATHLEY STATE
OFFICE BUILDING
3101 CHOTEAU AVENUE
ST. LOUIS, MO 63103

PROJECT # O2513-01
SITE # 1022
ASSET # 3101022001

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 06/06/2025

CAD DWG FILE: O2513-01
DRAWN BY: MLB
CHECKED BY: BMS
DESIGNED BY: MLB

SHEET TITLE:

KEATHLEY
ROOF PLAN

SHEET NUMBER:

A341
7 OF 8 SHEETS

06/06/2025

HAZARDOUS MATERIAL NOTE:

THE ROOF HAS BEEN TESTED FOR ASBESTOS MATERIAL AND NONE WAS FOUND.

GENERAL ROOFING NOTES:

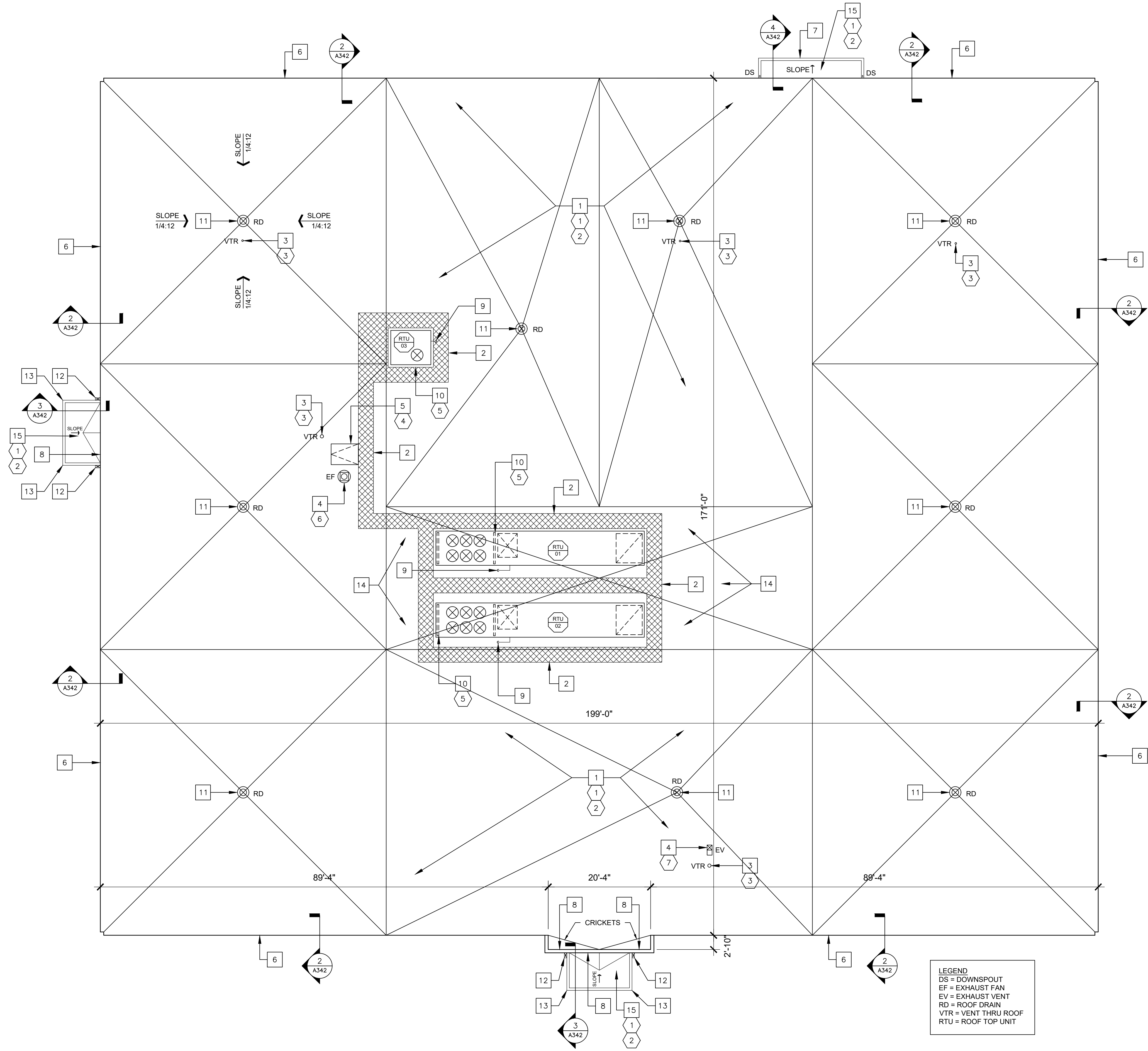
- ALL ROOFING SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADDITION OF THE NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) ROOFING MANUAL AND ASHRAE AS IT SIMILARLY RELATES TO ARCHITECTURAL METAL ROOFING AND EQUIPMENT.
- EXISTING CONDITIONS AND DIMENSIONS AS SHOWN ON THESE DRAWINGS ARE APPROXIMATIONS. 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 1/4"/FT UNLESS OTHERWISE INDICATED ON DRAWINGS.
- DEMOLITION SHALL INCLUDE THE COMPLETE REMOVAL OF STONE BALLAST, ROOFING MEMBRANE, INSULATION, COVERBOARD, UNDERLAYMENTS, FASTENERS, AND FLASHINGS AS INDICATED DOWN TO THE EXISTING DECK. PROPERLY DISPOSE OF 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.
- CONTRACTOR SHALL THOROUGHLY CLEAN ROOF AND SITE UPON COMPLETION OF PROJECT. PICK-UP, REMOVE AND PROPERLY DISPOSE OF ALL FASTENERS, DEBRIS AND SCRAP MATERIALS.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, 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 WORKERS 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 MANUFACTURER FOR WATERTIGHT ROOF INSTALLATION.
- EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN. REWORK EDGE DETAIL AS REQUIRED.
- REPLACE PITCH POCKETS AS REQUIRED PER ROOFING MANUFACTURER'S STANDARD PRINTED SPECIFICATIONS AND DETAILS.
- EXTEND VENTS THROUGH THE ROOF (VTRs) TO A MINIMUM OF 12" ABOVE THE FINISH ROOF SURFACE.
- USE TAPERED INSULATION TO CREATE CRICKETS AND TO PROVIDE POSITIVE DRAINAGE AS REQUIRED.

DEMOLITION KEY NOTES:

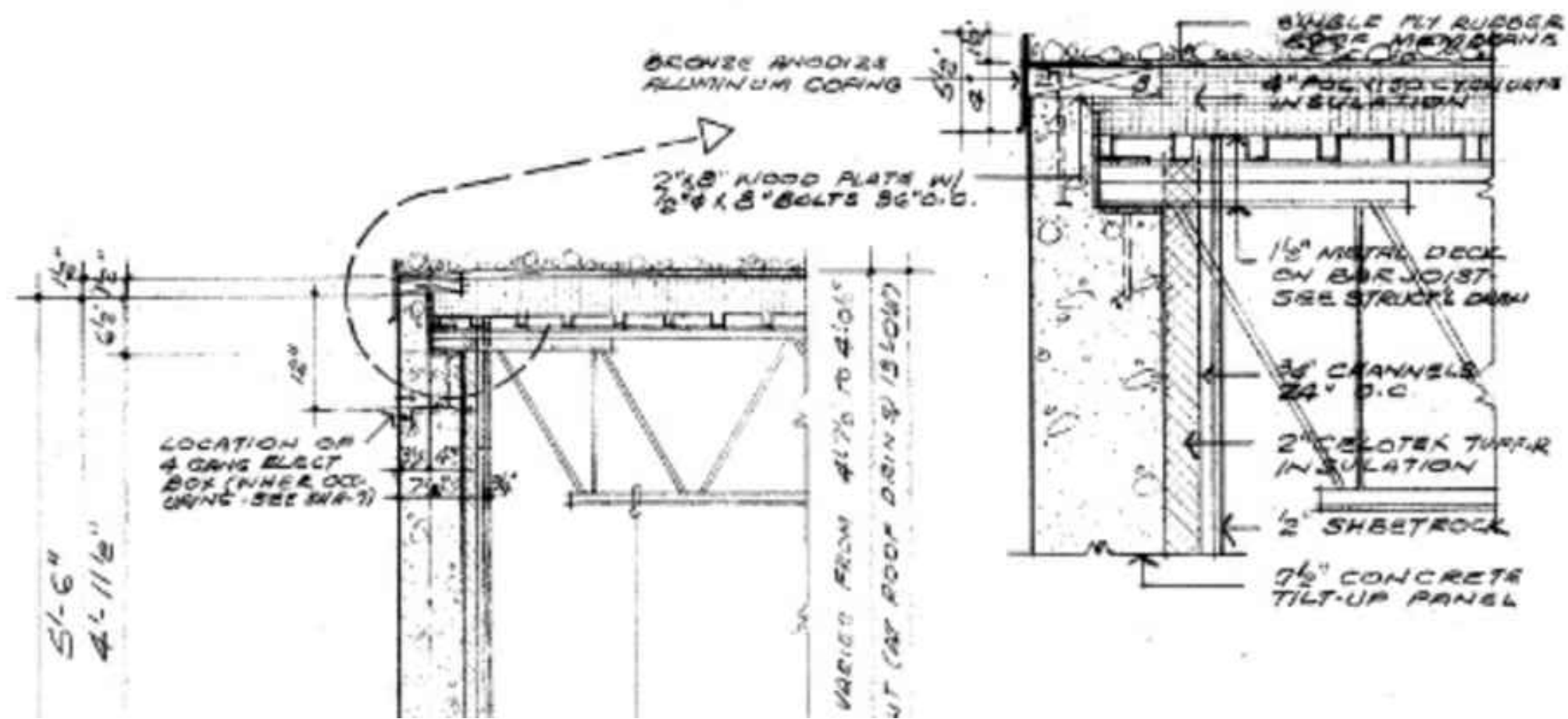
- REMOVE EXISTING STONE BALLAST, WALKWAY PADS, EPDM MEMBRANE, COVER BOARD, INSULATION, UNDERLAYMENTS, FLASHINGS, AND FASTENERS DOWN TO THE EXISTING DECK. PROPERLY DISPOSE OF ALL MATERIALS REMOVED.
- ONCE EXISTING ROOFING IS REMOVED, CAREFULLY INSPECT ALL EXISTING DECK FOR DAMAGE OR DETERIORATION.
- EXISTING ROOF VENT TO REMAIN.
- EXISTING ROOF HATCH TO REMAIN.
- EXISTING ROOFTOP MECHANICAL EQUIPMENT AND SUPPORTS TO REMAIN.
- EXISTING EXHAUST FAN TO REMAIN.
- EXISTING EXHAUST VENT TO REMAIN.

NEW ROOFING KEY NOTES:

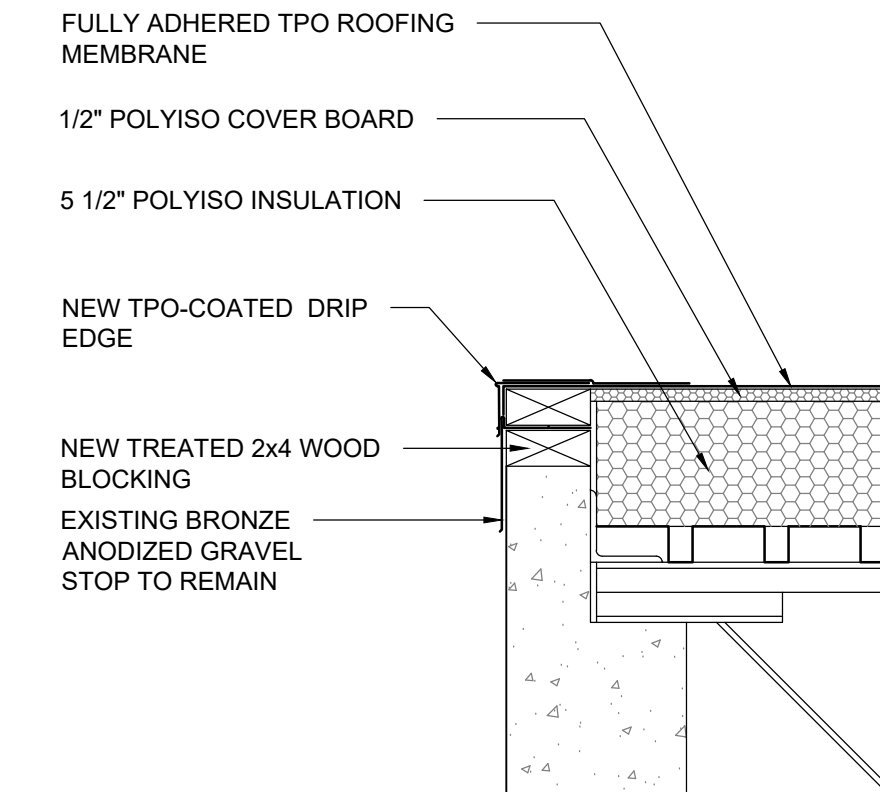
- NEW FULLY ADHERED TPO ROOF ON COVERBOARD OVER 5 1/2" RIGID POLYISO ROOF INSULATION (AVERAGE R-30). SEE DETAILS ON A342.
- INSTALL 36" WIDE WALKWAY PADS AROUND ROOF HATCHES AND HVAC UNITS AS INDICATED.
- NEW BOOT FLASHING AROUND EXISTING VENT PIPING
- NEW FLASHING AT VENT EQUIPMENT. SEE DETAIL 5/A342.
- NEW FLASHING AROUND EXISTING ROOF ACCESS HATCH. SIMILAR TO DETAIL 5/A342.
- EXISTING BRONZE ANODIZED ALUMINUM GRAVEL STOP TO REMAIN. INSTALL NEW WOOD BLOCKING AND TPO GRAVEL STOP AS SHOWN. SEE DETAIL 2/A342.
- EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN. INSTALL NEW TPO DRIP EDGE. SEE DETAIL 4/A342.
- EXISTING BRONZE ANODIZED WALL FLASHING TO BE REUSED AND SEALED.
- SEAL GAS AND MECHANICAL PIPING THROUGH ROOF DECK.
- FLASH AND SEAL SUPPORTS OF EXISTING MECHANICAL EQUIPMENT. FLASH AND SEAL EXISTING MECHANICAL EQUIPMENT CURBS.
- REWORK ALL DRAINS. TAPER INSULATION TO PROVIDE 4" SUMP AROUND DRAINS. INSTALL NEW TPO RETROFIT ROOF DRAINS.
- EXISTING BRONZE ANODIZED ALUMINUM SCUPPER, LEADER HEAD, AND DOWNSPOUT TO REMAIN.
- EXISTING BRONZE ANODIZED ALUMINUM COPING TO REMAIN.
- TAPERED POLYISO INSULATION IN THIS AREA TO DRAIN AWAY FROM MECHANICAL EQUIPMENT.
- NEW FULLY ADHERED TPO ROOF ON COVERBOARD OVER 2" RIGID POLYISO ROOF INSULATION. INSTALL CRICKETS AS REQUIRED FOR POSITIVE ROOF DRAINAGE TO SCUPPERS. SEE DETAILS ON A342.



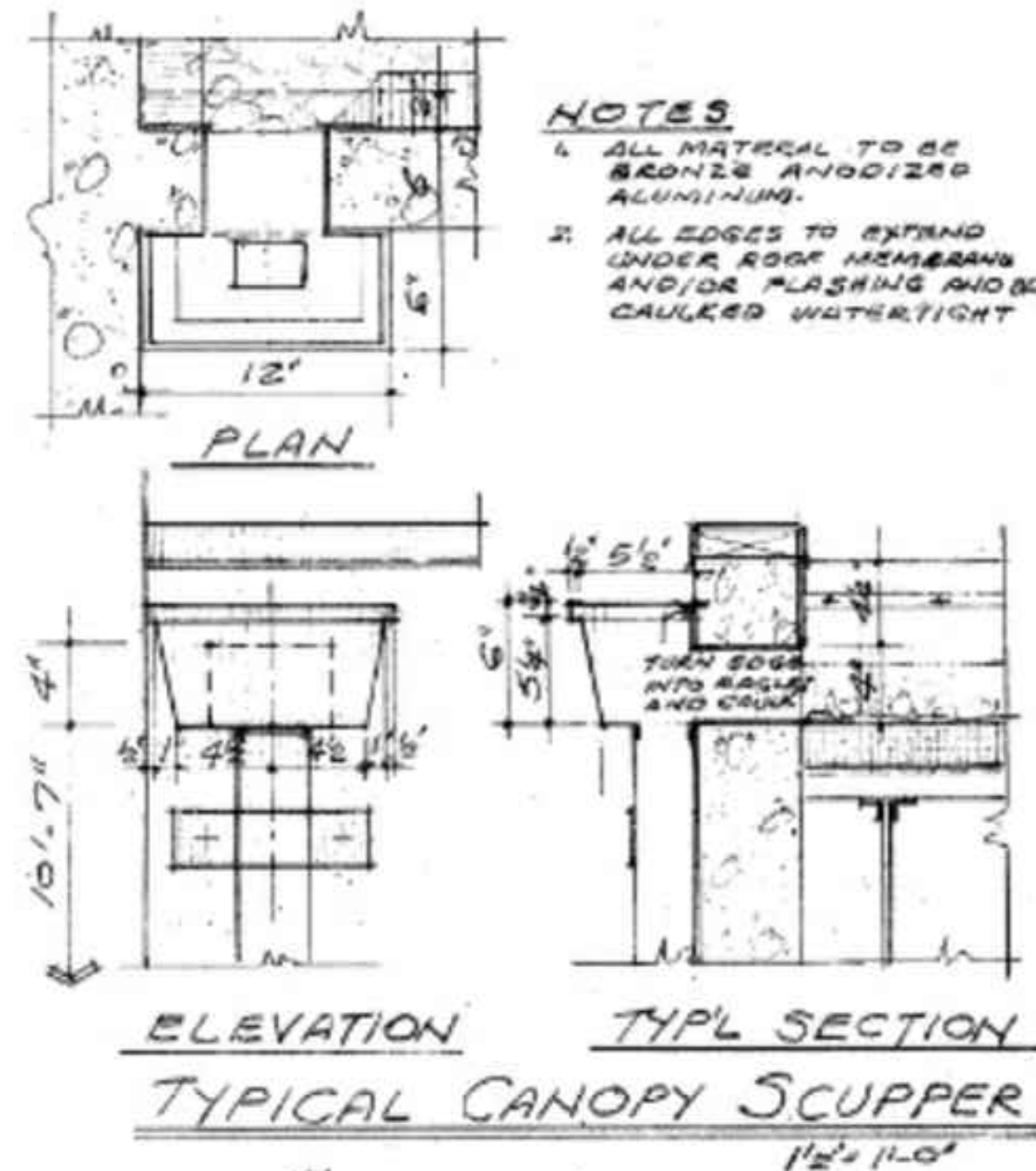
1 ROOF PLAN
3/32"=1'-0"



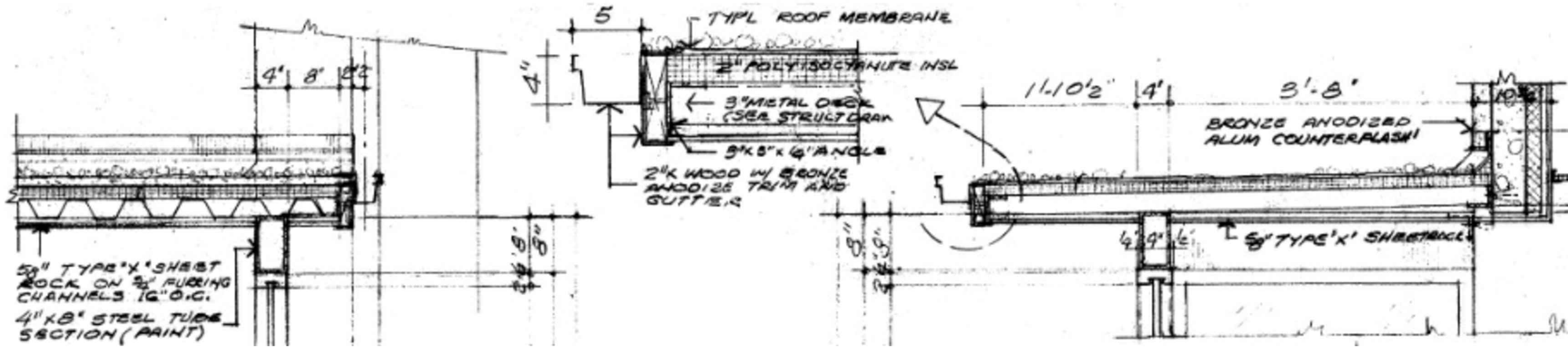
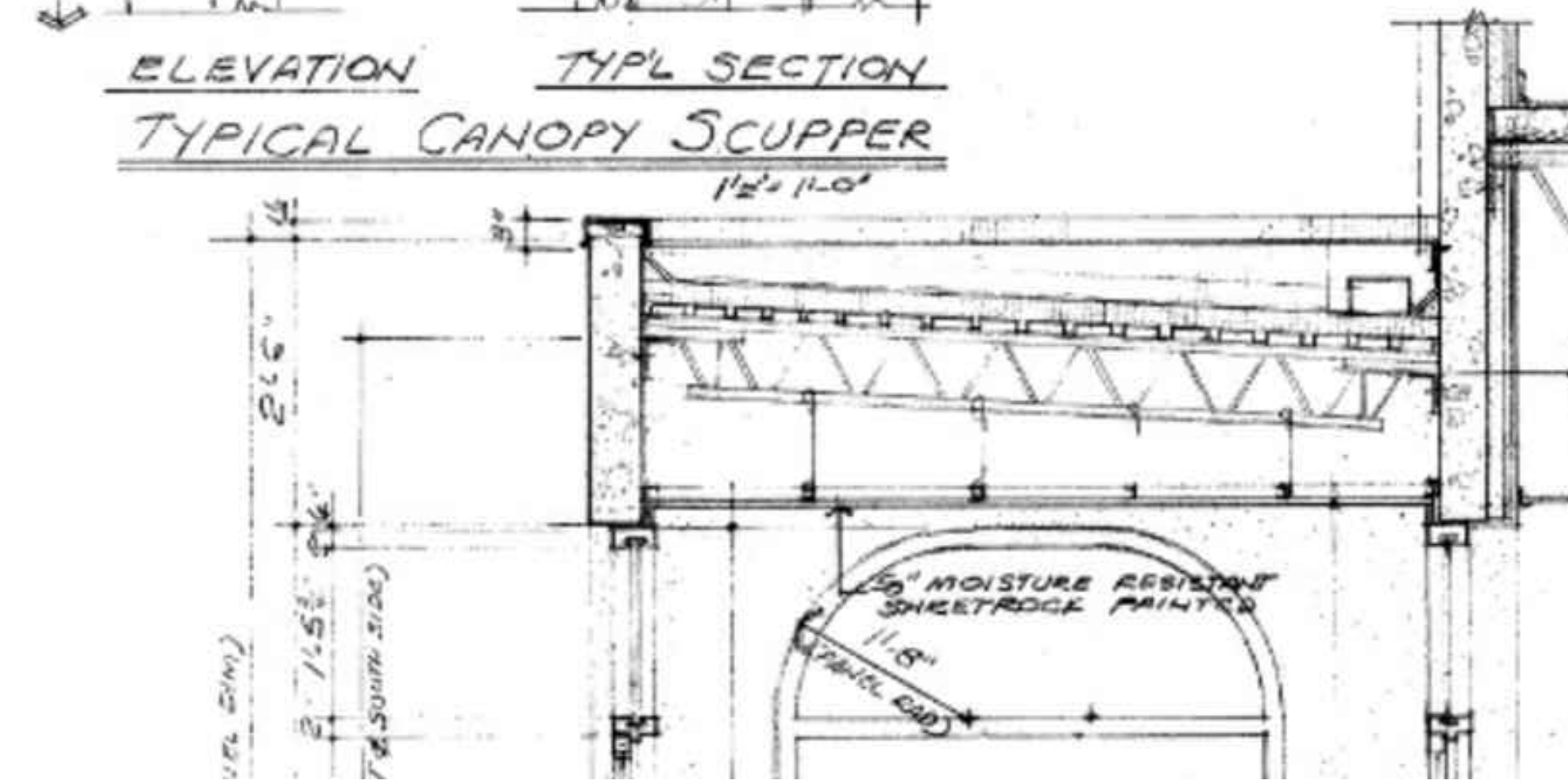
1 EXISTING BUILDING ROOF EDGE
NOT TO SCALE



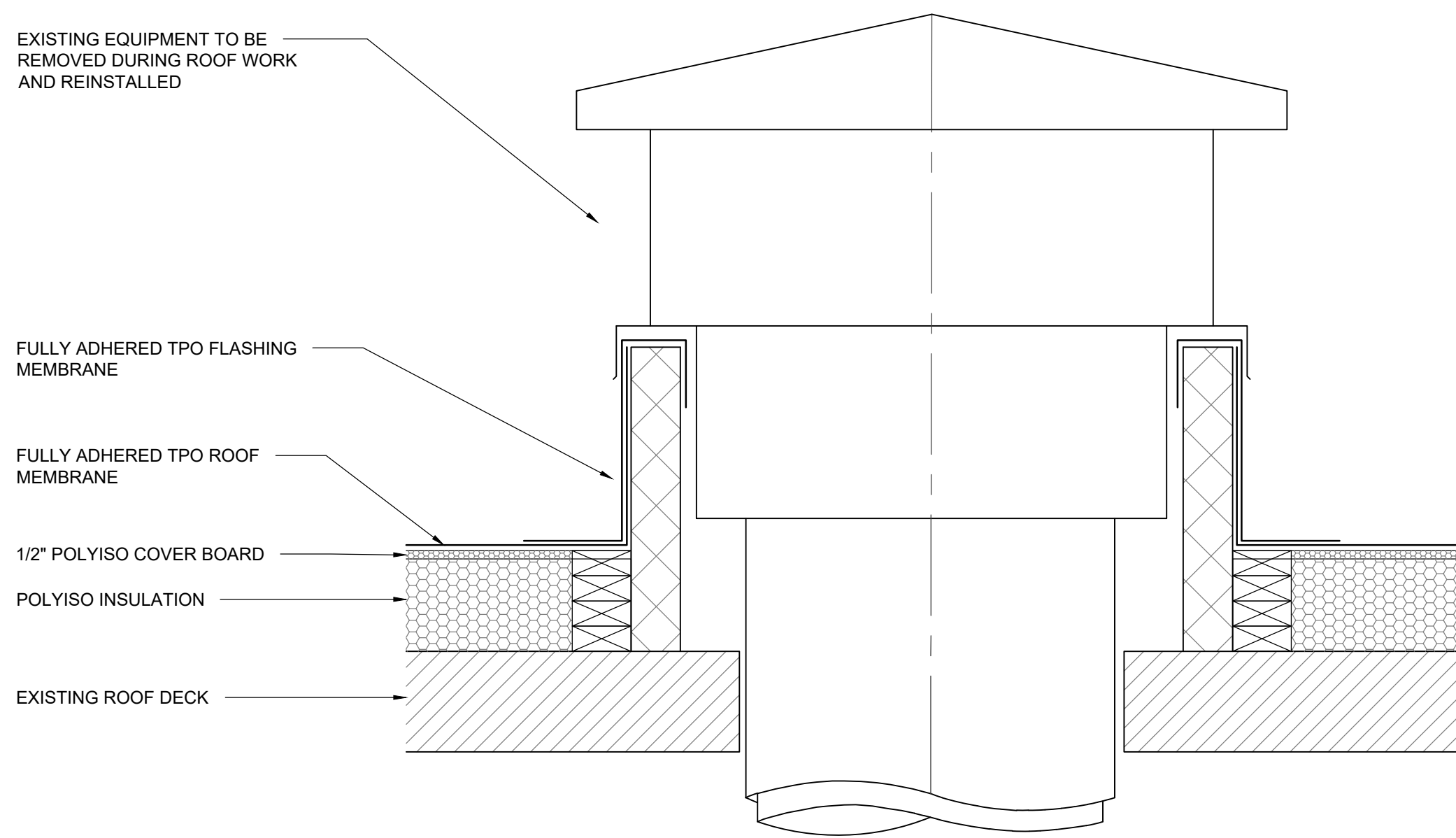
2 NEW BUILDING ROOF EDGE DETAIL
1 1/2" = 1'-0"



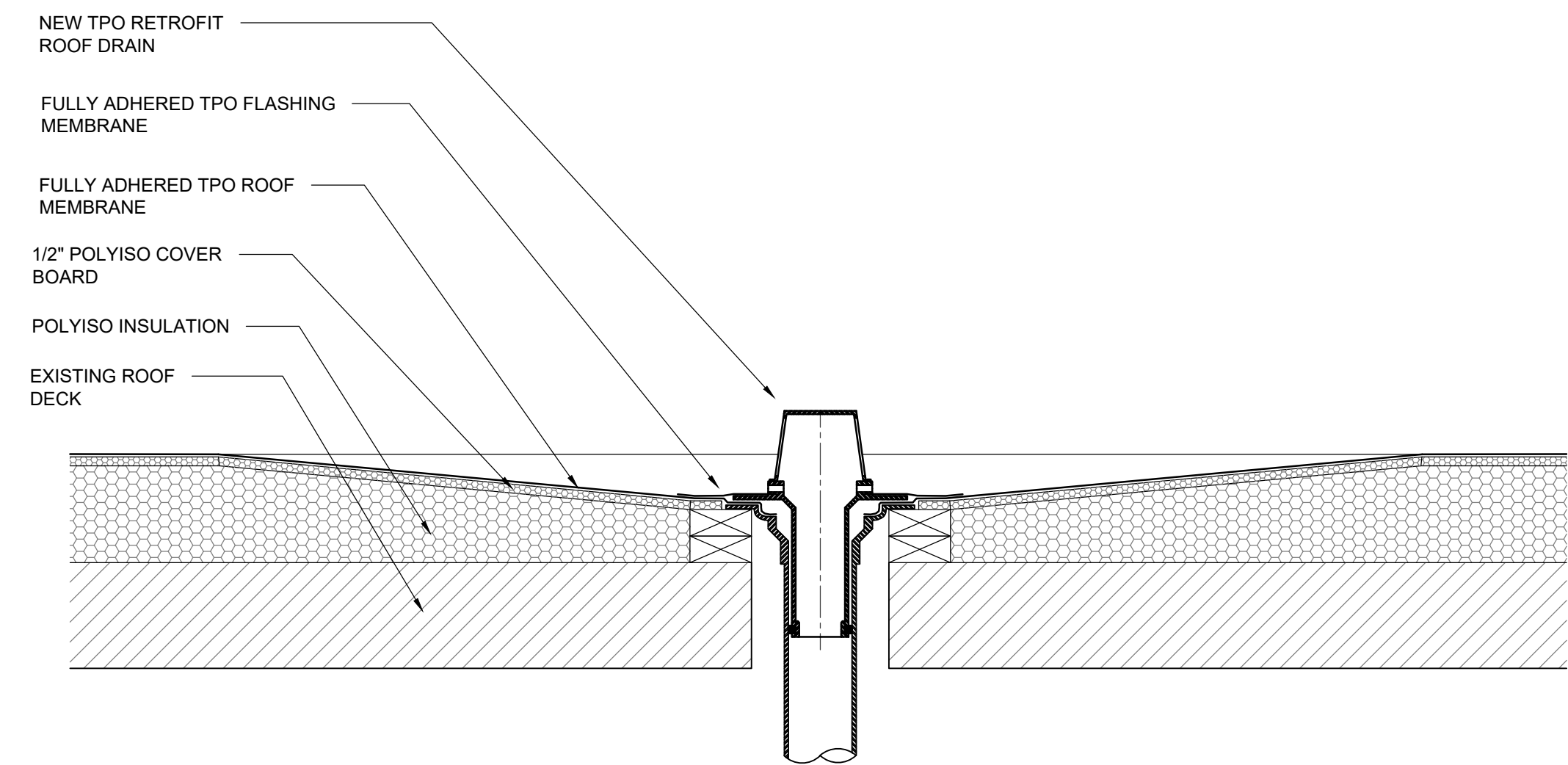
3 EXISTING VESTIBULE ROOF SECTION
NOT TO SCALE



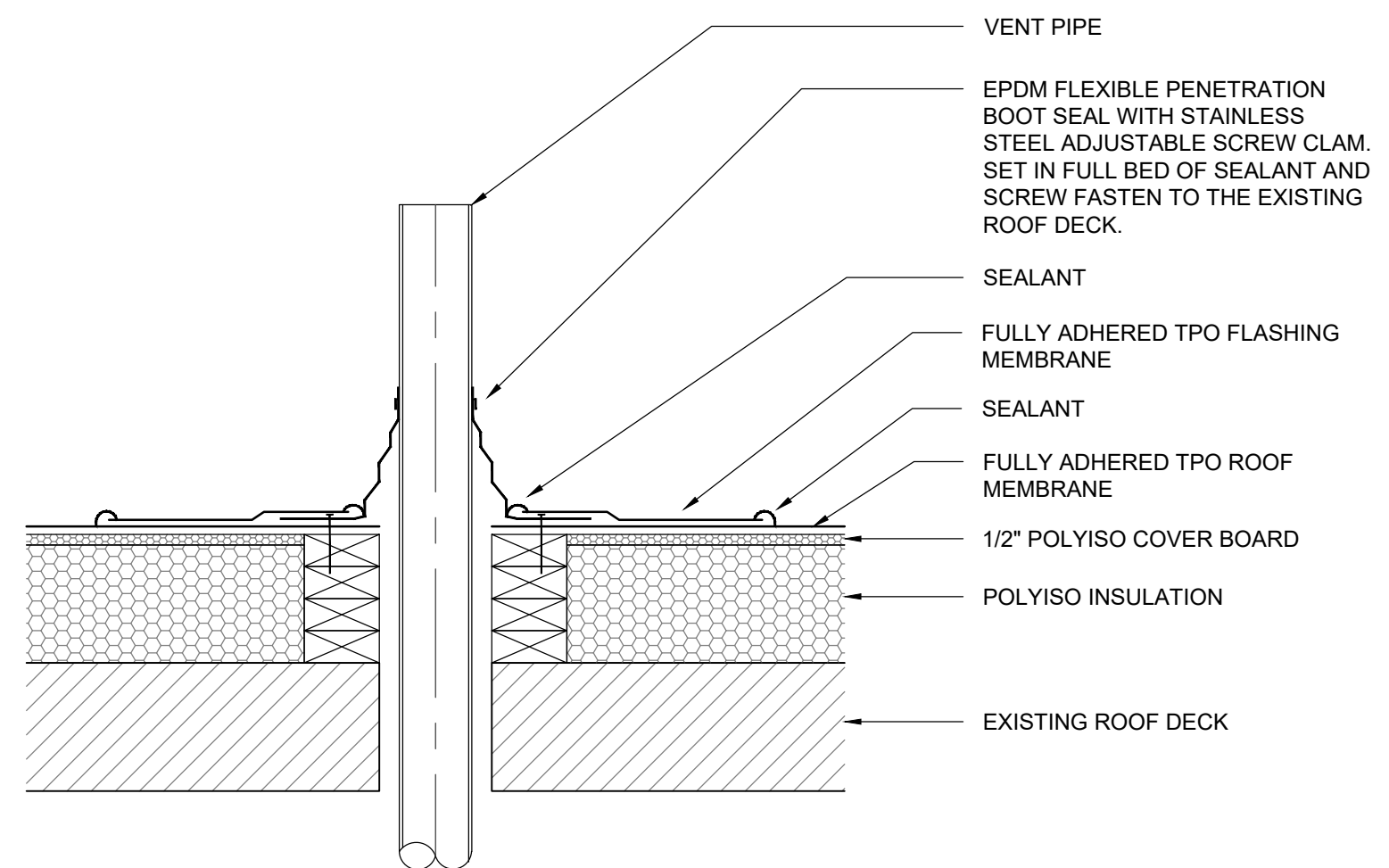
4 EXISTING GUARD ROOM ROOF SECTION
NOT TO SCALE



5 ROOF EQUIPMENT
1 1/2" = 1'-0"



6 ROOF DRAIN
1 1/2" = 1'-0"



7 PIPE FLASHING
1 1/2" = 1'-0"



BID
DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
OFFICE OF
ADMINISTRATION

REPLACE ROOF

KEATHLEY STATE
OFFICE BUILDING
3101 CHOTEAU AVENUE
ST. LOUIS, MO 63103

PROJECT # O2513-01
SITE # 1022
ASSET # 3101022001

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 06/06/2025

CAD DWG FILE: O2513-01
DRAWN BY: MLB
CHECKED BY: BMS
DESIGNED BY: MLB

SHEET TITLE:
KEATHLEY
ROOF DETAILS

SHEET NUMBER:

A342
8 OF 8 SHEETS

06/06/2025