

Will County 2025 Exterior Improvements: Roofing Replacement and Glazing Repairs

1300 Copperfield Avenue

Joliet, IL 60432

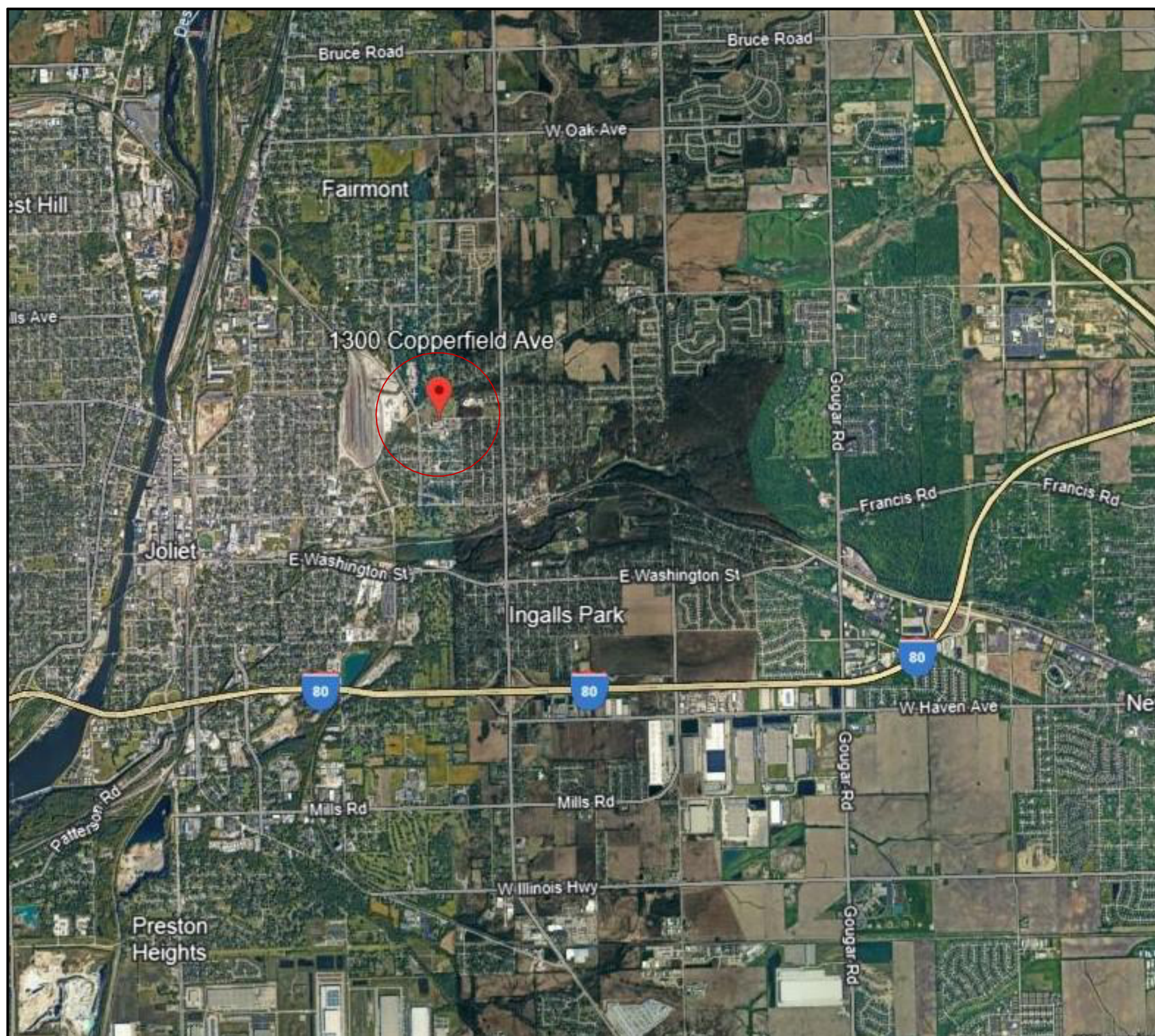
Will County

**2025 Exterior
Improvements:
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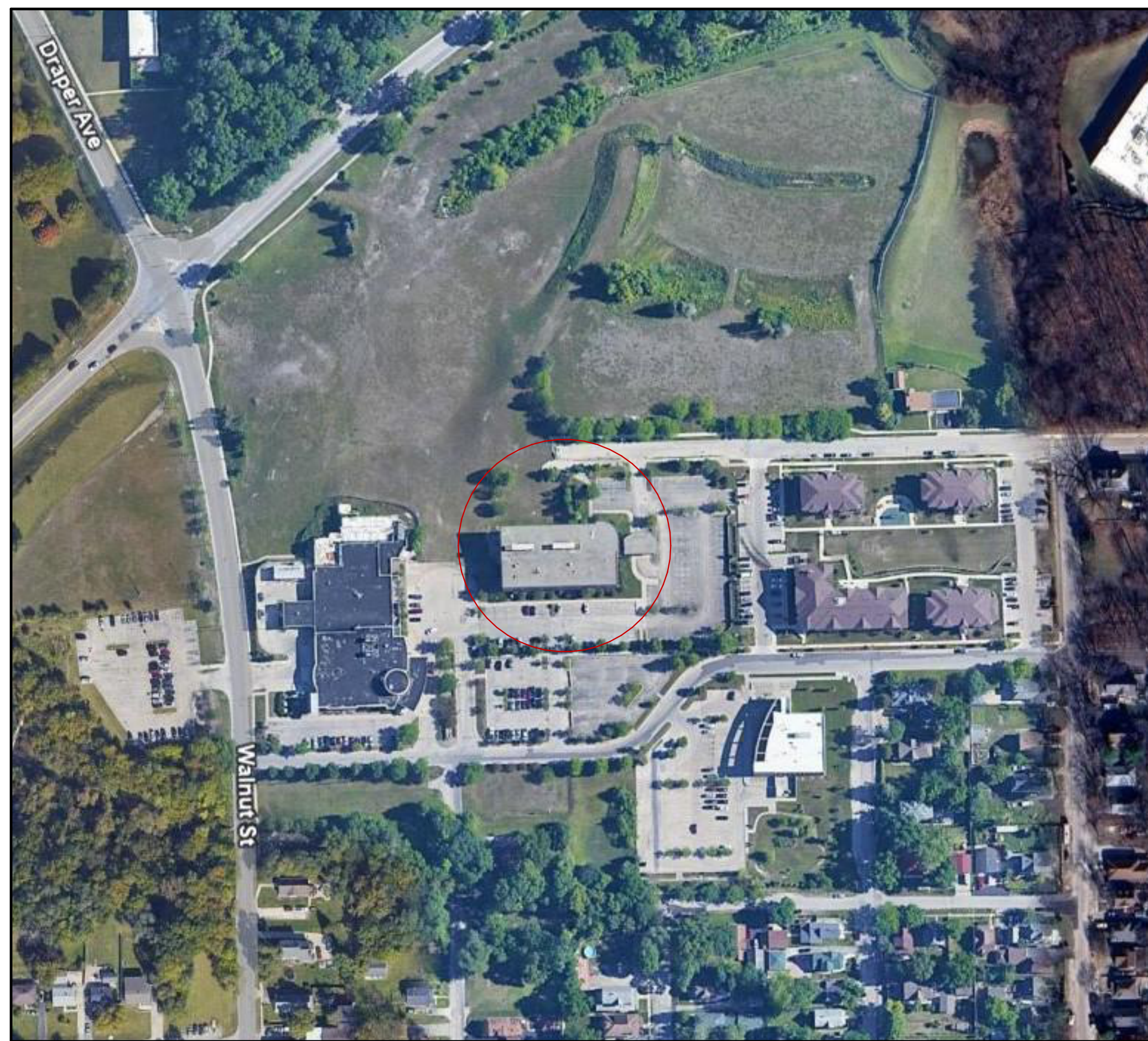
1300 Copperfield Avenue
Joliet, IL 60432

ARCHITECT
Legat Architects, Inc.
2015 Spring Rd, Suite 175
Oak Brook, IL 60523
P: 630.990.3535
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SITE LOCATION MAP



AREA MAP



SCHEDULE OF DRAWINGS

- GENERAL DRAWINGS
- G-001 TITLE SHEET

- ARCHITECTURAL DRAWINGS
- AR-101 ROOF PLAN
- A-201 EXTERIOR BUILDING ELEVATIONS
- A-S21 TYPICAL ROOF DETAILS
- A-S22 TYPICAL ROOF DETAILS CONTINUED

RELEASE

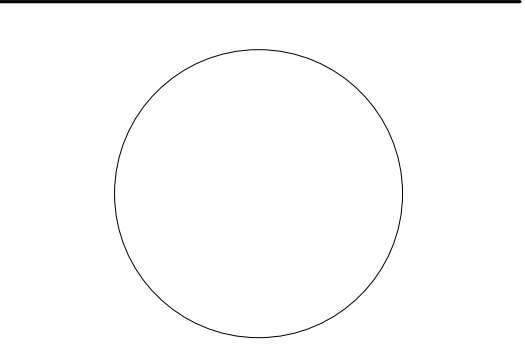
ISSUE FOR BIDDING

DATE OF ISSUE

01/20/2025

ARCHITECT'S PROJECT NUMBER

22415300

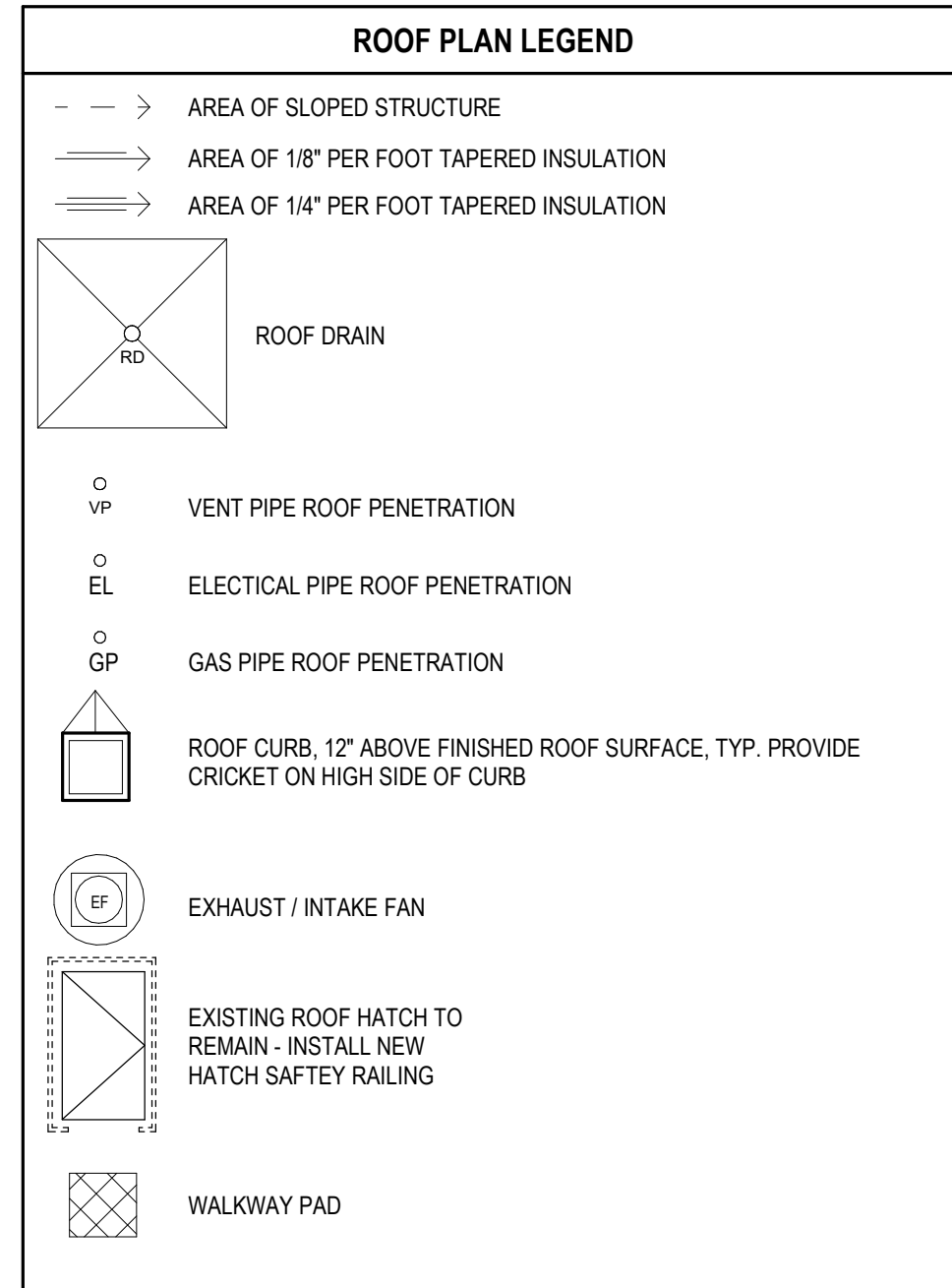


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TITLE SHEET



ROOF CONSTRUCTION NOTES

NOTE:
REFER TO THE PROJECT MANUAL FOR ADDITIONAL INFORMATION REGARDING ACCEPTABLE MATERIALS AND INSTALLATION REQUIREMENTS.

ROOF AREA 1 (17,670 SF):
(SLOPED METAL DECK)
1. RAISE HVAC CURBS AND PLUMBING VENTS - AS REQUIRED.
2. PROVIDE 2" EXTENSIONS TO ROOF DRAINS.
3. PROVIDE PERIMETER ROOF EDGE WOOD BLOCKING AS SHOWN.
4. EXISTING 2 LAYERS OF 1-1/2" POLY-ISO INSULATION BOARD TO REMAIN.
5. PROVIDE NEW LAYER OF 2" RIGID INSULATION - MECHANICALLY FASTENED.
6. PROVIDE NEW TAPERED INSULATION SADDLES MECHANICALLY FASTENED.
7. PROVIDE NEW 1/2" COVER BOARD, SET IN ADHESIVE.
8. PROVIDE 60 MIL TPO, FULLY ADHERED.
9. PROVIDE NEW METAL COPINGS, EDGE METAL FLASHINGS ETC.

ROOF AREA 2 (573 SF):
(FLAT METAL DECK)
1. RAISE HVAC CURBS AND PLUMBING VENTS - AS REQUIRED.
2. PROVIDE 2" EXTENSIONS TO ROOF DRAINS.
3. PROVIDE PERIMETER ROOF EDGE WOOD BLOCKING AS SHOWN.
4. BASE AND TAPERED POLY-ISO INSULATION BOARD TO REMAIN (2" TO 5" THICK).
5. PROVIDE NEW LAYER OF 2" RIGID INSULATION - MECHANICALLY FASTENED.
6. PROVIDE NEW 1/2" COVER BOARD, SET IN ADHESIVE.
7. PROVIDE 60 MIL TPO, FULLY ADHERED.
8. PROVIDE NEW METAL COPINGS, EDGE METAL FLASHINGS ETC.

ROOF AREA 3 (155 SF):
(FLAT METAL DECK)
1. ROOF DRAIN TO REMAIN.
2. PROVIDE PERIMETER ROOF EDGE WOOD BLOCKING AS SHOWN.
3. PROVIDE 5A VAPOR RETARDER - DIRECT TO DECK.
4. PROVIDE 1-1/2" POLY-ISO INSULATION - MECHANICALLY FASTENED.
5. PROVIDE TAPERED POLY-ISO INSULATION - MECHANICALLY FASTENED.
6. PROVIDE 1/2" COVER BOARD - SET IN ADHESIVE.
7. PROVIDE 60 MIL TPO - SET IN ADHESIVE.
8. PROVIDE NEW METAL COPINGS, EDGE METAL FLASHINGS ETC.

ROOF AREA 4 (1,680 SF):
(FLAT METAL DECK)
1. ROOF DRAINS TO REMAIN.
2. PROVIDE PERIMETER ROOF EDGE WOOD BLOCKING AS SHOWN.
3. PROVIDE 5A VAPOR RETARDER - DIRECT TO DECK.
4. PROVIDE 1-1/2" POLY-ISO INSULATION - MECHANICALLY FASTENED.
5. PROVIDE TAPERED POLY-ISO INSULATION - MECHANICALLY FASTENED.
6. PROVIDE 1/2" COVER BOARD - SET IN ADHESIVE.
7. PROVIDE 60 MIL TPO - SET IN ADHESIVE.
8. PROVIDE NEW METAL COPINGS, EDGE METAL FLASHINGS ETC.

ALTERNATE 1:
(ROOF AREAS 1 AND 2)
1. INSTALL A VAPOR RETARDER DIRECT TO METAL DECK.
2. REMOVE EXISTING LOOSE LAID INSULATION, SALVAGE FOR REUSE.
3. INSTALL NEW VAPOR RETARDER.
4. REINSTALL INSULATION.
5. CONTINUE ROOF CONSTRUCTION NOTES 5-8 ABOVE.
6. PROVIDE 90 MIL TPO IN LIEU OF 60 MIL TPO.

ALTERNATE 1:
(ALL ROOF AREAS)
1. PROVIDE 90 MIL TPO IN LIEU OF 60 MIL TPO.

ROOF REMOVAL NOTES

DISCLAIMER:
THE FOLLOWING ROOF REMOVAL NOTES ARE PRESUMED TO BE ACCURATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ROOFING CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTING ROOF SYSTEM CONSTRUCTIONS AND QUANTITIES. PRIOR TO THE TIME OF BIDDING, ALL ROOF AREAS MAY CONTAIN ELECTRICAL CONDUIT WITHIN THE INSULATION AND ROOF DECK AND IS TO REMAIN IN PLACE.

ROOF AREA 1 (17,670 SF):
(SLOPED METAL DECK)
1. REMOVE BALLAST ROCK.
2. REMOVE EPDM.
3. 2 LAYERS OF 1-1/2" POLY-ISO INSULATION BOARD TO REMAIN.
4. REMOVE METAL COPING FLASHING.
5. EXISTING METAL DECK TO REMAIN.

ROOF AREA 2 (573 SF):
(FLAT METAL DECK)
1. REMOVE BALLAST ROCK.
2. REMOVE EPDM.
3. BASE AND TAPERED POLY-ISO INSULATION BOARD TO REMAIN (2" TO 5" THICK).
4. REMOVE METAL COPINGS FLASHING.
5. EXISTING METAL DECK TO REMAIN.

ROOF AREA 3 (155 SF):
(FLAT METAL DECK)
1. REMOVE FULLY ADHERED EPDM.
2. REMOVE TAPERED POLY-ISO INSULATION (1" TO 2" THICK).
3. REMOVE 1-1/2" POLY-ISO INSULATION.
4. REMOVE METAL COPINGS FLASHING.
5. EXISTING METAL DECK TO REMAIN.

ROOF AREA 4 (1,680 SF):
(FLAT METAL DECK)
1. REMOVE BALLAST ROCK.
2. REMOVE EPDM.
3. TAPERED POLY-ISO INSULATION BOARD TO REMAIN (2" TO 5" THICK).
4. 1/2" FESCO INSULATION TO REMAIN.
5. REMOVE METAL COPING FLASHING.
6. EXISTING METAL DECK TO REMAIN.

GENERAL ROOF NOTES

- ALL INSULATION JOINTS, HORIZONTAL AND VERTICAL, ARE TO BE STAGGERED.
- ALL INSULATION JOINTS GREATER THAN 1/4" ARE TO BE FILLED W/ INSULATION STRIPS.
- ALL ROOF PENETRATIONS, INCLUDING VENT STACKS, ROOF CURBS, AND PIPE SUPPORT CURBS ARE TO BE A MINIMUM OF 8" ABOVE THE ROOF MEMBRANE SURFACE.
- FIELD VERIFY ALL CONDITIONS PRIOR TO SUBMITTING SHOP DRAWINGS INCLUDING TAPERED INSULATION DRAWINGS W/ ALL DRAIN LOCATIONS.
- ALL COUNTERFLASHING, COPING, AND MISC. METAL FLASHING PIECES ARE TO HAVE SEALANT APPLIED AT THEIR END CONDITIONS.
- ALL EXPOSED FASTENERS TO BE CORROSION RESISTIVE. HAVE NEOPRENE WASHERS, AND BE COVERED W/ SEALANT FOLLOWING ARCHITECT'S APPROVAL.
- APPLY MEMBRANE MANUFACTURER'S SEALANT OVER FASTENER HEADS AT BASE FLASHING SECUREMENT.
- DRAINS TO BE FLASHED AS PER MANUFACTURER'S SPECIFICATIONS.
- PROVIDE COUNTERFLASHING FOR ALL VERTICAL FLANGES ON ENDWALL FLASHING PIECES.
- WHEN CONDITIONS REQUIRE END WALL FLASHING TO BE INSTALLED, COORDINATE INSTALLATION SO THAT END WALL FLASHING AND COUNTERFLASHING COVERING IT ARE NOT DOUBLE FASTENED - ONLY ONE FASTENER IS REQUIRED TO SECURE BOTH PIECES.
- SCREW FASTENERS FOR INSULATION ARE TO BE INSTALLED THROUGH TOP FLUTES OF METAL DECK ONLY.
- ALL WOOD BLOCKING TO BE MITERED AND SCREWED, UNLESS NOTED OTHERWISE.
- ALL COPING JOINTS TO ALIGN WITH CENTER OF METAL PANEL JOINTS AND MULLIONS, UNLESS NOTED OTHERWISE.

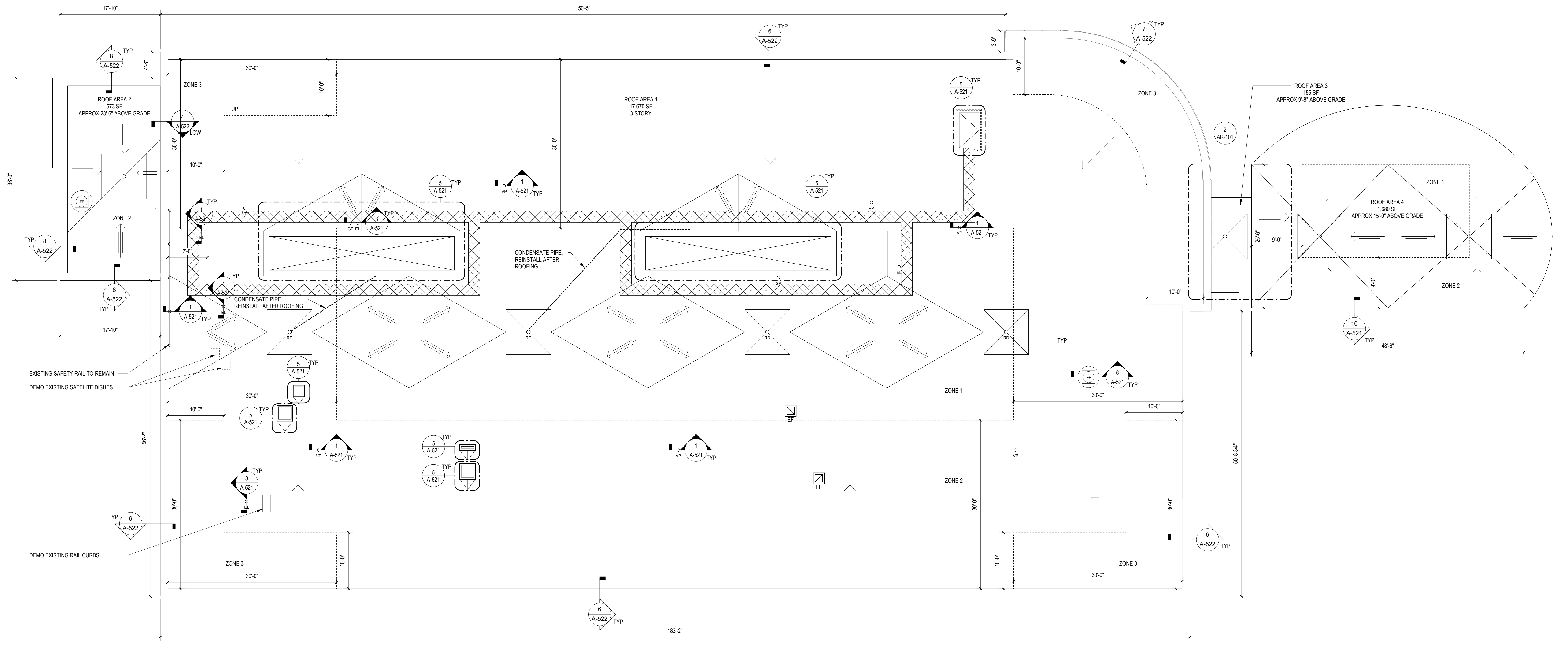
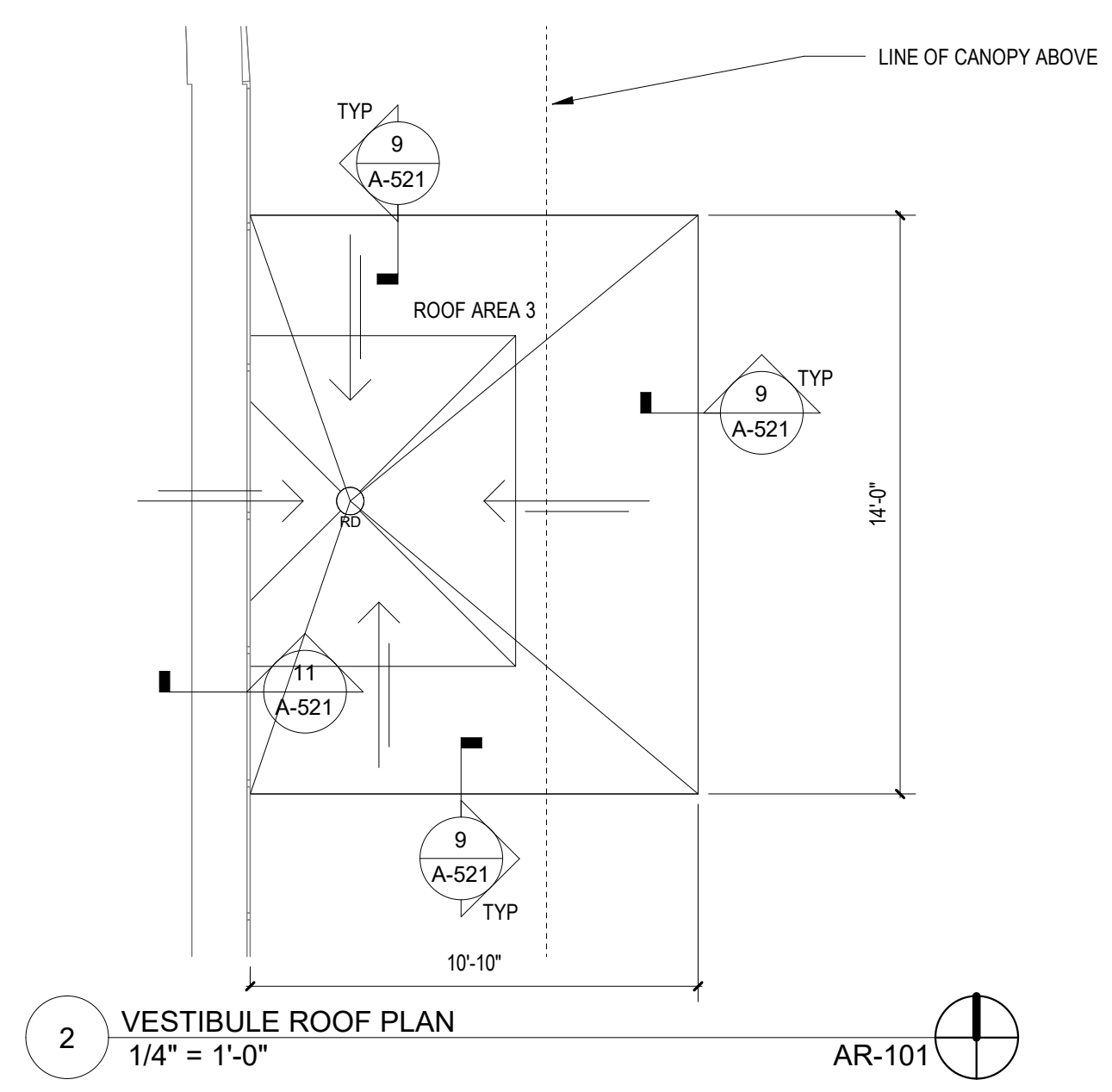
ROOF PLAN FLASHING NOTES

- ALL FLASHING FLANGES ARE TO BE SET IN SEALANT.
- ISOMETRIC DRAWINGS ARE DIAGRAMMATIC.
- FOLLOWING INSTALLATION OF THE FLASHING, APPLY SEALANT TO ALL EXPOSED LEADING EDGES.
- ALL SCREW ANCHOR LOCATIONS TO HAVE PRE-DRILLED 5/16" PILOT HOLES.
- NON-EXPOSED SCREW ANCHORS INTO WOOD TO BE NO. 14 X 1-1/2 LONG 18-8 AUSTENITIC STAINLESS STEEL TYPE 304 SCREW.
- EXPOSED SCREW ANCHORS INTO WOOD TO BE NO. 14 X 1-1/2 LONG 18-8 AUSTENITIC STAINLESS STEEL TYPE 304 SCREW.
- NON-EXPOSED SCREW ANCHORS INTO MASONRY ARE TO BE 1-1/4" X 3/16" STAINLESS STEEL SELF TAPPING SCREW FASTENERS.
- EXPOSED SCREW ANCHORS INTO MASONRY ARE TO BE 1-1/4" X 3/16" STAINLESS STEEL SELF TAPPING SCREW FASTENERS WITH CLAMSEAL CORROSION RESISTIVE COATING AND NEOPRENE WASHERS.
- EXPOSED SCREW FASTENERS INTO SHEET METAL TO BE 3/4" X 1/4" TKS 1 WITH NEOPRENE WASHERS.
- FIELD VERIFY ALL CONDITIONS PRIOR TO FABRICATION.
- ALL EXPOSED SCREW FASTENERS ARE TO BE COVERED WITH SEALANT UNLESS NOTED OTHERWISE.

WIND UPLIFT ZONES

ENTIRE ROOF

ZONE1 44.0 POUNDS PER SQUARE FOOT
ZONE2 58.0 POUNDS PER SQUARE FOOT
ZONE3 78.1 POUNDS PER SQUARE FOOT



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GLAZING LEGEND

INDICATES BROKEN GLAZING TO BE REMOVED AND REPLACED

GLAZING TYPES

EXTERIOR:
E-1 1" INSULATED GLAZING UNIT
E-2 1" INSULATED SPANDREL GLAZING UNIT

GENERAL NOTES

- EXISTING STOREFRONT SYSTEM: EFCO 403 2"x4-1/2" CENTER SET, INSIDE GLAZED, DARK BRONZE.
- EXISTING CURTAINWALL SYSTEM: EFCO 5600 2-1/2"x10", FINISH: VALSPAR #399B365 BRILLIANT GOLD.
- REFER TO PROJECT MANUAL FOR GLASS TYPES. FINAL GLASS SELECTION TO BE CONFIRMED IN FIELD WITH GLAZING PROVIDER.

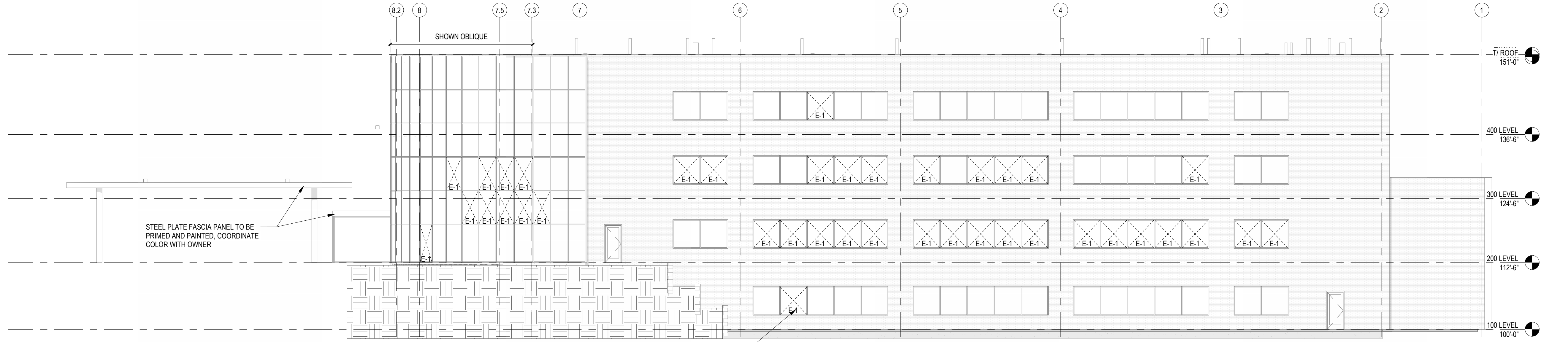
SCOPE OF WORK NOTES

STOREFRONT GLAZING REPLACEMENT:

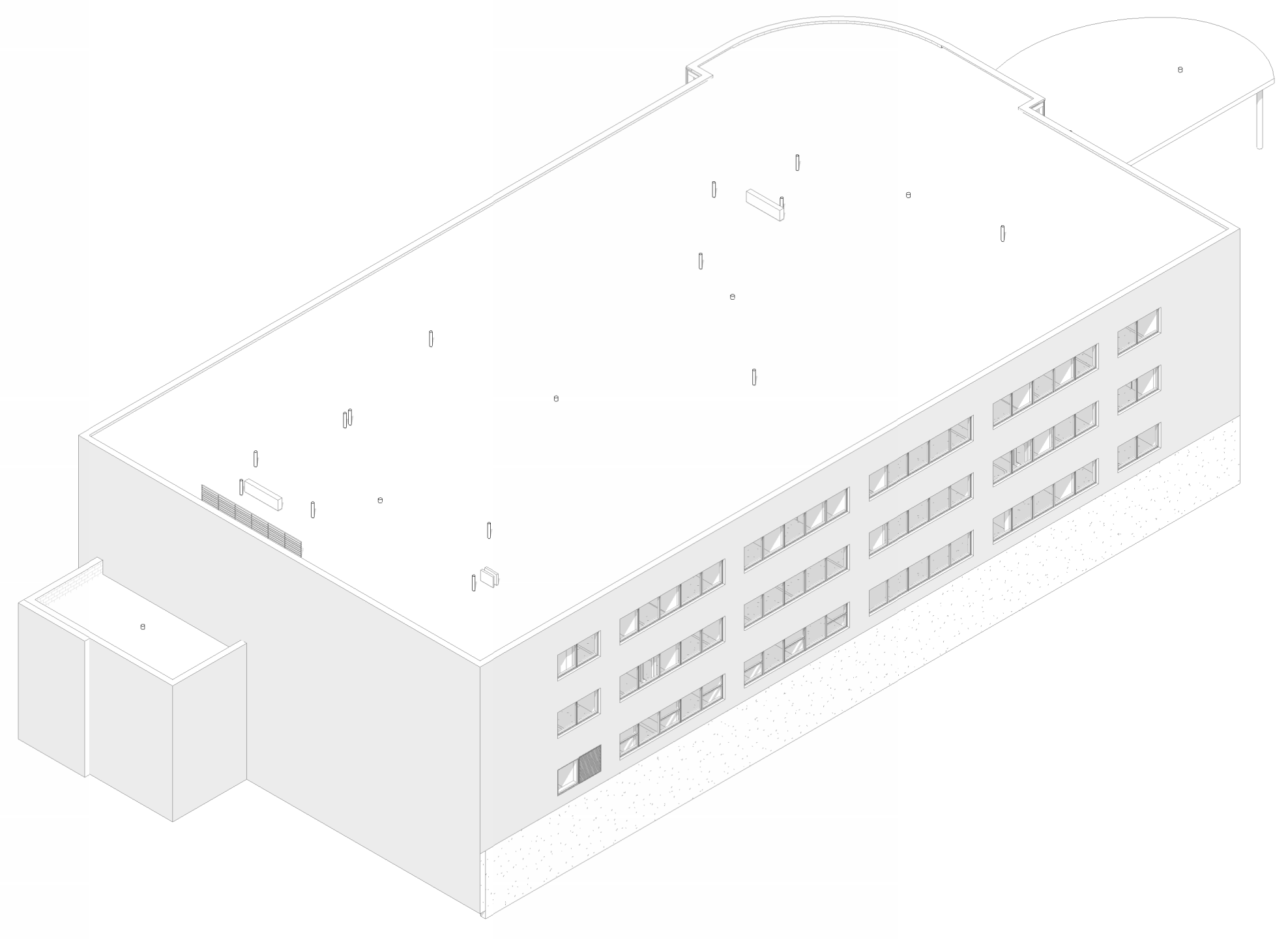
- REMOVE EXTERIOR PLYWOOD AND SUPPORT FRAMING. PATCH ANY HOLES IN STOREFRONT FRAMING WITH SILICONE SEALANT.
- REMOVE INTERIOR HORIZONTAL WINDOW SHADES AND SALVAGE FOR REINSTALLATION.
- REMOVE GLAZING GASKETS AND INTERIOR FRAMING AS REQUIRED AND SALVAGE FOR REINSTALLATION.
- REPLACE BROKEN GLAZING UNITS.
- REINSTALL FRAMING AND GLAZING GASKETS.
- REINSTALL HORIZONTAL WINDOW BLINDS.

CURTAINWALL GLAZING REPLACEMENT:

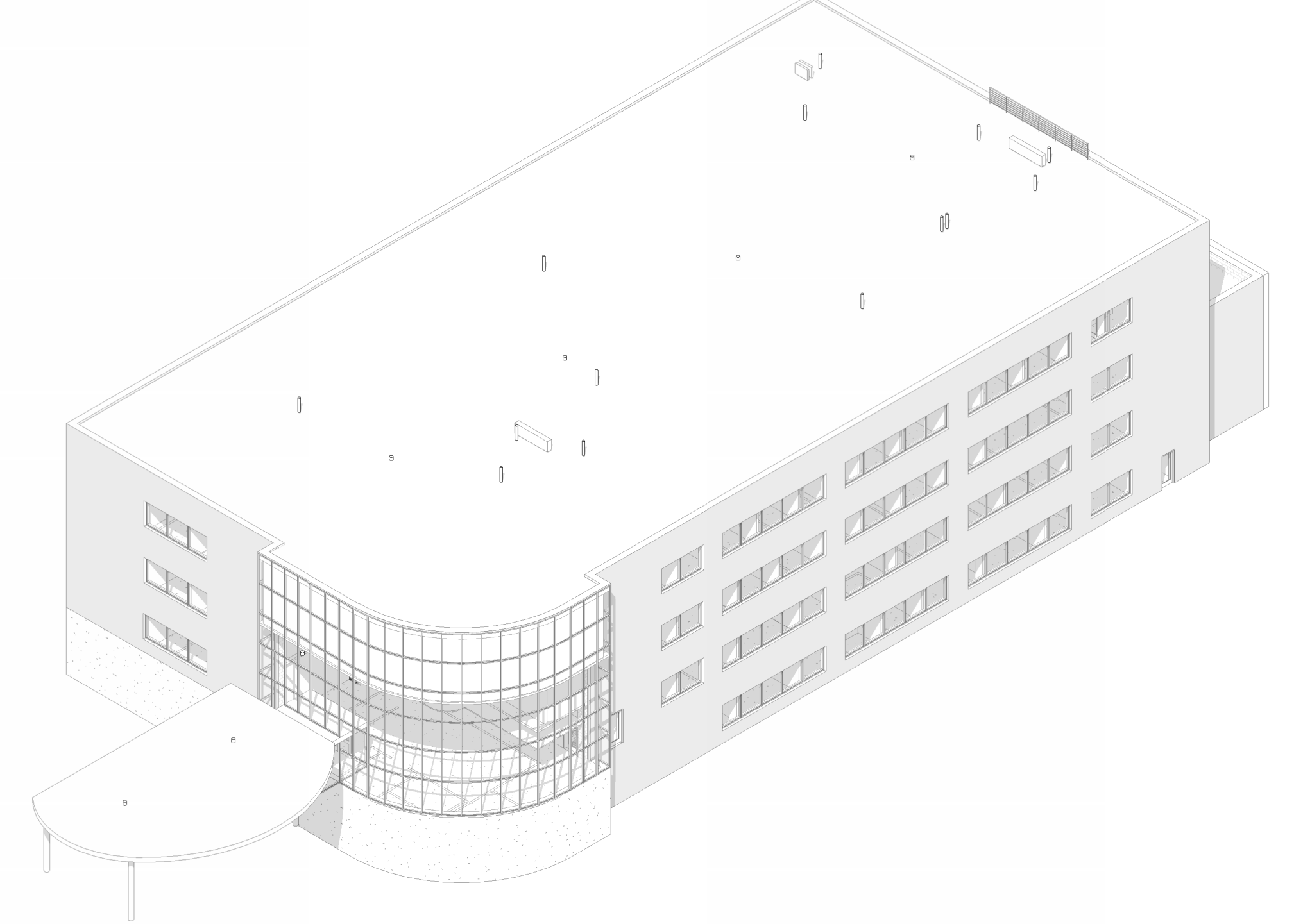
- REMOVE ALL EXTERIOR PLYWOOD AND SUPPORT FRAMING FROM THE CURTAIN WALL SYSTEM.
- CAREFULLY REMOVE EXTERIOR SNAP CAPS, PRESSURE PLATES AND GASKETING AS REQUIRED. SALVAGE CAPS FOR REINSTALLATION.
- REPLACE DAMAGED GLAZING UNITS.
- REINSTALL ALL REMOVED COMPONENTS.
- PATCH ANY HOLES IN THE SNAP CAPS WITH SILICONE SEALANT TO MATCH CURTAIN WALL COLOR.



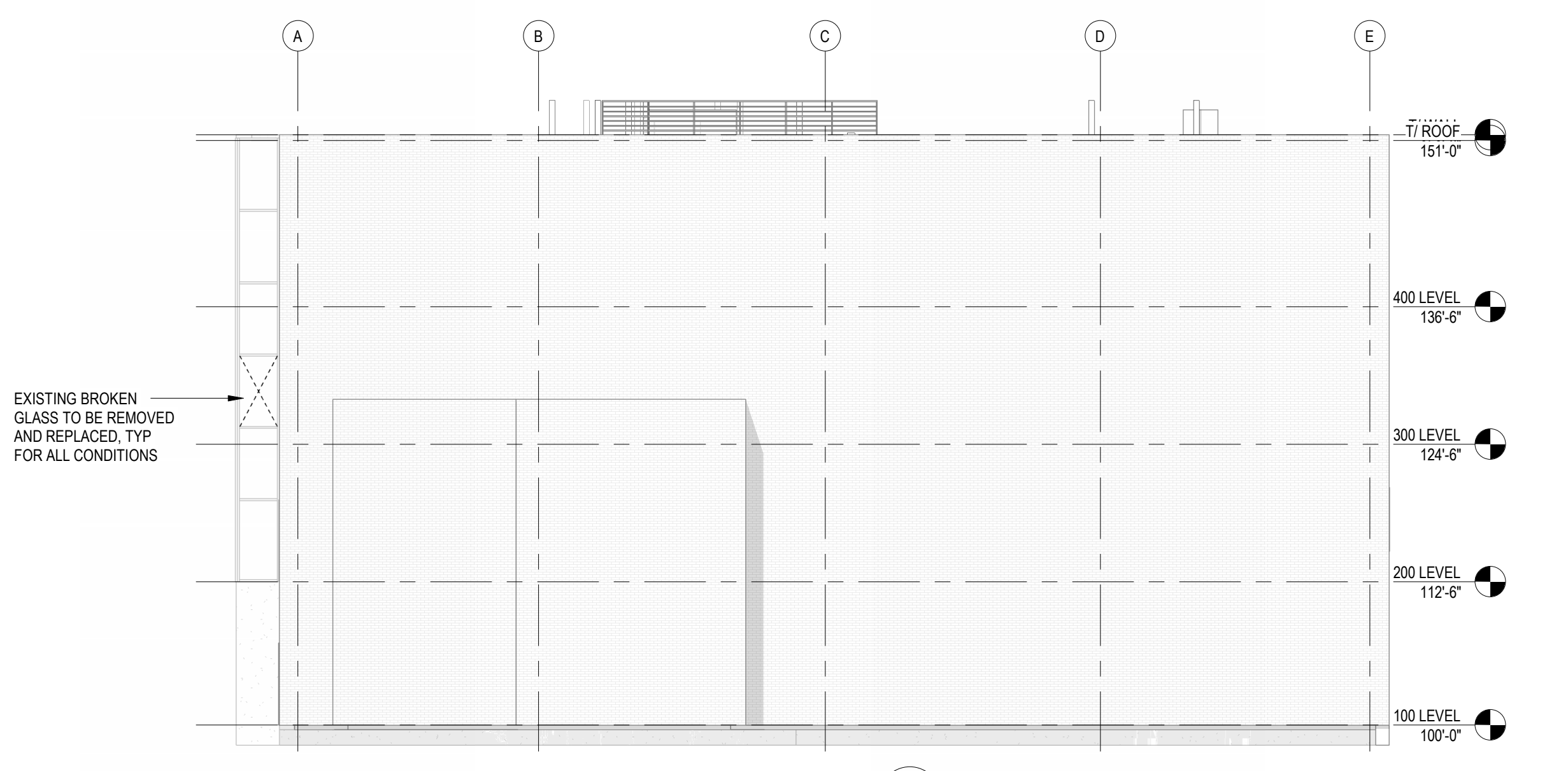
4 North
3/32" = 1'-0" A-011



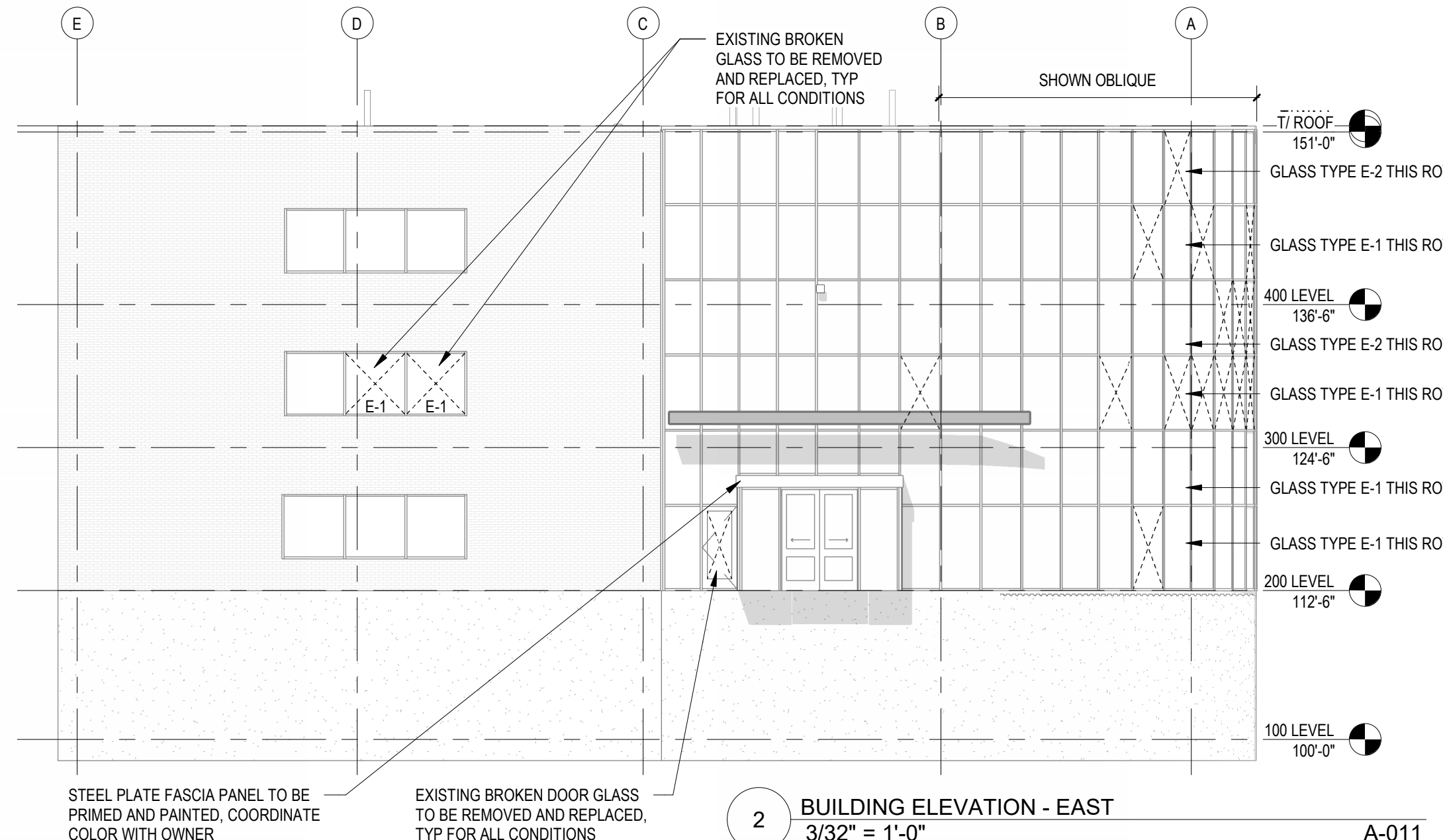
SOUTH- WEST ELEVATION



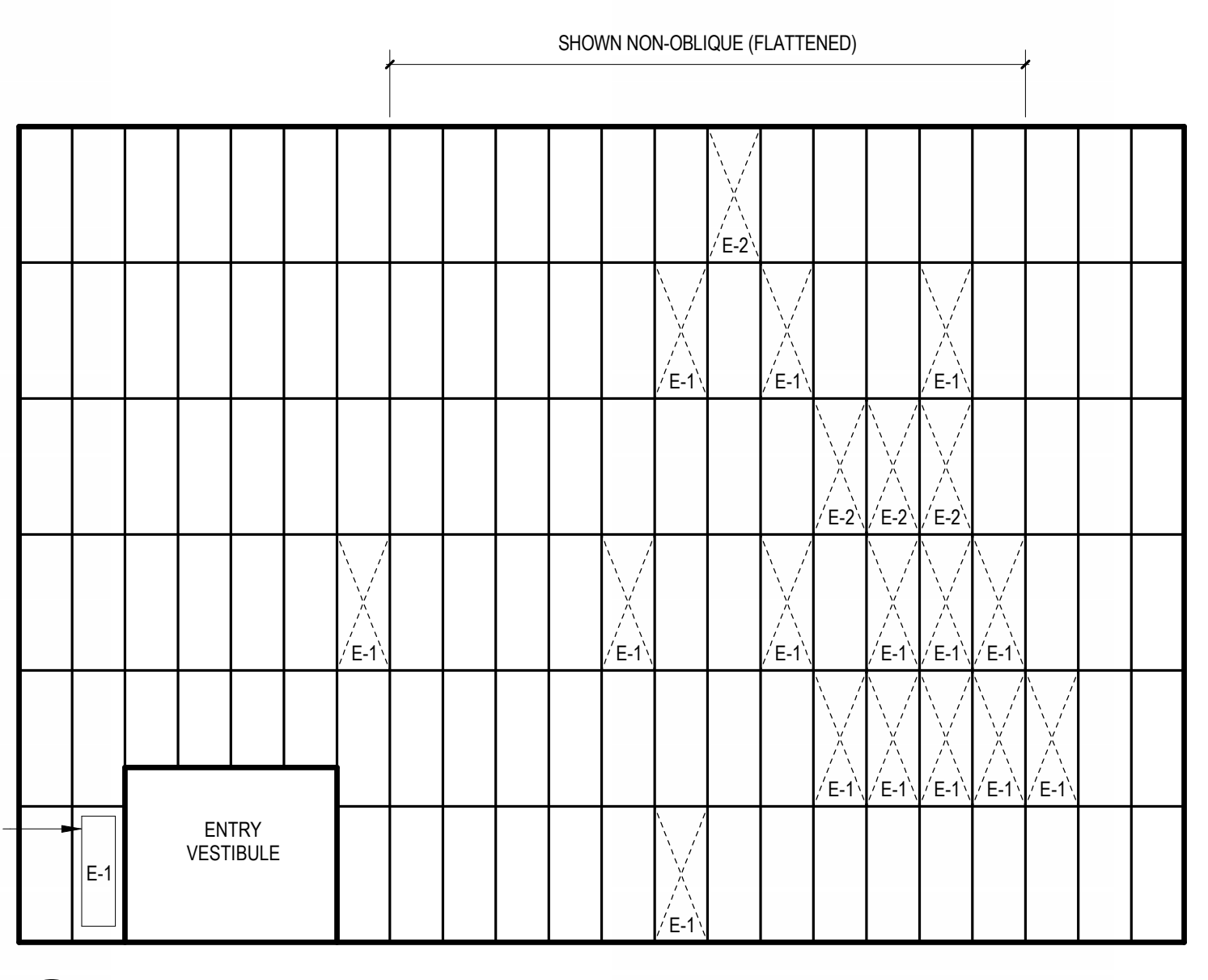
NORTH- EAST ELEVATION



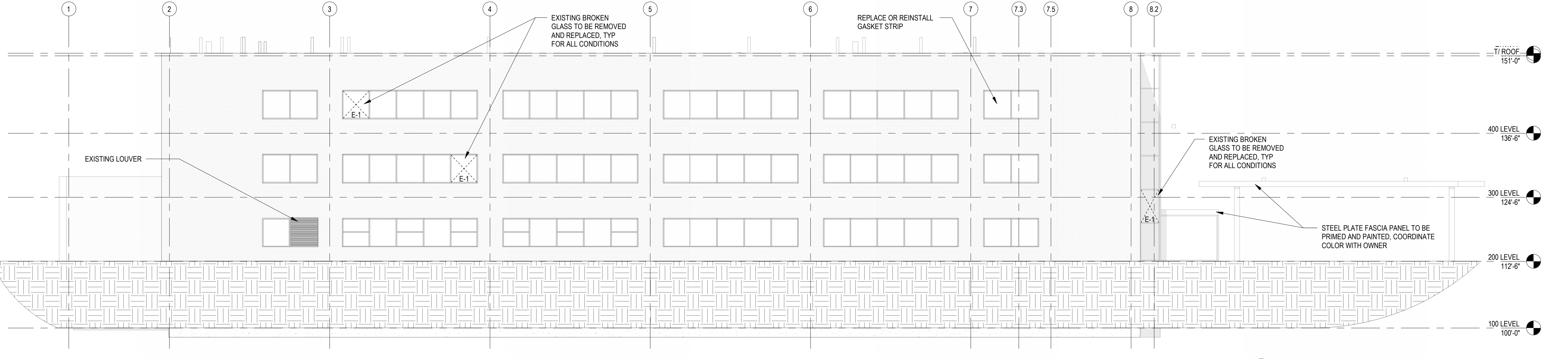
3 BUILDING ELEVATION - WEST
3/32" = 1'-0" A-011



2 BUILDING ELEVATION - EAST
3/32" = 1'-0" A-011



5 FLATTENED CURTAINWALL
1/8" = 1'-0"



1 BUILDING ELEVATION - SOUTH
3/32" = 1'-0" A-011

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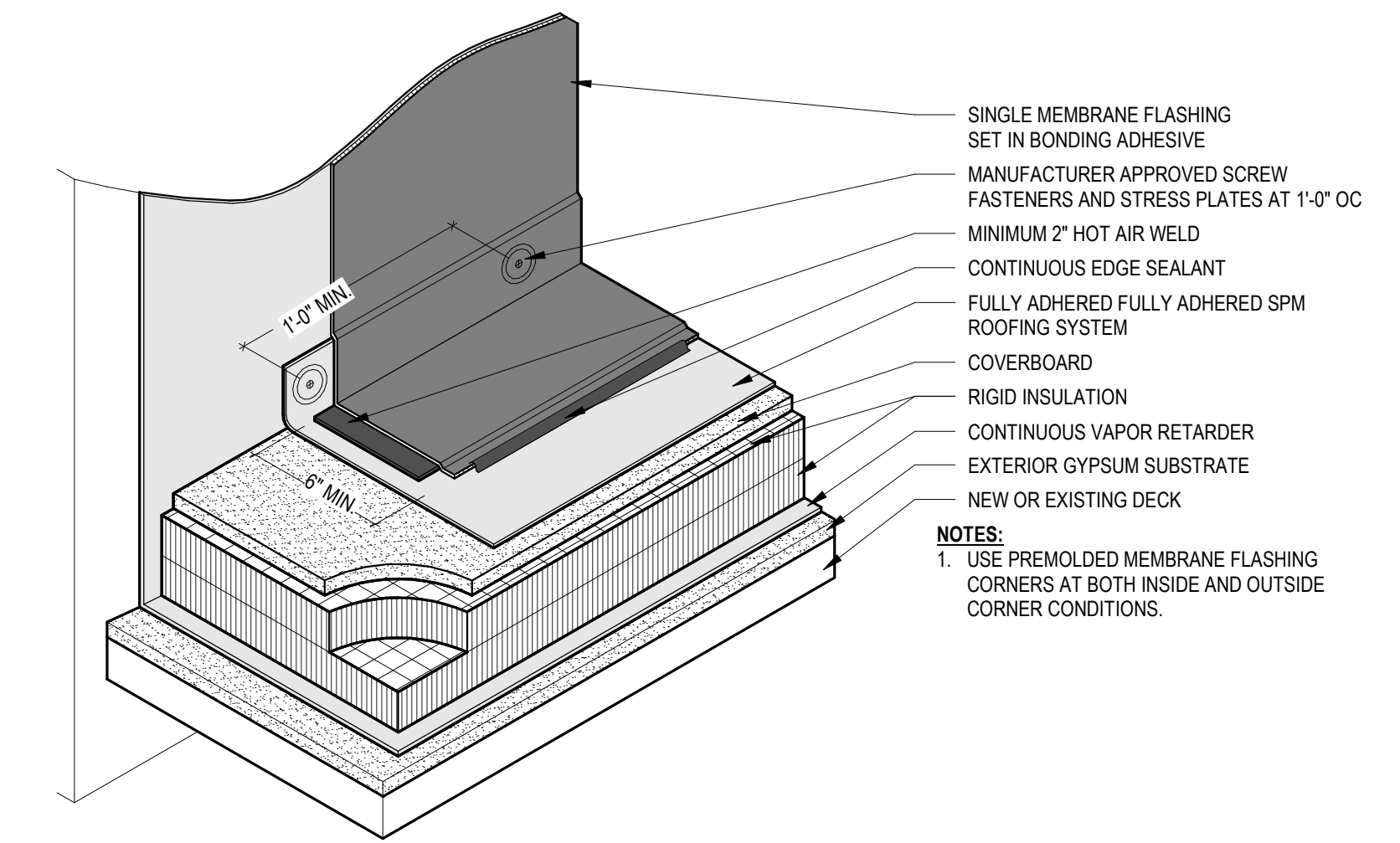
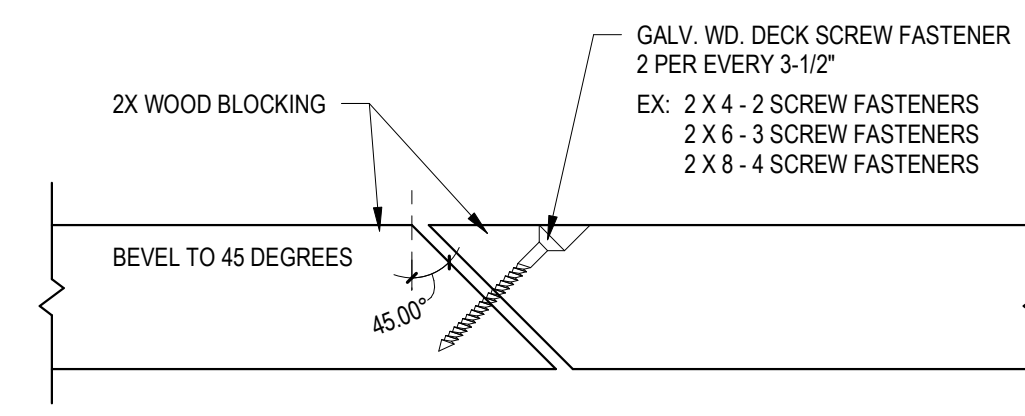
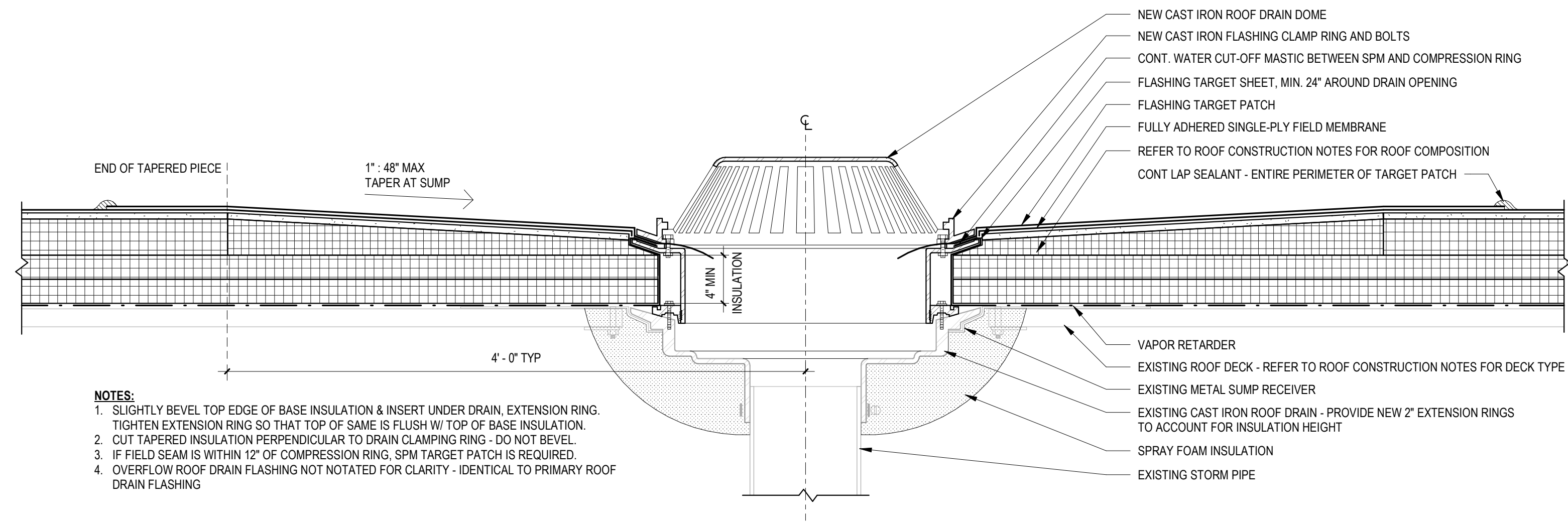
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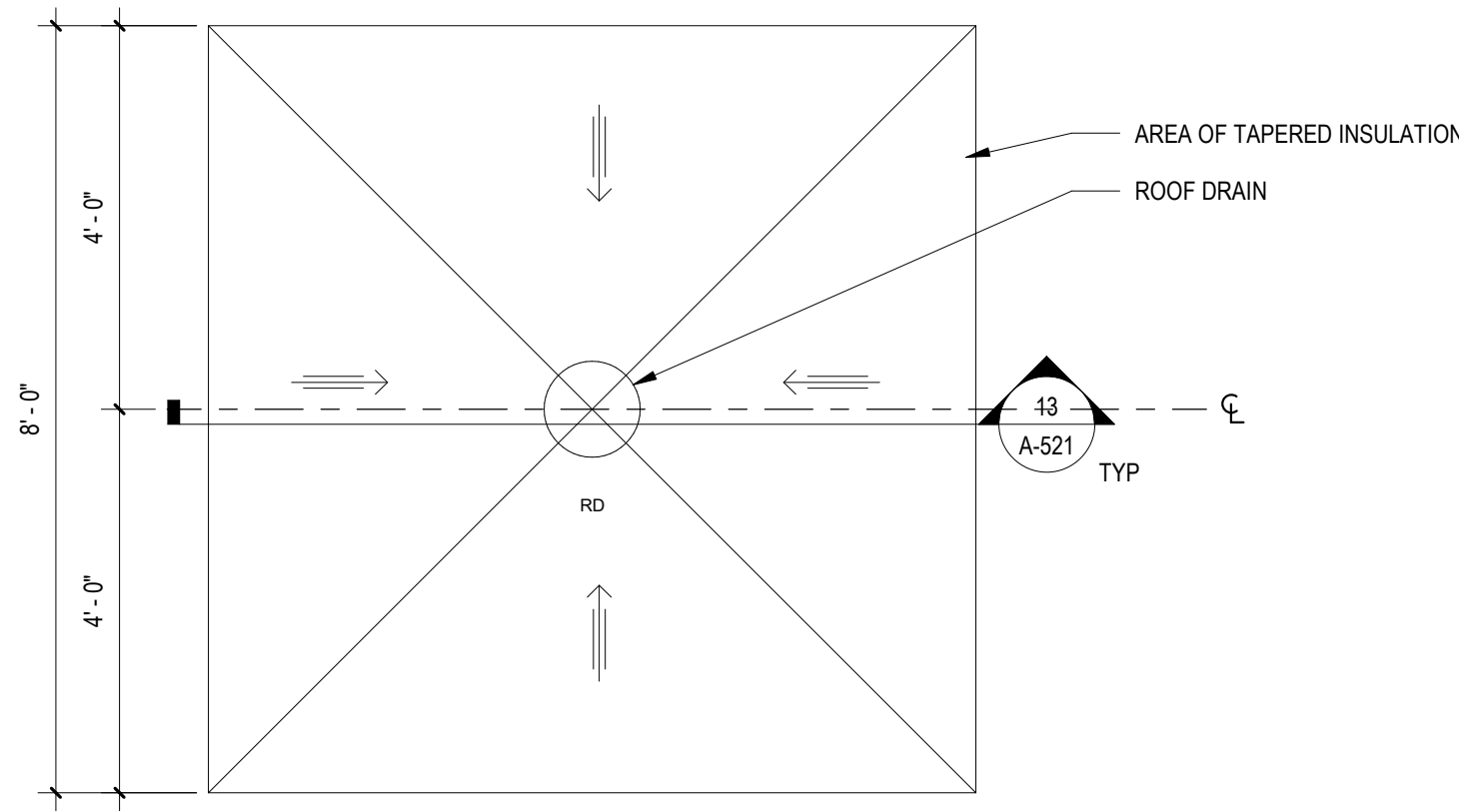
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EXTERIOR BUILDING ELEVATIONS

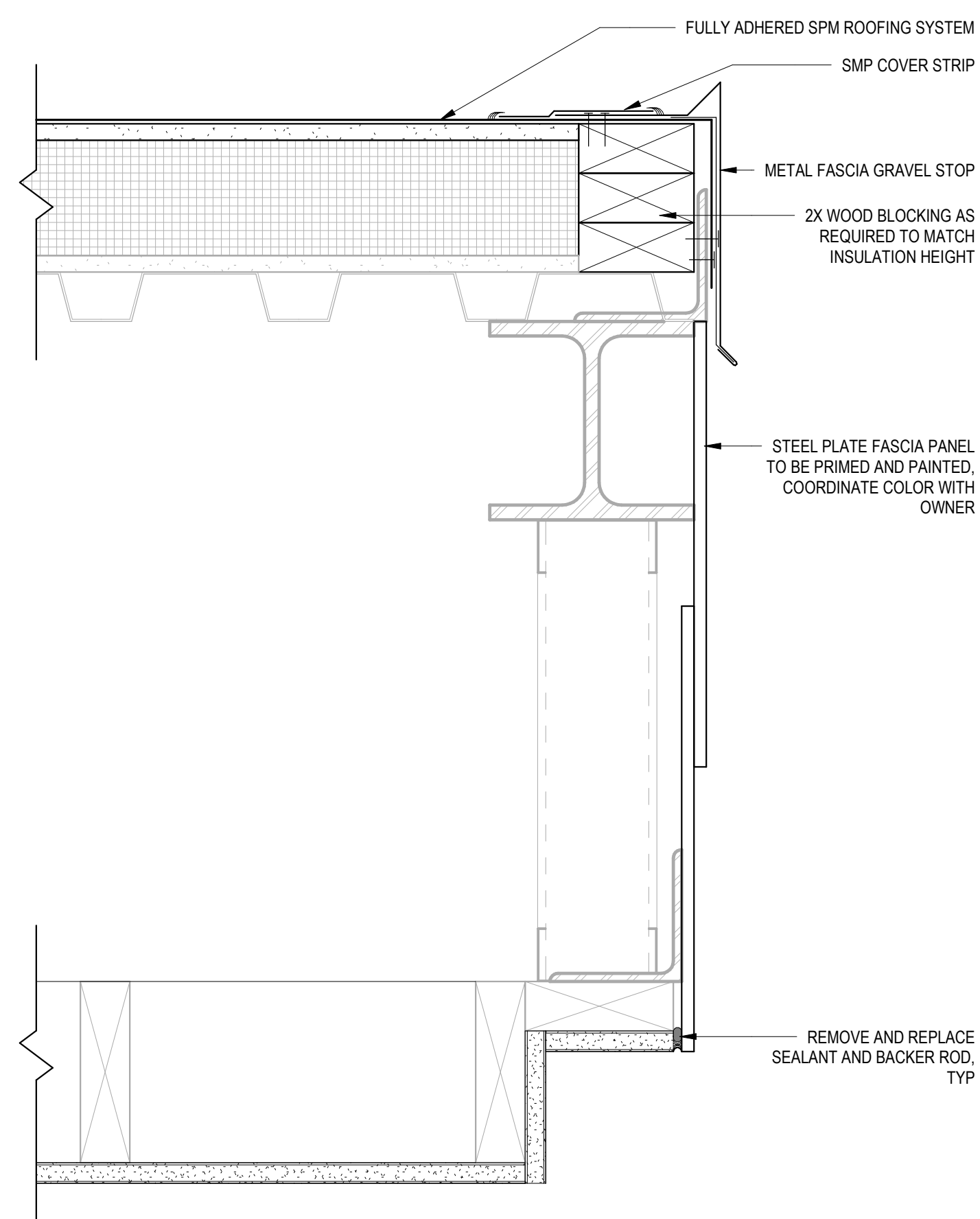
A-201
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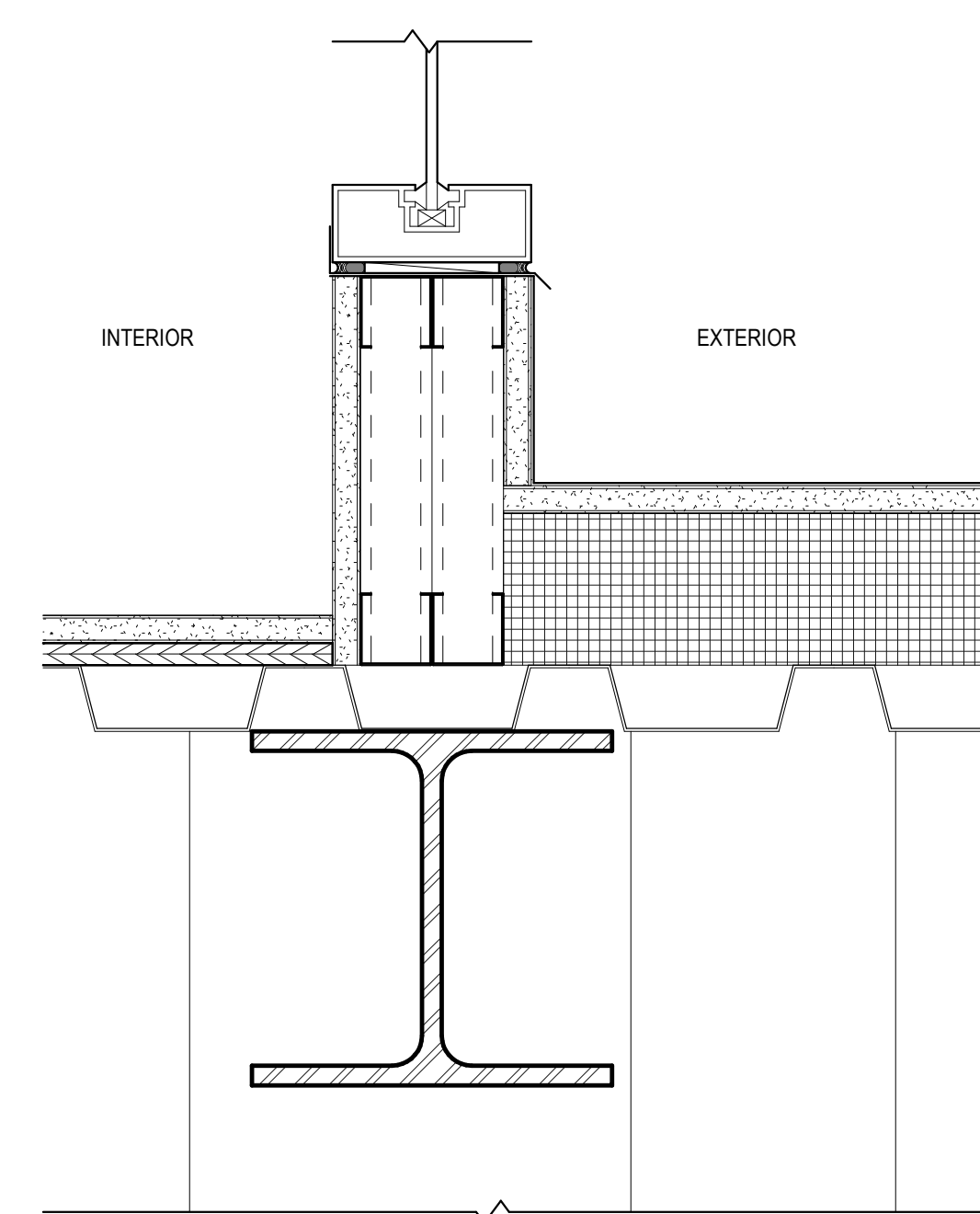
13 ROOF PENETRATION - ROOF DRAIN
1 1/2" = 1'-0" A-521



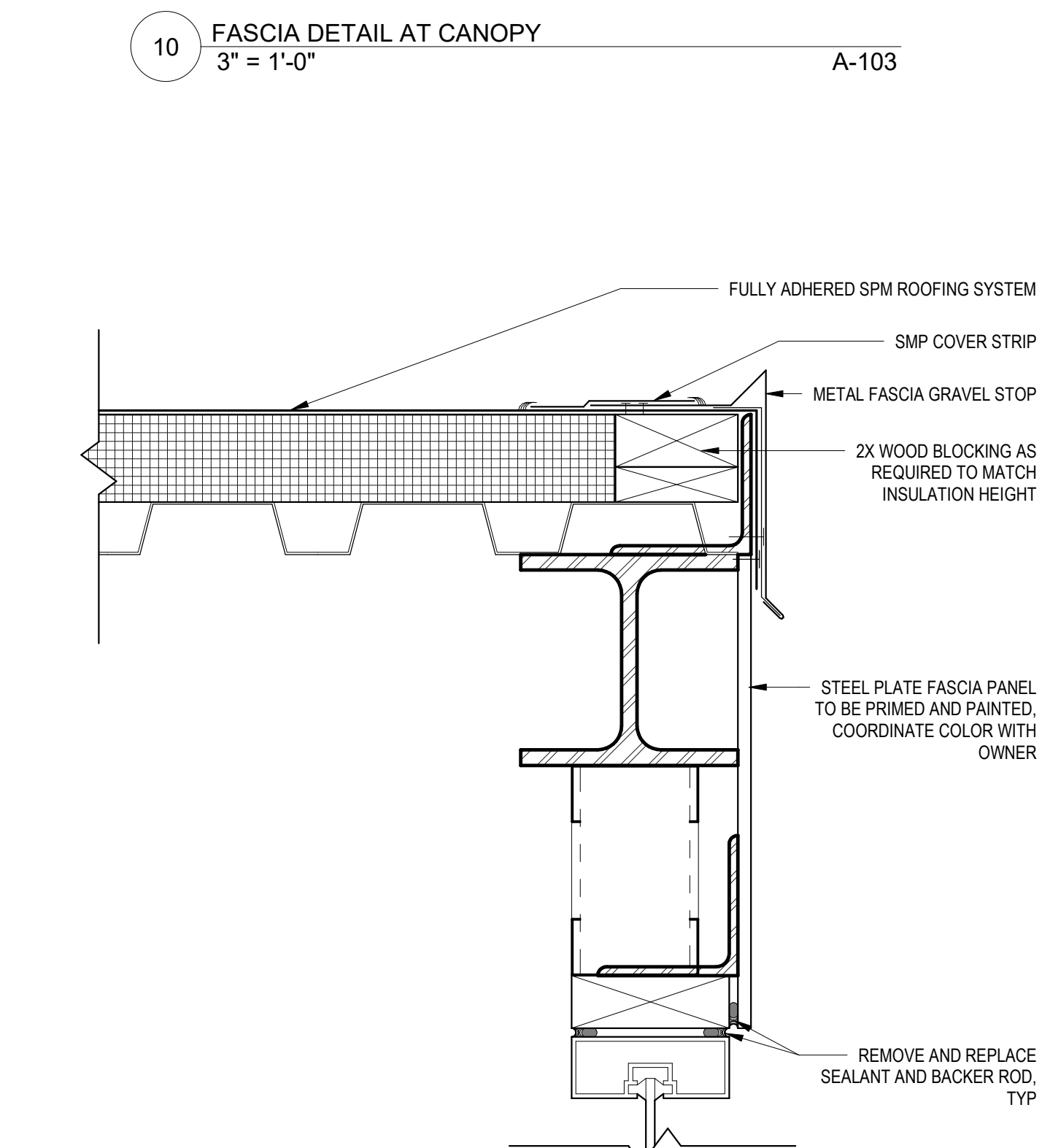
12 ROOF PENETRATION - ROOF DRAIN PAN
1/2" = 1'-0"



10 FASCIA DETAIL AT CANOPY
3" = 1'-0" A-103

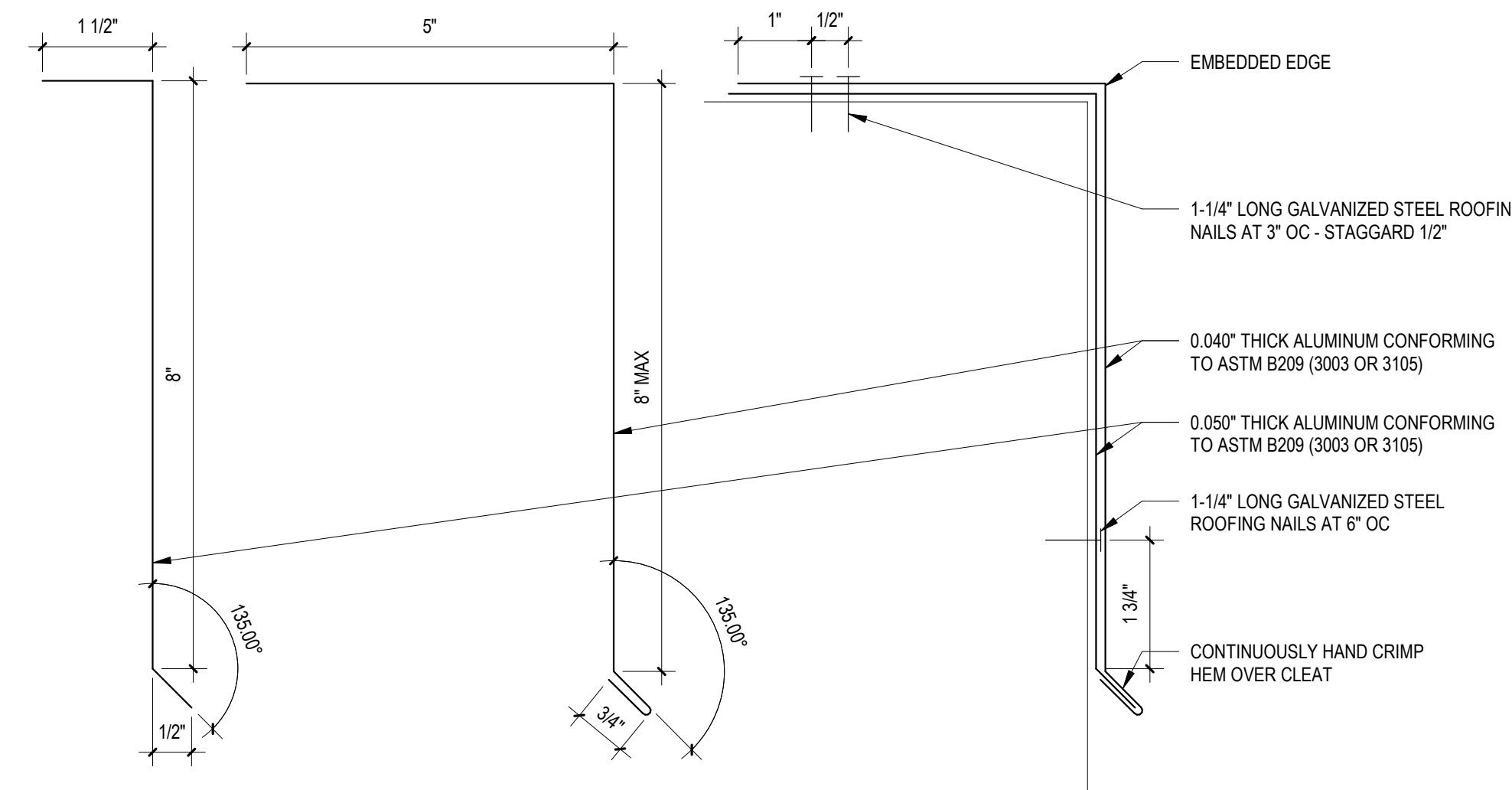


11 SILL DETAIL AT CURTAINWALL OVER ENTRY VESTIBULE
3" = 1'-0" AR-101

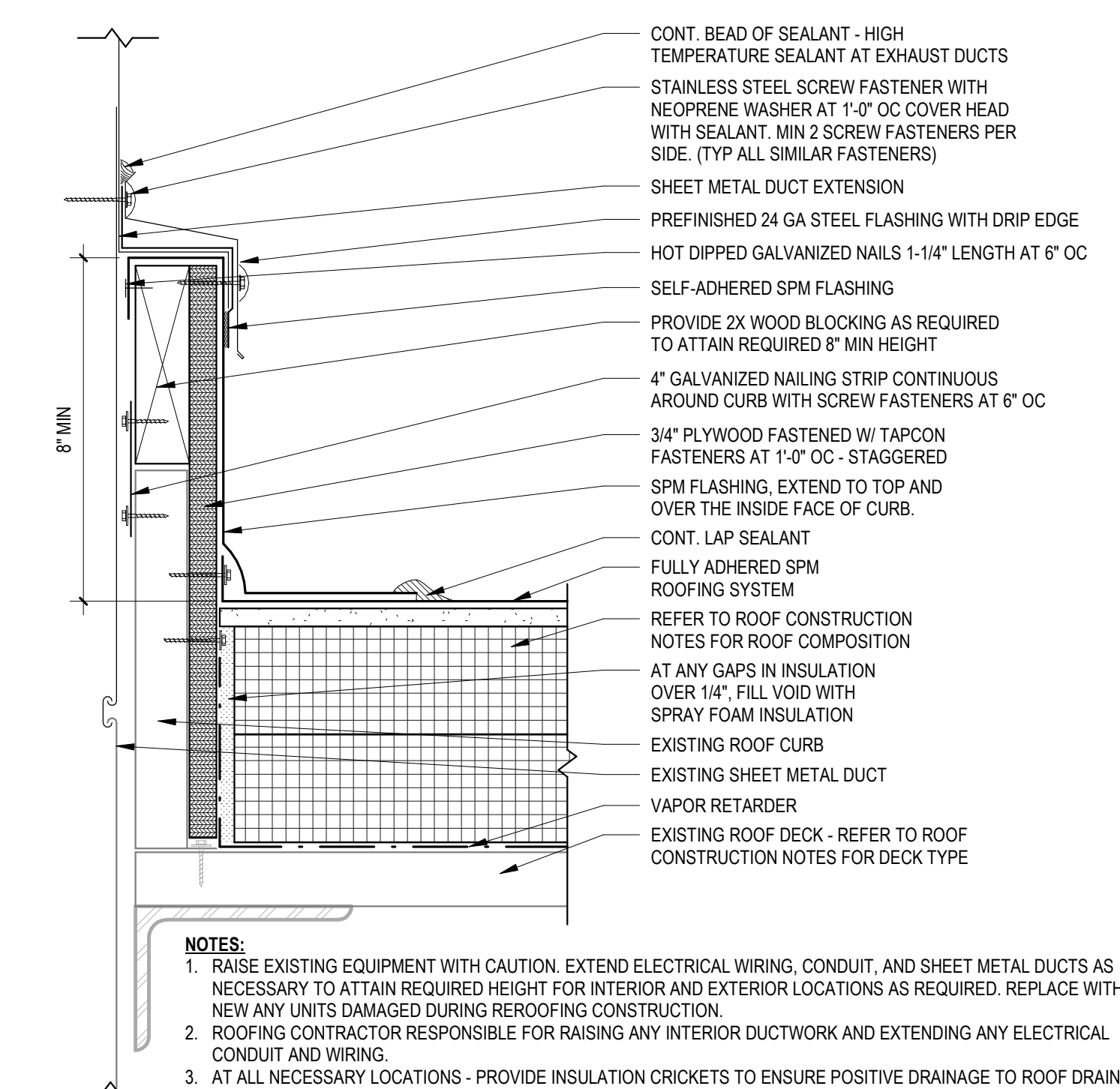


9 ROOF EDGE DETAIL AT MAIN ENTRY VESTIBULE
3" = 1'-0" AR-101

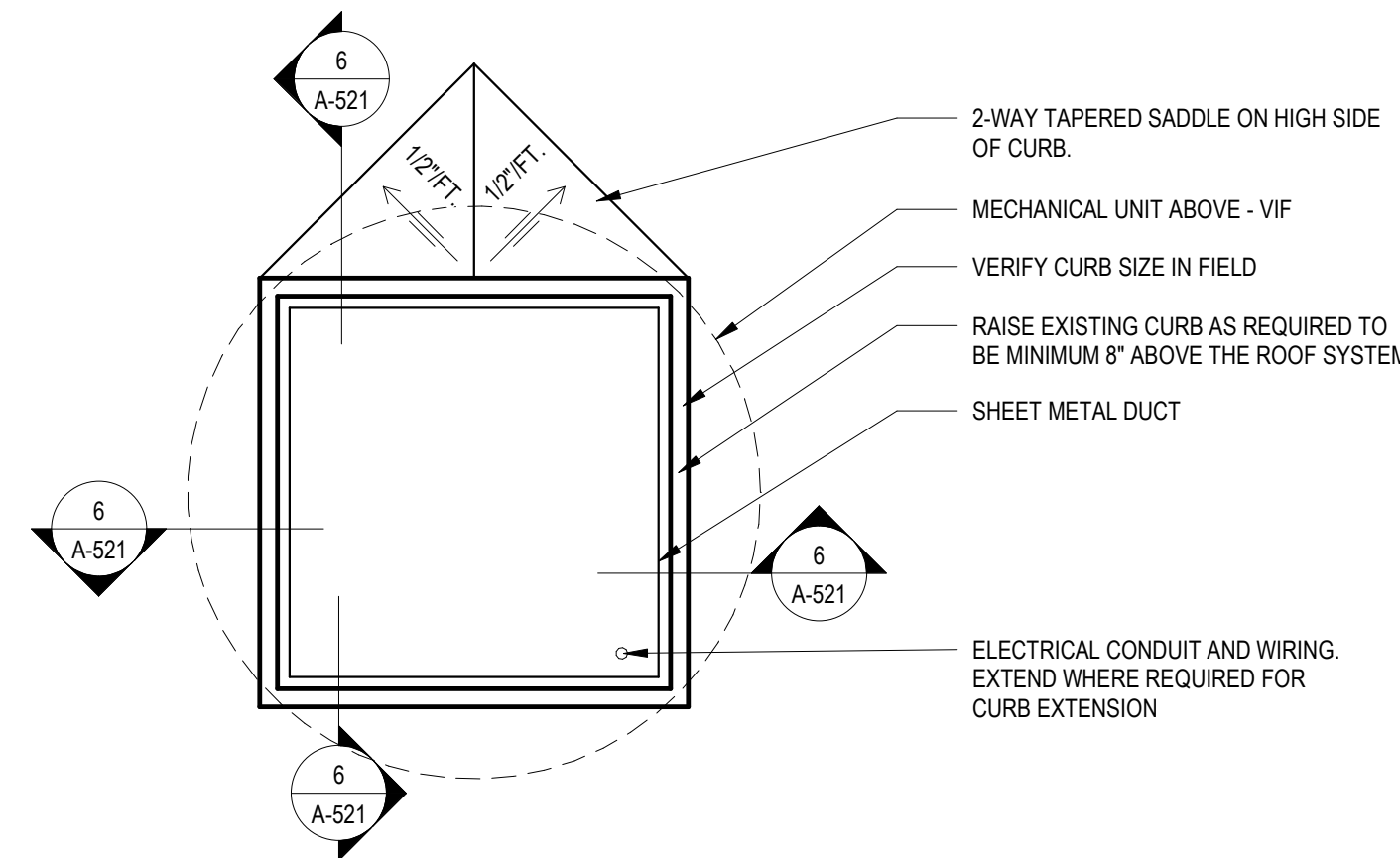
8 TYP. MITERED WOOD BLOCKING DETAIL
6" = 1'-0"



7 EMBEDDED EDGE - UL-25A, 26A, 27A
6" = 1'-0"

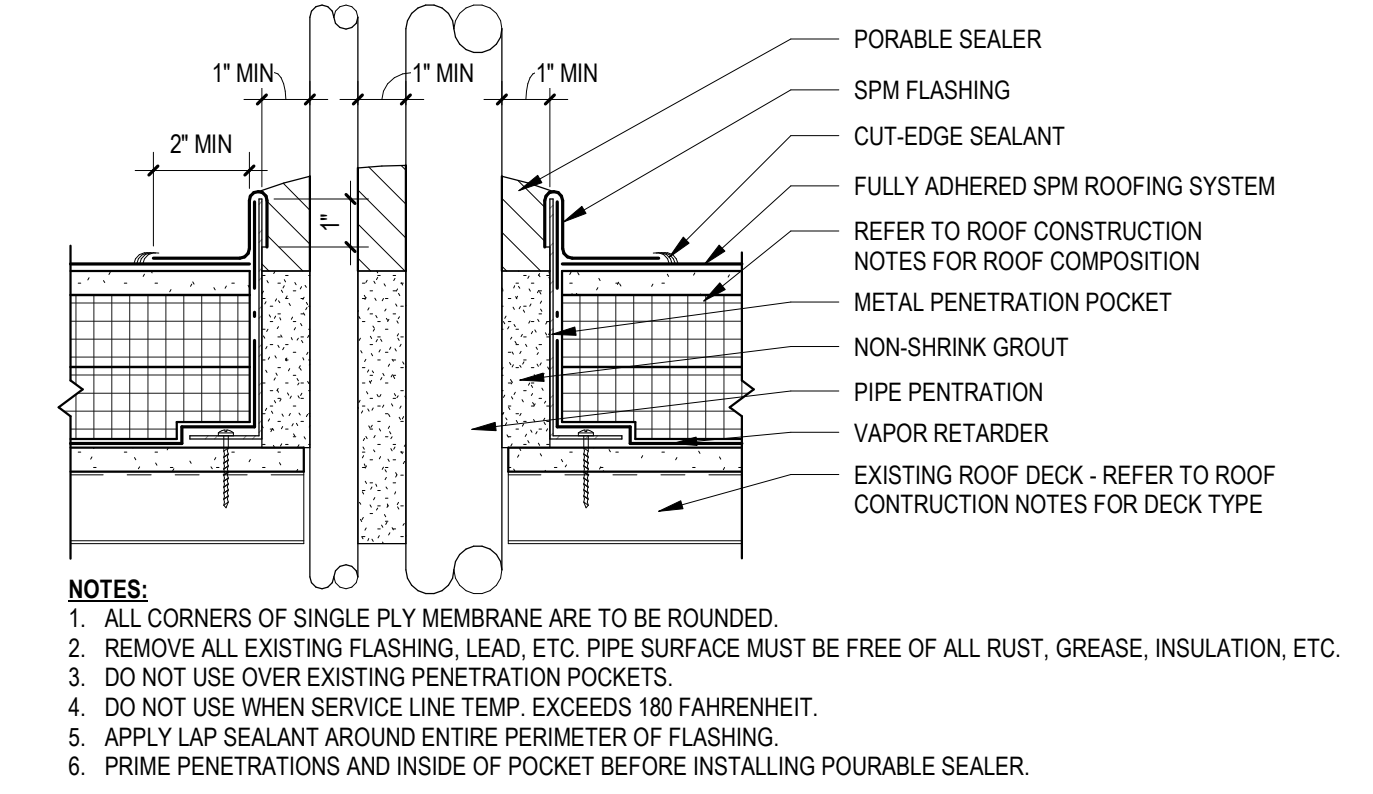


6 CURB - EXTENSION
3" = 1'-0" A-521

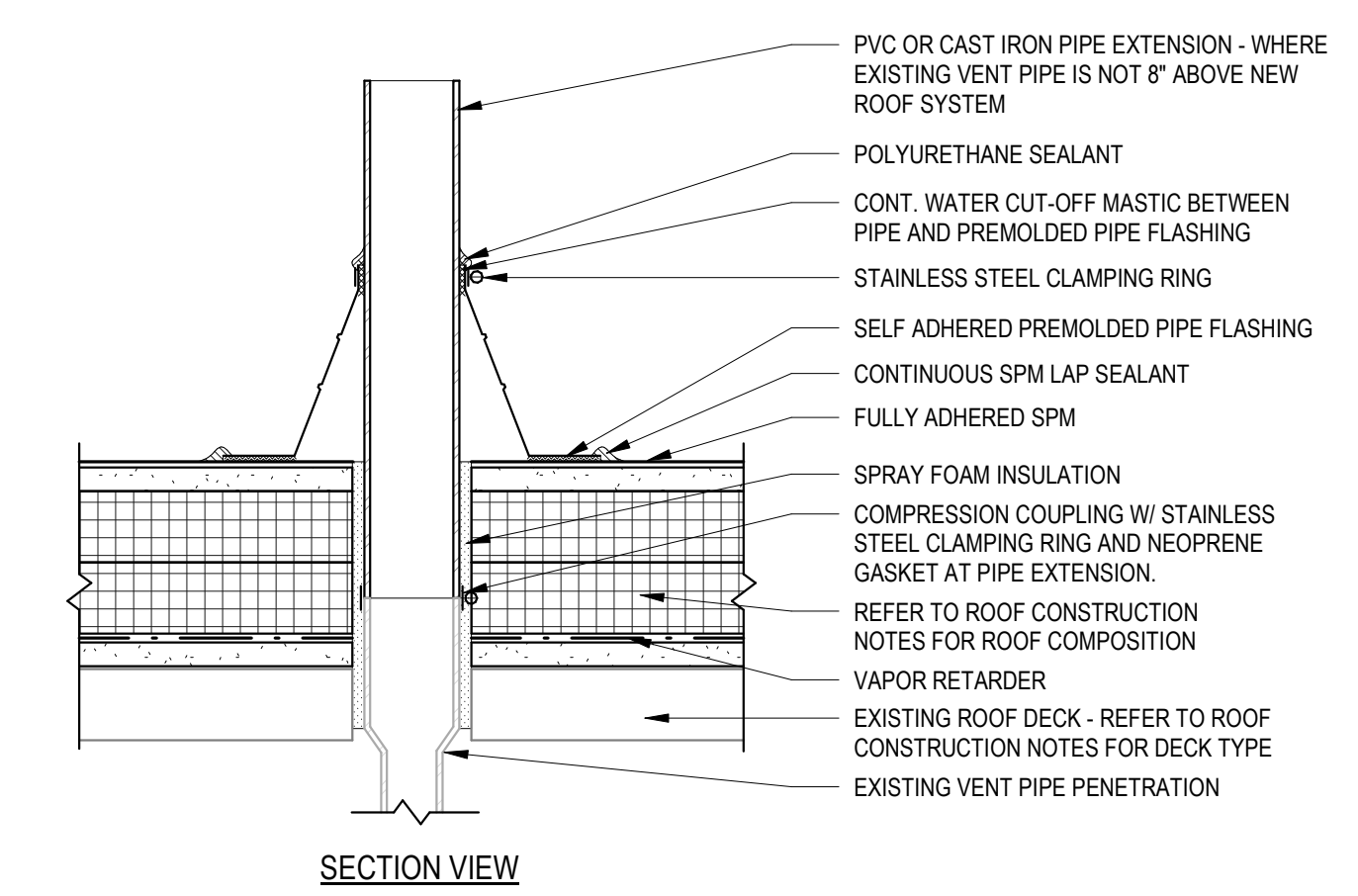
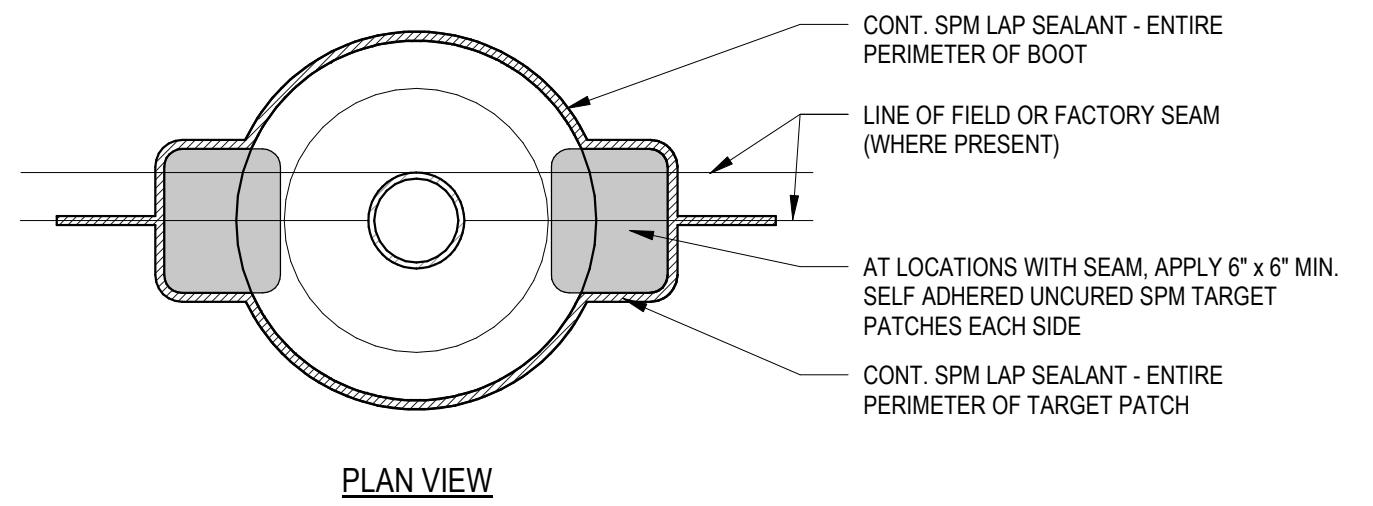


5 CURB - HVAC UNIT PLAN
1 1/2" = 1'-0" AR-101

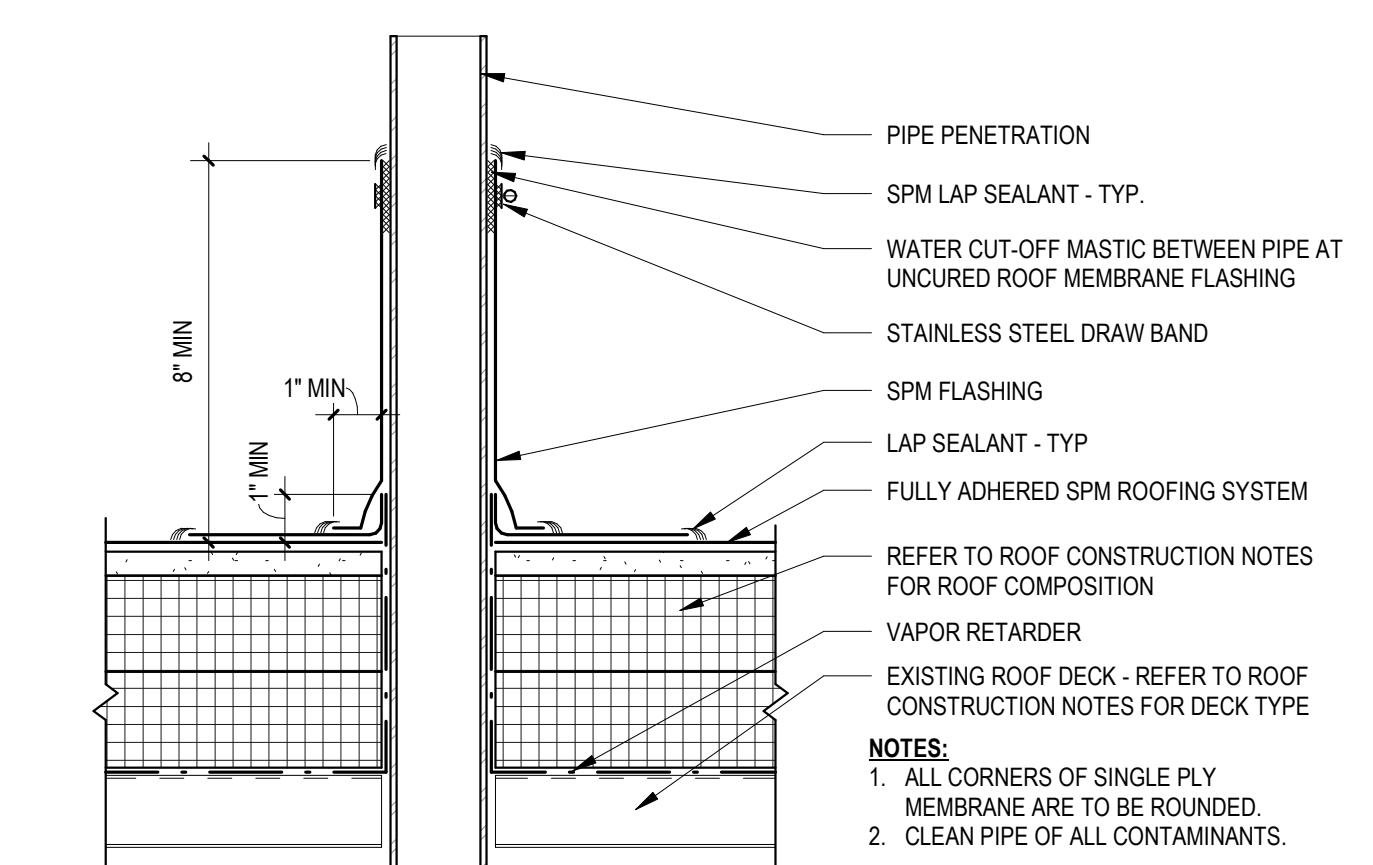
4 TPO-PVC BASE FLASHING AXON
1 1/2" = 1'-0"



3 PENETRATION POCKET
3" = 1'-0" AR-101



2 EXISTING VENT PIPE EXTENSION
3" = 1'-0"



1 PENETRATION FLASHING - FIELD FAB
3" = 1'-0" AR-101

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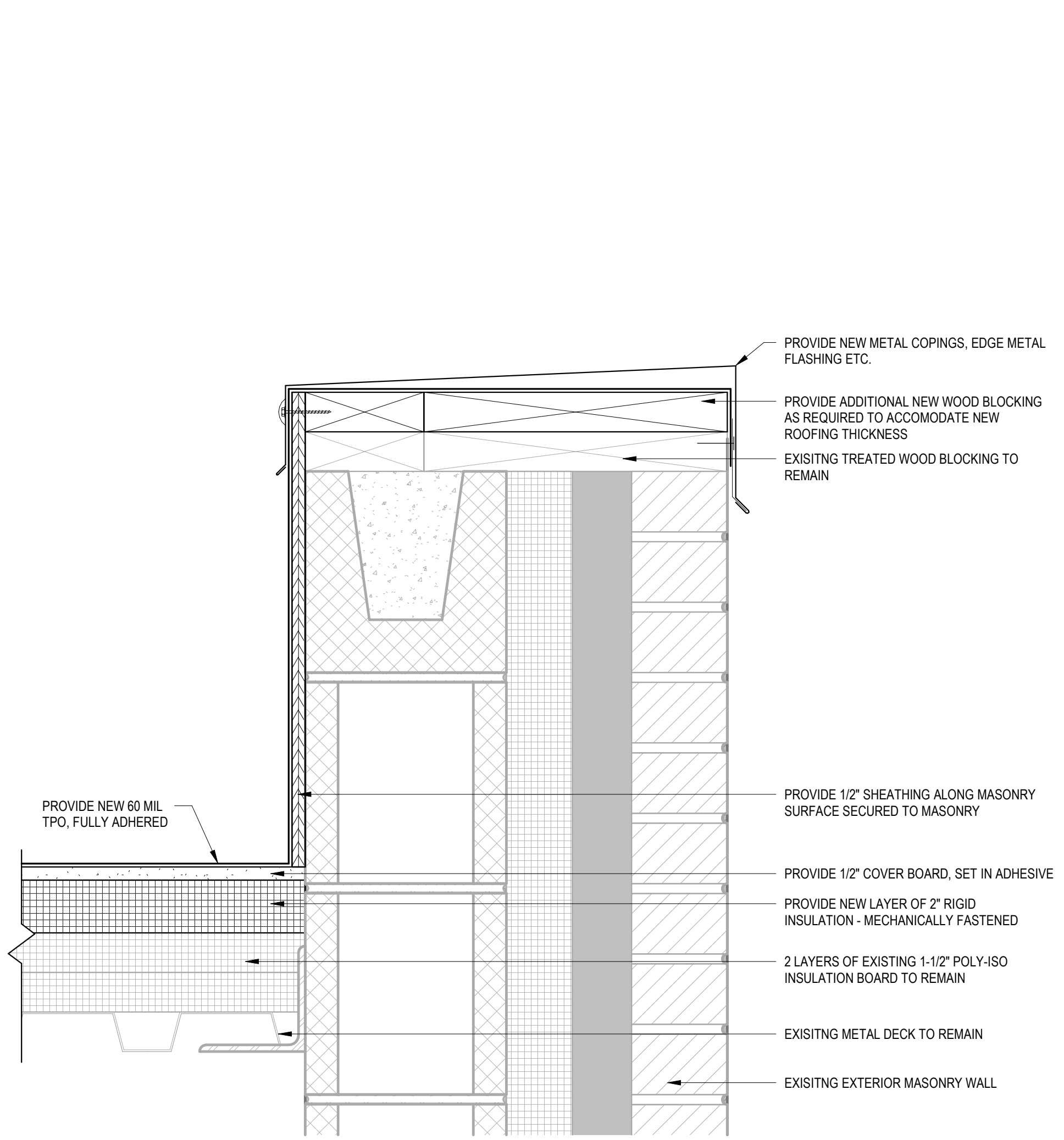
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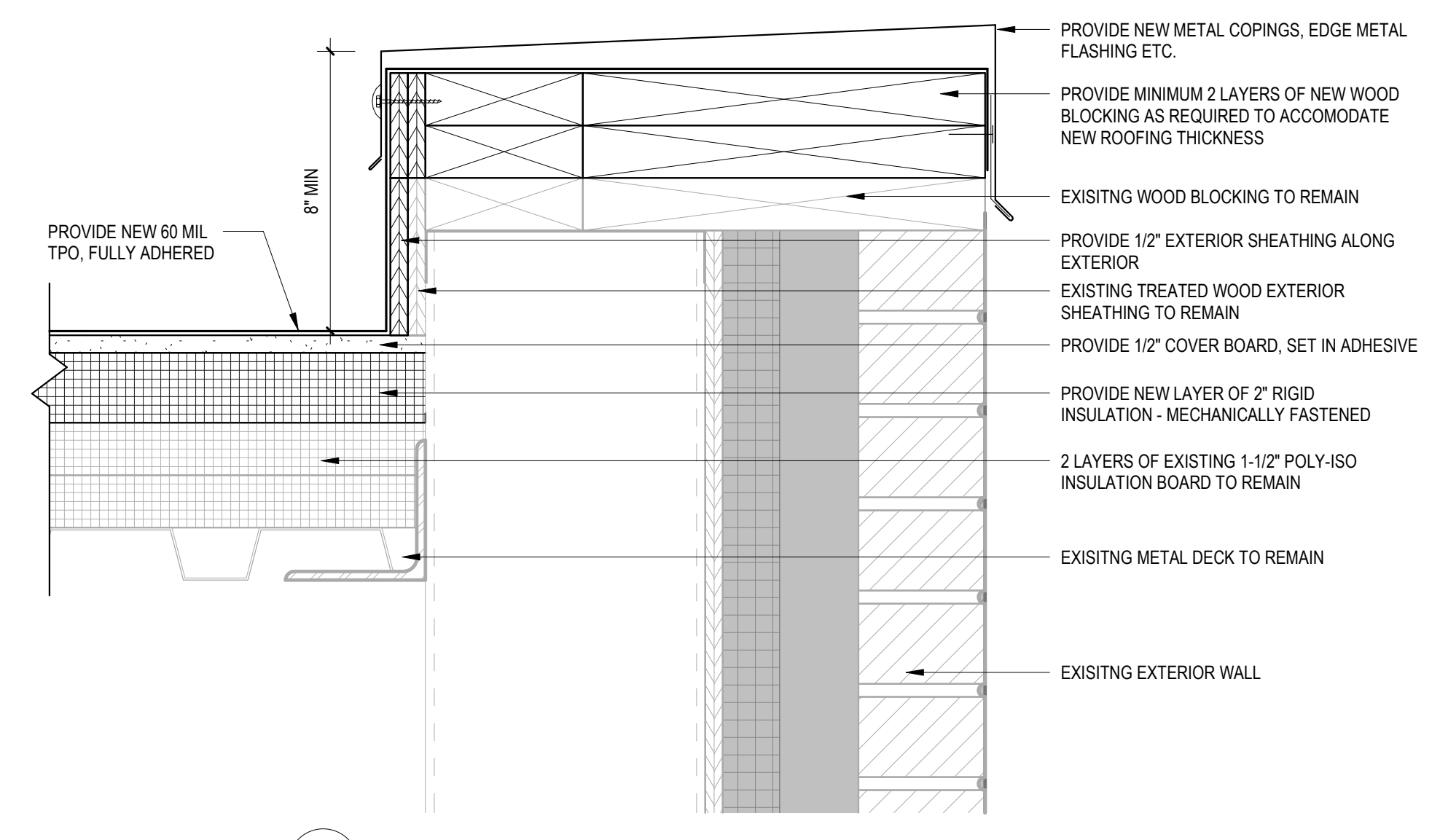
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TYPICAL ROOF DETAILS

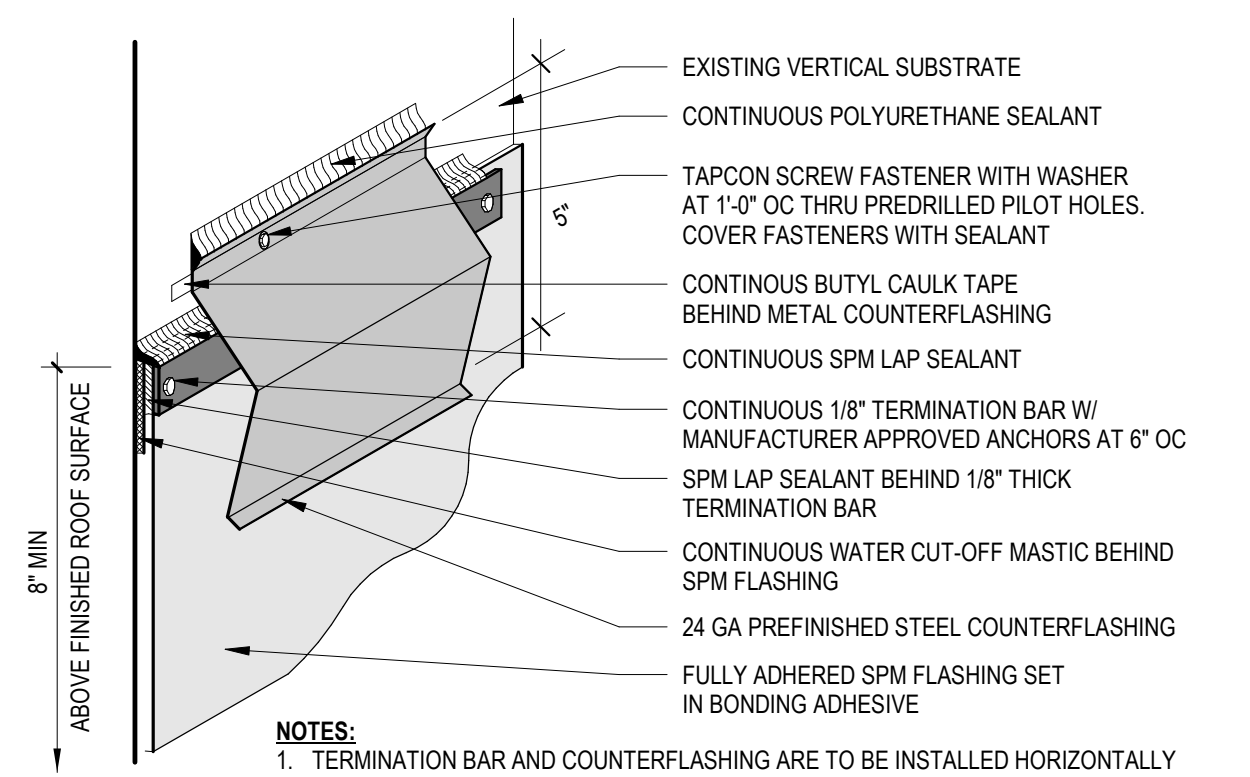
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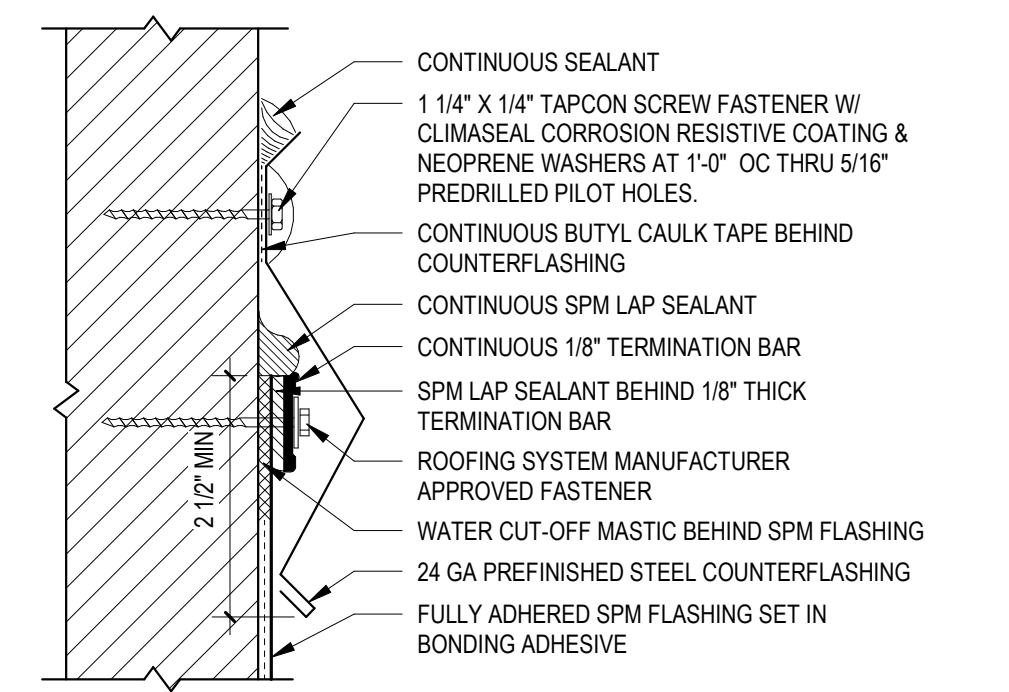
8 ROOF EDGE AT AREA 2
3" = 1'-0" A-103



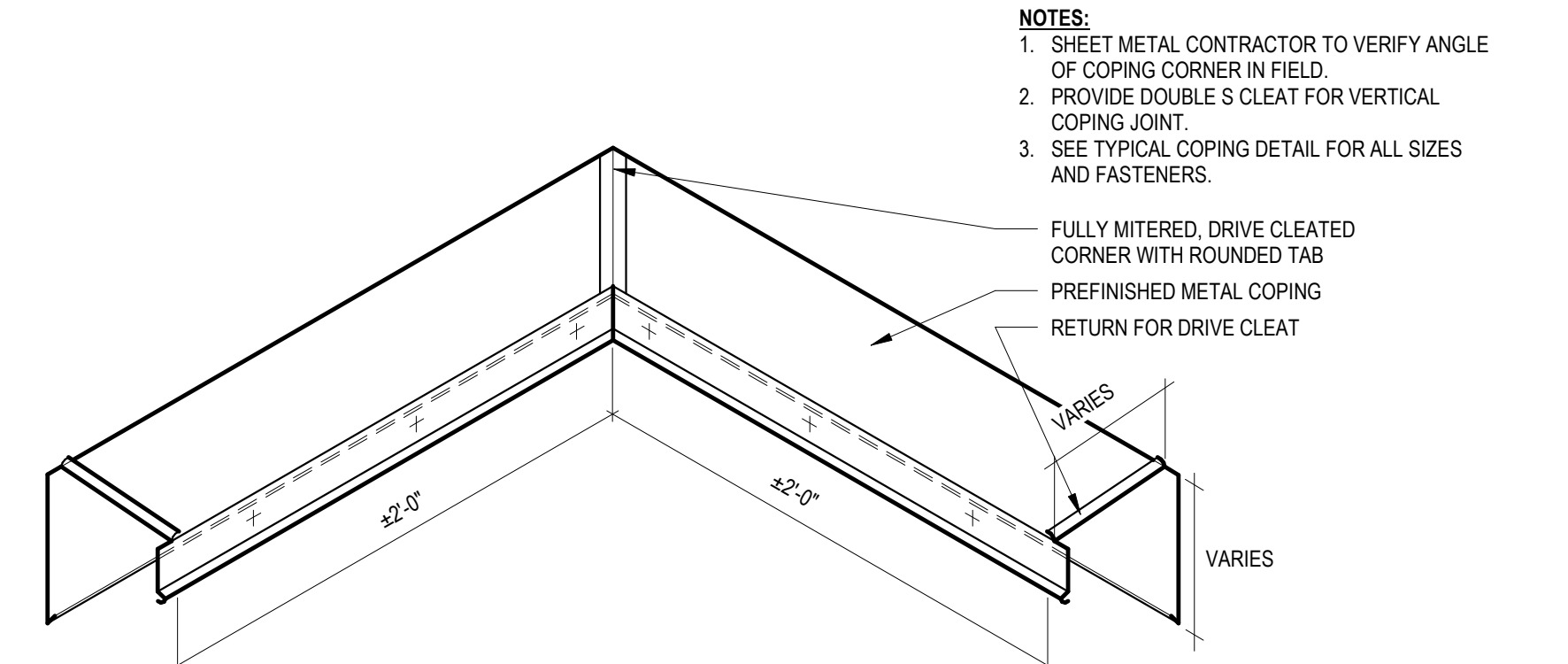
6 ROOF EDGE AT AREA 1
3" = 1'-0" AR-101



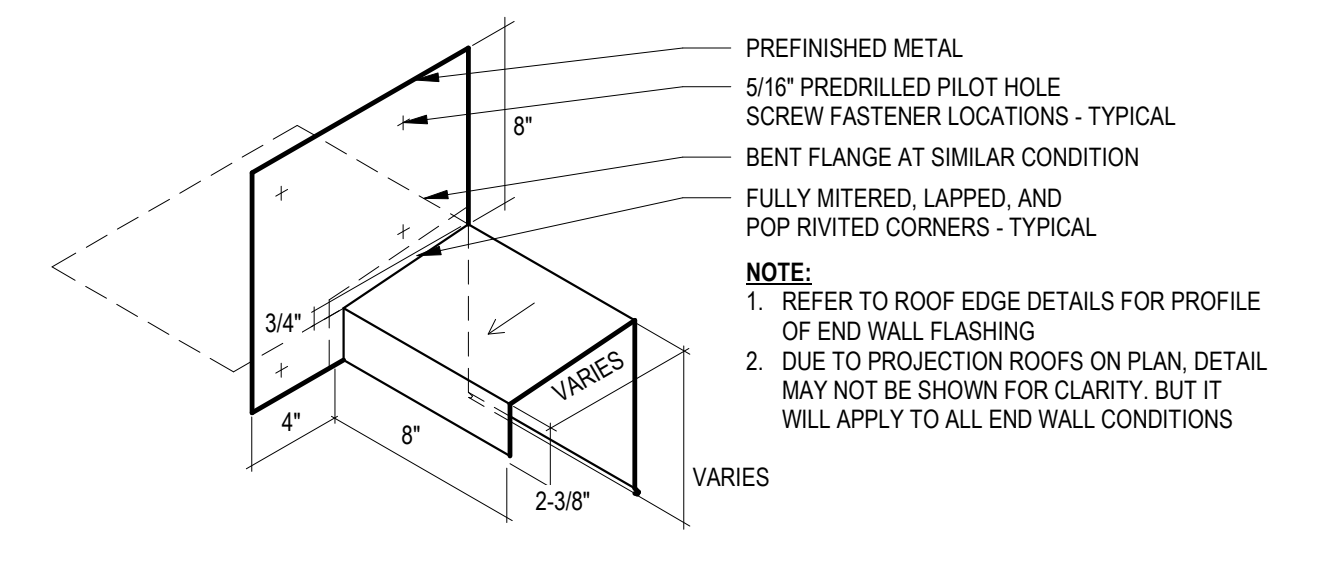
5 TERMINATION W/ COUNTERFLASHING AXON
3" = 1'-0"



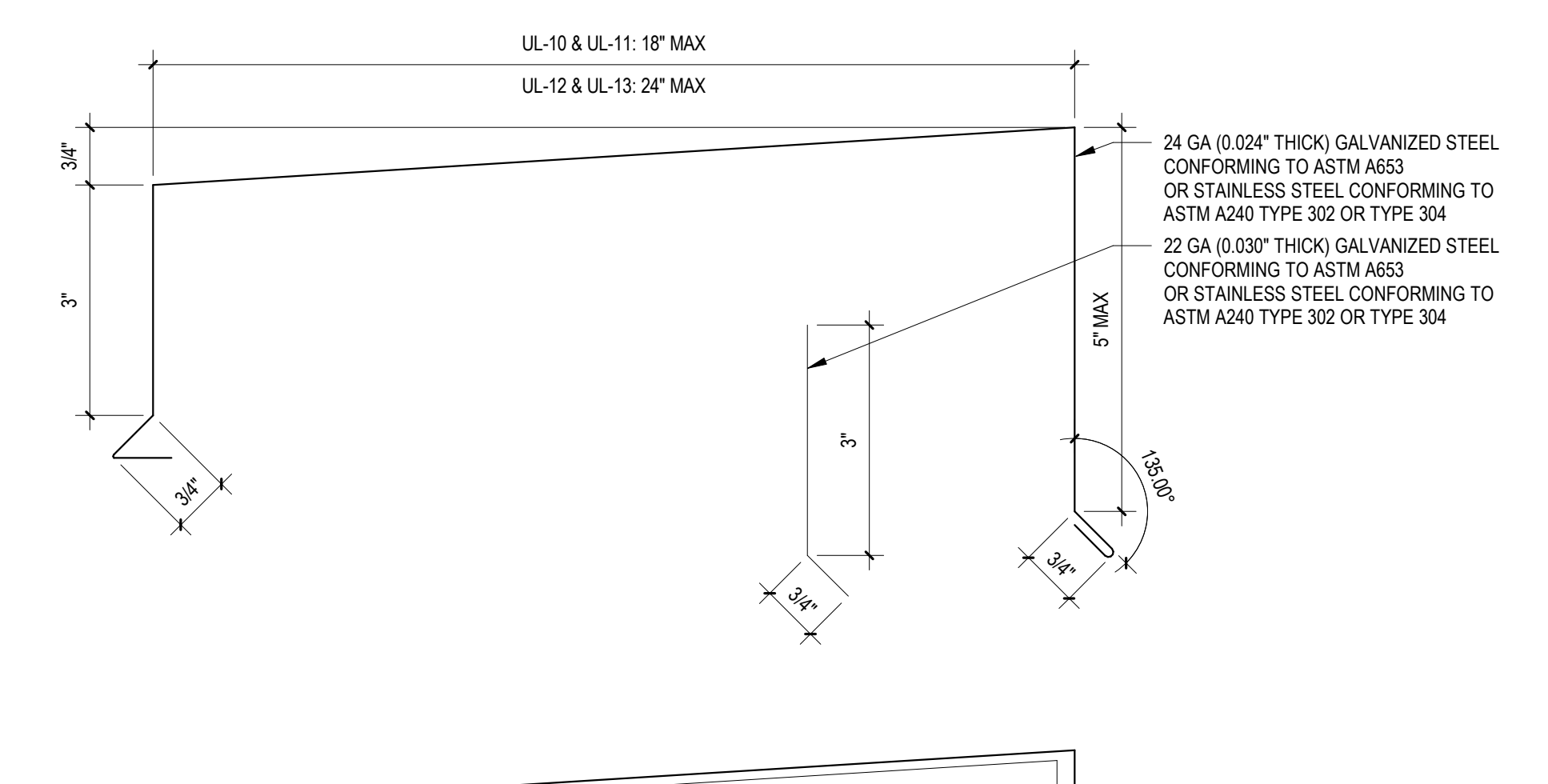
4 TERMINATION W/ COUNTERFLASHING
6" = 1'-0" AR-101



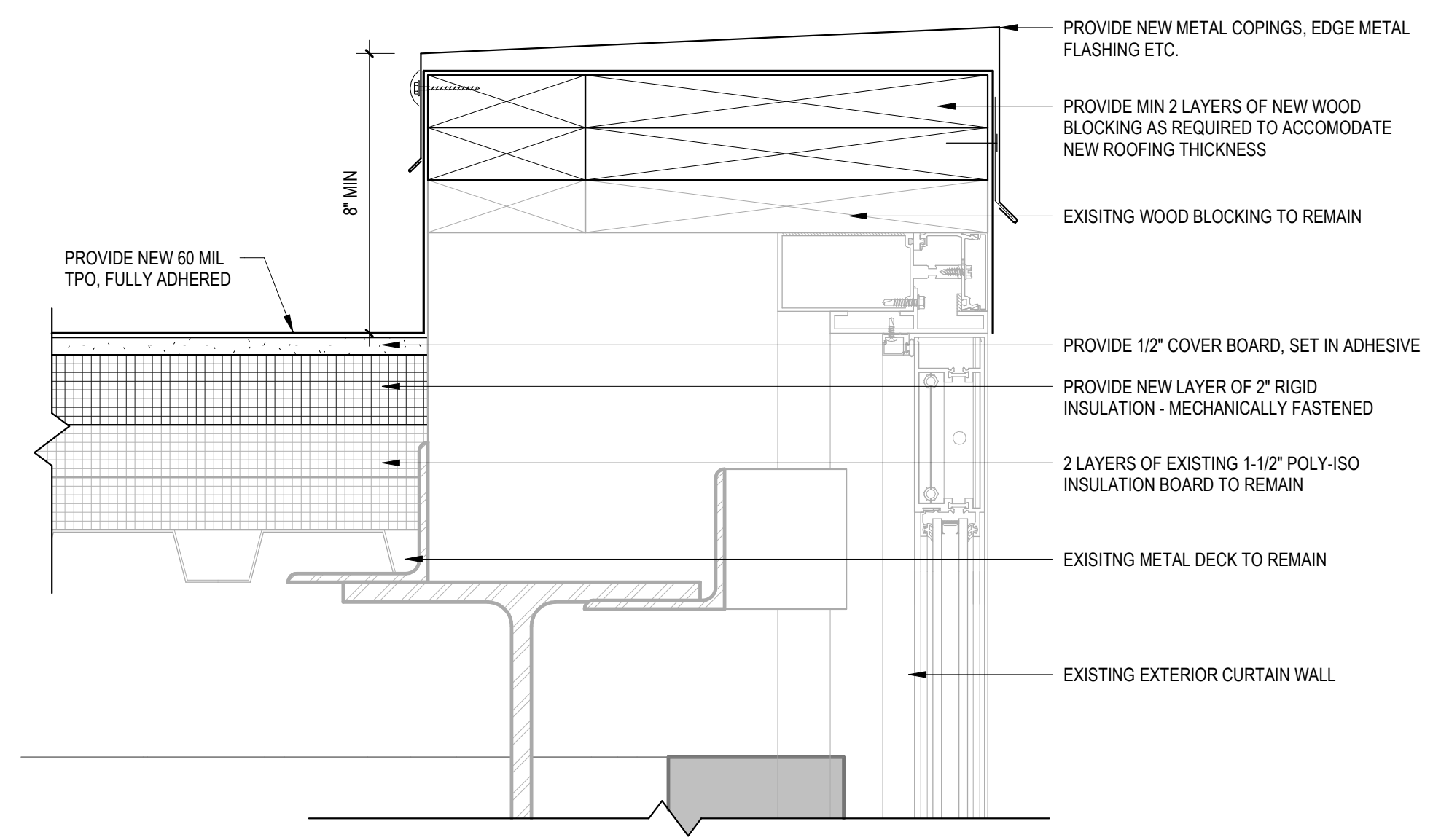
3 OUTSIDE COPING CORNER DETAIL
1 1/2" = 1'-0"



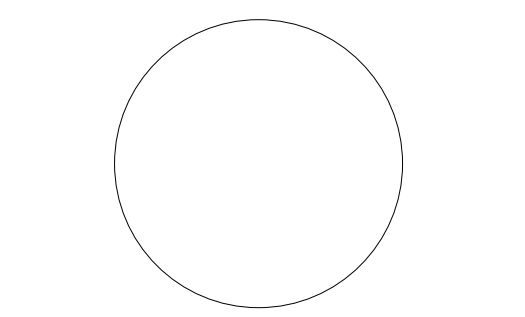
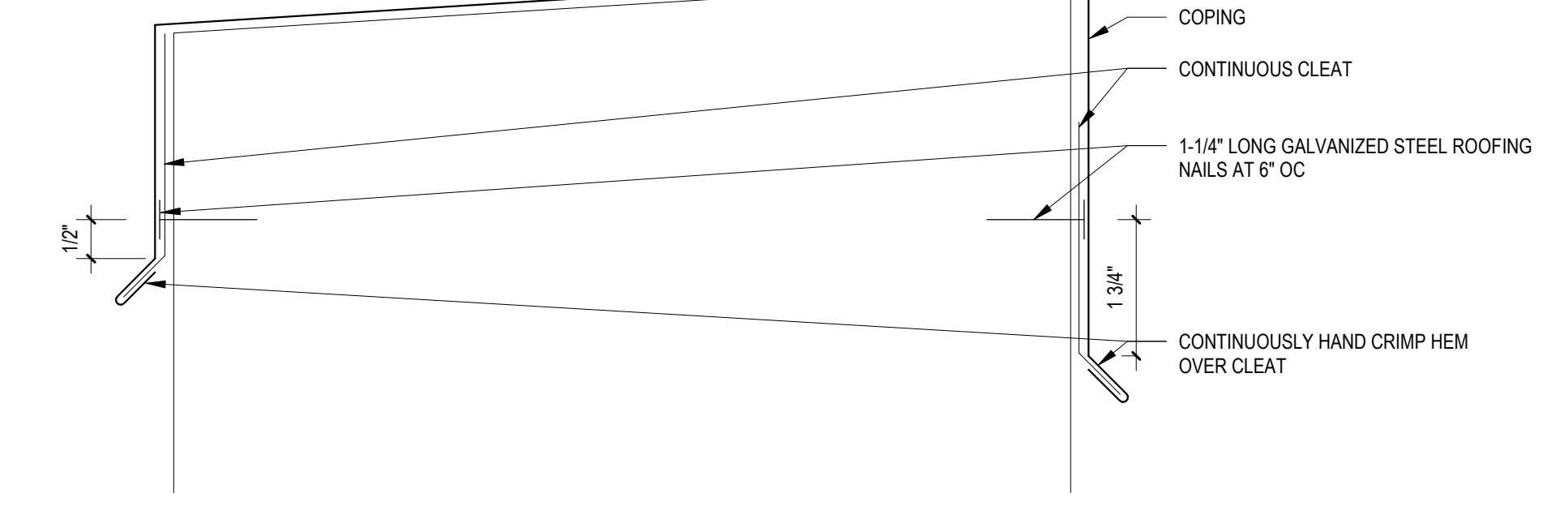
2 END WALL FLASHING DETAIL
1 1/2" = 1'-0"



1 COPING - UL-10, 11
6" = 1'-0"



7 ROOF EDGE AT AREA 1 CURTAINWALL
3" = 1'-0" AR-101



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TYPICAL ROOF DETAILS
CONTINUED