

ROOF PLAN

SCALE: 1/8"=1'-0"

ROOF INSULATION VALUE CALCULATIONS					
ROOF AREA	DECK TYPE	STARTING THICKNESS OF NEW INSULATION	MINIMUM R-VALUE OF NEW INSULATION	AVERAGE THICKNESS OF NEW INSULATION	AVERAGE R-VALUE OF NEW INSULATION
A	METAL DECK	1.5	30	1.5'	46.6 (SEE NOTE 3)
B	METAL DECK	1.5	30	1.5'	46.6 (SEE NOTE 3)
C	METAL DECK	5.5	30	1.5'	442
D	METAL DECK	1.5	30	1.5'	46.6 (SEE NOTE 3)
E	METAL DECK	1.5	30	1.5'	46.6 (SEE NOTE 3)
F	METAL DECK	1.5	30	1.5'	46.6 (SEE NOTE 3)
G	METAL DECK	5.5	30	1.5'	442
H	METAL CANOPY ROOF NO INSULATION				
I	METAL DECK	5.5	30	1.5'	442
J	EXISTING ROOF TO REMAIN				

- NOTES:
- INSTALL INSULATION WITH A MINIMUM R-VALUE OF 30 FOR CONTINUOUS INSULATION ENTIRELY ABOVE THE DECK, AND R-VALUE OF 30 FOR CONTINUOUS INSULATION INSTALLED BELOW THE DECK, TO MEET THE NY'S ENERGY CONSERVATION CONSTRUCTION CODE, INCLUDING THE INTERNATIONAL ENERGY CONSERVATION CODE AND THE NY STATE SUPPLEMENT, FOR A BUILDING IN CLIMATE ZONE 4.
 - ON AREAS 'C', 'G' AND 'I' INSTALL TAPERED ISO-CYANURATE INSULATION THAT SLOPES 1/4" INCH PER FOOT, MINIMUM STARTING THICKNESS 5-1/2" INCHES. INSTALL THE ISO-CYANURATE INSULATION IN MULTIPLE LAYERS, WITH THE THICKEST LAYER BEING 4" INCHES. STAGGER ALL JOINTS BETWEEN LAYERS 12" INCHES.
 - ON AREAS 'A', 'B', 'D', 'E' AND 'F' INSTALL 1-1/2" THICK FLAT ISO-CYANURATE INSULATION ON TOP OF THE DECK AND CLOSED CELL SPRAYED FOAM INSULATION COVERED WITH AN INTUMESCENT COATING, ON THE UNDERSIDE OF THE ROOF DECK - THICKNESS APPROXIMATELY 6-1/2", MINIMUM R-VALUE 30, IN ADDITION TO THE ISO-CYANURATE INSULATION BEING INSTALLED ON TOP OF THE ROOF DECK.
 - INSTALL A COVER BOARD USING LOW RISE FOAM ADHESIVE OVER THE ISO-CYANURATE INSULATION.

CODE COMPLIANCE REQUIREMENTS:

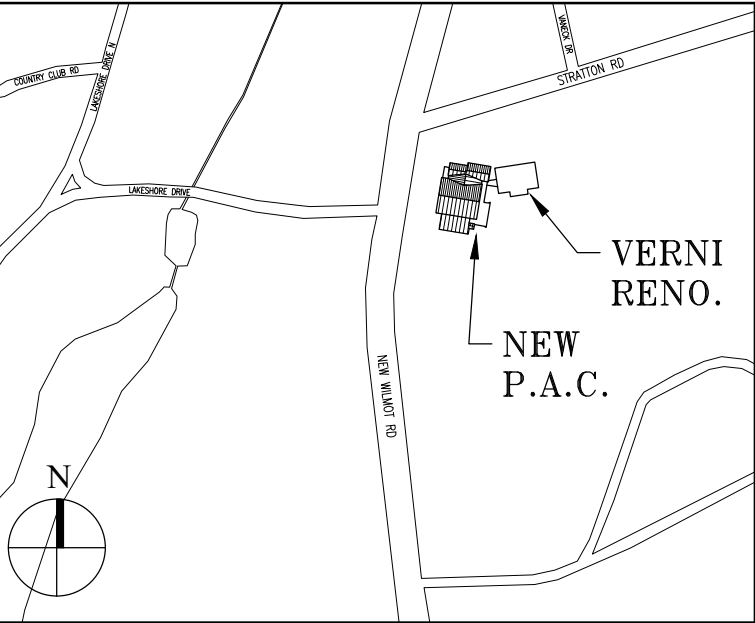
- INSTALL NEW ROOFING TO MEET THE FOLLOWING MINIMUM REQUIREMENTS:
 - NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, WHICH INCLUDES BY REFERENCE THE NEW YORK STATE ENERGY CONSERVATION CODE.
 - UNDERWRITERS LABORATORIES INC. CLASS A EXTERNAL FIRE RATING FOR ROOF ASSEMBLIES TESTED IN ACCORDANCE WITH ASTM E 108 OR UL 790.
 - UNDERWRITERS LABORATORIES INC. STANDARD 1256 FOR ROOF ASSEMBLIES WITH FOAM INSULATION.
- INSTALL ROOFING TO COMPLY WITH THE WIND UPLIFT REQUIREMENTS OF THE NY STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, BASED ON THIS CRITERIA:
 - RISK CATEGORY III
 - BASIC WIND SPEED 130 MPH
 - EXPOSURE CATEGORY B
 - BUILDING HEIGHT 30 FT.
- INSTALL ROOFING AS INDICATED TO RESIST THE FOLLOWING UPLIFT LOADS, CALCULATED IN ACCORDANCE WITH ASCE 7 USING A SAFETY FACTOR OF 2:
 - FIELD ZONE: 60 PSF
 - PERIMETER ZONE: 100 PSF
 - CORNER ZONE: 150 PSF
- FABRICATE AND INSTALL ROOF PERIMETER FLASHINGS THAT COMPLY WITH THE NY STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND WITH ANSI/SPRI ES-1 "WIND STANDARD FOR EDGE SYSTEMS USED WITH LOW SLOPE ROOFING SYSTEMS", ON A BUILDING USING THE CRITERIA DESCRIBED ABOVE.
- FABRICATE AND INSTALL WOOD BLOCKING COMPONENTS TO RESIST A FORCE OF 215 POUNDS PER LINEAL FOOT APPLIED IN ANY DIRECTION.

ROOF PROTECTION NOTES:

- DO NOT WALK ON OR TRAFFIC OVER NEW ROOF AREAS AND EXISTING ROOF AREAS.
- INSTALL 1" THICK EXTRUDED POLYSTYRENE INSULATION, 6 MIL FIRE RETARDANT POLYETHYLENE AND 2x10 WOOD PLANKS TO PROTECT THE EXISTING EPDM ROOFING WHERE CONSTRUCTION WORK AND TRAFFIC WILL OCCUR.
- NEATLY CUT AND POSITION ROOF PROTECTION COMPONENTS TO FIT WITHIN 1/2" OF ROOF PENETRATIONS, EAVES AND CHANGE IN ELEVATION WALLS.
- DO NOT COVER THE ROOF DRAINS. MAINTAIN THE ROOF DRAIN STRAINER VISIBLE AND CLEAR AT ALL TIMES.

ROOF NOTES:

- DIMENSIONS AND CONDITIONS ON THE ROOF PLAN AND DETAILS ARE APPROXIMATE AND MUST BE CONFIRMED BY THE CONTRACTOR. ONLY CERTAIN FASTENERS ARE SHOWN ON THE DRAWINGS, REFER TO THE SPECIFICATIONS FOR ADDITIONAL FASTENER REQUIREMENTS.
- COORDINATE ALL ROOF PENETRATIONS WITH MECHANICAL DRAWINGS.



Key Plan (not to scale)

LEGEND:

- EXISTING ROOFING SYSTEM
- NEW PVC ROOFING SYSTEM
- NEW PVC ROOFING SYSTEM WITH DECOR PROFILE
- ROOF AREA DESIGNATION
- ROOF GUTTER AND LEADER (SEE DETS. 2/4/A-260)
- SNOW GUARD (SEE DET. 3/A-261)
- EXHAUST FAN OR GOOSENECK (SEE DET. 10/A-261)
- VENT PIPE (SEE DET. 11/A-261)
- ROOF DECK SLOPE
- TAPERED ISO-CYANURATE INSULATION, SLOPE 1/4" PER FT, MINIMUM STARTING THICKNESS 5-1/2"
- INSULATION HIGH POINT
- EXTERIOR LOUVER, SEE LOUVER SCHEDULE

7.	6/01/2021	ISSUED FOR BID
6.	5/07/2021	RE-ISSUED FOR BUILDING PERMIT REVIEW
5.	2/01/2021	ISSUED FOR BUILDING PERMIT REVIEW
4.	10/14/2020	ISSUED FOR PLANNING BOARD REVIEW
3.	9/23/2020	RESUBMITTED FOR ZONING REVIEW
2.	8/28/2020	ISSUED FOR PRELIMINARY DOB REVIEW
1.	1/10/2020	ISSUED FOR DD ESTIMATE
No.	Date	Revision/Submission
STRUCTURAL & SITE CIVIL ENGINEER		
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JMV CONSULTING		WATSKY ASSOCIATES
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212-852-9855		

Stamp

Project Title

IONA PREPARATORY SCHOOL
ADDITION AND ALTERATION TO THE
PAUL VERNI FINE ARTS CENTER

Project Address

IONA PREPARATORY SCHOOL
255 Wilmot Road
New Rochelle, NY 10804

Drawing Title

ROOF
CONSTRUCTION PLAN

Scale	Job No.	Date	Drawing No.
AS NOTED	1618	04/03/2019	A-104

Drawn

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