026-077-03

ALAMEDA UNIFIED SCHOOL DISTICT

VARIOUS SITE ROOF REPAIRS

JANUARY 2026

PROJECT LOCATIONS

BAY FARM ELEMENTARY
200 AUGHINBAUGH WAY
ALAMEDA CA 94501

OTIS ELEMENTARY
3010 FILLMORE STREET
ALAMEDA, CA 94501

ALAMEDA SCIENCE &
TECHNOLOGY INSTITUTE (ASTI)
555 ATLANTIC AVE
ALAMEDA CA 94501

SCOPE OF WORK

THIS PROJECT INCLUDES THE PREPARATION, REPAIR AND INSTALLATION ON NEW ROOF MODIFIED BITUMINOUS MEMBRANE ROOFING, ASPHALT SHINGLE INSTALLATIONS AND OF FLUID APPLIED ROOF RESTORATION AT THE VARIOUS AUSD SCHOOL SITES AND ALL RELATED WORK REQUIRED.

OWNER

ALAMEDA UNIFIED SCHOOL DISTRICT
2060 CHALLENGER DRIVE
ALAMEDA, CA 94501
CONTACT: BRIAN D. ADDICOTT
PHONE: 510-337-7000
EMAIL: BADDICOTT@ALAMEDAUNIFIED.ORG

OWNER FURNISHED MATERIALS SUPPLIER

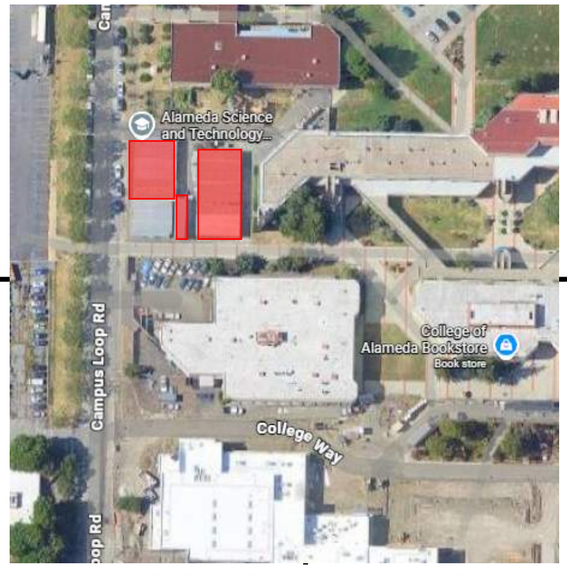
THE GARLAND COMPANY
PHONE: 925-784-6701
CONTACT: DOUG CLARK
EMAIL: DCLARK@GARLANDIND.COM



BAY FARM ELEMENTARY



OTIS ELEMENTARY



ALAMEDA SCEINCE & TECHN LOGY INSTITUTE

ALAMEDA UNIFIED SCHOOL DISTRICT

VARIOUS SITE ROOF REPAIRS

Alameda, CA 94501

SHEET TITLE

TITLE SHEET

SHEET NUMBER

Dwg: T1

Sheet: 1 of 8

SCOPE OF WORK: LOW SLOPE ROOFING AND SHINGLE REPLACEMENTS

REPLACEMENT OF LOW SLOPE ROOFING

1. REMOVE AND DISPOSE OF ALL ROOFING, GUTTERS, COPING, EDGE METAL, AND ASSOCIATED MATERIALS DOWN TO THE STRUCTURAL DECK.
2. INSPECT DECK AND PERFORM REPAIRS AS NEEDED.
3. LOOSE LAY RED ROSIN PAPER ACROSS ENTIRE ROOF SECTION.
4. MECHANICALLY FASTEN ½" DENSDECK PRIME PER MANUFACTURERS ASCE-7 WIND UPLIFT CALCULATIONS.
    a. INSTALL CRICKETS BETWEEN ALL PARAPET WALL DRAINS PROVIDING POSITIVE SLOPE THROUGHOUT. CONTRACTOR IS RESPONSIBLE TO PROVIDE A TAPER/CRICKET LAYOUT FOR DISTRICT APPROVAL.
5. INSTALL 2 PLY MODIFIED BITUMEN STRESSPLY SYSTEM IN COLD APPLIED ASPHALT. ALLOW ROOF TO CURE FOR 30 DAYS BEFORE COATING.
6. INSTALL NEW .040 ALUMINUM COUNTER FLASHING, DETAIL FLASHINGS, R-MER EDGE COPING, AND EDGE METAL.
7. APPLY TITLE 24 APPROVED PYRAMIC PLUS LO IN 2 COATS OF 1.5 GALLONS PER SQUARE (3 GAL TOTAL).
8. CLEAN OFF ALL MASTIC/ASPHALT AND PAINT ALL CONDUIT LINES, VENTS, AND HOODS WITH PYRAMIC PLUS LO. ALL CONDUIT TO BE SEALED AND REATTACHED WITH PROPER COUPLINGS. LINES SHALL BE STRAIGHT AND AS TIDY AS POSSIBLE. ANY COUPLINGS THAT CANNOT BE PROPERLY SEALED SHOULD BE BROUGHT TO DISTRICT ATTENTION.
9. INSTALL CONDUITS ON NEW DURA-BLOCK SUPPORTS.
10. EXISTING DUCT WORK TO BE RESTORED WITH LIQUITEC.
    a. WIRE BRUSH ALL RUST TO BE FLAKE FREE.
    b. PRIME ENTIRE WITH METAL ROOF PRIMER AT 0.25 GAL/SQUARE.
    c. APPLY 4" UNI-BOND TO ALL SEAMS.
    d. SATURATE UNI-BOND AT 1.5 GALLONS PER SQUARE RUNNING COATING 2" PAST EACH UNI-BOND EDGE.
    e. COAT TOP AND SIDES OF DUCT AT 1.5 GALLONS PER SQUARE.
11. ALL DRAINS TO RECEIVE NEW CAST IRON STRAINERS.
12. TEST ALL DRAINS AND DOWNSPOUTS PRIOR TO CONSTRUCTION AND ONCE AGAIN AFTER COMPLETION.
13. AT END OF EVERY WORD DAY ENSURE THE WORK SITE AND SURROUNDING AREA IS FREE OF ANY DIRT AND DEBRIS.
14. PROVIDE DISTRICT WITH 30 YEAR NDL WARRANTY FROM MANUFACTURER AND 4 YEAR CONTRACTOR WORKMANSHIP WARRANTY.

REPLACMENT OF SHINGLE ROOFING

1. REMOVE AND DISPOSE OF ALL ROOFING, EDGE METAL, GUTTERS AND ASSOCIATED MATERIAL.
2. PRIME ROOF AREA WITH SA PRIMER AT 0.5 GALLONS PER SQUARE.
3. INSTALL GUTTERS AT LOCATIONS WHERE GUTTERS WERE PREVIOUSLY INSTALLED.
4. INSTALL NOSING AND RAKE TRIM IN 0.040 ALUMINUM.
5. INSTALL R-MER SEAL UNDERLAYMENT ACROSS ENTIRE ROOF SYSTEM.
6. INSTALL NEW 30 YEAR ARCHITECTURAL SHINGLES.

PORTABLE RESTORATION

1. REFER TO SPEC SECTION 07 56 30

ADDITIONAL SCOPE: SITE WIDE GUTTER TREATMENT

1. WIRE BRUSH RUSTED GUTTERS SO THEY ARE FLAKE FREE.
2. APPLY METAL ROOF PRIMER AT 0.25 GALLONS PER SQUARE TO INTERIOR OF GUTTER.
3. APPLY UNI-BOND 6" OVER ALL GUTTER SEAMS.
4. SATURATE UNI-BOND AT 1.5 GALLONS PER SQUARE IN LIQUITEC.
5. APPLY LIQUITEC TO ENTIRE GUTTER AT 1.5 GALLONS PER SQUARE.

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GENERAL

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G1	GENERAL NOTES

ARCHITECTUAL

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ALAMEDA UNIFIED SCHOOL DISTRICT

VARIOUS SITE ROOF REPAIRS

Alameda, CA 94501

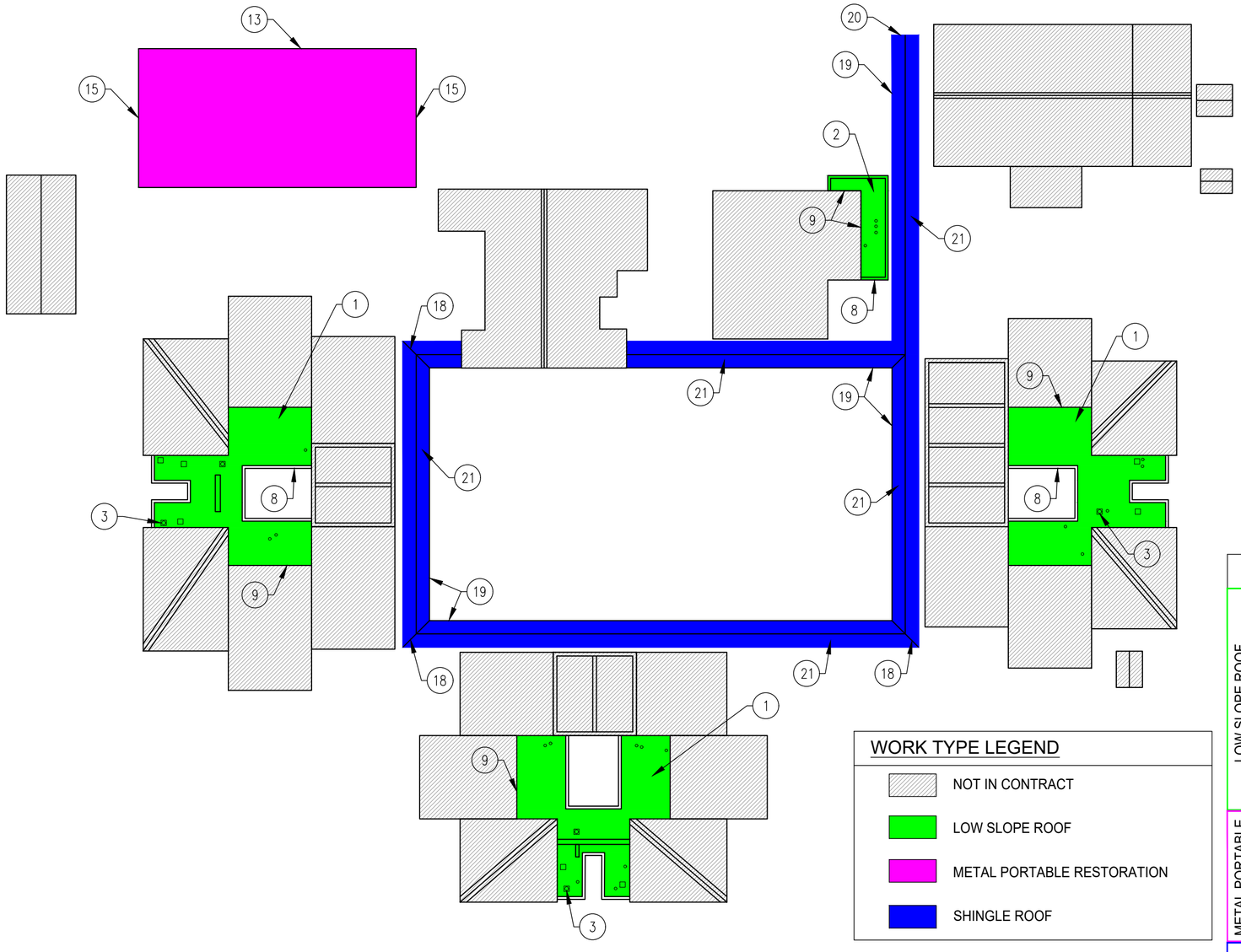
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GENERAL NOTES

SHEET NUMBER

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WORK TYPE LEGEND

- NOT IN CONTRACT
- LOW SLOPE ROOF
- METAL PORTABLE RESTORATION
- SHINGLE ROOF

SYMBOL LEGEND

LOW SLOPE ROOF

1. TYPICAL ROOF - COATED, DTL A/4
2. EXHAUST FAN, DTL B/5
3. PLUMBING STACK, DTL C/5
4. HEAT STACK, DTL D/5
5. VENT CURB, DTL E/5
6. PIPE HOUSING, DTL F/5
7. COPING CAP AT WALL, DTL G/6
8. WALL FLASHING AT CEMENT WALL, DTL H/6
9. ROOF DRAIN, DTL J/6
10. ROOF DRAIN OVERFLOW, DTL K/6

METAL PORTABLE RESTORATION

11. FASCIA DETAIL, DTL L/7
12. METAL EDGE/GUTTER, DTL M/7
13. LAP SEAM, DTL N/7
14. RAKE DETAIL, DTL P/7
15. RIDGE CAP DETAIL, DTL Q/7
16. LAP SEAM ISO, DTL R/7

SHINGLE ROOF

17. HIP DETAIL, DTL S/8
18. SHINGLE ROOF EDGE/GUTTER, DTL T/8
19. METAL EDGE, DTL U/8
20. UNDERLAYMENT, DTL V/8

ROOF PLAN

SCALE: 1" = 40'

NOTE:
CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS, CONDITIONS AND QUANTITIES.

ALAMEDA UNIFIED SCHOOL DISTRICT

VARIOUS SITE
ROOF REPAIRS

Alameda, CA 94501

SHEET TITLE

ROOF PLAN
BAY FARM

SHEET NUMBER

Dwg: A1

Sheet 3 of 8

Alameda USD
Otis Elementary School
Portable Restoration and Roof Replacements

All Metal Portables to be restored per section 07 56 30.
All BUR Portables to be replaced per section 07 55 00



OTIS PORTABLE CLASSROOMS

ALAMEDA UNIFIED SCHOOL DISTRICT

VARIOUS SITE
ROOF REPAIRS

Alameda, CA 94501

SHEET TITLE

ROOF PLAN
OTIS

SHEET NUMBER

Dwg: A2

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ASTI PORTABLE CLASSROOMS

ALAMEDA UNIFIED SCHOOL DISTRICT

VARIOUS SITE
ROOF REPAIRS

Alameda, CA 94501

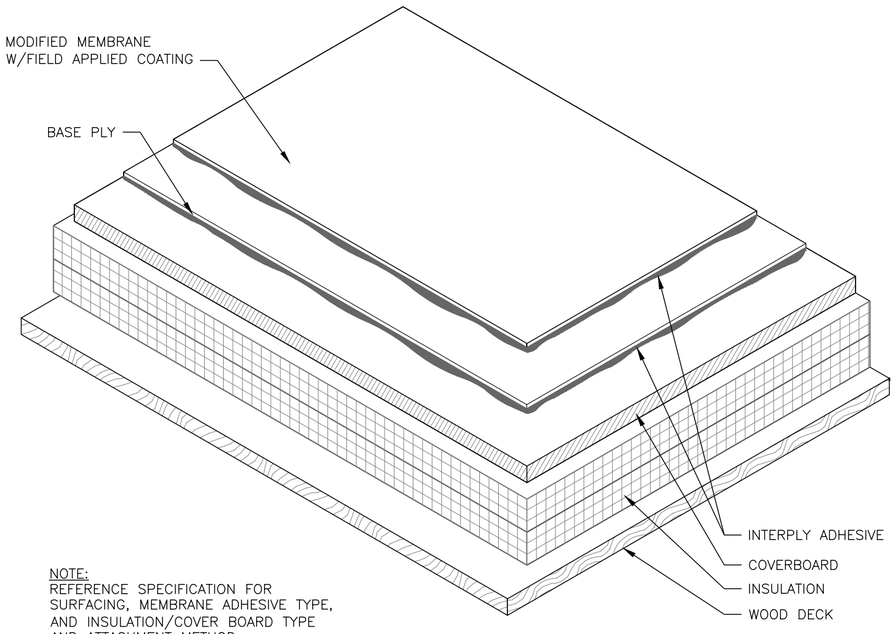
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ROOF PLAN
ASTI

SHEET NUMBER

Dwg: A3

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NOTE:
REFERENCE SPECIFICATION FOR SURFACING, MEMBRANE ADHESIVE TYPE, AND INSULATION/COVER BOARD TYPE AND ATTACHMENT METHOD.

A/4 TYPICAL ROOF SYSTEM COATED SURFACE

SCALE: 3" = 1'-0"

ALAMEDA UNIFIED SCHOOL DISTRICT

VARIOUS SITE ROOF REPAIRS

Alameda, CA 94501

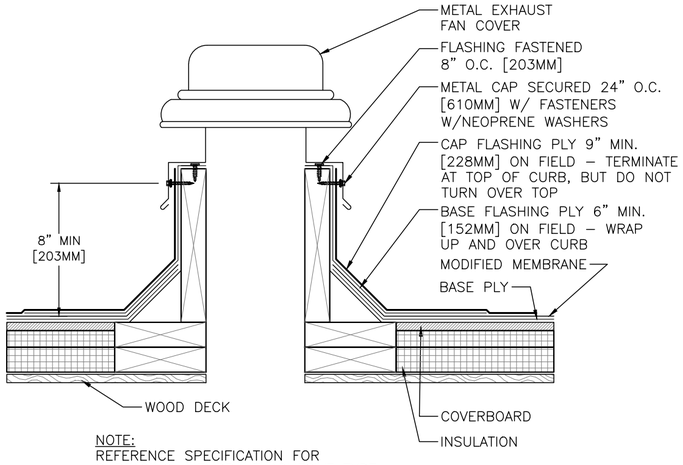
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DETAILS

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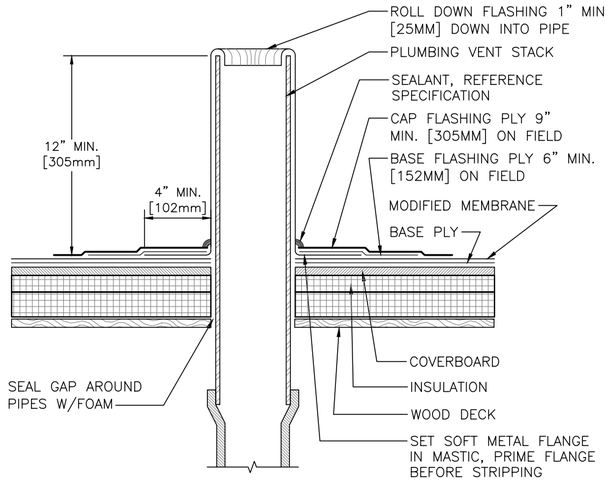
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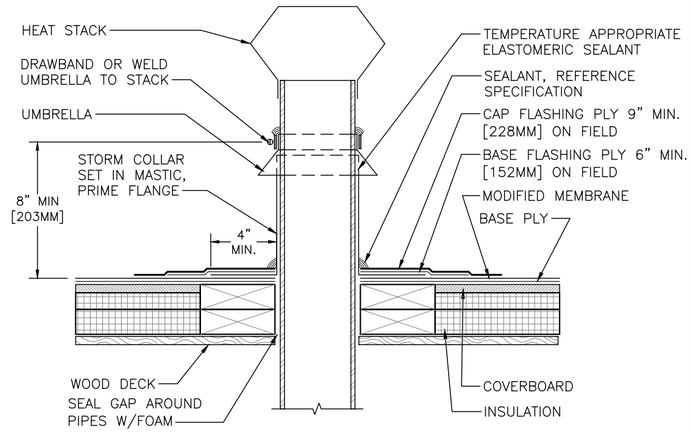
NOTE:
REFERENCE SPECIFICATION FOR SURFACING, MEMBRANE ADHESIVE TYPE, AND INSULATION/COVER BOARD TYPE AND ATTACHMENT METHOD.

B/5 EXHAUST FAN
SCALE: 1½" = 1'-0"



NOTE:
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C/5 PLUMBING STACK
SCALE: 1½" = 1'-0"



NOTE:
REFERENCE SPECIFICATION FOR SURFACING, MEMBRANE ADHESIVE TYPE, AND INSULATION/COVER BOARD TYPE AND ATTACHMENT METHOD.

D/5 HEAT STACK
SCALE: 1½" = 1'-0"

NOTE:
REFERENCE SPECIFICATION FOR SURFACING, MEMBRANE ADHESIVE TYPE, AND INSULATION/COVER BOARD TYPE AND ATTACHMENT METHOD.

E/5 PASSIVE AIR / VENT INTAKE
SCALE: 1½" = 1'-0"

NOTE:
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F/5 PIPE HOUSING
SCALE: 1½" = 1'-0"

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VARIOUS SITE ROOF REPAIRS

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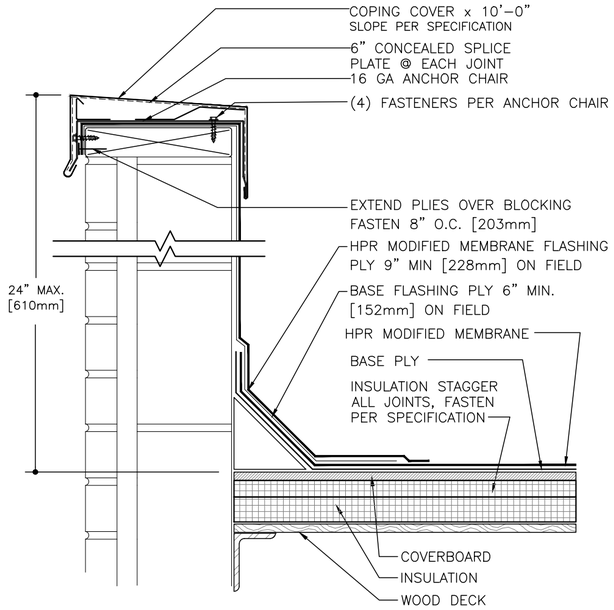
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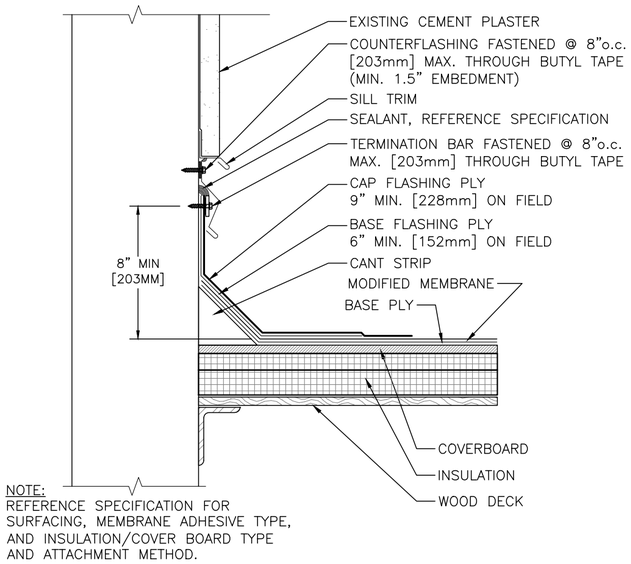
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G/6 COPING CAP AT CEMENT PLASTER WALL

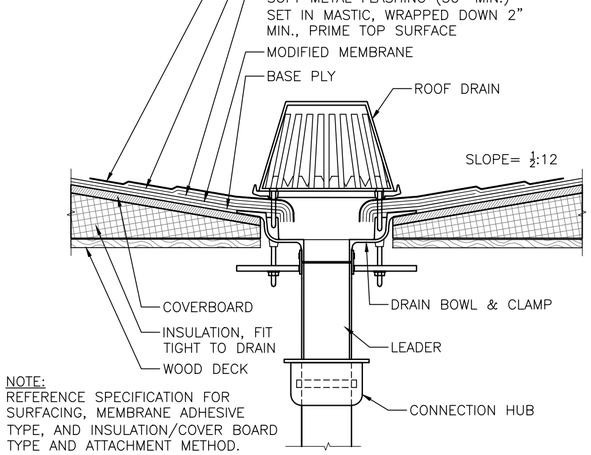
SCALE: 1½" = 1'-0"



NOTE:
REFERENCE SPECIFICATION FOR SURFACING, MEMBRANE ADHESIVE TYPE, AND INSULATION/COVER BOARD TYPE AND ATTACHMENT METHOD.

H/6 WALL FLASHING AT EXISTING CEMENT PLASTER WALL

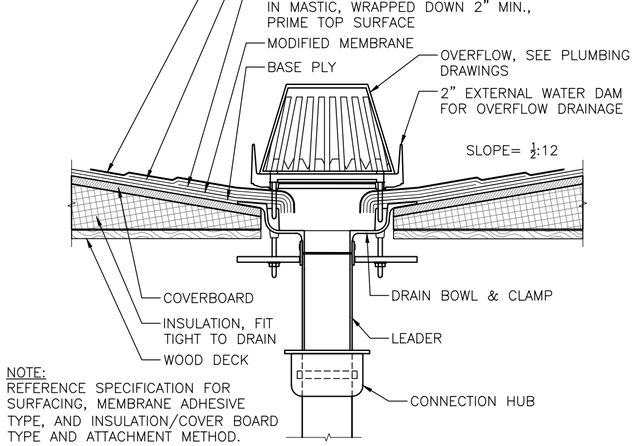
SCALE: 1½" = 1'-0"



NOTE:
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J/6 ROOF DRAIN

SCALE: 1½" = 1'-0"



NOTE:
REFERENCE SPECIFICATION FOR SURFACING, MEMBRANE ADHESIVE TYPE, AND INSULATION/COVER BOARD TYPE AND ATTACHMENT METHOD.

K/6 ROOF DRAIN - OVERFLOW

SCALE: 1½" = 1'-0"

ALAMEDA UNIFIED SCHOOL DISTRICT

VARIOUS SITE
ROOF REPAIRS

Alameda, CA 94501

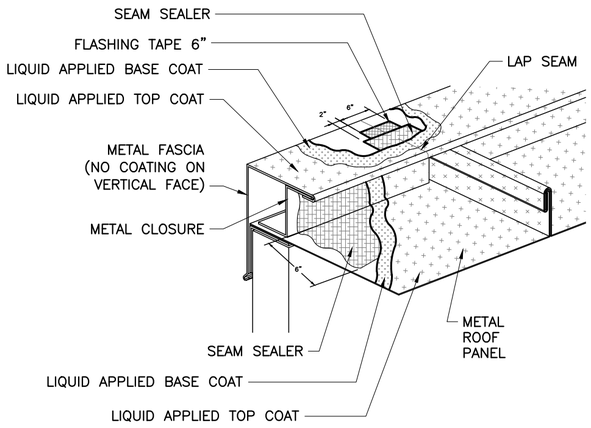
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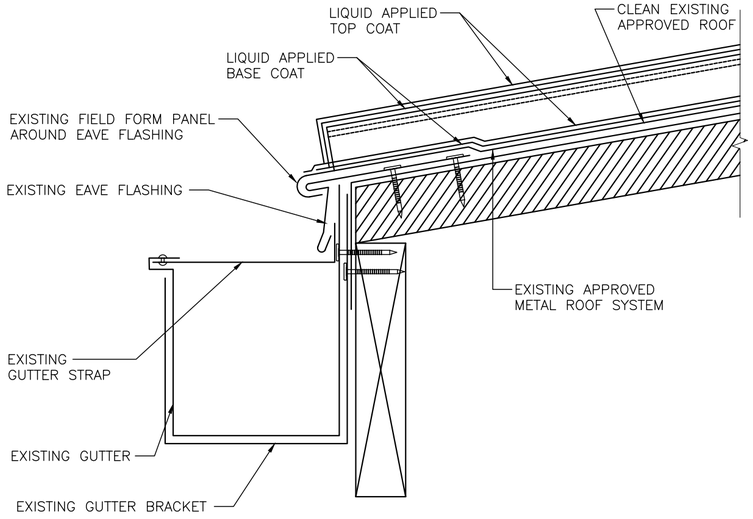
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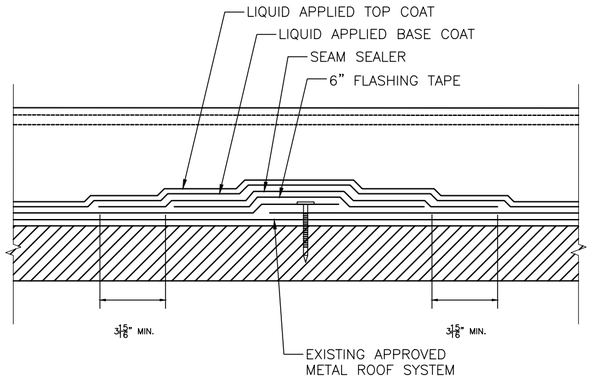


L/7 FASCIA DETAIL
SCALE: NTS

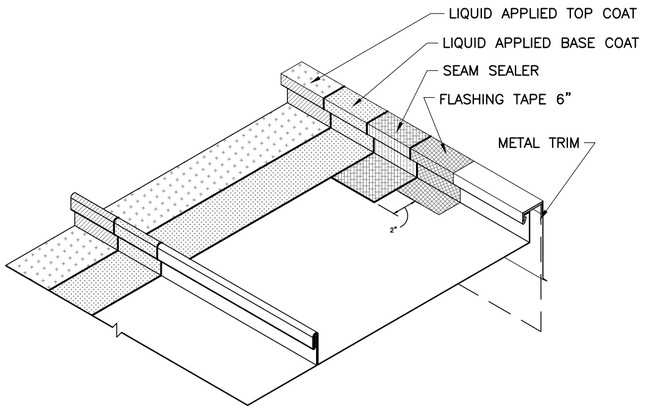


M/7 METAL EDGE - GUTTER DETAIL
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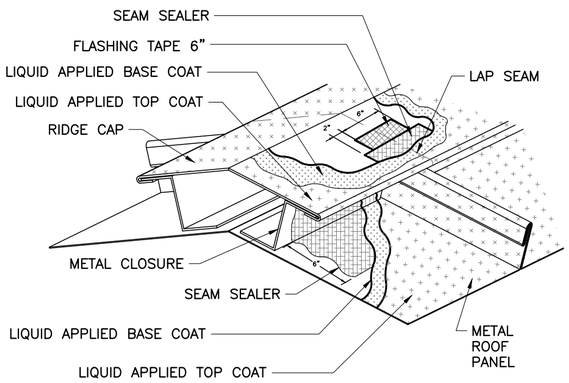
NOTE:
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SURFACING, MEMBRANE ADHESIVE TYPE,
AND INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.



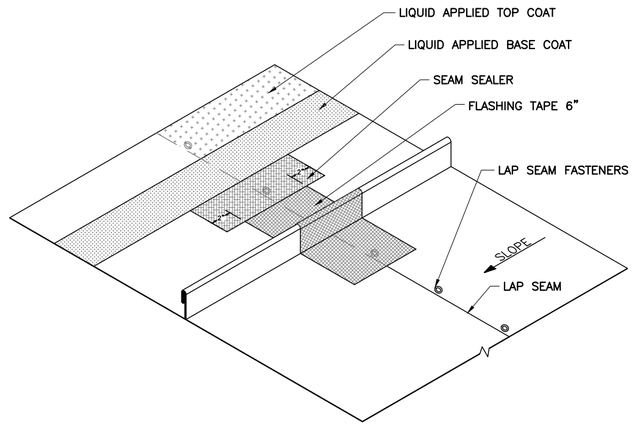
N/7 LAP SEAM DETAIL
SCALE: 1½" = 1'-0"



P/7 RAKE DETAIL
SCALE: 3" = 1'-0"



Q/7 RIDGE CAP DETAIL
SCALE: NTS



R/7 LAP SEAM DETAIL
SCALE: 3" = 1'-0"

ALAMEDA UNIFIED SCHOOL DISTRICT

ALAMEDA UNIFIED SCHOOL DISTRICT

VARIOUS SITE
ROOF REPAIRS

Alameda, CA 94501

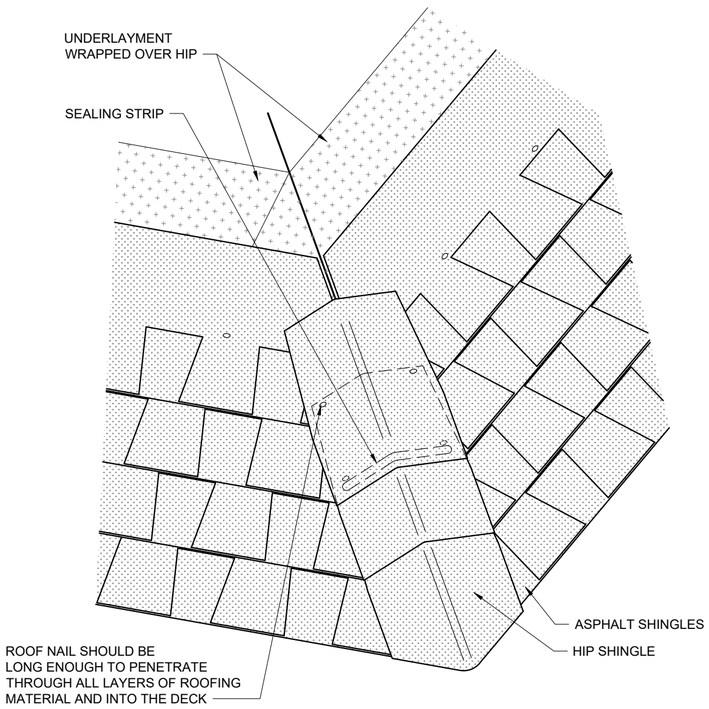
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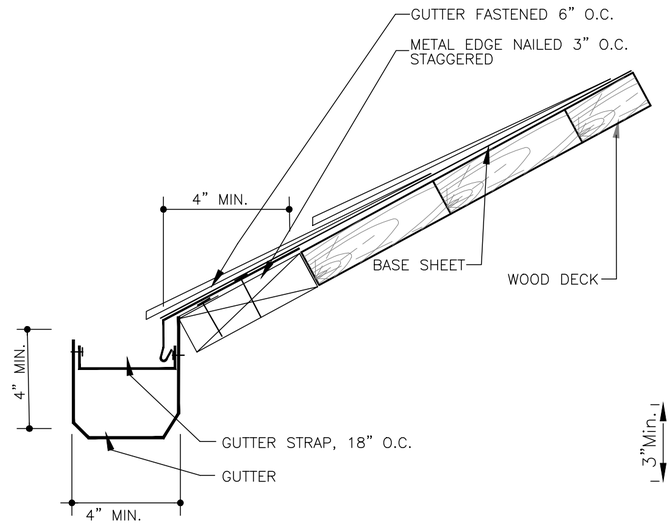
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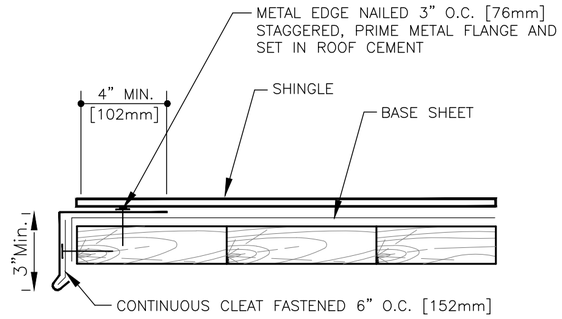
NOTES:

1. MOST MANUFACTURERS SUPPLY SPECIAL HIP SHINGLES. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

S/8 HIP DETAIL
SCALE: NTS



T/8 SHINGLE ROOF EDGE WITH GUTTER
SCALE: NTS



U/8 METAL EDGE
SCALE: NTS

V/8 UNDERLAYMENT INSTALLATION
SCALE: NTS

ALAMEDA UNIFIED SCHOOL DISTRICT

VARIOUS SITE
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SHEET TITLE

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