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 Sheet Title

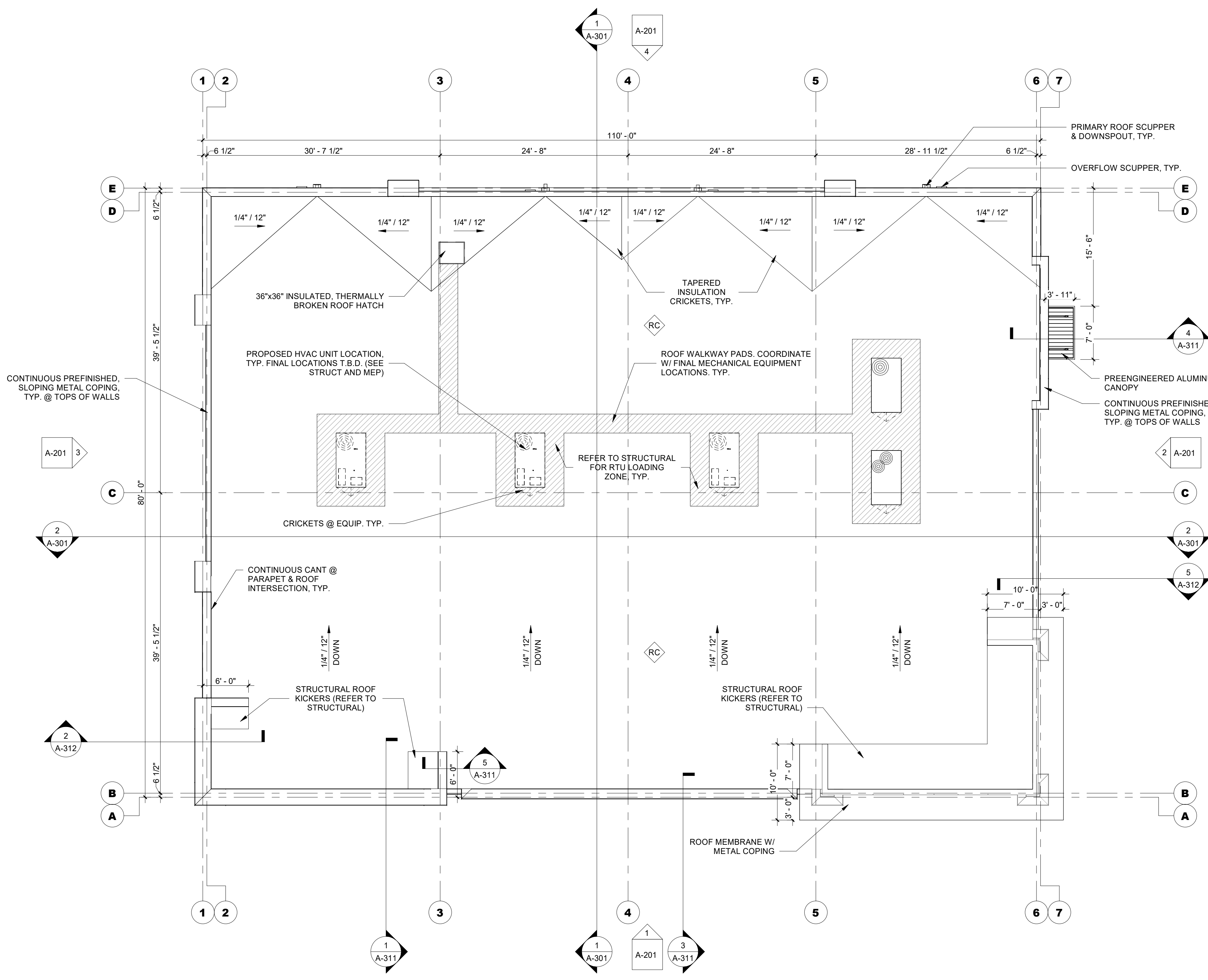
ROOF PLAN

Sheet No.

A-111

GENERAL ROOF PLAN NOTES

- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
- ALL FIXTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUAL AND MAY BE PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS &/OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS. REFER TO STRUCTURAL DRAWINGS FOR ROOF OPENING STRUCTURAL FRAMING.
- ALL ROOF PENETRATIONS FOR MINOR ROOF VENTS AND SIMILAR ITEMS MAY NOT BE INDICATED ON THE ROOF PLAN. HOWEVER, ALL ROOF FLASHING WORK SHALL BE PROVIDED BY THE ROOFING SUBCONTRACTOR SO AS TO OBTAIN FULL ROOFING WARRANTIES. REFER TO ALL OTHER CONSTRUCTION DOCUMENTS FOR ADDITIONAL ROOF PENETRATIONS REQUIRING ROOF FLASHING WORK.
- IT SHOULD BE THE RESPONSIBILITY OF THE ROOF SUB-CONTRACTOR TO PROVIDE ALL NECESSARY DETAILS AND SYSTEMS TO ACCOMMODATE EXPANSION/CONTRACTION OF THE BUILDING AND BUILDING COMPONENTS FOR A LONG-LASTING ROOF.
- CONTRACTOR SHALL KEEP ROOF CLEAN OF ALL DEBRIS DURING ALL CONSTRUCTION WORK.
- ROOF SYSTEM AND ANY WORK ASSOCIATED WITH THE ROOF SHALL BE DONE AS TO NOT VOID ANY ROOF WARRANTIES.
- FLASHING:
 - FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS & AT INTERSECTIONS WITH PARAPET WALLS & OTHER PENETRATIONS THROUGH THE ROOF PLANE.
 - FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS, WHERE FLASHING IS METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019" NO. 26 GALVANIZED SHEET.
 - PARAPET WALLS SHALL BE PROPERLY COPED WITH NON-COMBUSTIBLE, WEATHERPROOF MATERIALS OF A WIDTH NO LESS THAN THE THICKNESS OF THE PARAPET WALL.
- ROOF DRAINAGE:
 - DESIGN OF ROOF DRAINAGE SYSTEMS SHALL COMPLY WITH THE INT'L PLUMBING CODE. FINAL DETAILED DESIGN OF ROOF DRAINAGE SYSTEMS TO BE BY PLUMBING CONSULTANT.
 - OVERSIZED CATCH BASIN AND DOWNSPOUTS SHOULD BE PROVIDED TO ELIMINATE ANY OVERFLOW OR BACKUP.
 - NOT LESS THAN 2 ROOF DRAINS SHALL BE INSTALLED IN ROOF AREAS 10,000 SF OR LESS AND NOT LESS THAN FOUR ROOF DRAINS SHALL BE INSTALLED IN ROOFS OVER 10,000 SF IN AREA.
 - WHERE ROOF DRAINS ARE REQUIRED, SECONDARY (EMERGENCY) ROOF DRAINS OR SCUPPERS SHALL BE PROVIDED WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED IF THE PRIMARY DRAINS ALLOW BUILDUP FOR ANY REASON.
 - SECONDARY ROOF DRAIN SYSTEMS SHALL HAVE THE END POINT OF DISCHARGE SEPARATE FROM THE PRIMARY SYSTEM. DISCHARGE SHALL BE ABOVE GRADE, IN A LOCATION THAT WOULD NORMALLY BE OBSERVED BY THE BUILDING OCCUPANTS OR MAINTENANCE PERSONNEL.
 - SECONDARY SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH OF PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED. THEY SHALL HAVE AN OPENING DIMENSION OF NOT LESS THAN 4".
 - A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY PENETRATION GREATER THAN 30" WIDE AS MEASURED PERPENDICULAR TO THE SLOPE.
 - ALL ROOF SLOPES, INCLUDING FLATTENED ROOF AREAS TO OBTAIN POSITIVE DRAINAGE, TO BE INTEGRATED INTO UNDERLYING ROOF SUPPORT DESIGN. PROVIDE TAPERED RIGID INSULATION TO MAINTAIN MINIMUM 1/4" PER FOOT SLOPE AT ALL FLATTENED ROOF AREAS TO ENSURE POSITIVE DRAINAGE ALL THE WAY TO ROOF DRAIN FROM ALL PENETRATIONS AND CHANGES IN ROOF SLOPES.
- INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
- ROOF ACCESS & GUARDS:
 - WHERE EQUIPMENT REQUIRING ACCESS OR APPLIANCES ARE LOCATED ON AN ELEVATED STRUCTURE OR THE ROOF OF A BUILDING SUCH THAT PERSONNEL WILL HAVE TO CLIMB HIGHER THAN 18" ABOVE GRADE TO ACCESS SUCH EQUIPMENT OR APPLIANCES, A PERMANENT INTERIOR OR EXTERIOR MEANS OF ACCESS SHALL BE PROVIDED. SUCH ACCESS SHALL NOT REQUIRE CLIMBING OVER OBSTRUCTIONS GREATER THAN 30" IN HEIGHT OR WALKING ON ROOFS HAVING A SLOPE GREATER THAN 4:12.
 - WHERE THE ROOF HATCH OPENING OR ROOF EQUIPMENT IS LOCATED WITHIN 10' OF THE ROOF EDGE, SUCH ROOF ACCESS OR ROOF EDGE SHALL BE PROTECTED BY GUARDS. GUARDS TO BE 42" ABOVE WALKING SURFACE & PREVENT THE PASSAGE OF A SPHERE 21" IN DIAMETER.
 - ANY ROOF HATCHES SHALL BE THERMALLY BROKEN.
 - SEE DETAIL &/OR ACCESS NOTES FOR ADDITIONAL REQUIREMENTS.
- ROOF TRUSSES DESIGN BUILD BY TRUSS MANUFACTURER.
- PROVIDE MANUFACTURED ROOF PROTECTED GAS PIPING AND CONDUIT SUPPORTS AS REQUIRED. PAINT OBSTACLES "YELLOW" AT WALKWAY PAD CROSSINGS ONLY.
- FLAT (LOW SLOPE <2:12) MEMBRANE ROOF:
 - ROOF MEMBRANE TO EXTEND UP AND OVER TOP OF ANY PARAPET WALLS AND DRAPE OVER FRONT OF WALL 3". MEMBRANE TO EXTEND UP VERTICALLY UNDER FINISH MATERIAL 12".
 - PROVIDE WALKWAY PADS ON ALL MEMBRANE ROOFING FROM ROOF ACCESS POINT(S) TO EACH END OF BUILDING.
- SINGLE-PLY MEMBRANE ROOFING:
 - SINGLE-PLY MEMBRANE ROOFS SHALL HAVE A DESIGN SLOPE OF A MINIMUM OF 1/4:12 (2%) FOR DRAINAGE.



1 ROOF PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

Autodesk/Revit/2024/Plat & Lot 1/Residential/19049J_Waukee Towne Center/Plat Lot 1/Residential/19049J
 2/27/2026 9:52:10 AM

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BRK-1	FULL DEPTH MODULAR BRICK; BELDEN FROST (OR APPROVED EQUAL); RUNNING BOND
BRK-2	FULL DEPTH MODULAR BRICK; ENDICOTT MANGANESE IRONSPOT (OR APPROVED EQUAL); RUNNING BOND
COP-1	PRE-FINISHED METAL COPING SYSTEM; COLOR: MATTE BLACK
EIFS-1	2" EXTERIOR INSULATION SYSTEM (INSTALLED PER MFR.); SMOOTH; COLOR: SW 7016 MINDFUL GRAY
EIFS-2	2" EXTERIOR INSULATION SYSTEM (INSTALLED PER MFR.); SMOOTH; COLOR: SW 6259 TRICORN BLACK
FAS	PRE-FINISHED BREAK METAL PANEL SYSTEM (INSTALLED PER MFR.); COLOR: MATTE BLACK, BID ALTERNATE: NICHIIA ILLUMINATION, NICKEL
FCP	FIBER CEMENT SIDING PANELS W/ HIDDEN FASTENERS; NICHIIA VINTAGEWOOD SPRUCE (OR EQUAL)
RL-1	BRICK ROWLOCK, MATCH BR-1.
RL-2	BRICK ROWLOCK, MATCH BR-2.
SF	1" CLEAR LOW-E GLAZING SET IN T.B. ALUMINUM STOREFRONT FRAMING; BLACK ANODIZED FINISH

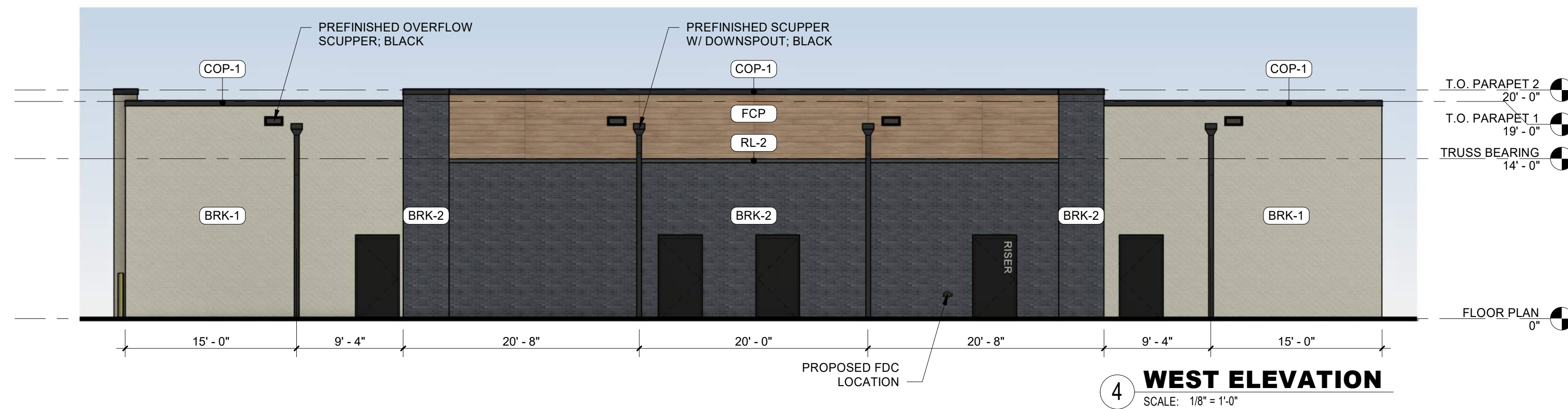
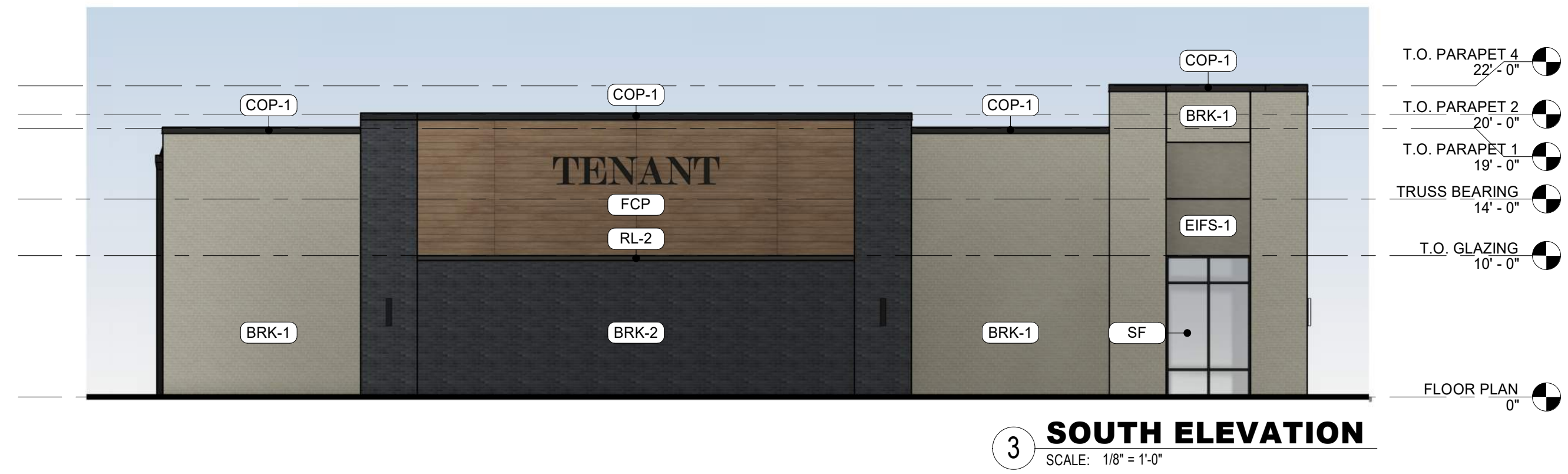
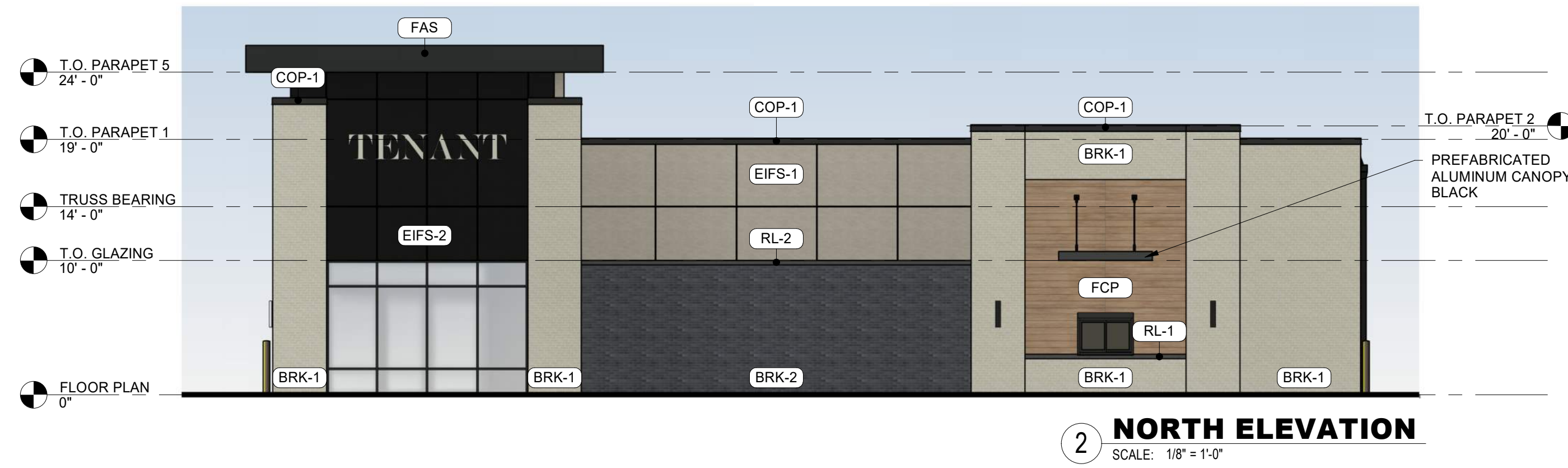
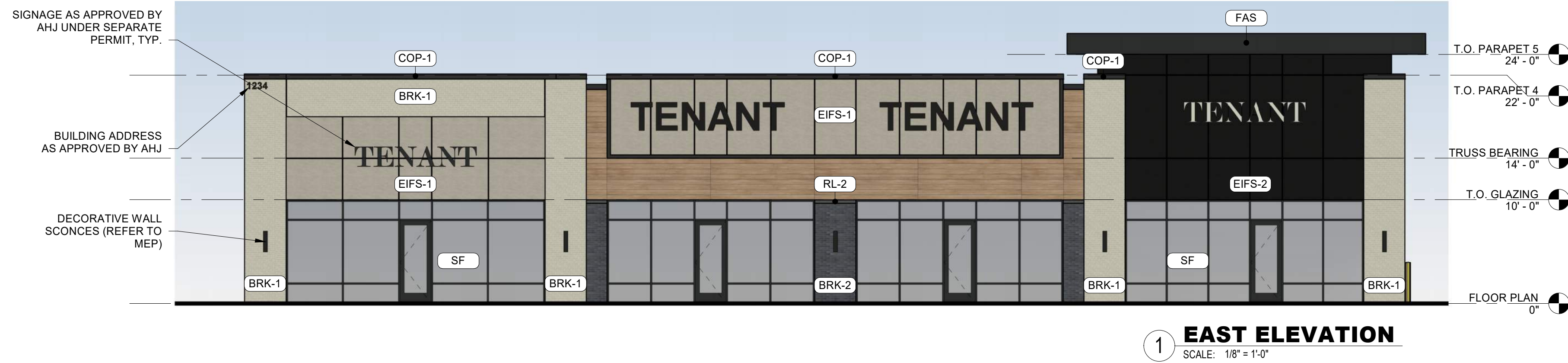
MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED BLACK.
 - EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
 - FASCIA & SOFFIT: METAL PREFINISHED BLACK.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED BLACK.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED BLACK.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
 - MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
 - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

MATERIAL CALCULATIONS

EAST ELEVATION			TOTAL = 2,517.21 SF			NORTH ELEVATION			TOTAL = 1,659.00 SF		
MATERIAL	AREA (SF)	PERCENTAGE	MATERIAL	AREA (SF)	PERCENTAGE						
LIGHT BRICK	451.98	17.96%	LIGHT BRICK	667.00	40.20%						
DARK BRICK	79.84	3.17%	DARK BRICK	290.00	17.48%						
GLAZING	880.00	34.96%	GLAZING	150.00	9.04%						
EIFS	885.39	35.17%	EIFS	396.00	23.87%						
FIBER CEMENT	220.00	8.74%	FIBER CEMENT	156.00	9.40%						

WEST ELEVATION			TOTAL = 2,151.30 SF			SOUTH ELEVATION			TOTAL = 1,619.73 SF		
MATERIAL	AREA (SF)	PERCENTAGE	MATERIAL	AREA (SF)	PERCENTAGE						
LIGHT BRICK	925.46	43.02%	LIGHT BRICK	731.51	45.16%						
DARK BRICK	905.83	42.11%	DARK BRICK	470.22	29.03%						
GLAZING	0.00	0.00%	GLAZING	60.00	3.70%						
EIFS	0.00	0.00%	EIFS	48.00	2.96%						
FIBER CEMENT	320.00	14.87%	FIBER CEMENT	310.00	19.14%						



WAUKEE TOWNE CENTER LOT 1

500 SE ALICE'S RD

WAUKEE, IA

03/05/2026