

Waste Management Program

Construction and Demolition Recycling
Waste Management Plan Requirements and Deposit Refund Instructions
The California Green Building Code requires a minimum recycling rate of 65% for all covered projects.

- Blue Line Transfer Station (So. San Francisco) 650-589-4020
Davis Street Transfer Station (San Leandro) 510-638-2303
Premier Recycle Company (San Jose) 408-297-7910

- Covered Projects
1.1. Alteration or addition to a residential building that increases the building size by any amount.
1.2. All commercial permits.
2. Diversion Methodologies
2.1. Deconstruction and Salvage: Removal for reuse of appliances, fixtures, lumber, flooring, brick and other materials before the structure is demolished.
2.2. Source Separation: Separating into "clean" loads those materials that cannot be salvaged.
2.3. Mixed Debris Recycling: Applicants may use any facility that meets the requirements of the City's ordinance...

- 3. Documentation
3.1. Prior to Permit Issuance: A Waste Management Plan (BEFORE PERMIT) must be submitted and approved.
3.2. Upon completion of the project (within 60 days): A Final Compliance Report / Deposit Refund Request Form (AFTER FINAL) must be submitted showing the date, project address, amount and type of materials disposed.
4. Fees and Deposit
4.1. A non-refundable fee for a construction or demolition permit is set forth in the City's Master Fees and Service Charges schedule, Section CDM-01.7a/b.
4.2. A refundable deposit of \$50 for every ton or \$0.25 for every pound of debris the project is estimated to generate is required.
4.3. The minimum deposit for all projects is \$1,000.
4.4. The maximum deposit for residential projects is \$10,000.
5. Return of Deposit
5.1. Full deposit will be refunded upon demonstration of recycling, reuse and/or salvage of at least 65% of total generated tonnage from the project on the Final Compliance Report / Deposit Refund Request Form (AFTER FINAL) with required documentation or if a permit is withdrawn prior to the start of work.
5.2. Deposits will be prorated if less than 65% of the total debris generated is recycled.
5.3. Deposits will be forfeited if the Final Compliance Report / Deposit Refund Request Form (AFTER FINAL) and documentation is not submitted within 60 days following project completion...

Legend & Symbols

North Arrow/Graphic Scale
Building Elevation Reference
Building Section Reference
Wall Section Reference
Detail Call-Out
Match Line
Elevation/Control Point
Keynote Number
Room Identification
Dimension
Face of Finish
Fire Extinguisher (2A10BC)
Classroom
Room name
Ceiling height within room

Abbreviations

Table with 2 columns: Symbol/Abbreviation and Material/Description. Includes symbols like @, X, L, O, etc. and abbreviations like AT, BY, CL, etc.

General Notes

All work performed under the conditions of these drawings shall comply in every respect with the following:
2022 Cal. Administrative Code, Part 1, Title 24 CCR
2022 Cal. Building Code (CBC), Part 2, Title 24 CCR
2022 Cal. Electrical Code (CEC), Part 3, T-24 CCR
2022 Cal. Mechanical Code (CMC), Part 4, T-24 CCR
2022 Cal. Plumbing Code (CPC), Part 5, T-24 CCR
2022 Cal. Energy Code, Part 6, T-24 CCR
2022 Cal. Fire Code (FC), Part 9, T-24 CCR
2022 Cal. Green Building Standards Code, Part 11, Title 24 CCR
2022 Cal. Referenced Standards Code, Part 12, Title 24 CCR, including ACC
California building code amendments
Title 19 CCR Public Safety State, Fire Marshal Regulations
2007 ASME A17.1 (w/ A17.1a/CSA B44a-08 Addenda)
Including all Safety Code for Elevators and Escalators
2010 ADA Standard for ACC design
NFPA 13 Standard for installation of Sprinkler System (CA amended) 2016 Ed
NFPA 14 Standard for installation of Standpipe and Hose System 2013 Edition
NFPA 17 Standard for Dry Chemical Extinguishing Systems, 2013 Edition
NFPA 17A Standard for Wet Chemical Extinguishing Systems, 2013 Ed.
NFPA 20 Standard for installation of Stationary Pumps, 2013 Ed
NFPA 22 Standard for Water tank of Private Fire Protection 2013 Edition
NFPA 24 Standard for installation of Private Fire Service Mains and their Appurtenance 2016 Edition
NFPA 72 National Fire Alarm and Signaling Code (CA AMDT), 2016 Edition.
NFPA 80 Standard for Fire Doors and Other Opening Protectives, 2016 Edition.
NFPA 2001 Standard on Clean Agent Fire Extinguishing Systems 2015 Edition.
UL 300 Standard for Fire Testing of Fire Extinguishing Systems for Protection of Commercial Cooking Equipment 2005 (R2010)
UL 464 Audible Signaling Devices for Fire Alarm and Signaling Systems, Including Accessories 2003 Edition
UL 521 Standard for Heat Detectors for Fire Protective Signaling Systems 1999 Edition
UL 1971 Standard for Signaling Devices for Hearing impaired 2002 Edition
ICC 300 Standard for Bleachers, Folding and Telescopic Seating, and Grandstands 2012 Edition
For a complete list of applicable NFPA standards refer to 2016 CBC (SFM) Chapter 35 and California Fire Code Chapter 80.
See California Building Code, Chapter 35, for State of California amendments to the NFPA Standards.

This project site is occupied. All construction activities shall be contained within fenced or barricaded areas in accordance with project specification and schedule requirements.
All work shown, noted, or detailed is new, except where indicated as existing or as existing to remain.
Contractor shall field verify all dimensions and existing conditions at the site and shall report any discrepancies in writing to the Architect by the means of a Request for Information (RFI) or as part of the applicable shop drawings or submittals.
Specific items noted to be verified or field verified are required to be verified prior to ordering materials or proceeding with the work.
Underground locating service (811 Dig) responsibility of the contractor prior to excavation work.
Refer to Specifications for additional requirements.
For Abatement Work, refer to Specifications and Hazardous Materials Report.
Use of Documents
No guarantee for quality of construction is implied or intended by these Documents. The Contractor shall assume full responsibility for any construction deficiencies.
All Contract Documents described in the Construction Contract shall be considered one document and are intended to be used as one document. Contractor and all sub-contractors shall review all documents prior to bidding. Sub-contractors are responsible for any information pertaining to their work no matter where it may occur in these Documents.
Dimension Control
All dimensions and conditions shall be checked and verified, both in the Documents and on the job, by Contractor and each Sub-contractor before proceeding with the work. Any errors, omissions, discrepancies or deficiencies shall be brought to the attention of the General Contractor prior to proceeding with the Work. All dimensions take precedence over scale. Where dimensions are not entirely clear the Contractor shall notify the Architect and request clarification.
All dimensions given take precedence over scale. Contractor shall not scale drawings to determine dimensions without consulting the Architect. Contractor shall review all dimensions for accuracy prior to construction.
Dimensions given as "CLR" are to face of finish. Otherwise, all dimensions are to face of stud/structure unless other noted.
Repeating items or assemblies may not be noted or dimensioned at all occurrences where repetition is obvious or noted as typical.
DRAWINGS SHALL NOT BE SCALED
V.I.F ALL (E) DIMENSIONS

Project Scope

General
This summary is an integral part of the project scope and contractor's responsibility. The scope is described in the project documents. Any items listed here that may not be in other areas of project documents still a required part of any project bids/proposals.
Ensure construction operations in this project do not inhibit the continuous operation in other areas of the sites of all voltage systems including but not limited to: Fire Alarm, Energy Management, Security, Access, and Data. Contractor is responsible for all means and methods to ensure this requirement is met. Change orders for logistical operations related to continuous operation of these components will not be entertained.
Project Summary
There are four roofs on the site. The lower portion of the pump station building is being re-roofed with a BUR. The three other buildings, Vehicle Maintenance Building, Public Works Workshops, and Parks Key Room, are being re-roofed with a KEE system.

Project Directory

Table with 2 columns: City and Architect. City of Foster City, 610 Foster City Blvd. Architect: Bartos Architecture, 300 8th Ave, Suite 202, San Mateo, CA 94401.

The lower roof on the pump station building is a complete roof tear off down to the concrete deck. Then the BUR is being placed on top. The BUR will have a solar reflectance index not less than 78 when calculated according to ASTM E1980. The top ply will receive a flood coat covered in a highly reflective white marble stone aggregate.

Drawing Index

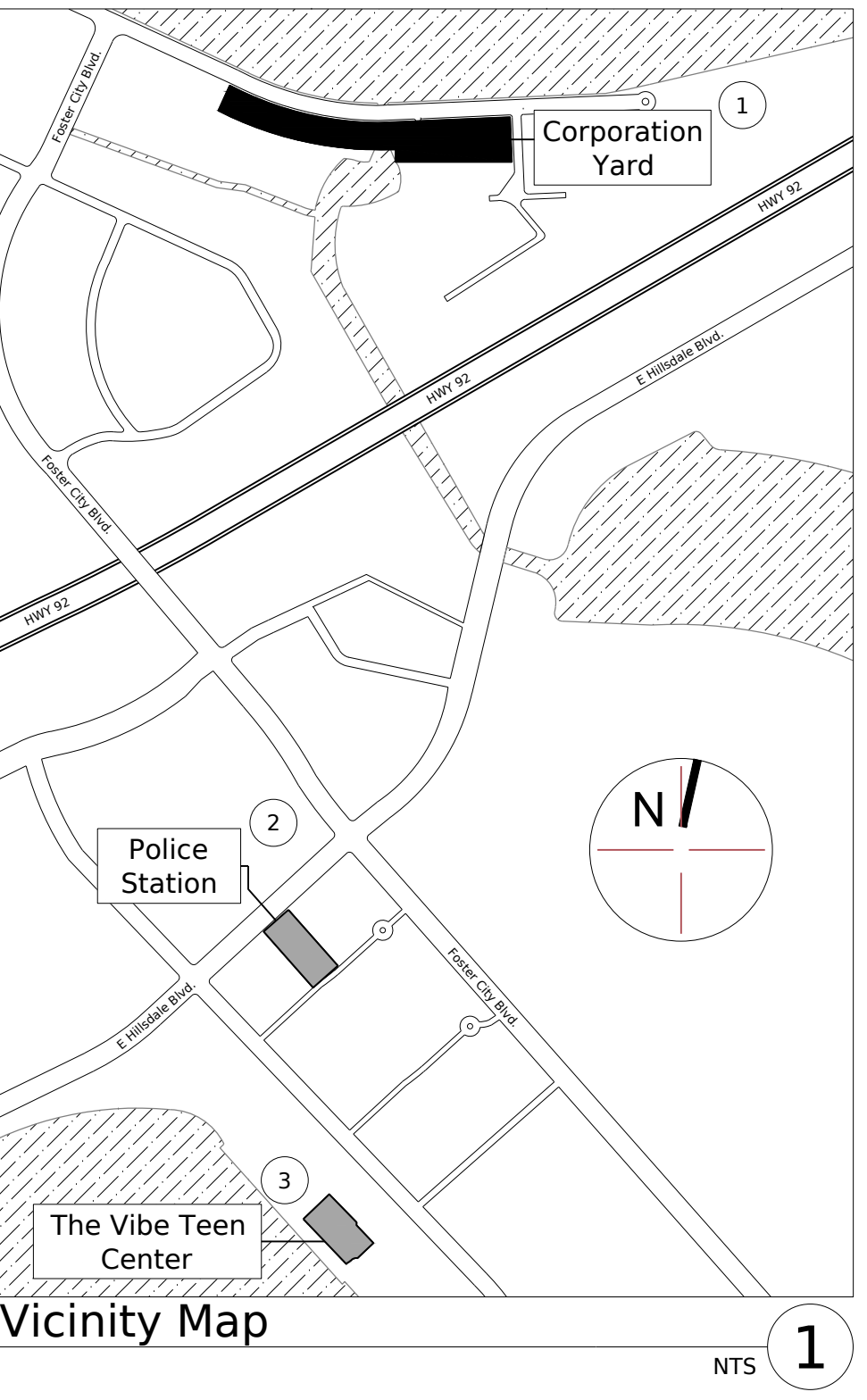
Table with 2 columns: Drawing Number and Description. A1.0 Title Sheet and Drawing Index, A1.1 Site Plan, A1.2 Pump Station Roof Plan, A1.3 Public Works Workshops Roof Plan, A1.4 Vehicle Maintenance Bldg. and Parks Key Room Roof Plans, A1.5 Ketone Ethylene Ester and Built-Up Roofing Details.

Abatement
Each roof is subject to abatement and hazmat protocol during demolition. Reports and specifications are provided by others as a reference document in the project manual.
Roofing Systems
Contractors shall be qualified and approved by manufacturers as necessary to provide warranties listed in project specifications for the following systems and relevant manufacturers
• Built up Roofing (BUR)
• Ketone Ethylene Ester (KEE)
Location: Corporation Yard, 100 Lincoln Centre Dr, Foster City, CA 94404
Pump Station:
• Completely tear off lower roof material to expose existing concrete deck
• Prep exposed concrete deck for new insulation and roofing
• Install new rigid insulation
• Install new BUR roofing system sloped to existing roof drains
• Install new flashings as indicated
• Provide and install new walk pads

Vehicle Maintenance Building, Public Works Workshops, and Parks Key Room:
• Completely tear off roofs to plywood decking.
• Replace any discovered rotting plywood decking
• Re-roof with KEE system.
• Replace rotted soffits plywood as identified. Paint entire exterior soffit area to match existing
• Install new galvanized and painted sheet metal gutters, downspouts, eaves
• Remove and replace, paint existing wood fascia, etc.

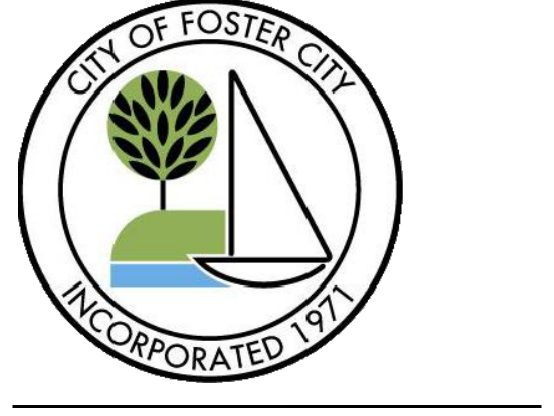
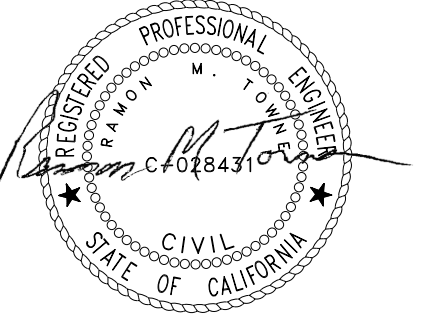
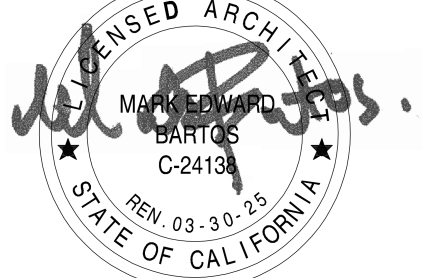
Code Analysis

Fire Rating
All re-roofing materials are class A, per performance requirements in the project manual. See technical specifications for additional information.
2022 California Building Code, Title 24, Part 2
1505.1.2
The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class C.
2022 Foster City Municipal Code
15.02.150
Section 1505 of the California Building Code is amended to read as follows:
Section 1505.1 General. Roof covering shall be not less than, Class B fire retardant which complies with ASTM E108, UL 790 or ASTM D2898.
Roof coverings shall be securely fastened to the supporting roof construction and shall provide weather protection for the building at the roof.
Subject to the requirements of this chapter, combustible roof coverings and roof insulation may be used in any type of construction.
Skylights shall be constructed as required in Section 2405.1.
Penthouses shall be constructed as required in Section 1511.1. For the use of plastics in roofs, see Section 2606.4.
For solar energy collectors placed on the roof see Chapter 5.
Approval for changes in roof coverings, material, color, weight shall be made by the Community Development Director or designated staff members of the Community Development Department.



BARTOS ARCHITECTURE

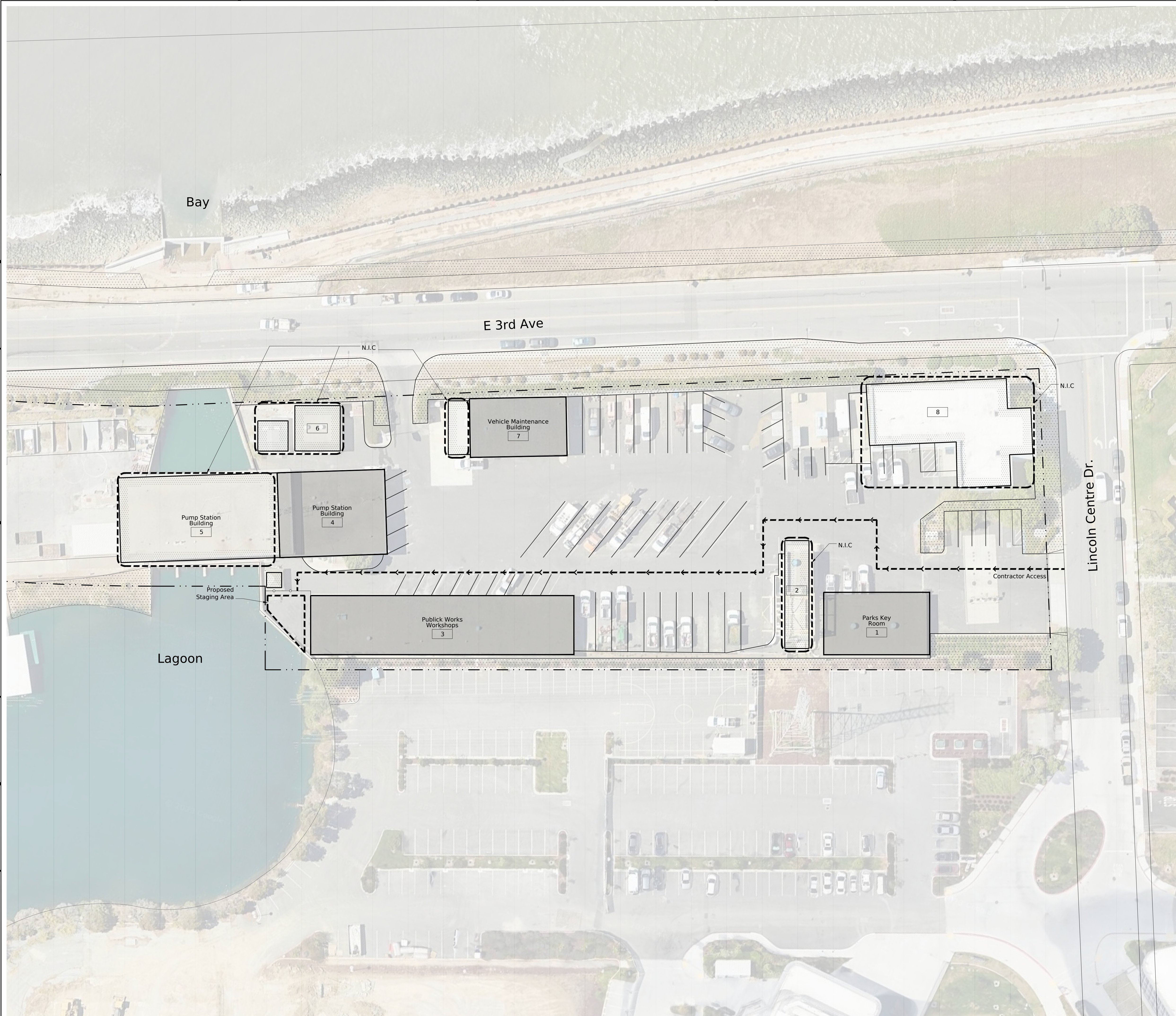
300 8th Avenue
Suite 202 San Mateo
California 94401
www.bartosarchitecture.com



City of Foster City
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City of Foster City Corp Yard
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City of Foster City Roof Replacements at City Buildings



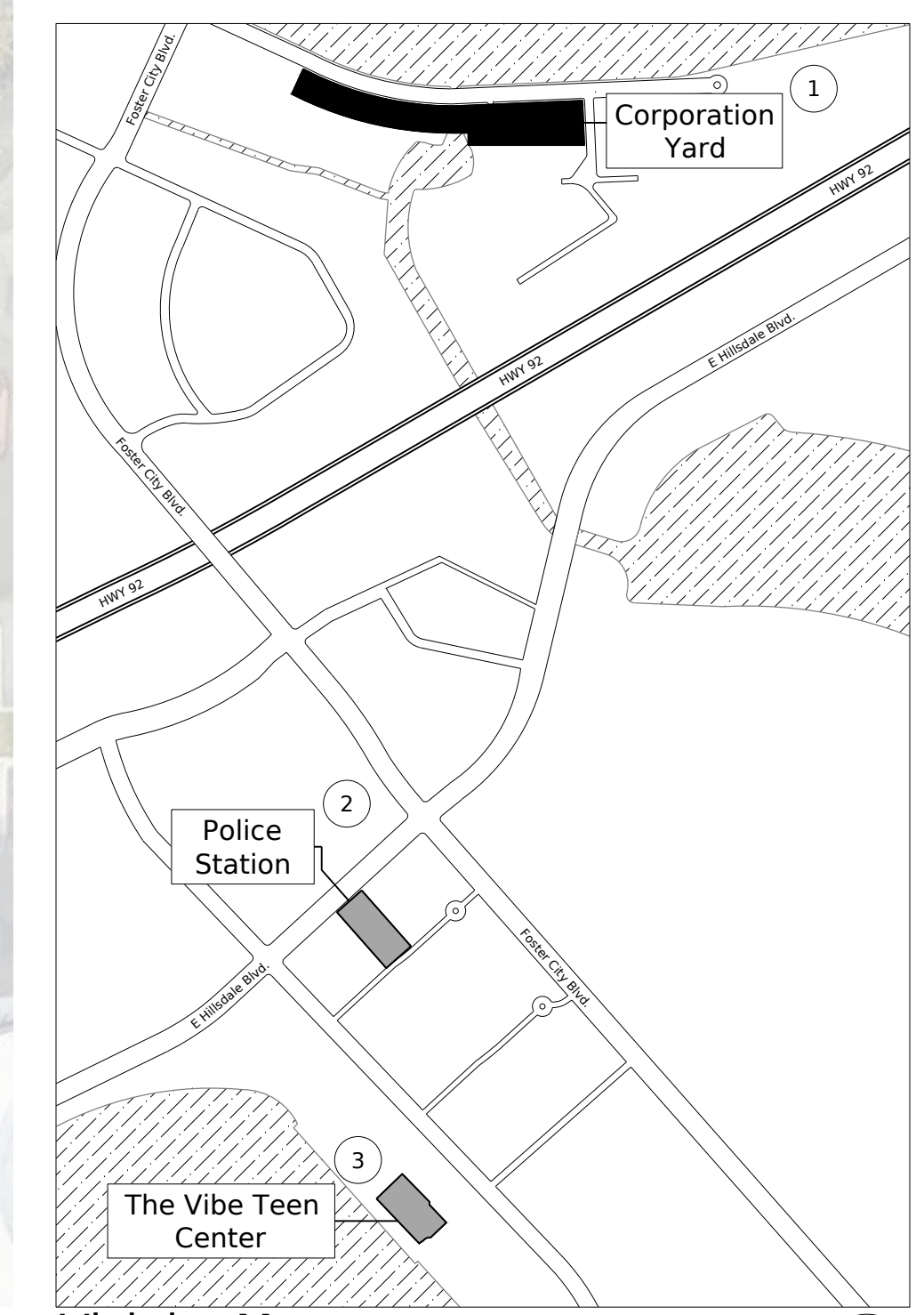
Site Plan  
Corporation Yard

### Sheet Notes

- 1 Contractor shall coordinate staging area with the City.
- 2 Temporary Fencing must be erected at staging area.
- 3 Contractor staging area may not block public right of way.
- 4 Contractor must apply for a j# and provide a BAAQMD Clearance Report for any hazmat abatement.
- 5 Contractor to submit final staging plan within 7 days of contract execution.
- 6 Contractor to determine sequence of schedule and submit to Architect/City for review. Note however that contractor shall carefully coordinate with published weather report. No work to occur while roof is exposed to rain. Follow manufacturer's guidelines for installation.
- 7 Actual staging area to be finalized in consultation with Architect and City representatives prior to start of construction. Place all debris boxes within temporary fenced area.

### Building Reference

- ① Parks Key Room
- ② Pump House
- ③ Public Works Workshops
- ④ Pump Station (Lower Level)
- ⑤ Pump Station (Upper Level)
- ⑥ Misc.
- ⑦ Vehicle Maintenance Building
- ⑧ Administrative Building



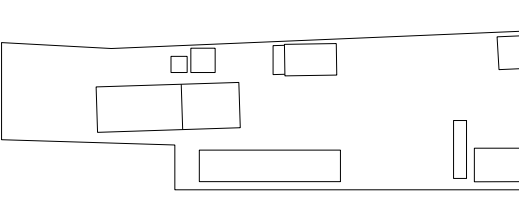
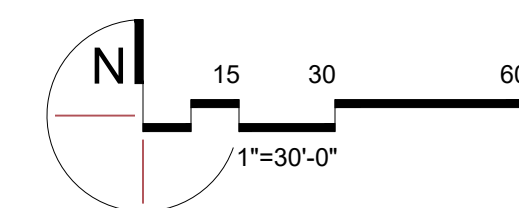
Vicinity Map



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610 Foster City Blvd  
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**City of Foster City Corp Yard**  
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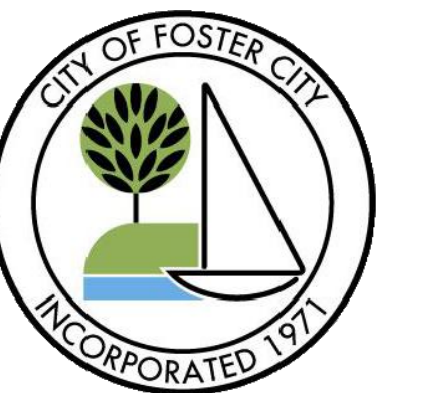
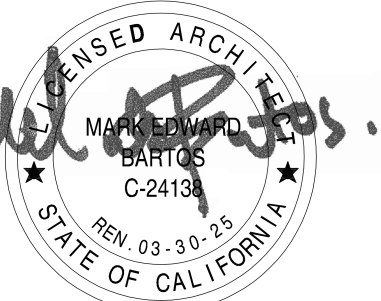
City of Foster City  
**Roof Replacements at City Buildings**



Site Vicinity Map

1" = 30'-0" ②

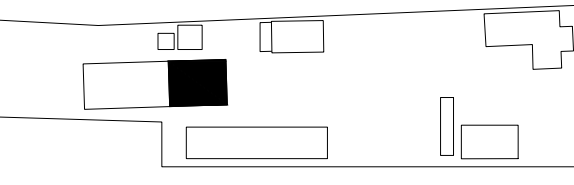
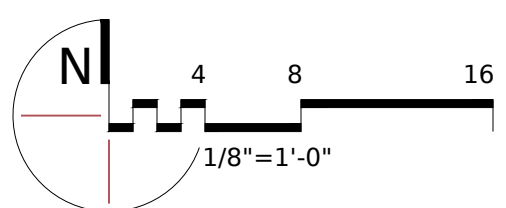
NTS ①



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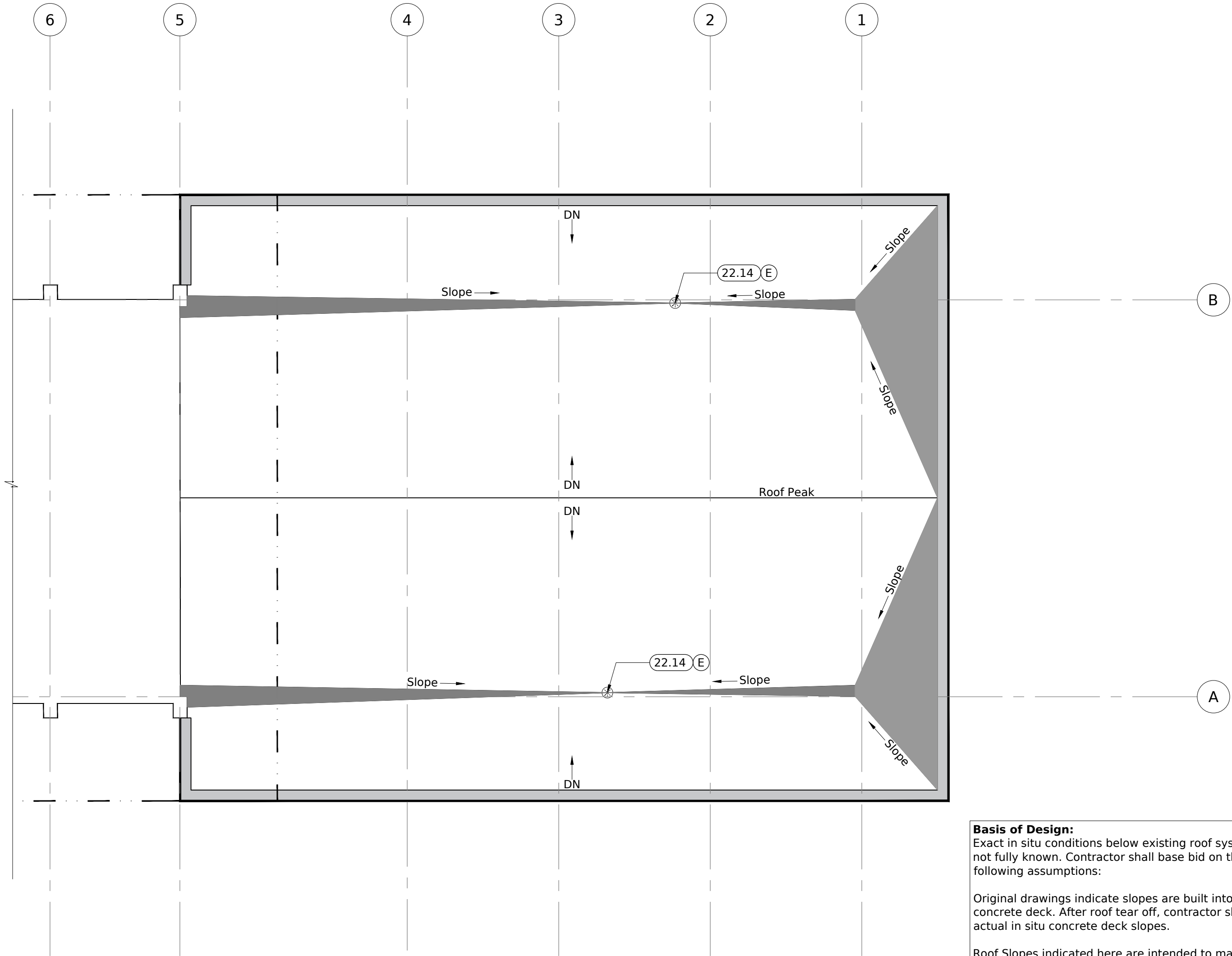
City of Foster City  
**Roof Replacements at City Buildings**



Site Vicinity Map

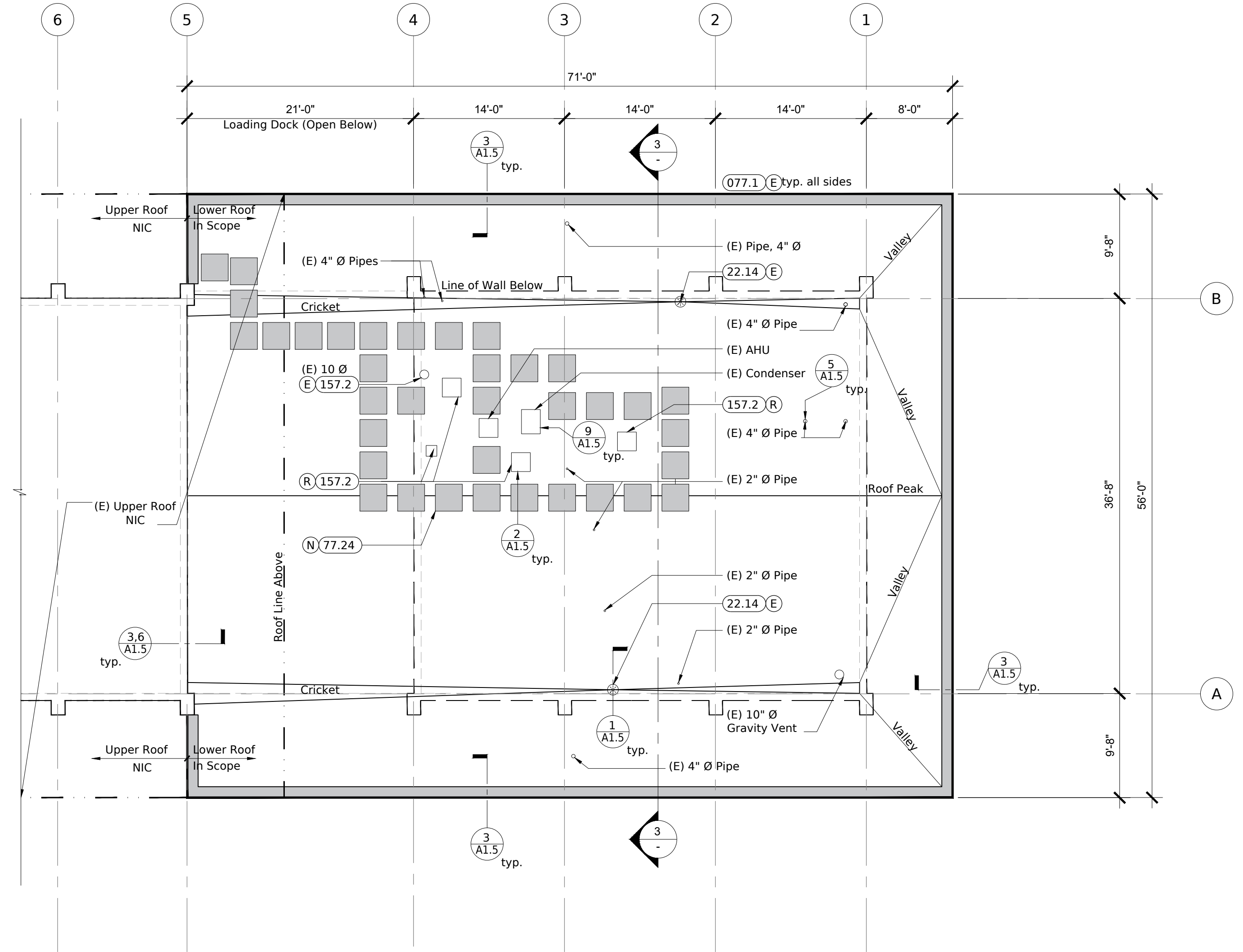
**Pump Station Roof Plan**

Building: **1.2**  
22-010.01



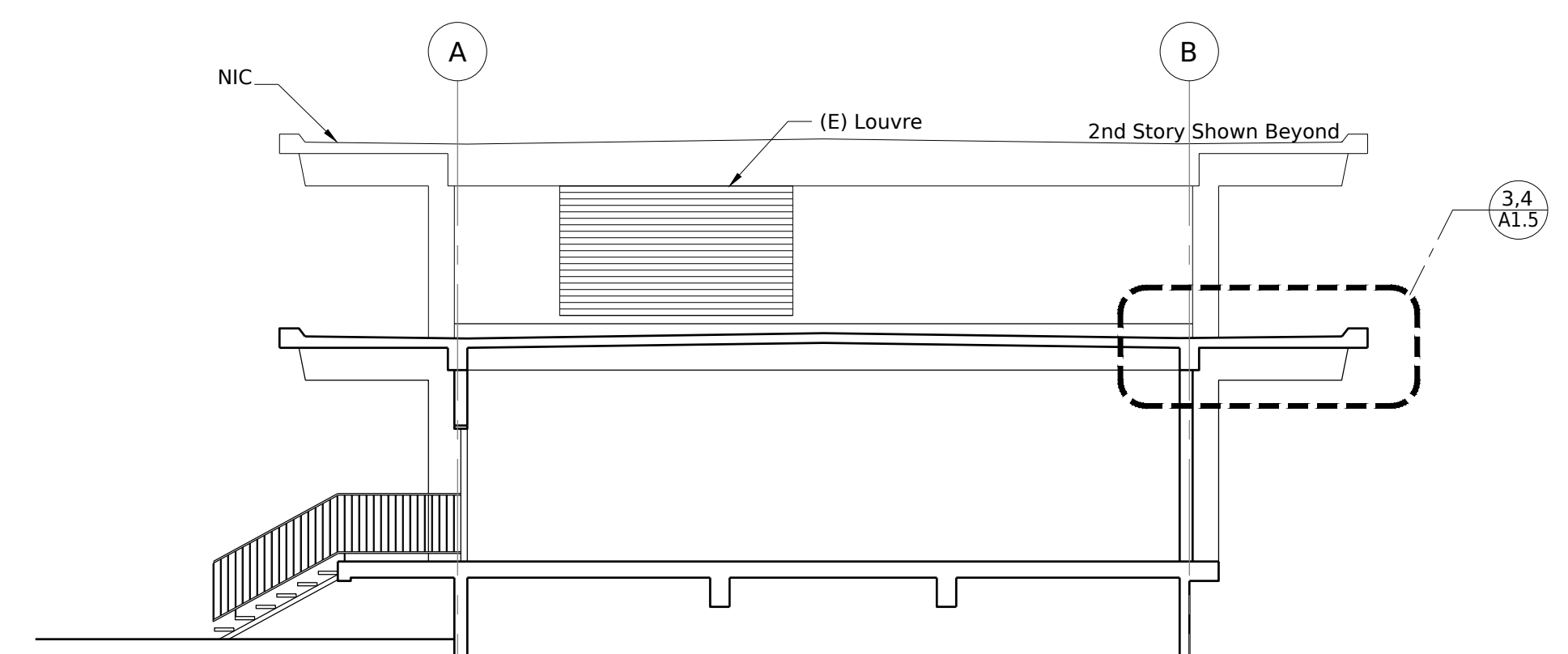
**Slope Diagram**  
Pump Station

1/8" = 1'-0" **2**



**Roof Plan**  
Pump Station

1/8" = 1'-0" **1**



**Section**  
Pump Station

1/8" = 1'-0" **3**

**Basis of Design:**  
Exact in situ conditions below existing roof system is not fully known. Contractor shall base bid on the following assumptions:  
  
Original drawings indicate slopes are built into existing concrete deck. After roof tear off, contractor shall verify actual in situ concrete deck slopes.  
  
Roof Slopes indicated here are intended to match original roof slope design.  
  
All areas to receive a minimum of 3" thick insulation. Hatched areas indicate areas to receive tapered insulation to create minimum 1/8" per foot slope to drains.

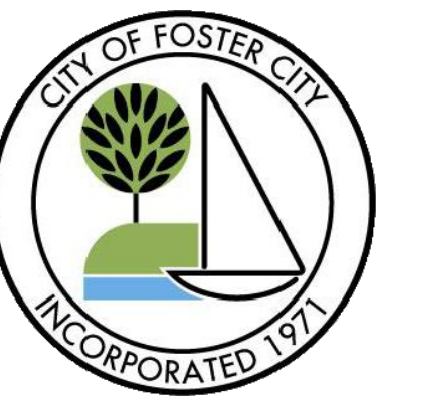
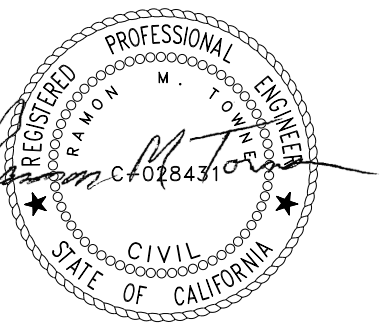
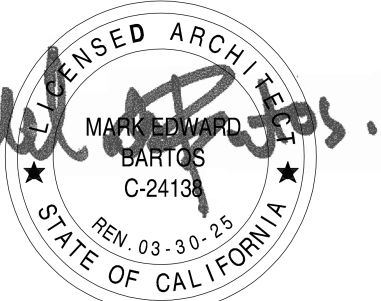
**NOTE:** Verify existing slopes of roof after tear off. Modify tapered insulation pattern as needed to slope to drains.

**Keynotes**

- (123.1) Keynotes are arranged by CSI section. Refer to Specifications for additional information.
- (E) Existing, Protect in Place
- (R) Demolish and Remove
- (D) Remove and Replace
- 07 Thermal and Moisture Protection**
  - 07.01.10 Membrane Roof Patching
  - 071.24 Fluid-Applied Roofing Membrane Coating
  - 077.1 Gravel Stops and Fascia
  - 077.2 Gutter and Downspout
  - 077.24 Roof Walkpads
- 08 Openings**
  - 086.4 Penetration
- 09 Finishes**
  - 090.1 Existing Finish
  - 099.1 Paint (Match Existing)
- 15 Mechanical / Plumbing**
  - 157.1 HV/HVAC Unit
  - 157.2 Exhaust Fan
  - 157.3 Gravity Vent
  - 158.1 HVAC Ductwork

**Sheet Notes**

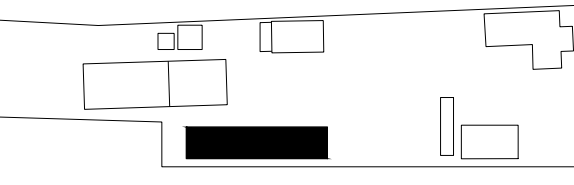
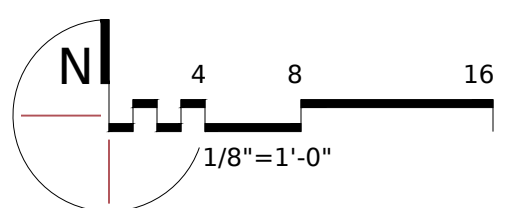
- 1** The Pump Station Building is being re-roofed with a Hot-Applied Built-Up Roofing. The roof system specified in this Section is based upon products of Tremco CPG Inc., Beachwood, OH, (800) 552-2728, www.tremcoroofing.com that are named in other Part 2 articles (Local Rep: Dan Lajeunesse 408-910-2083). Roofing system shall be ASTM E 108 or UL 790, Class A; for application and roof slopes indicated, as determined by testing identical membrane roofing materials by a qualified testing agency. Materials shall be identified with appropriate markings of applicable testing agency.
- 2** All dimensions given take precedence over scale. Contractor shall not scale drawing to determine dimensions without consulting the Architect. Contractor shall review all dimensions for accuracy prior to construction.
- 3** Dimensions given as "CLR" are to face of finish. All other dimensions are to face of stud/structure unless otherwise noted.
- 4** Repeating items or assemblies may not be noted or dimensioned at all occurrences where repetition is obvious.
- 5** Not all demolition is shown on drawings. Contractor to verify actual field conditions for full extent of demolition.
- 6** Contractor shall remove and replace all flashings. Flashing shall be added to provide adequate water tight assemblies through entire roof areas.
- 7** Contractor shall remove and replace all flashings. Flashing shall be added to provide adequate water tight assemblies through entire roof areas.
- 8** Slope of new roofs shall be min 1/8" per foot. New tapered insulation shall be provided as needed to ensure all roof areas conform to this requirement.
- 9** Patch exterior wall finish if damaged during construction.
- 10** Provide new flashing and sealant at all new and existing equipment.
- 13** Any damaged plywood decking or wood eaves must be replaced with new material to match existing.
- 14** All mechanical equipment removal should be coordinated with the City for safe storage.
- 15** See hazmat spec for abatement instructions.
- 17** Replace all gutters, downspouts, and metal trim. Gutter and fascia color to match (E) typ.
- 18** Replace rotten wooden curbs when flashing is removed.
- 19** Allowance specified for rotten plywood and trim along eaves.



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**Roof Replacements at City Buildings**

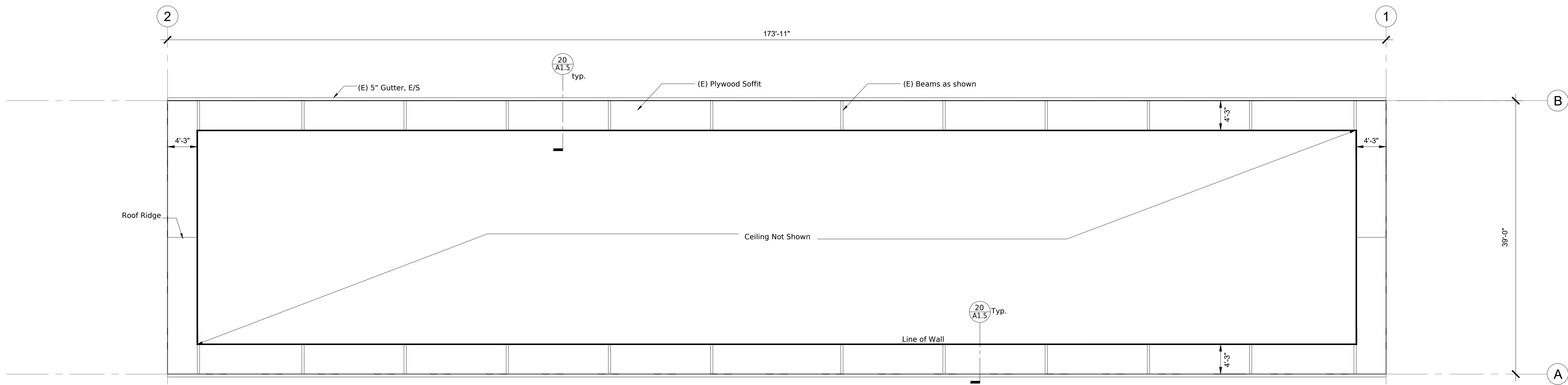


Site Vicinity Map

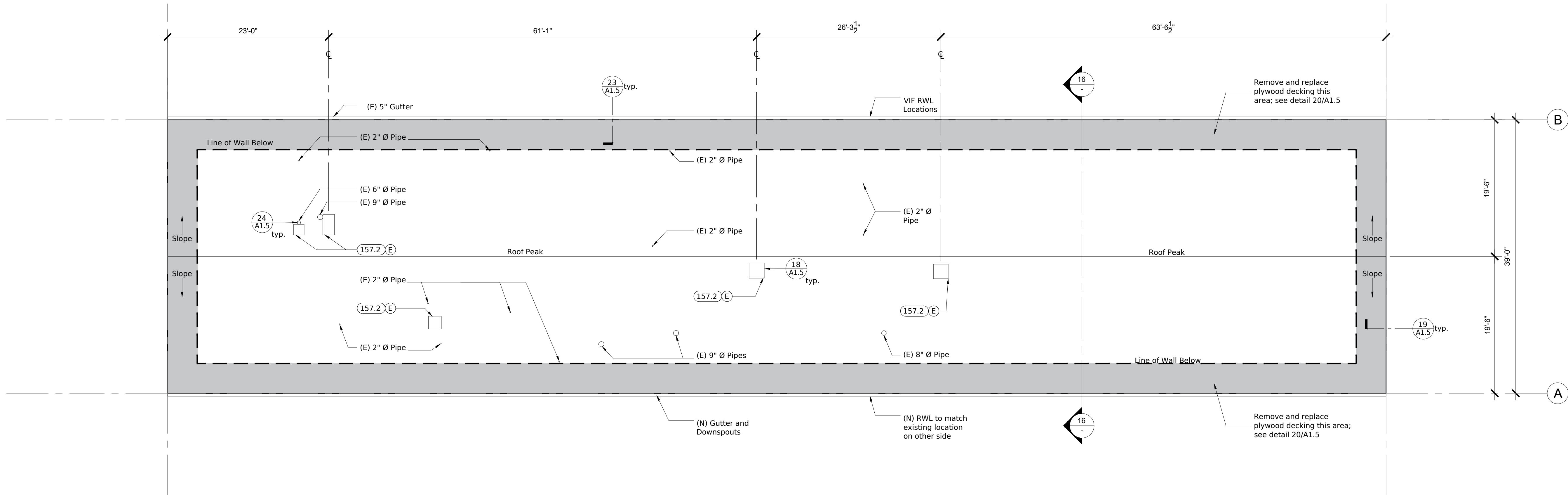
Public Works  
Workshops  
Roof Plan

Building:  
**A1.3**

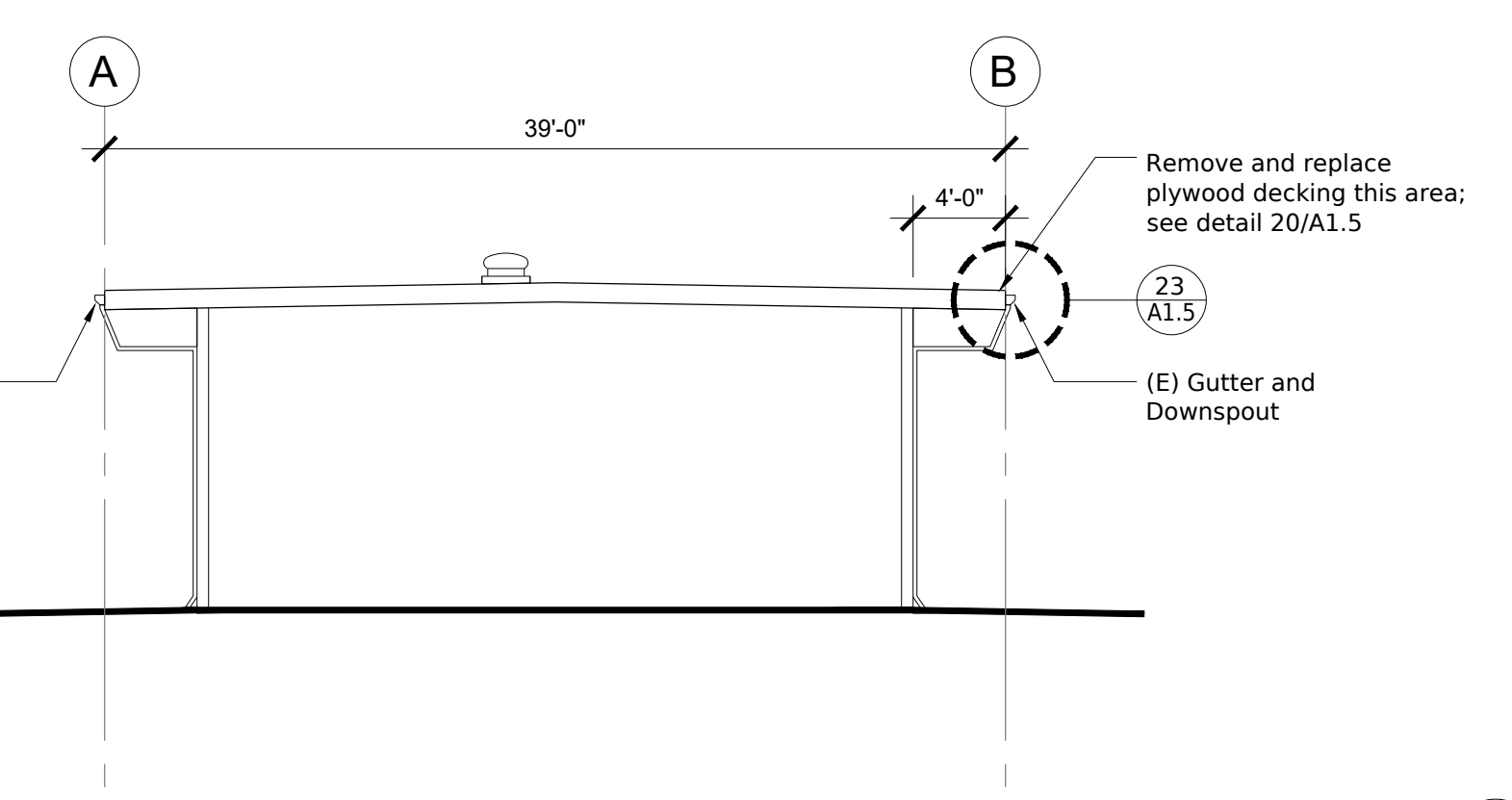
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**Reflected Soffit Plan**  
Public Works Workshops



**Roof Plan**  
Public Works Workshops



**Section**  
Public Works Workshops

**Keynotes**

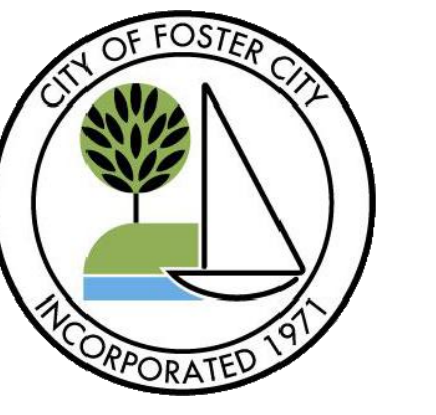
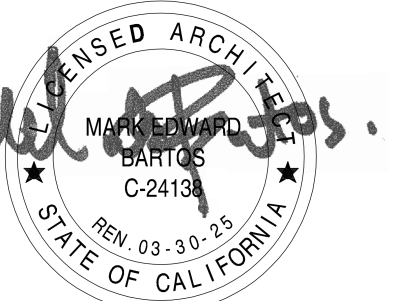
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- 157.3 Gravity Vent
- 158.1 HVAC Ductwork

**Sheet Notes**

- 1** The Vehicle Maintenance Building, Parks Key Room, and Public Works Workshops Building will be re-roofed with a Ketone Ethylene Ester roofing. The roof system specified in this Section is based upon products of Tremco CPG Inc., Beachwood, OH. (800) 562-2728, www.tremcoroofing.com (Local Rep: Dan Lajeunesse 408-910-2083) that are named in other Part 2 articles. Roofing system shall be ASTM E108, Class A; for application and roof slopes indicated, as determined by testing identical membrane roofing materials by a qualified testing agency. Materials shall be identified with appropriate markings of applicable testing agency.
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- 8** Patch exterior wall finish if damaged during construction.
- 9** Provide new flashing and sealant at all new and existing equipment.
- 10** Any damaged plywood decking or wood eaves must be replaced with new material to match existing.
- 11** All mechanical equipment removal should be coordinated with the City for safe storage if intended to be reinstalled.
- 12** See hazmat spec for abatement instructions.
- 13** Replace all gutters, downspouts, and metal trim. Color to match existing blue gutters and fascia.
- 14** Replace rotten wooden curbs when flashing is removed.
- 15** Allowance specified for rotten plywood and trim along eaves.

1/8" = 1'-0" 1

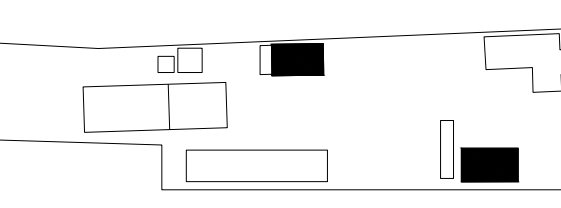
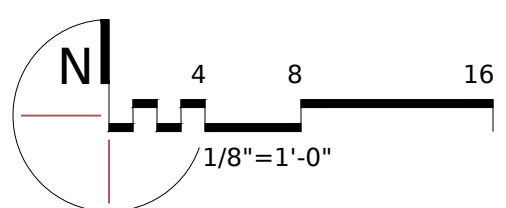
1/8" = 1'-0" 2



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Site Vicinity Map

Vehicle Maintenance Bldg.  
and Parks Key Room  
Roof Plan

Building: **A1.4**

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- 6 Contractor shall remove and replace all flashings. Flashing shall be added to provide adequate water tight assemblies through entire roof areas.
- 7 Slope of new roofs shall be min 1/8" per foot. New tapered insulation shall be provided as needed to ensure all roof areas conform to this requirement.
- 8 Patch exterior wall finish if damaged during construction.
- 9 Provide new flashing and sealant at all new and existing equipment.
- 10 Any damaged plywood decking or wood eaves must be replaced with new material to match existing.
- 11 All mechanical equipment removal should be coordinated with the City for safe storage if intended to be reinstalled.
- 12 See hazmat spec for abatement instructions.
- 13 Replace all gutters, downspouts, and metal trim. Color to match existing blue gutters and fascia.
- 14 Replace rotten wooden curbs when flashing is removed.
- 15 Allowance specified for rotten plywood and trim along eaves.

**Keynotes**

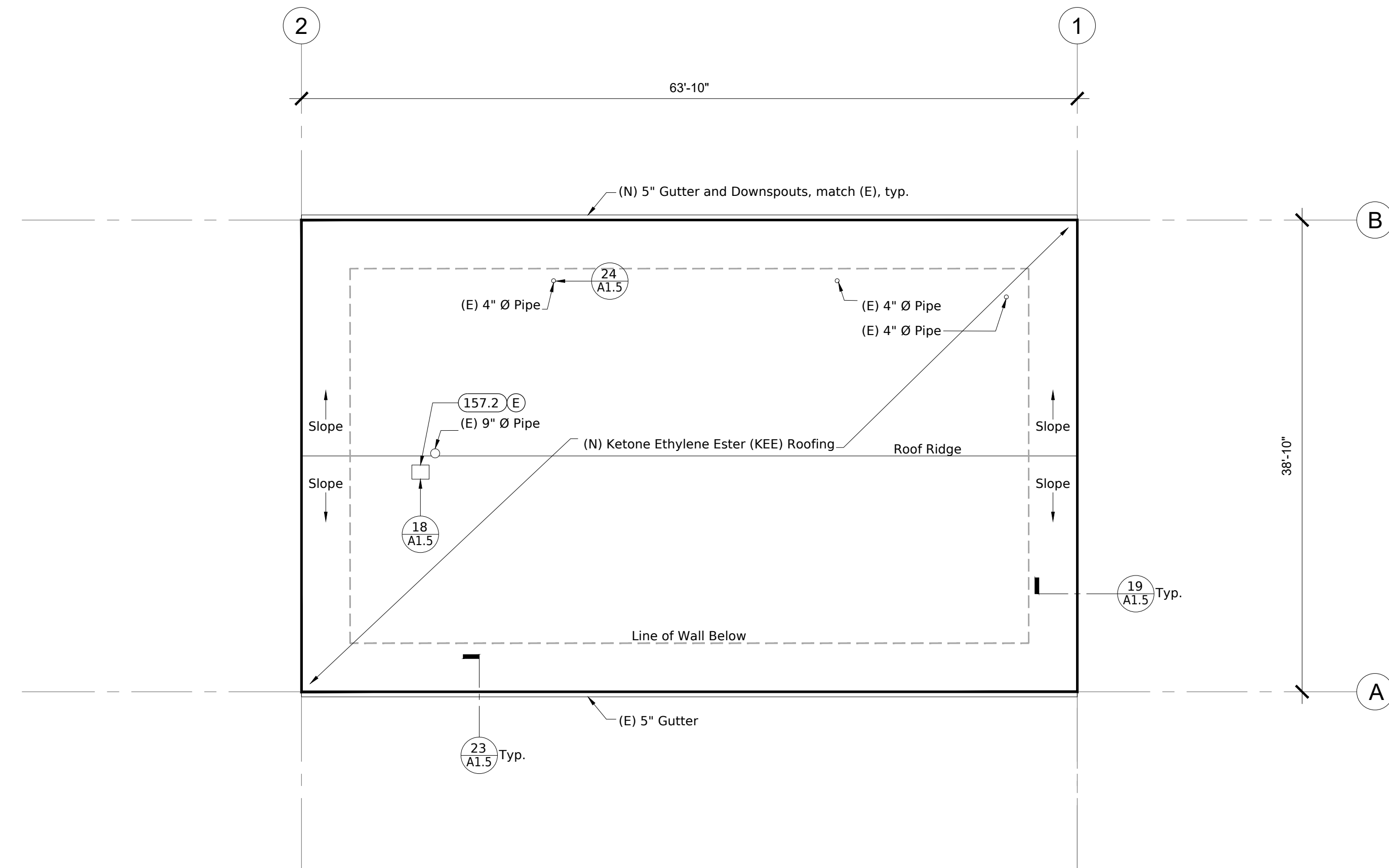
- 123.1 Keynotes are arranged by CSI section. Refer to Specifications for additional information.  
 (E) Existing, Protect in Place  
 (D) Demolish and Remove  
 (R) Remove and Replace

- 07 Thermal and Moisture Protection**  
 07.01.10 Membrane Roof Patching  
 071.24 Fluid-Applied Roofing Membrane Coating  
 077.1 Gravel Stops and Fascia  
 077.2 Gutter and Downspout  
 077.24 Roof Walkpads

- 08 Openings**  
 086.4 Penetration

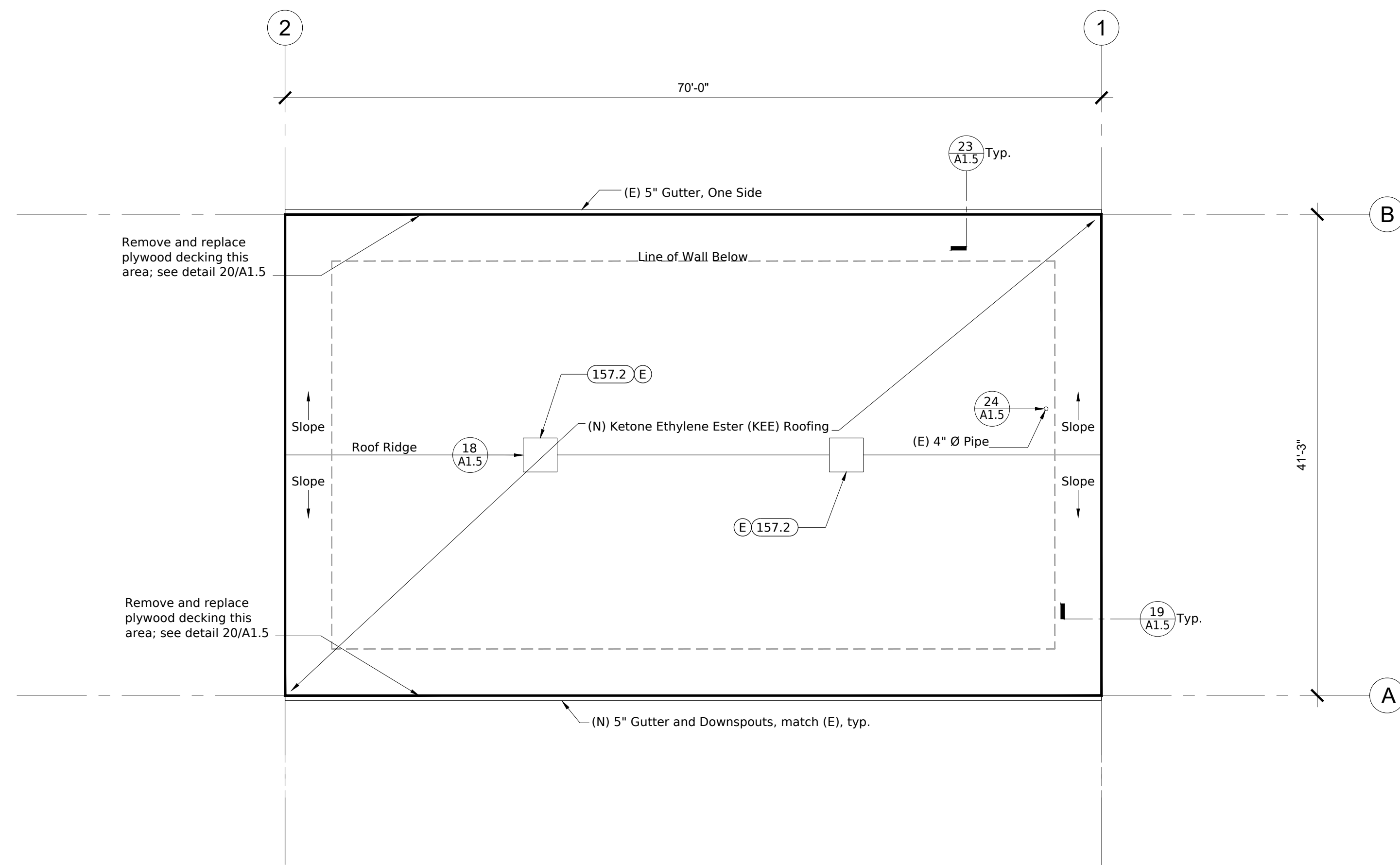
- 09 Finishes**  
 090.1 Existing Finish  
 099.1 Paint (Match Existing)

- 15 Mechanical / Plumbing**  
 157.1 HV/HVAC Unit  
 157.2 Exhaust Fan  
 157.3 Gravity Vent  
 158.1 HVAC Ductwork



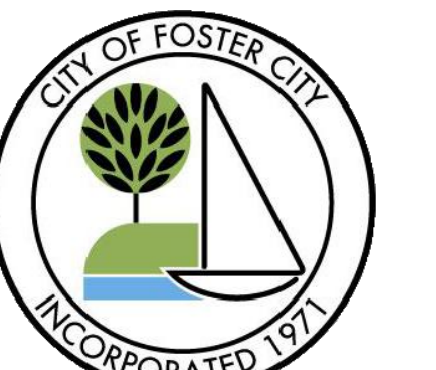
**Roof Plan**  
Vehicle Maintenance Building

1/8" = 1'-0" **2**



**Roof Plan**  
Parks Key Room

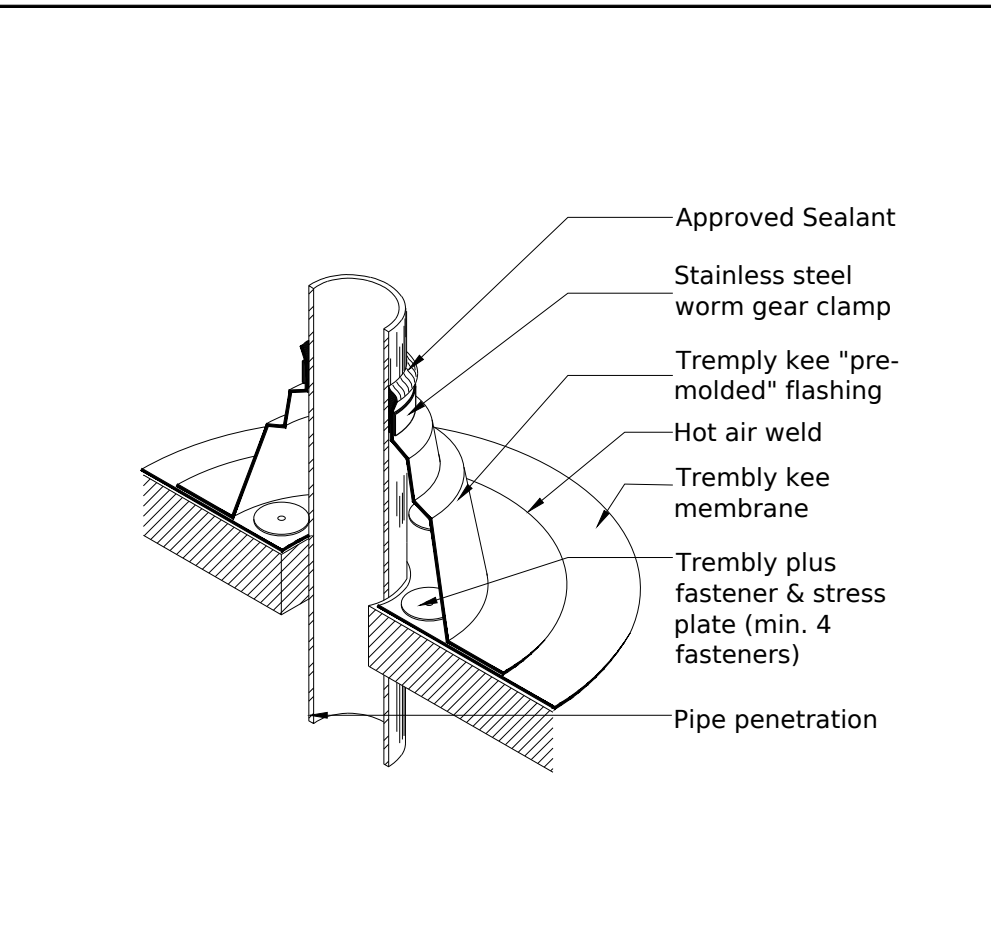
1/8" = 1'-0" **1**



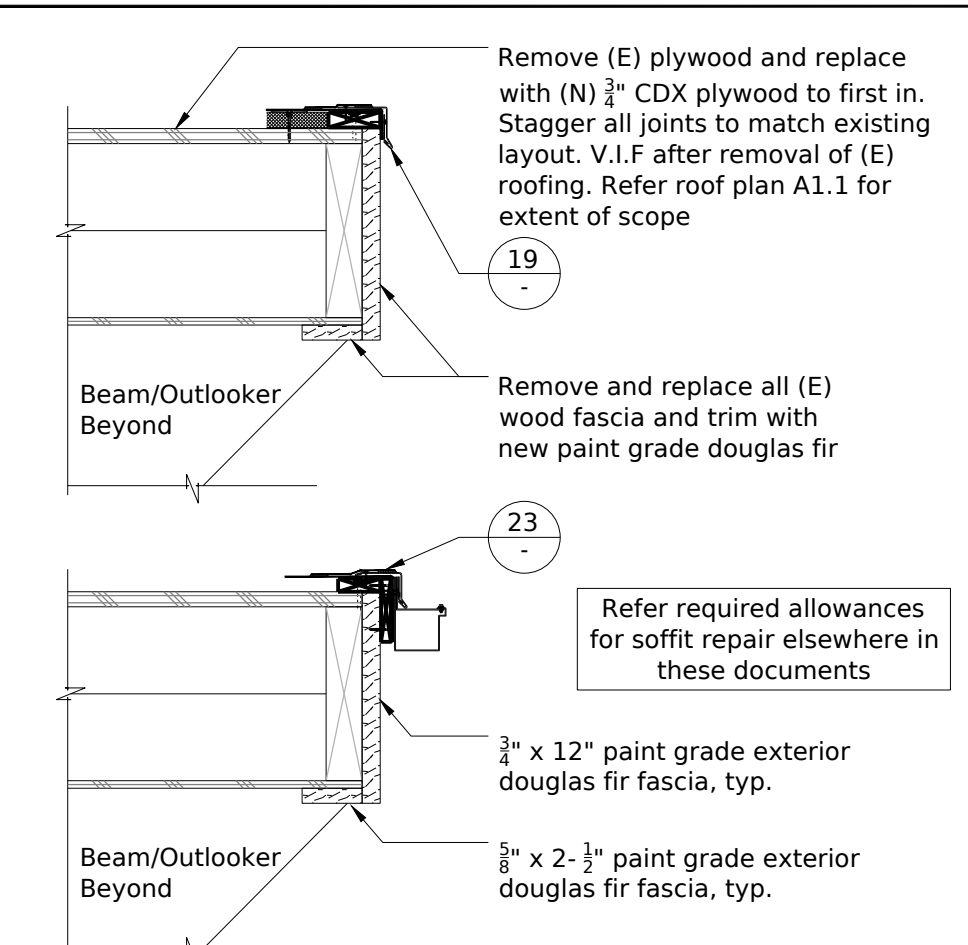
**City of Foster City**  
610 Foster City Blvd  
Foster City, CA 94404

**City of Foster City Corp Yard**  
100 Lincoln Centre Dr  
Foster City, CA 94404

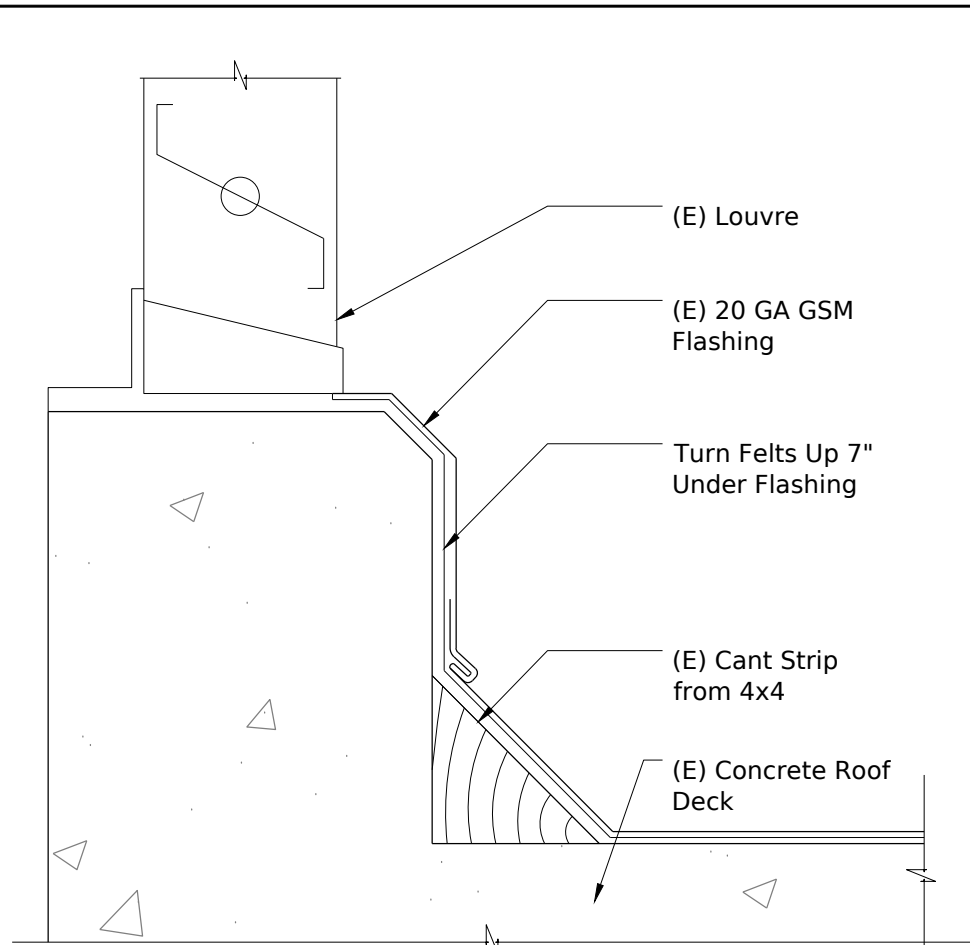
City of Foster City  
**Roof Replacements at City Buildings**



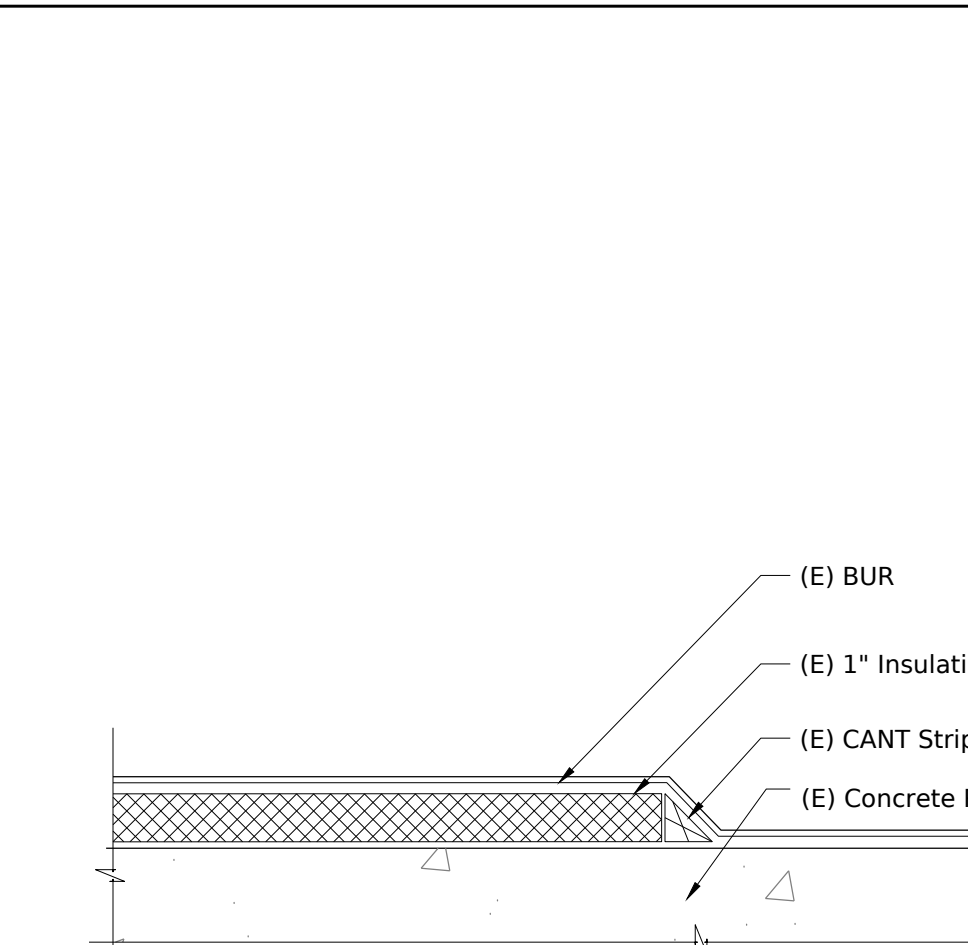
**Pre Molded Pipe Flashing**  
KEE NTS 24



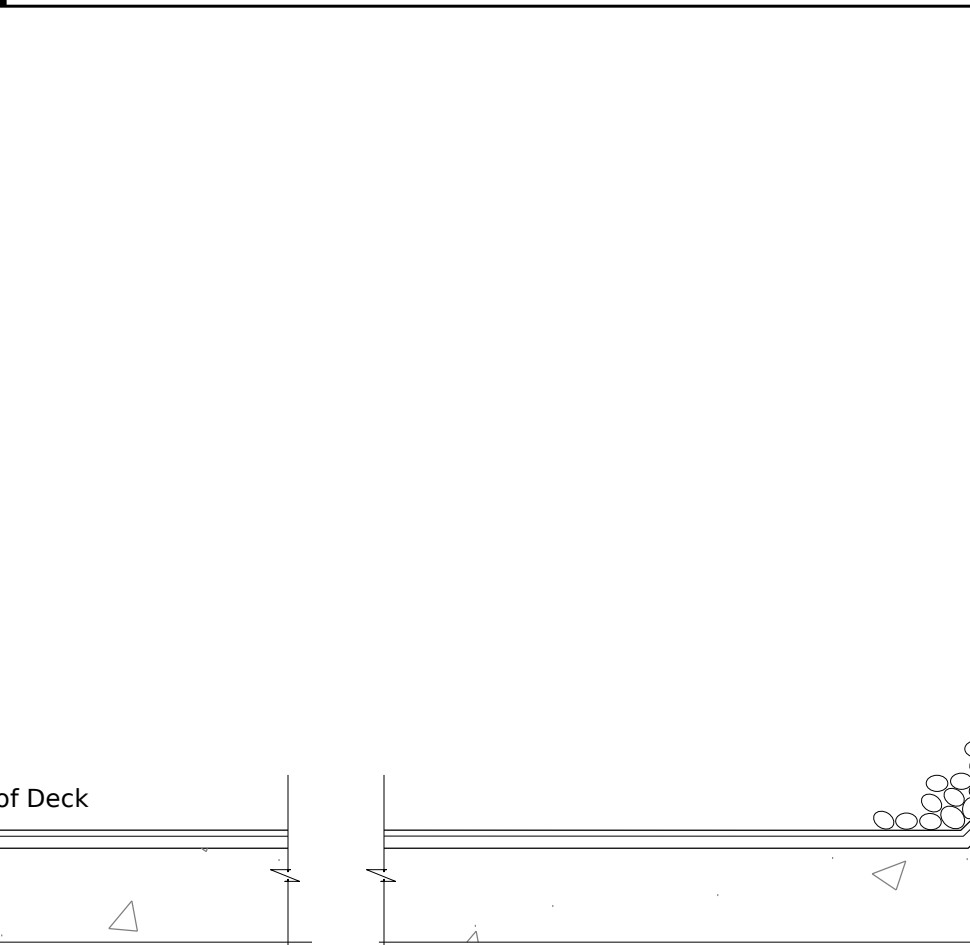
**Eave/Rake**  
Vehicle Maintenance Building, PW Workshops 1-1/2" = 1'-0" NTS 20



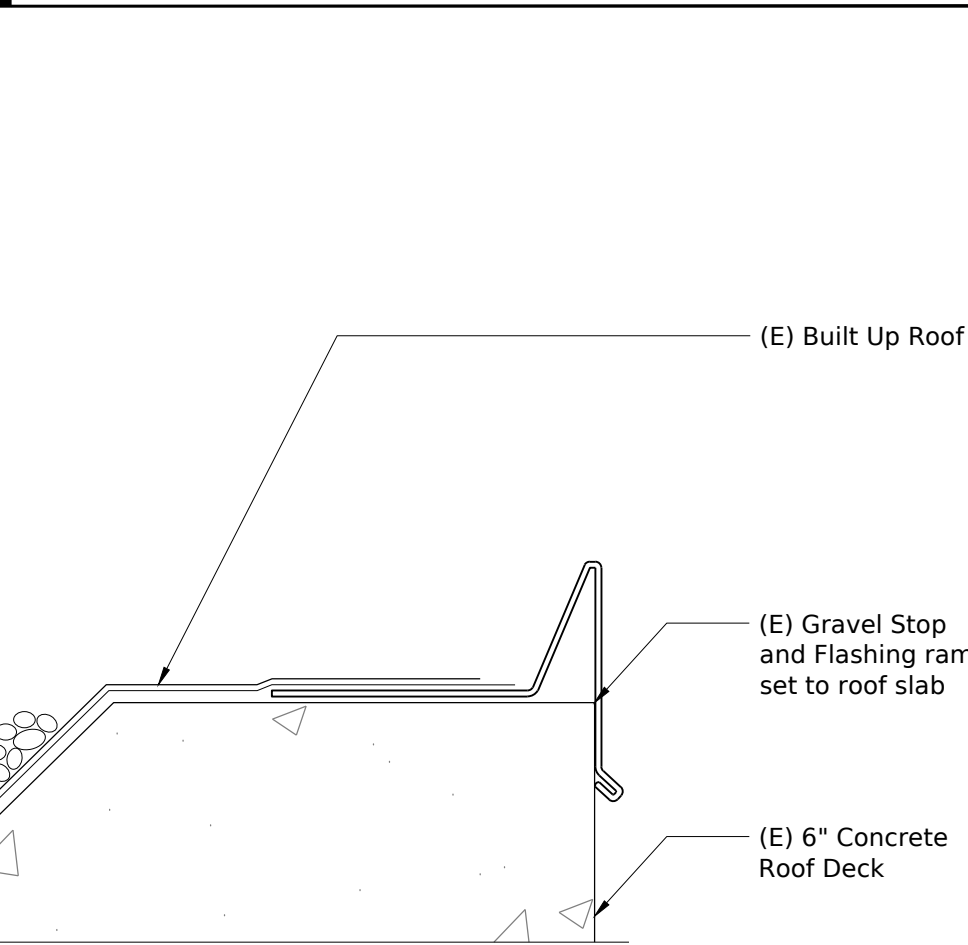
**Existing BUR Roof Detail**  
For Reference



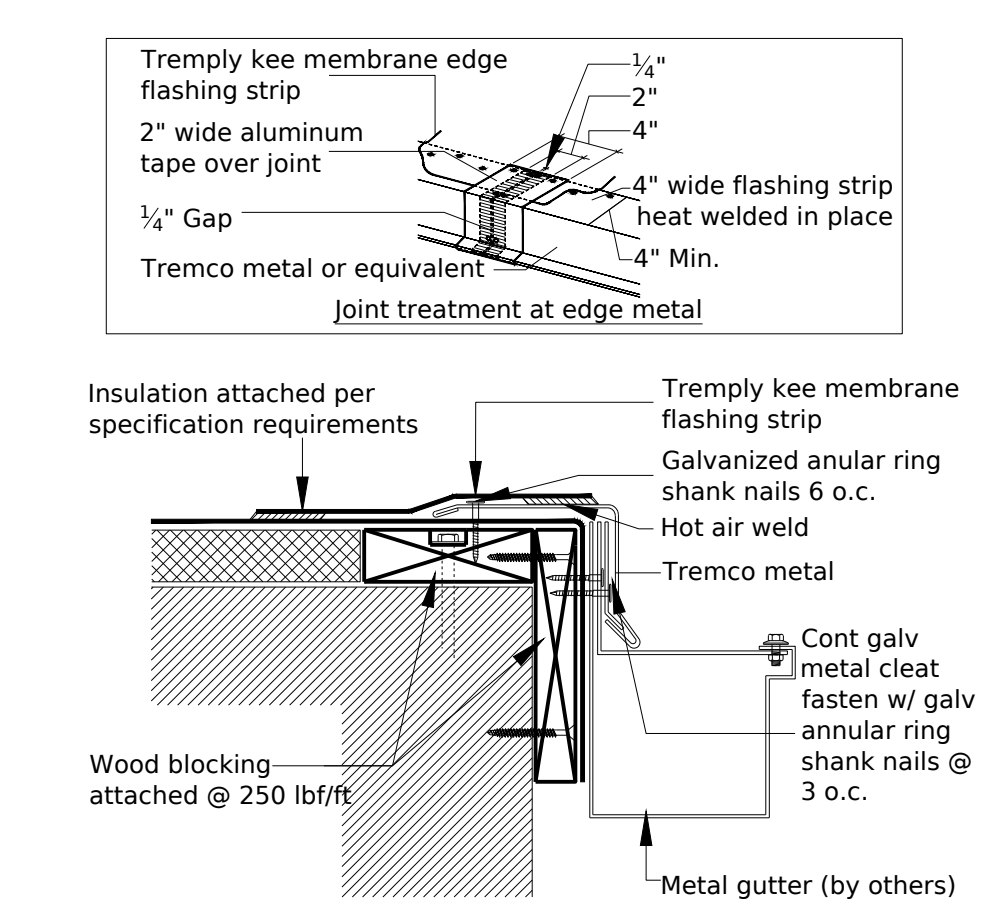
**BUR Roof Detail**  
Roof to Wall



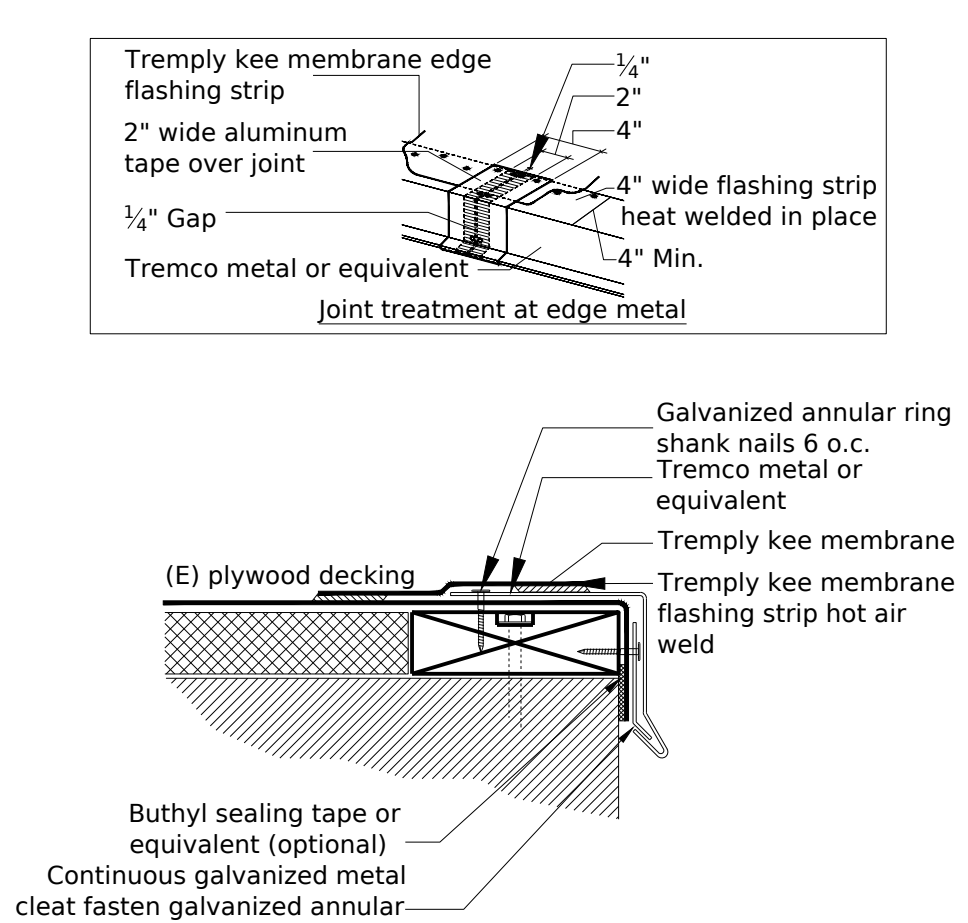
**BUR Roof Detail**  
Roof to Wall



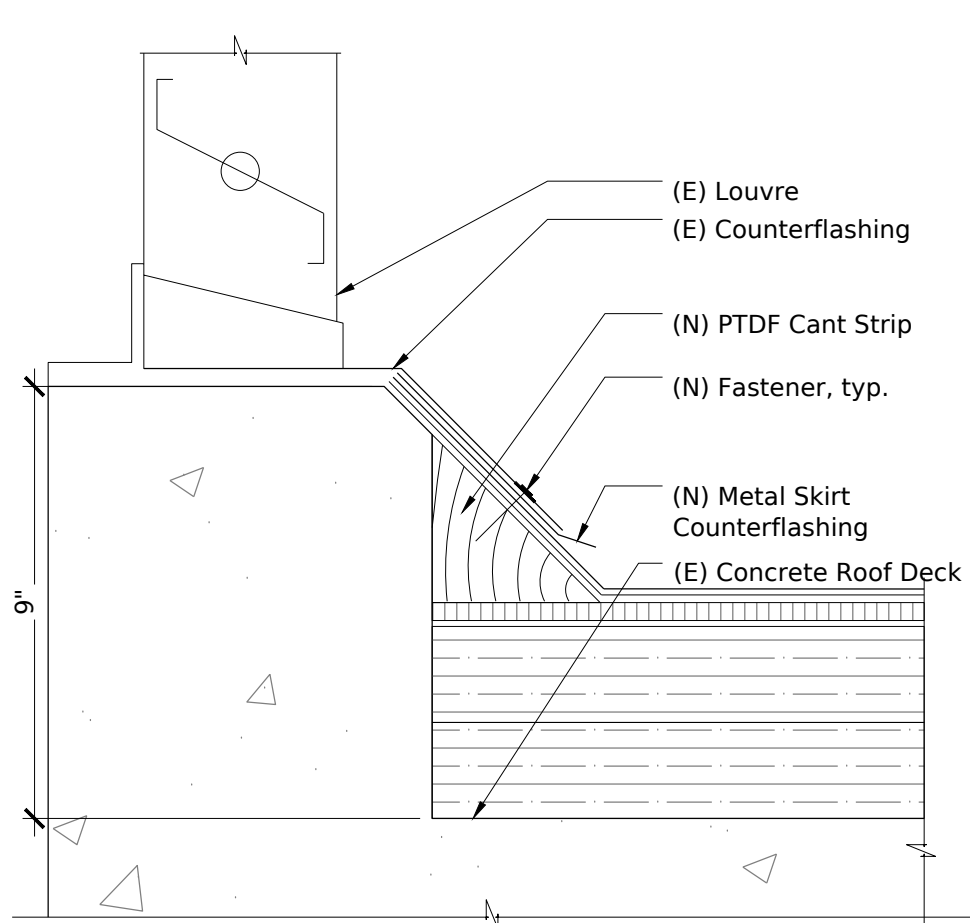
**BUR Roof Detail**  
Roof to Wall



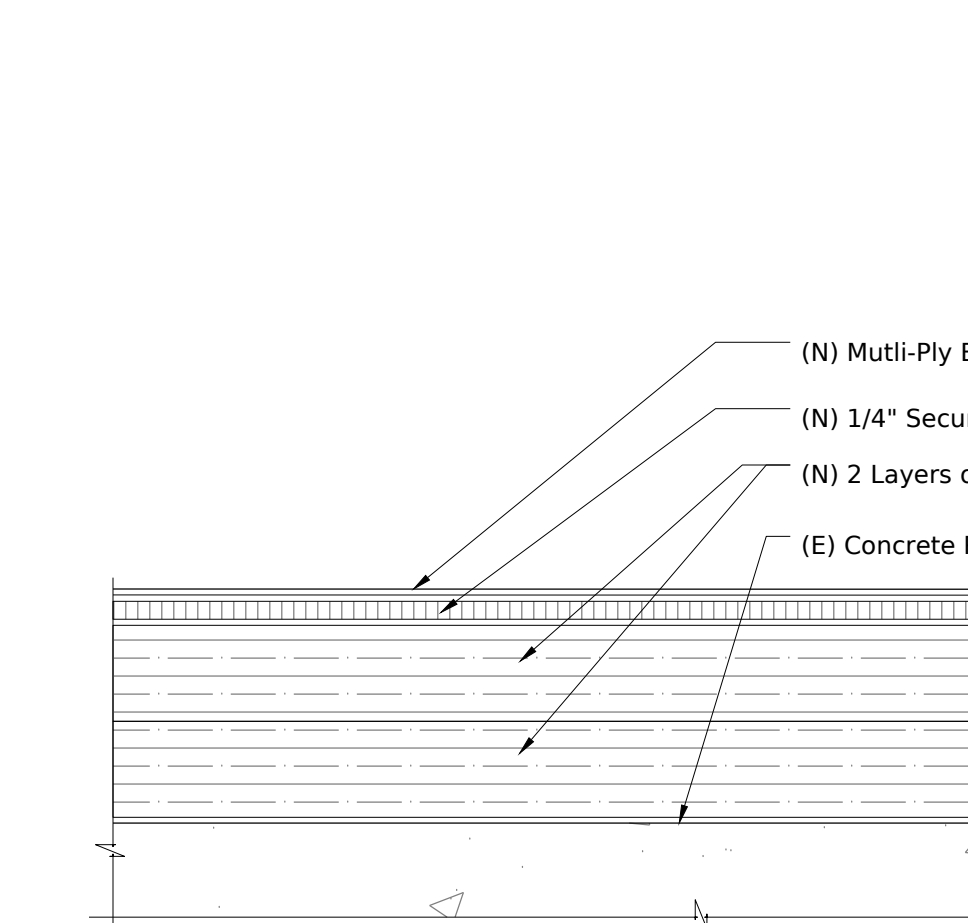
**Gutter Flashing**  
KEE NTS 23



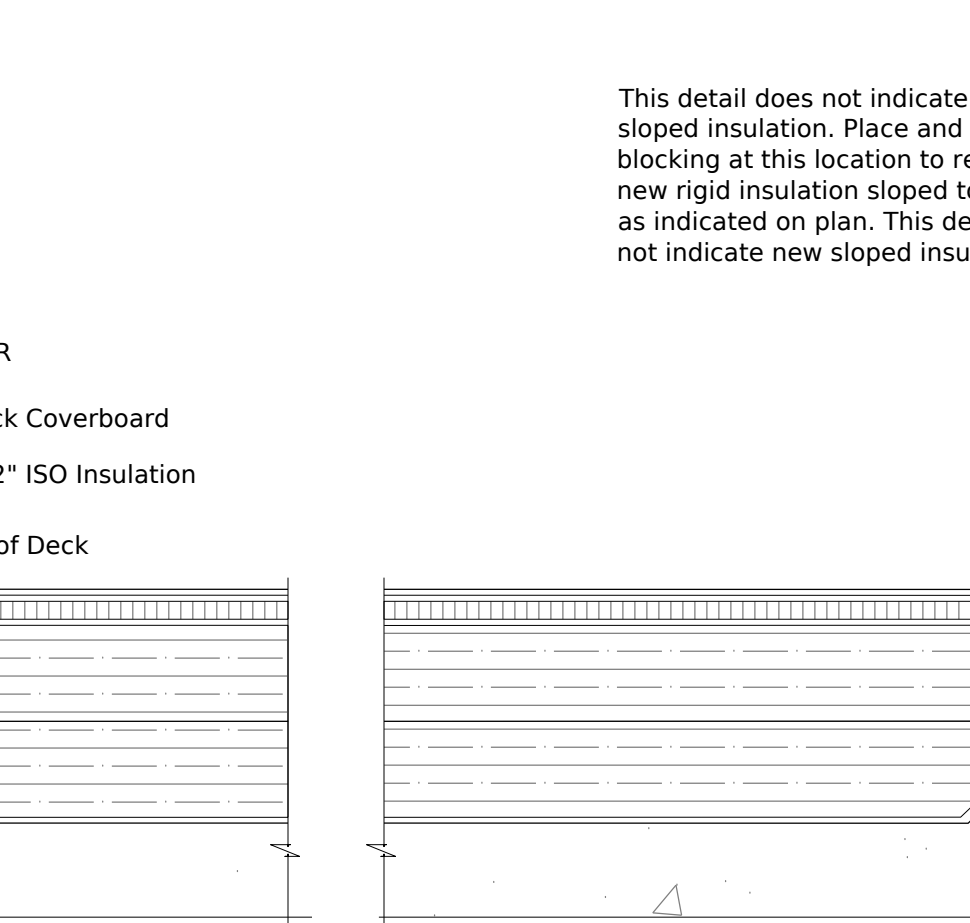
**Edge Flashing**  
KEE NTS 19



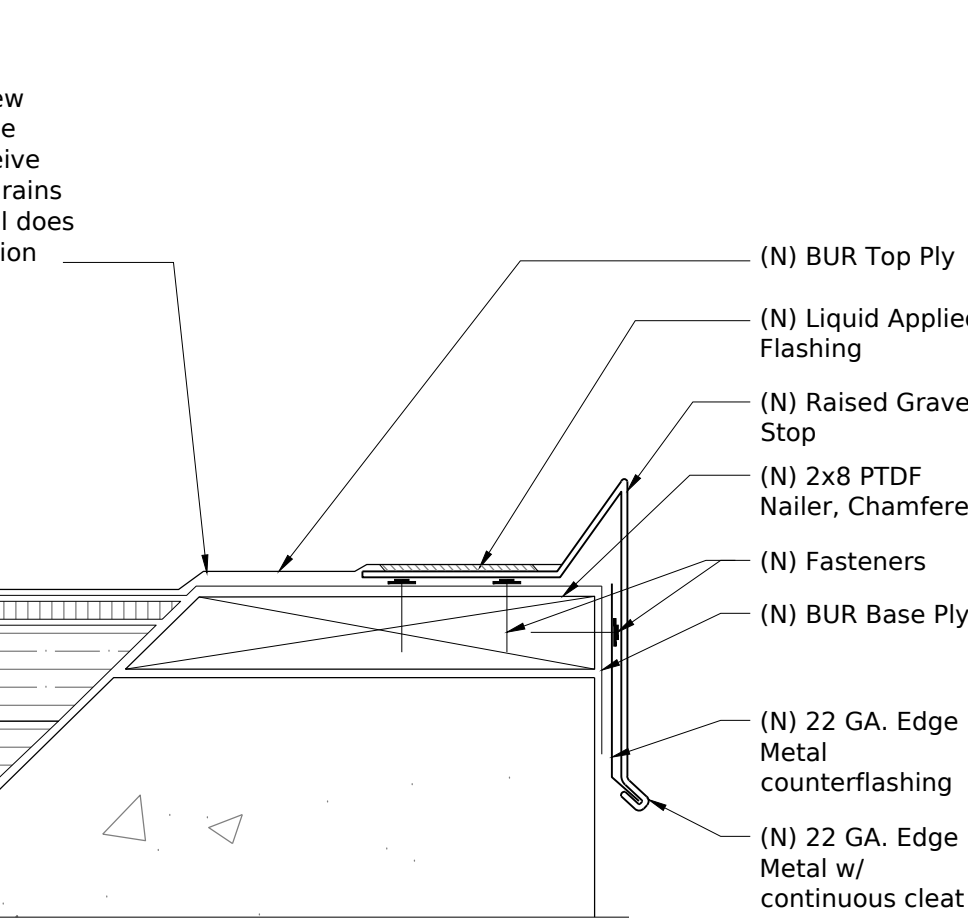
**BUR Roof Detail**  
Roof to Wall



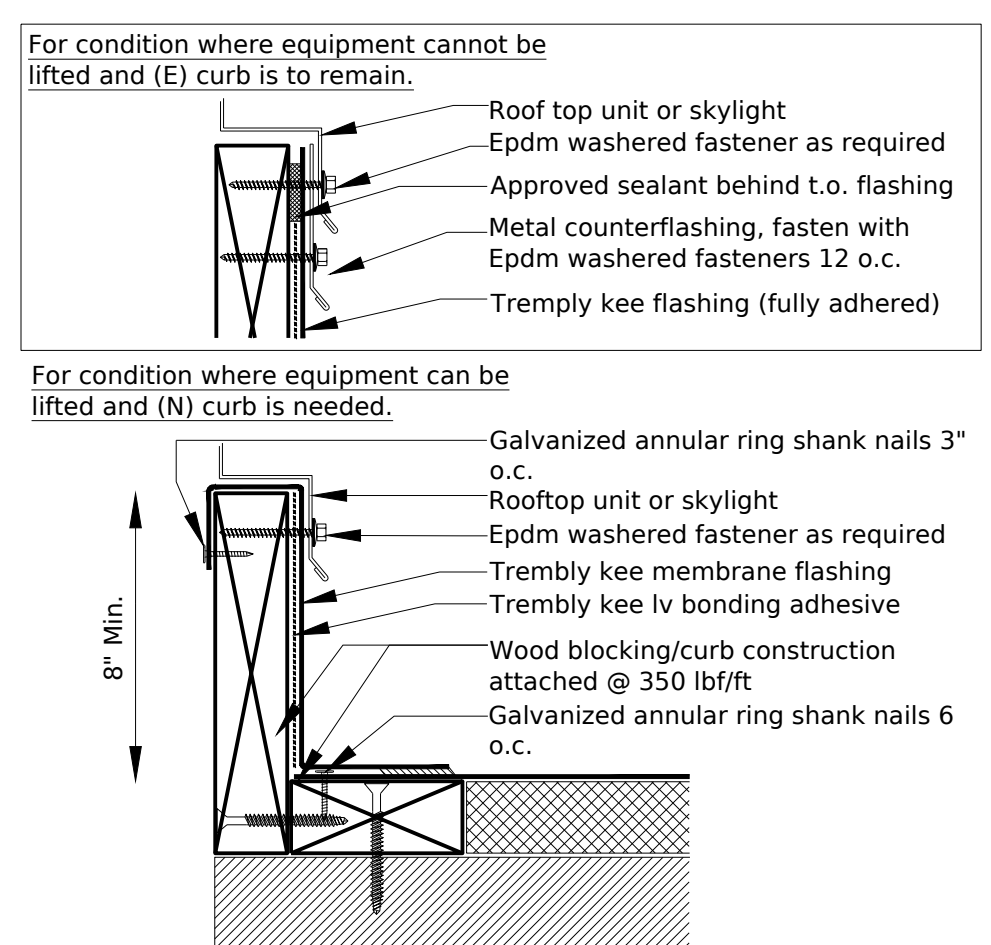
**BUR Roof Detail**  
Roof to Wall



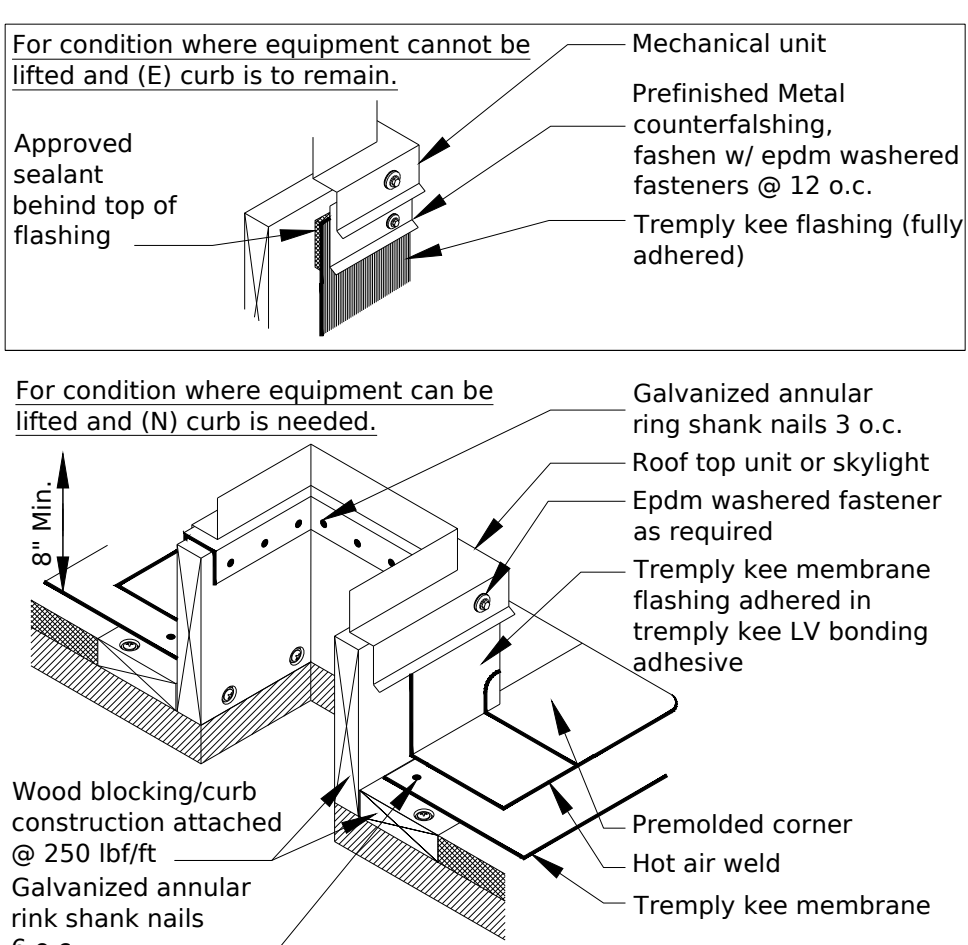
**BUR Roof Detail**  
Roof to Wall



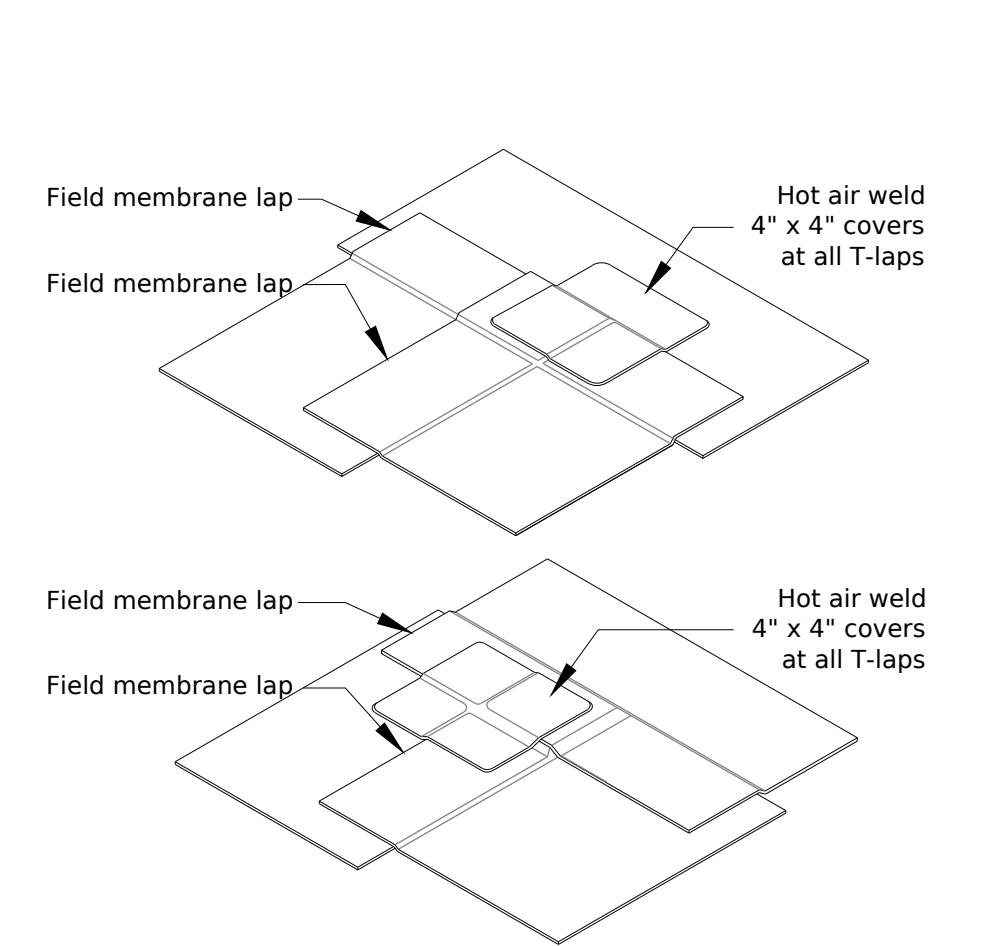
**BUR Roof Detail**  
Roof to Wall



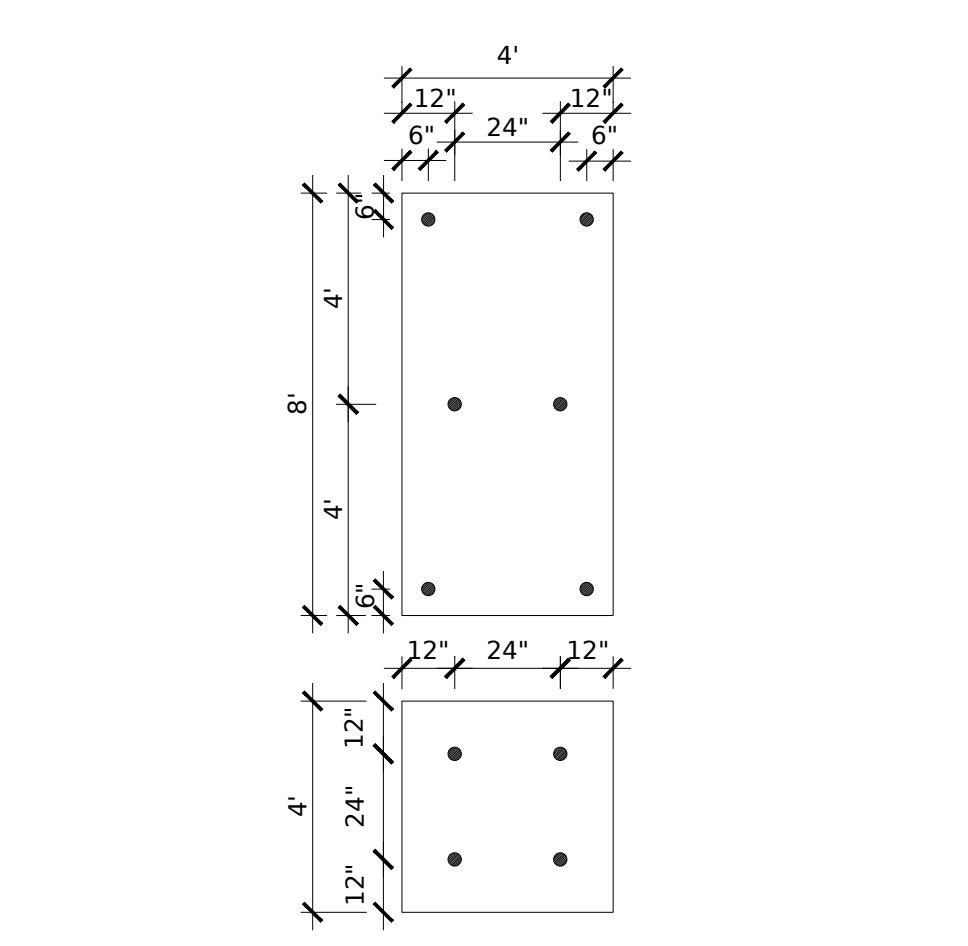
**Typ. Wood Curb**  
KEE NTS 22



**Wood Curb or Skylight Flashing**  
KEE NTS 18



**Covers at Membrane T-Lap**  
KEE NTS 21



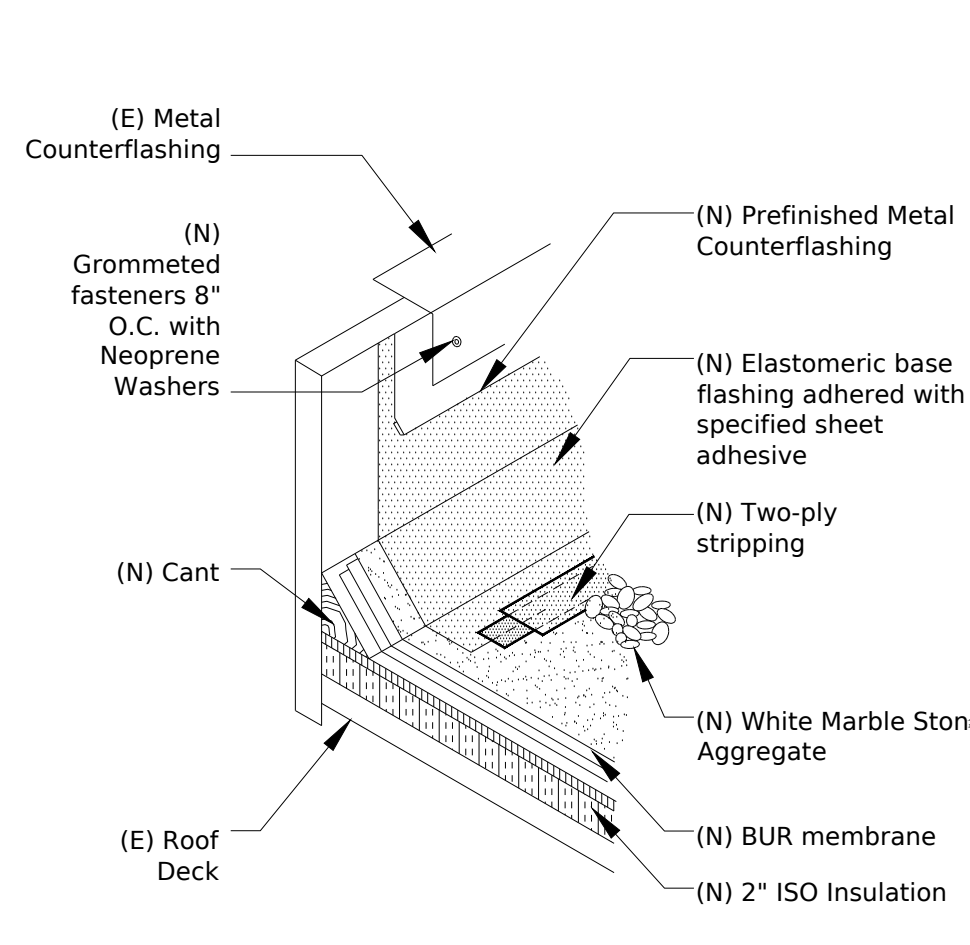
**Preliminary Insulation Attachment**  
KEE NTS 17



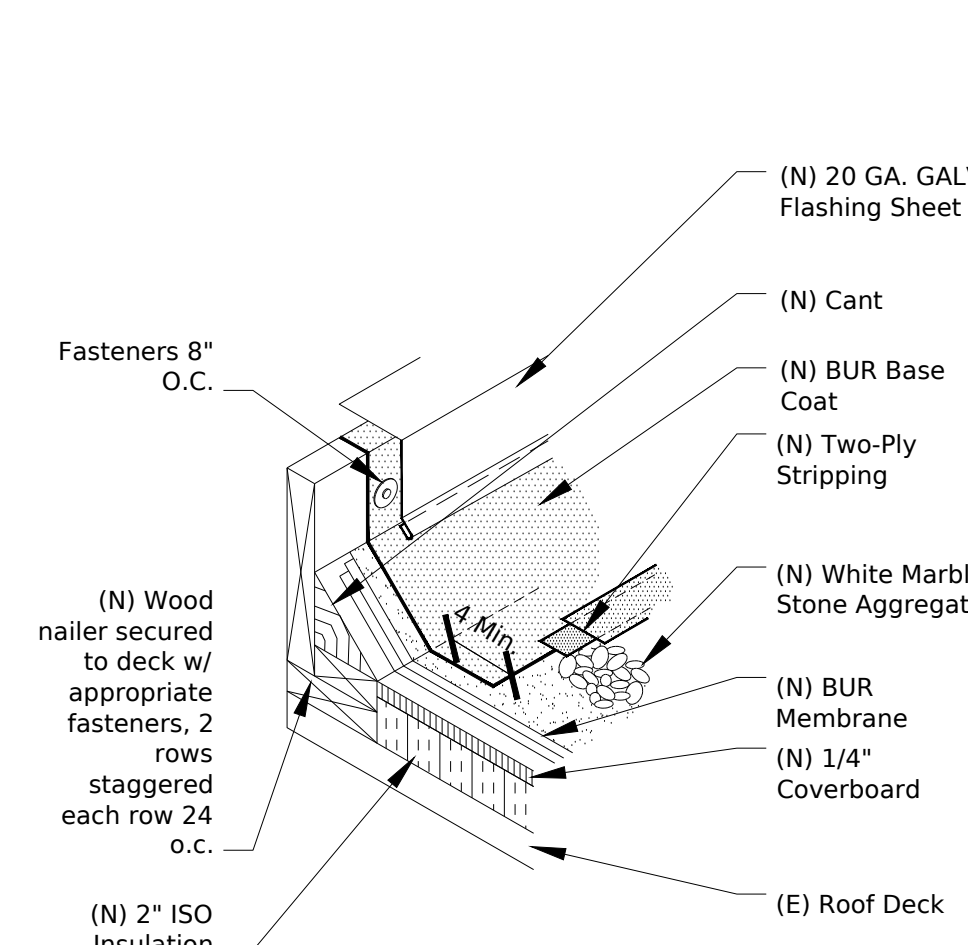
**Equipment Curb Support**  
BUR NTS 9



**Metal Flashing @ Roof Penetration**  
BUR NTS 5



**Base Flashing with Skirt Flashing**  
BUR NTS 6



**Wood Curb**  
BUR NTS 2



**Roof Drain**  
BUR NTS 1



**Roof Drain**  
BUR NTS 1

Ketone Ethylene Ester and Built-Up Roofing Details