

BUILDING 3900
ROOF REPLACEMENT
CHABOT COMMUNITY COLLEGE
25555 Hesperian Blvd.
Hayward, CA

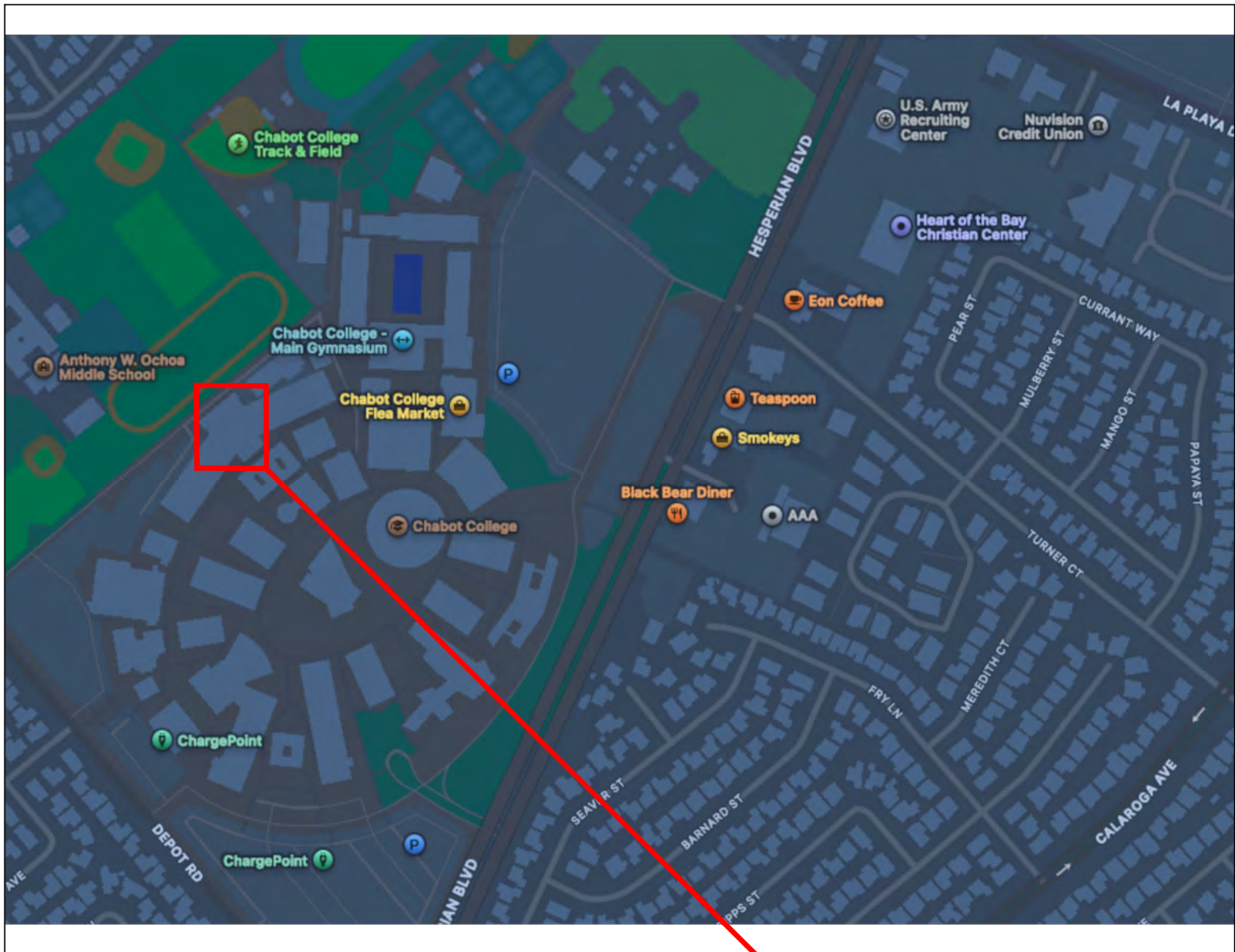
SCOPE OF WORK:

- A. City/County permits: Contractor shall be responsible for obtaining local permits if and when required for this project.
- B. Remove existing roofing systems, insulation, and flashings in accordance with section 02 41 19.13. Selective Building Demolition.
- C. Provide odor control measures at all air intakes as specified in section 07 54 00 Thermoplastic Membrane Roofing.
- D. Inspect decking for damage. With owner approval, prep and rustproof any areas of rusted decking.
- E. Install crickets on the high sides of all curbs as specified in section 07 54 00 Thermoplastic Membrane Roofing.
- F. Adhere 2” isocyanurate insulation and adhere ¼” approved coverboard as specified in section 07 54 00 Thermoplastic Membrane Roofing.
- G. Adhere specified 80 mil fleece-back Thermoplastic membrane as specified in section 07 54 00 Thermoplastic Membrane Roofing.
- H. Install walk pads from roof access points to all serviceable equipment as specified in section 07 54 00 Thermoplastic Membrane. Contractor shall include 500 linear feet of walk pad installation in the base bid.
- I. Install waterproofing coating system at designated HVAC units and ducting as specified in section 07 15 00 Sheet Metal Waterproofing.
- J. Perimeter and projection flashings:
1. Provide all flashing and penetration details in accordance with the detail drawings and manufacturer guidelines as specified in section 07 54 00 Thermoplastic Membrane Roofing.
 2. Drawings included with these specifications are not meant to accurately depict substrate conditions. They are meant to provide NRCA guidelines for basic flashing installation according to the system specified.
 3. If a manufacturer standard and required detail differs from that shown on the project detail drawings included in these specifications, contractor shall submit manufacturer approved drawing to the Owner and Engineer for approval. If the manufacturer requirements for a flashing detail is less stringent than those shown in the project drawings, the more stringent flashing detail shall govern with the approval of the manufacturer providing the warranty for this project.
- K. Provide all work as specified in the following sections. Review scope of work under each of these sections:
1. 024119.13 Selective Building Demolition
 2. 028300 Lead Remediation
 3. 071500 Sheet Metal Waterproofing
 4. 075400 Thermoplastic membrane Roofing
- L. Provide owner with a five (5) year contractor guarantee as specified in section 07 54 00 Thermoplastic Membrane Roofing.
- M. Provide owner with a thirty (30) year no-dollar-limit manufacturer warranty covering labor, materials, and metal flashings as specified in section 07 54 00 Thermoplastic Membrane Roofing.
- N. Provide any other warranty or guarantee as required by the specification sections listed above.

APPLICABLE CODES AND REFERENCES:

1. 2022 CALIFORNIA CODE OF REGULATIONS TITLE 24 - PARTS 1, 2, 6, 9 and 12.
2. STATE OF CALIFORNIA TITLE 24 (2022 EDITION) - PART 4 CALIFORNIA MECHANICAL CODE/AMMENDMENTS WITH UMC
3. STATE OF CALIFORNIA TITLE 24 (2022 EDITION) - PART 5 CALIFORNIA PLUMBING CODE WITH 2000 UPC
4. STATE OF CALIFORNIA TITLE 24 (2022 EDITION) - PART 6 CALIFORNIA ENERGY CODE
5. STATE OF CALIFORNIA TITLE 24 (2022 EDITION) - PART 9 CALIFORNIA FIRE CODE/AMENDMENTS WITH UFC
6. STATE OF CALIFORNIA TITLE 24 (2022 EDITION) - PART 12 CALIFORNIA REFERENCED STANDARDS CODE
7. TITLE 19, CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
9. NRCA (LATEST EDITION) NATIONAL ROOFING CONTRACTORS ASSOCIATION GUIDELINES
10. SMACNA Sheet Metal and Air Conditioning Contractors National Association.
11. Cedar Shake and Shingle Bureau guidelines

VICINITY MAP



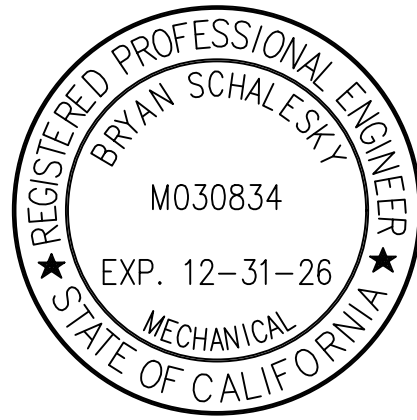
PROJECT LOCATION

SAT VIEW



DRAWING TABLE OF CONTENTS

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Engineer of Record
Bryan Schalesky, PE
Skyline Engineering

Project Manager
John Seybert
Director of Maintenance & Operations
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jseybert@clpccd.org

No.	Revision/Issue	Date

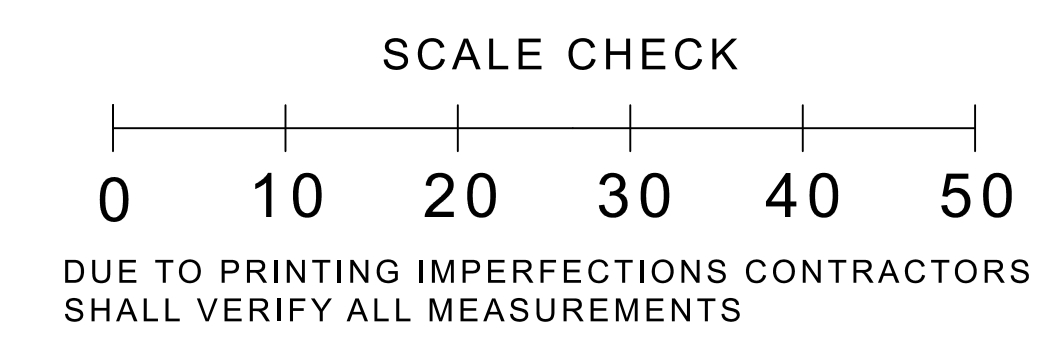
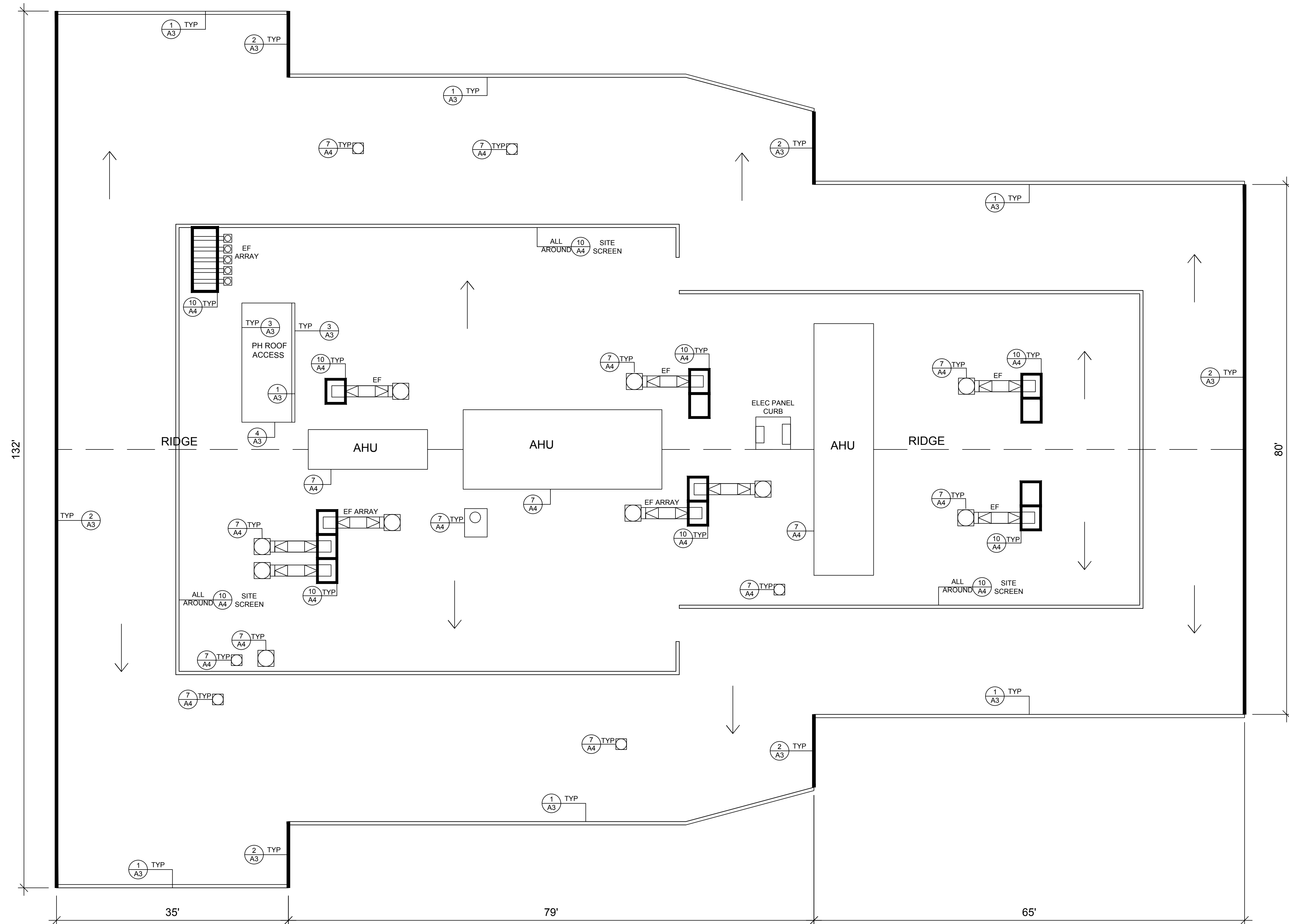
Firm Name and Address

SKYLINE ENGINEERING
8100 Wild Horse Road
Salinas CA 93907

Project Name and Address

PROJECT TITLE:
Building 3900
Roof Replacement

Project	Roof Replacement	Sheet
Date	June 2026	A-1 TITLE PAGE
Scale	NONE	



General Notes

Not all projections are shown. Plumbing vents and round penetrations are not shown.
Equipment and projection locations are approximate.
Contractors are responsible for all measurements and projection counts.
All new metal shall be stainless steel or Kynar coated as specified in section 071500 Sheet Metal Waterproofing.
Install crickets behind all square curved penetrations.

Drawn by:
Bryan Schalesky
Skyline Engineering



No.	Revision/Issue	Date

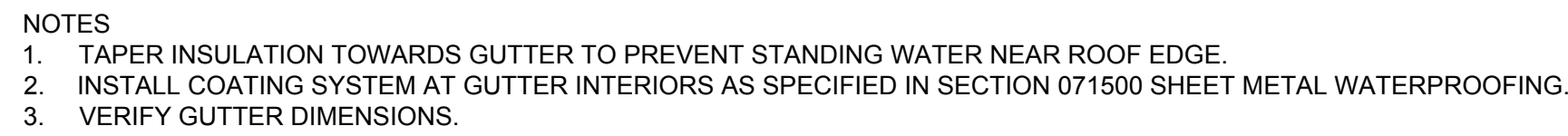
Firm Name and Address

SKYLINE ENGINEERING, INC.
8100 Wild Horse Road
Salinas CA 93907

Project Name and Address

LAS POSITAS COMMUNITY COLLEGE
3000 Campus Hill Drive
Livermore, CA
Building 3900

Project Roof Replacement	Sheet A-2 ROOF PLAN
Date June 2026	
Scale Drawing is dimensioned	



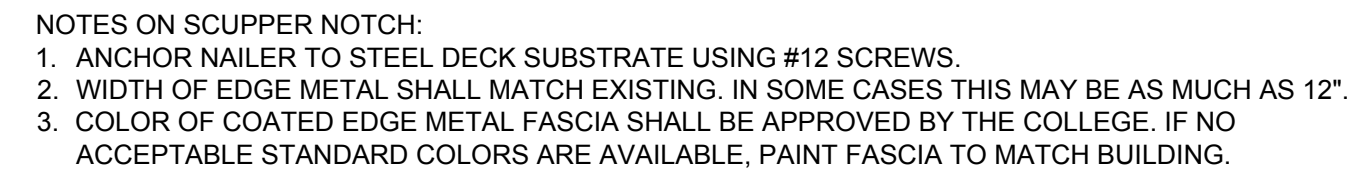
GUTTERS

NOT DRAWN TO SCALE



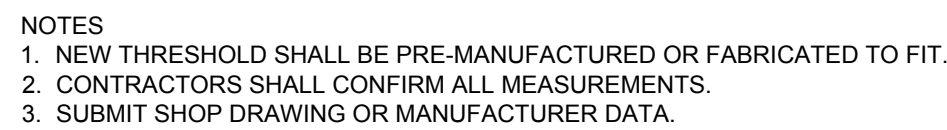
BASE FLASHING AT PENTHOUSE

NOT DRAWN TO SCALE



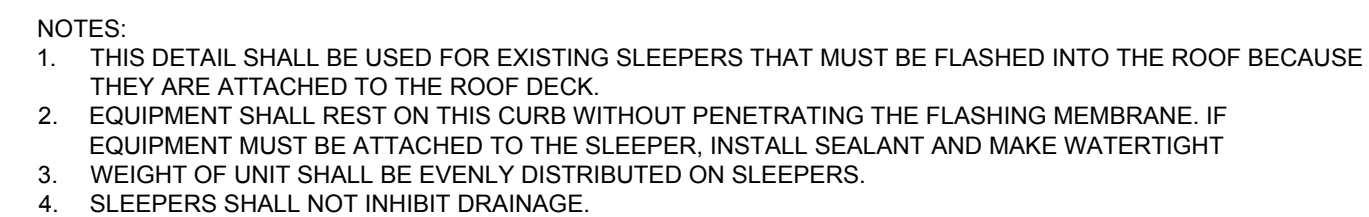
RAISED EDGE

NOT DRAWN TO SCALE



THRESHOLD

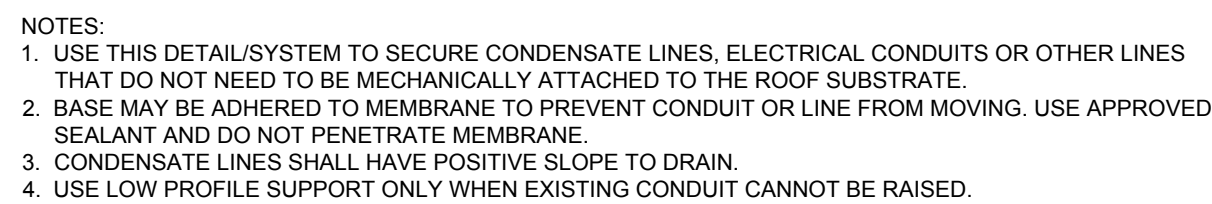
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WOOD SLEEPERS

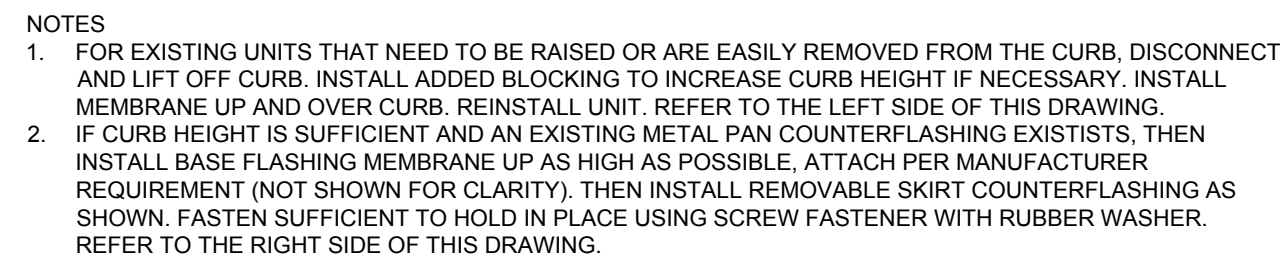
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A-3 DETAILS



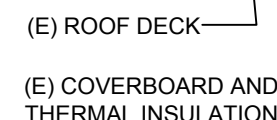
CONDUIT AND PIPE SUPPORT

NOT DRAWN TO SCALE



EQUIPMENT CURB (E)

NOT DRAWN TO SCALE



PLUMBING VENT

NOT DRAWN TO SCALE



ROUND PENETRATIONS (FIELD WRAP)

NOT DRAWN TO SCALE

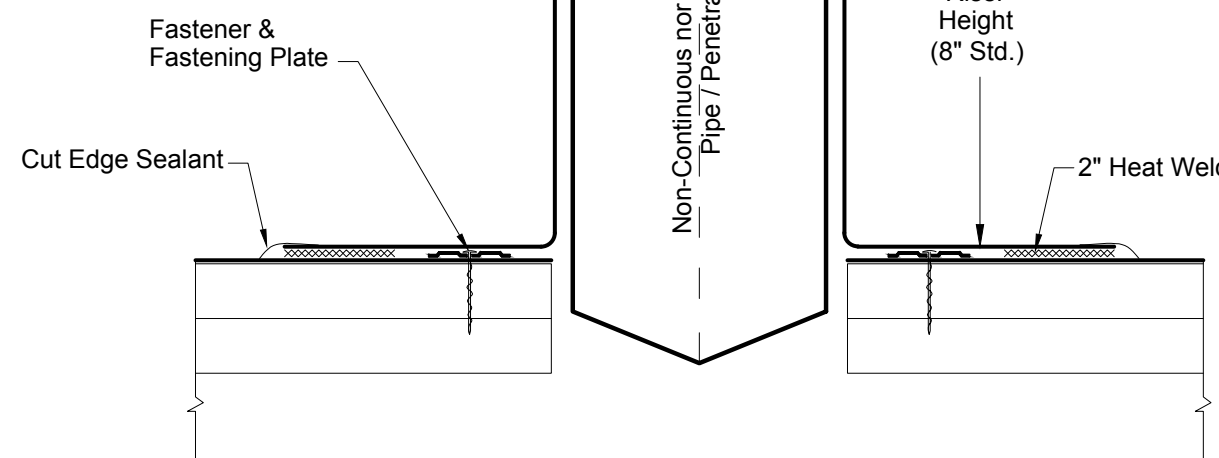


FlashJack™ Square/Rectangle Closed Flashing

VARIABLE	NOMINAL	TOLERANCE
Rein. Membrane	60 Mil.	± 10%
Transition Weld	0.625 in.	± 0.125 in.
Vertical Weld	1.00 in.	± 0.125 in.

SQUARE PENETRATIONS (FIELD WRAP)

NOT DRAWN TO SCALE



General Notes

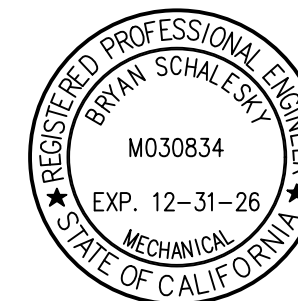
The purpose of these detail drawings is to provide the installer with a basic guideline for the installation of termination and projection flashings. Where field conditions warrant alteration of these details, the installer shall notify the College and Engineer of Record.

These drawings are not meant to depict the existing construction of substrate materials (roof decking, nailers, etc.). They are intended to show the design requirements of the roof coverings and flashings.

FLASHINGS:

1. Adhere elastic/seam sheeting completely to flashing surface, can't, and roofing with Flashing Adhesive. Embed flashing into adhesive immediately.
2. Ensure complete bond and continually without wrinkles or voids.
3. Any equipment that will not have curb heights of 8" at the final roof edge shall be removed from the roof. If raised, if the proposed roofing system manufacturer will accept curb heights less than 8", contractor shall submit request in writing (from manufacturer) to the architect and engineer for approval. If not approved, if a particular piece of equipment is impossible or not financially feasible to lift, raise or extend, contractor shall notify the engineer prior to the bid date for direction.
4. Install flashing in accordance with detail drawings and manufacturers guidelines. Details depicted in the drawings shall also be followed in accordance with the manufacturers guidelines. Where conflict exists, the more stringent detail shall govern. If conflict exists between depicted drawings and manufacturer guidelines, the following shall apply: a) Contractor shall submit drawings to the detail and provide a recommended flashing design to the contractor and engineer. Contractor shall install the flashing only after it has been approved by the architect and the College of Architecture. b) Additional charges for this proposed detail. It is the responsibility of the contractor to ensure that all manufacturers guidelines are accounted for in the base bid for this project.
5. ANY DETAIL NOT COVERED IN THESE SPECIFICATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, N.R.C.A. RECOMMENDATIONS AND HAVE THE APPROVAL OF THE MANUFACTURER PROVIDED THE WARRANTY FOR THE ROOFING SYSTEM. If a detail is not covered in the above, the following process will take place prior to the bid opening. Detail manufacturer responsible for providing guarantee. Detail manufacturer will respond to the detail and provide a recommended flashing design to the contractor. OR contractor may bid using the approved manufacturer detail. Contractor shall bid the manufacturer's detail. If the manufacturer's detail shall submit detail drawing to College as part of the submittals. No change order will be given to the contractor for flashing details that were visible prior to the bid opening. It is the responsibility of the contractor to cover in his bid all approved and specified details.

Drawn by:
Bryan Schalesky
Skyline Engineering



No.	Revision/Issue	Date
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Firm Name and Address

SKYLINE ENGINEERING, INC.
8100 Wild Horse Road
Salinas CA 93907

Project Name and Address

**LAS POSITAS COMMUNITY
COLLEGE**
3000 Campus Hill Drive
Livermore, CA
Building 400

Project Roof Replacement	Sheet A-4 DETAILS
Date June 2026	
Scale	