

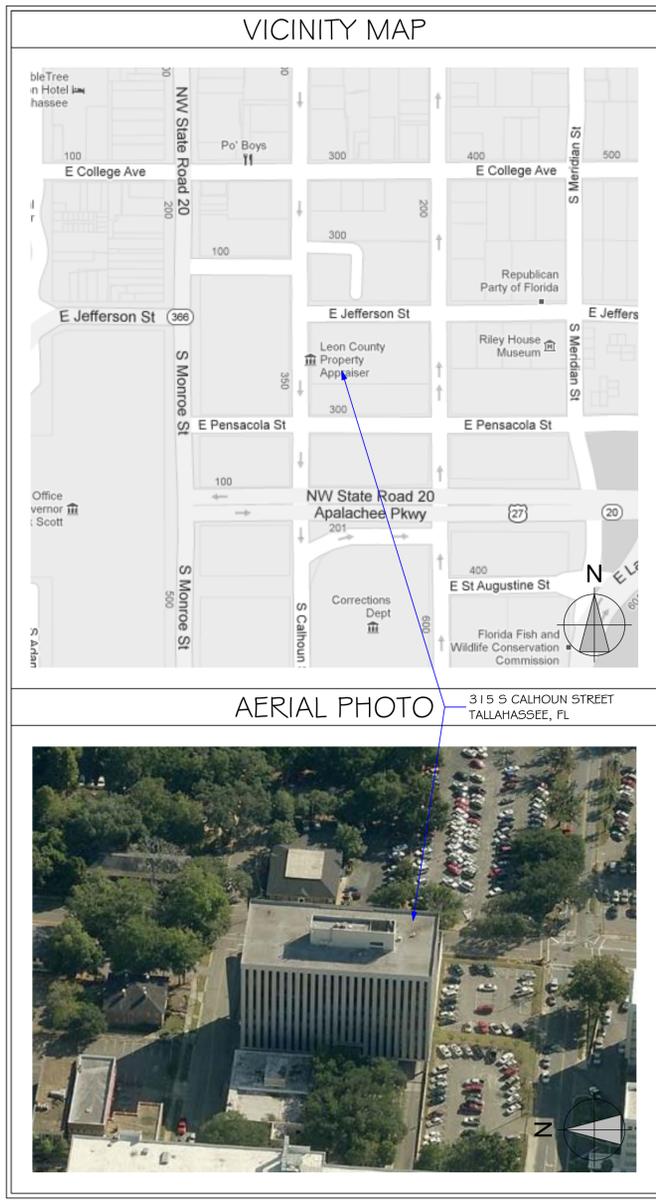
BANK OF AMERICA BUILDING REROOFING

LEON COUNTY DEPARTMENT OF FACILITIES MANAGEMENT

TALLAHASSEE, FLORIDA

CONSULTANTS

BANK OF AMERICA BUILDING REROOFING
LEON COUNTY DEPT. OF FACILITIES MANAGEMENT
TALLAHASSEE, FLORIDA



SCOPE OF WORK

BRIEFLY AND WITHOUT FORCE AND EFFECT UPON THE CONTRACT DOCUMENTS, THE WORK OF THE CONTRACT CAN BE SUMMARIZED AS FOLLOWS:

THE WORK INCLUDES CLEANING AND PREPARING THE EXISTING ROOFING SYSTEM ON THE BANK OF AMERICA BUILDING TO RECEIVE THE NEW TAPERED MODIFIED BITUMEN MEMBRANE ROOFING AND FLASHING SYSTEM, INSTALLING NEW ROOF DRAINS AND OVERFLOW DRAINS AS REQUIRED, INSTALLING A TAPERED RIGID ISOCYANURATE INSULATION AND HIGH DENSITY COVERBOARD, INTERPLY AND MINERAL SURFACE 2 PLY MODIFIED BITUMEN MEMBRANE ROOFING AND FLASHING SYSTEM, TO MEET THE FLORIDA BUILDING CODE WIND UPLIFT REQUIREMENTS AND PROVIDE AN AVERAGE OVERALL R-VALUE OF R-38 FOR MAIN ROOF 'B', THE WORK ALSO INCLUDES INSTALLATION OF A METAL COPING AROUND THE PERIMETER PARAPET WALLS, NEW OVERFLOW SCUPPERS, COUNTERFLASHING AT PENTHOUSE WALL BASE AND COATING THE EXISTING PENTHOUSE EXTERIOR WALLS WITH AN ELASTOMERIC COATING.

ADDITIVE ALTERNATE # 1:

CONTRACTOR TO PROVIDE COST TO INSTALL TAPERED INSULATING LIGHTWEIGHT CONCRETE ON MAIN ROOF 'B' TO PROVIDE AN AVERAGE OVERALL R-VALUE OF R-38 IN LIEU OF THE TAPERED RIGID ISOCYANURATE AND COVERBOARD, NAIL A HEAVY VENTING BASE SHEET WITH INCREASED FASTENERS AT THE PERIMETER AND CORNERS TO MEET FBC WIND UPLIFT REQUIREMENTS AND INSTALL THE SPECIFIED ROOFING AND FLASHING SYSTEM.

BUILDING AND FIRE CODES

FLORIDA BUILDING CODE, (FBC-B) 2010 EDITION
FLORIDA EXISTING BUILDING CODE, (FBC-EB) 2010 EDITION
ASCE STANDARD 7 (ANCE-45.8.1) (STRUCTURAL WIND LOAD CRITERIA)

FLORIDA PRODUCT APPROVAL

AS REQUIRED BY FLORIDA STATUTE 553.842 AND FLORIDA ADMINISTRATIVE CODE 9B-72, PROVIDE INFORMATION AND PRODUCT APPROVAL NUMBER(S) ON THE BUILDING COMPONENTS UTILIZED ON THE CONSTRUCTION PROJECT REQUIRING PERMITTING AFTER APRIL 1, 2004. REFER TO WWW.FLORIDA BUILDING.ORG FOR MORE INFORMATION.

DISCLAIMER

THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF MLD ARCHITECTS INC. AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THE CONTRACT DOCUMENTS WERE PREPARED FOR THE USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH ITS ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THESE DRAWINGS FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.

ELECTRONIC DISTRIBUTION OF THESE DOCUMENTS IS NOT AUTHORIZED, UNLESS SPECIFICALLY APPROVED BY PROJECT ARCHITECT IN WRITING.

DRAWING INDEX

- G100 TITLE SHEET
- A000 NOTES
- A100 ROOF PLAN AND DETAILS
- A500 DETAILS
- A501 DETAILS
- A502 DETAILS
- A700 PHOTOS

PROJ. NO.	108313
DATE	09/16/2013
DRAWN	J.S. EA
CHECKED	RB
APPROVED	RL
REVISED	

MLD Architects, inc.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
211 John Knox Road, Suite 105, Tallahassee, Florida 32303
(850) 322-3100 / Fax (850) 355-9200
mla@mldarkitects.com
www.MLDarkitects.com

100% SUBMITTAL
G100

PROJ. NO.	108313
DATE	09/16/2013
DRAWN BY	JS_EA
CHECKED	RB
APPROVED	RL
REVISED	

MLD Architects, inc.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
211 John Knox Road, Suite 105, Tallahassee, Florida 32303
(850) 422-3100 Fax (850) 422-3100
mld@mldarchitects.com www.MLDarchitects.com AAC001261

100% SUBMITTAL
A000

LEGEND

	EXHAUST FAN		VENT THRU ROOF
	WALK TREAD		ROOFTOP VENT
	EXISTING ROOF DRAIN LOCATION		OVERFLOW SCUPPER
	NEW ROOF DRAIN LOCATION		NEW OVERFLOW SCUPPER
	ROOFTOP HVAC EQUIPMENT		HVAC EQUIPMENT ON SLEEPER/ CURBS
	CRICKET		WORK LEGEND NOTE
	CONDUIT		PHOTO MARKER PHOTO # / SHEET #
	ELEVATION/SECTION NUMBER SHEET NUMBER		BALLASTED SATELLITE ANTENNA
N.I.C.	NOT IN CONTRACT		ROOFTOP HVAC EQUIPMENT ON PIPE STAND SUPPORT
SIM.	SIMILAR		ABANDONED SIGN SUPPORTS
TYP.	TYPICAL		H L HIGH / LOW ROOF
	CAST IRON OVERFLOW DRAIN PIPE		INSULATION HEIGHT ELEVATION
			DIVIDER CURB
			NEW DRAIN PIPE

RENOVATION NOTES (CONTINUED)

- INSTALL LEAD PAN FLASHING AT ALL ROOF DRAINS, AND SOLDERED STAINLESS STEEL COUNTERFLASHING HOOD/WARNING AT PIPES AND CONDUIT PENETRATIONS THROUGH PENTHOUSE WALLS. SEAL TOP EDGE AND SIDES WITH PREMIUM SILICONE SEALANT.
 - INSTALL NEW FULLY SOLDERED STAINLESS STEEL OVERFLOW SCUPPER FLASHING AS DETAILED AT INDICATED LOCATIONS. INSTALL PREFINISHED ALUMINUM ESCUTCHEONS ON EXTERIOR WALL AT SCUPPER THROAT AND SEAL TOP EDGE AND SIDES WITH PREMIUM SILICONE SEALANT.
 - CUT OFF BOTTOM OF THE EXISTING HOLLOW CORE METAL PENTHOUSE DOOR AND JAMB AS REQUIRED TO RAISE EXISTING THRESHOLD, SILL AND CURB AS REQUIRED TO PROVIDE MINIMUM 10" ABOVE NEW FINISHED ROOF SURFACE. INSTALL STAINLESS STEEL METAL DOOR BOOT OVER BASE OF DOOR. INSTALL NEW SILL FLASHING AND THRESHOLD AND REINSTALL EXISTING DOOR HARDWARE. MECHANICALLY ABRADE, CLEAN AND TREAT EXISTING HOLLOW METAL JAMB, APPLY QUICK TAN II (813/254-1380) OVER RUST AREAS AND PRIME JAMB WITH EPOXY MASTIC PRIMER. CUT JAMB TO 1/4" ABOVE RAISED CONCRETE SILL AS REQUIRED AND SEAL BOTTOM TO SILL WITH PREMIUM SILICONE SEALANT. PRIME AND PAINT DOOR JAMB WITH SPECIFIED INDUSTRIAL ACRYLIC PAINT SYSTEM.
 - INSTALL NEW PREFINISHED ALUMINUM COPING OVER CONTINUOUS MEMBRANE FLASHING, WITH CLEATS, AND JOINT COVERS ON THE PERIMETER PARAPETS OF ROOF 'B' AND OF THE MAIN PENTHOUSE ROOFS. FINISH METAL COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
 - INSTALL ROOFING MANUFACTURER'S WALKWAY PROTECTION BOARDS FULLY ADHERED OR AS OTHERWISE RECOMMENDED BY MANUFACTURER. INSTALL WALKWAY PROTECTION BOARDS AT ACCESS DOOR, BASE OF LADDERS AND AT SERVICE ACCESS PANELS OF ROOFTOP EQUIPMENT AND UNDER SATELLITE DISC SUPPORT RACK, CUT IN SHORT SECTIONS TO PROVIDE UNRESTRICTED WATER FLOW DRAINAGE. ALLOW APPROX. 2" SPACING BETWEEN SECTIONS OF WALKWAY BOARDS. INSTALL PILLW BLOCK PIPE SUPPORTS AND ANCHOR CONDUIT, SUPPLY LINES AND CONDENSATE PIPE AT 4' O.C. OVER THE ROOF AS NEEDED.
 - CLEAN, PRIME AND PAINT EXISTING METAL ROOF TOP CONDUIT, ROOF DRAINS AND STEEL MECHANICAL EQUIPMENT SUPPORT RACKS AND FRAMES, ROOF ACCESS DOOR AND FRAME. SOLVENT CLEAN (SSPC-SP1), HAND TOOL CLEAN (SSPC-SP2), AND SAND OR POWER TOOL CLEAN (SSPC-SP3), TO REMOVE ALL LOOSE PAINT, LOOSE RUST, AND LOOSE MILL SCALE FROM PREVIOUSLY PAINTED STRUCTURAL STEEL MECHANICAL EQUIPMENT SUPPORT RACKS, RAILS AND LADDERS. METAL TO BE PAINTED TWO COATS PREMIUM INDUSTRIAL ACRYLIC COATING.
- ROOF COATING**
- PRESSURE WASH CLEAN THE EXISTING MINERAL SURFACE ROOFING SYSTEM ON ROOF 'C'. ALLOW ROOF SURFACE TO DRY COMPLETELY AND APPLY NEW MANUFACTURER'S LIQUID APPLIED REINFORCED ROOF FLASHING SYSTEM AS SPECIFIED OVER THE ENTIRE ROOFING MEMBRANE SURFACE AND UP CURB FLASHING AND AROUND PENETRATIONS TO THE UNDERSIDE OF COUNTERFLASHING. APPLICATION TO COMPLY WITH ROOFING MANUFACTURER'S RECOMMENDATION AND (DRY) MILLAGE THICKNESS REQUIREMENTS. BROADCAST GRANULES INTO THE WET FINISH COAT TO MATCH MANUFACTURER'S CAP SHEET AND PROVIDE SLIP RESISTANCE.
 - REMOVE THE EXISTING GRAVEL SURFACE OF BUILT UP ROOFING SYSTEM DOWN TO SMOOTH PLY SHEETS ON ROOF 'D'. CLEAN THE ROOF DECK AND APPLY MANUFACTURER'S LIQUID APPLIED REINFORCED ROOF FLASHING SYSTEM WITH MINIMUM (DRY) MILS THICKNESS REQUIREMENTS. BROADCAST GRANULES INTO THE WET FINISH COAT TO MATCH MANUFACTURER'S CAP SHEET AND PROVIDE SLIP RESISTANCE.

ADDITIVE ALTERNATE ONE:

- INSTALL TAPERED CELLULAR INSULATING LIGHTWEIGHT CONCRETE SYSTEM IN LIEU OF RIGID INSULATION ON MAIN ROOF 'B'. INSULATING LIGHTWEIGHT CONCRETE TO BE INSTALLED TO PROVIDE MINIMUM R-38 AVERAGED AGED R-VALUE.
- MECHANICALLY FASTEN A HEAVY BASE SHEET TO MEET FM CLASS 1-90 WIND UPLIFT CRITERIA WITH INCREASED FASTENERS AT THE PERIMETER AND IN CORNERS AS REQUIRED. INSTALL VENTING BASE FLASHING AT WALL BASES, PARAPETS AND CURBS AS DETAILED.
- CONTRACTOR TO IDENTIFY LOW AREAS ON THE EXISTING ROOF DECK PRIOR TO THE LIGHTWEIGHT INSULATION INSTALLATION AND INSTALL 3" DIA. PVC OBSERVATION PORTS AT THE LOW AREAS AND INSURE 2" CLEARANCE BETWEEN THE BOTTOM OF THE PVC PORT AND THE EXISTING ROOFING MEMBRANE SURFACE. INSTALL ONE PORT PER 4000 SF INTO THE LIGHTWEIGHT. INSTALL A THREADED PVC CAP INTO THE TOP OF THE OBSERVATION PORT. SEE DETAIL 5/A502

DEMOLITION NOTES

CAUTION: CONTRACTOR TO PROVIDE WORKER SAFETY BARRICADES AT ROOF EDGES IN ACCORDANCE WITH OSHA REGULATIONS.

- CONTRACTOR SHALL FIELD VERIFY ALL THE ITEMS TO BE REMOVED AS INDICATED ON THE PLANS WITHIN THE WORK AREA. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RENOVATION AS REQUIRED FOR NEW WORK.
- CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH MECHANICAL, PLUMBING, AND ELECTRICAL SUBCONTRACTORS. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS IN INSTALLING THE ROOFING SYSTEM WITHOUT DAMAGING THE ELECTRICAL CONDUIT OR CONDUCTORS. DAMAGED CONDUIT AND/ OR CONDUCTORS SHALL BE REPLACED TO MATCHED EXISTING.
- REMOVE ALL VTR FLASHING, EDGE FLASHING, COUNTERFLASHING, EDGE METAL, MEMBRANE FLASHING, ALL ABANDONED ROOF EQUIPMENT, LIGHTING HOUSING AND CONDUIT, STANDS AND SUPPORTS, CURBS, AND WOOD BLOCKING/NAILERS AS NOTED.
- EXISTING EXHAUST FANS/VENTS, AND CONDENSING UNITS, ARE TO BE TEMPORARILY REMOVED, RAISED, AND REINSTALLED ON RAISED CURBS OR PIPESTANDS AS REQUIRED ABOVE NEW ROOF SYSTEM WITHOUT INTERRUPTION OF FACILITY OPERATIONS (UNLESS NOTED OTHERWISE).
- TEMPORARILY SHORE UP ALL EQUIPMENT LINES AT EXISTING LEVEL DURING CONSTRUCTION. TEMPORARILY DISCONNECT REFRIGERANT AND ELECTRICAL LINES TO EQUIPMENT AS REQUIRED TO RELOCATE/RAISE EQUIPMENT.
- CONTRACTOR TO PROTECT EQUIPMENT AND FINISHES BELOW ROOF DURING ROOFING OPERATION INVOLVING PENETRATION OF THE ROOFING SYSTEM OR OPENING OF ROOF DECK TO BELOW. EQUIPMENT AND FACILITY TO REMAIN OPERATIONAL AT ALL TIMES.
- CLEAN, AND PREPARE ROOF DECK TO RECEIVE NEW ROOFING SYSTEM.

RENOVATION NOTES

- CLEAN THE EXISTING GRANULATED MODIFIED BITUMEN ROOFING SYSTEM AND FLASHING, INSTALLED ON THE STRUCTURAL CONCRETE DECK AND ALLOW WET/DAMP SURFACES TO DRY. ASPHALT PRIME CLEANED AND PREPARED ROOF SURFACE AS REQUIRED BY ROOFING MANUFACTURER. BASE BID TO INCLUDE 400 SF OF DAMAGED OR BLISTERED EXISTING ROOFING MEMBRANE REMOVAL AND REPLACEMENT AND CONTRACTOR TO PROVIDE SQUARE FOOT UNIT COST (\$ _____/SF) FOR ADDITIONAL, WHERE NEEDED.
- REMOVE EXISTING ABANDONED MECHANICAL AND ELECTRICAL EQUIPMENT AS INDICATED (VERIFY WITH OWNER). VTRS AND ROOFTOP EQUIPMENT CURBS TO BE RAISED A MINIMUM OF 10" ABOVE NEW ROOF SURFACE. REMOVE AND REPLACE EXISTING HVAC SLEEPER CURBS WITH NEW PIPE STAND SUPPORTS. TEMPORARILY SHORE UP A/C UNITS. RAISE AND/OR EXTEND REFRIGERANT, CONDUIT, ELECTRICAL WIRE AND ASSOCIATED PIPE, SUPPORTS AND ANCHORING AND CONDENSATION LINES TO ABOVE THE FINISHED ROOF AS REQUIRED. MOVE SATELLITE DISC AND SUPPORT SYSTEM AS NEEDED TO INSTALL NEW ROOF.
- REPLACE EXISTING RETROFIT ROOF DRAINS WITH NEW 4" CAST IRON ROOF DRAINS TO BE 2" ABOVE THE ROOF DECK FOR BASE LAYER OF INSULATION, WITH METAL BASKET STRAINERS AND STAINLESS STEEL BOLTS. CONTRACTOR SHALL ENSURE ALL EXISTING DOWNLEADER PIPES ARE OPERATIONAL, SEALED AND FREE FLOWING PRIOR TO ROOF DRAIN INSTALLATION. INSTALL NEW 4" CAST IRON ROOF DRAINS AND DOWNLEADER DRAIN PIPES WHERE INDICATED. CONNECT DRAIN PIPES TO EXISTING STORMWATER SYSTEM. ROOF DRAIN BOWLS TO BE CLAMPED AND ANCHORED TO THE ROOF DECK. CLEAN, PRIME AND PAINT (2) TWO COATS, ROOF DRAIN BOWLS, CLAMPING RINGS AND METAL BASKET STRAINERS.
- INSTALL NEW 4" OVERFLOW ROOF DRAIN WITH 2" LIP WHERE INDICATED WITH NEW CAST IRON DOWNLEADERS ROUTED THROUGH THE BUILDING'S EXTERIOR PRECAST WALL AS DETAILED. CORE/ CUT HOLES THROUGH PRECAST WALL PANEL UNDER SUPERVISION OF A FLORIDA REGISTERED STRUCTURAL ENGINEER. CAST IRON DOWNLEADERS AND HORIZONTAL STORM PIPE TO HAVE WIRE MESH INSTALLED INTO THE OUTFALL, NO HUB FITTINGS AND BE INSULATED AS REQUIRED. ROOF DRAIN BOWLS, CLAMPING RINGS AND BASKET STRAINERS TO BE CLEANED, PRIMED AND PAINTED (2) TWO COATS. INSTALL PREFORMED STAINLESS STEEL HAT COVER OVER METAL BASKET STRAINERS AS DETAILED.
- BUILD NEW P.T. 2" X 6" WOOD ROOF DIVIDER CURBS WITH P.T. PLYWOOD SHEATHING UNDER THE OPEN MECHANICAL SCREEN WALL AT THE SOUTH END OF THE PENTHOUSE ROOF AS REQUIRED TO ISOLATE ROOF 'C' AS DETAILED. CURB HEIGHT TO PROVIDE MINIMUM 8" ABOVE NEW FINISHED INSULATED MAIN ROOF SURFACE.
- INSTALL A 2" BASE LAYER AND 1/4" PER FOOT TAPERED RIGID ISOCYANURATE INSULATION BOARD SYSTEM WITH MIN. 1/2" HIGH DENSITY COVER BOARD OVER EXISTING STRUCTURAL DECKS. INSTALL 4" x 4" SUMP AT ROOF DRAINS WITH 1/2" PER FOOT SLOPE. 1/2" PER FOOT TAPERED INSULATION CRICKETS TO BE INSTALLED AT ROOF CURBS AND BETWEEN DRAINS AS INDICATED. PROVIDE MIN. R-38 AVERAGE INSULATION VALUE ON MAIN ROOF 'B' AND MIN. R-20 AVERAGE INSULATION VALUE ON PENTHOUSE ROOF 'A'. (NO INSULATION REQUIRED ON ROOFS 'C' OR 'D') MECHANICALLY FASTEN TO MEET FM CLASS 1-90 WIND UPLIFT CRITERIA, APPROVED BY ROOFING MANUFACTURER. THE FASTENER DENSITY MUST BE INCREASED AT THE ROOF CORNERS AND PERIMETER (MINIMUM 10' WIDE AREA FROM PARAPET AND EDGES) FOR CLASS 1-90 AS RECOMMENDED BY FMRC LOSS PREVENTION.
- INSTALL A PREMIUM 2 PLY MODIFIED BITUMEN MEMBRANE ROOFING SYSTEM ACCORDING TO ROOFING MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. UNLESS SPECIFICALLY PROHIBITED BY THE ROOFING MANUFACTURER, BROOM IN ALL PLY SHEETS WITH A SOFT BROOM, ROLLER OR A SQUEEGEE. ALL FLIES SHALL HAVE A MINIMUM 1/4" ASPHALT BLEED OUT AT ALL EDGES. OWNER MAY HAVE INDEPENDENT CONSULTANT PERFORM UP TO 4 ROOF CUTS OF COMPLETED ROOFING SYSTEM FOR QUALITY CONTROL VERIFICATION AND DETERMINATION OF BITUMEN RATES CALCULATED ACCORDING TO ASTM D 3617- 83. CONTRACTOR RESPONSIBLE TO REPAIR ROOF IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL SCHEDULE A WATER DRAINAGE TEST, AND BE APPROVED BY ARCHITECT BEFORE THE INSTALLATION OF CAP SHEETS.
- INSTALL UL CLASS 'A' MINERAL SURFACED MODIFIED BITUMEN MEMBRANE CAP SHEET ROOFING SYSTEM WITH COLD ADHESIVE OR TORCH APPLICATION ONLY, NO HOT ASPHALT, ACCORDING TO ROOFING MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. CAP SHEET SHALL HAVE A MAX. 1/2" BLEED OUT ALONG ALL EDGES. CONTRACTOR TO IMBED LOOSE MINERAL GRANULES IMMEDIATELY IN ADHESIVE BLEED OUT.
- INSTALL ALUMINUM CLAD SURFACED MODIFIED BITUMEN MEMBRANE FLASHING SYSTEM OVER GANT STRIPS AND UP CLEANED AND PRIMED EQUIPMENT CURBS, WALL BASE AND PARAPETS AS DETAILED. COMPLY WITH ROOFING MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. PROVIDE TERMINATION BAR ON CURBS AND PENTHOUSE WALL BASE AT TOP EDGE OF MEMBRANE BASE FLASHING, AND SEAL TOP WITH PREMIUM LIQUID APPLIED FLASHING SYSTEM AT FLASHING EDGE. INSTALL PREFINISHED ALUMINUM COUNTERFLASHING OVER TERMINATION BAR AT TOP OF BASE FLASHING. FASTEN MAXIMUM 8" O.C., AND SEAL TOP FLANGE TO CURB WALL WITH PREMIUM SILICONE SEALANT. APPLY ROOFING MANUFACTURER'S FABRIC REINFORCED LIQUID APPLIED POLYURETHANE FLASHING TO SEAL RAISED VTRS, ROOF PENETRATIONS AND HVAC/EQUIPMENT VERTICAL SUPPORTS. MIN. 10" ABOVE FINISH ROOF HEIGHT.

ROOFING ELECTRICAL NOTES

- PRIOR TO BIDDING, FIELD VERIFY ALL ELECTRICAL MODIFICATIONS AND CONDUIT, CONDUCTOR, AND JUNCTION BOX RELOCATION REQUIRED FOR ROOFING WORK.
- CONTRACTOR SHALL INITIALLY TEST ALL APPLICABLE ELECTRICAL SYSTEMS WITHIN 14 DAYS OF NTP. CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF NON-OPERATIONAL SYSTEMS.
- DISCONNECT, RAISE, REROUTE, EXTEND AND RECONNECT WIRES AND CONDUITS TO ALLOW FOR ELECTRICAL, TELECOMMUNICATION DATA CONNECTION TO RELOCATE EQUIPMENT ON NEW ROOF. PROVIDE NEW CONDUIT AND WIRE AS REQUIRED FROM THE EXISTING JUNCTION BOX TO THE CONNECTION POINT.
- CONTRACTOR SHALL, UPON COMPLETION OF WORK, ENSURE ALL CIRCUITS ADJACENT TO THE ROOFING WORK AREAS ARE IN PROPER WORKING CONDITION.
- CONTRACTOR SHALL COORDINATE WORK WITH ELECTRICAL WORK. CONTRACTOR SHALL REROUTE ALL ROOFTOP CONDUIT ELECTRICAL, CONTROL, TELEPHONE, AND COMMUNICATION CABLE SERVICE ABOVE NEW ROOFING AND FLASHING SYSTEM AS REQUIRED. VERIFY AND CONFIRM WITH OWNER TO REMOVE ALL ABANDONED ELECTRICAL, TELEPHONE, AND COMMUNICATION CABLE SERVICE ABOVE EXISTING ROOF. CONDUIT TO BE SUPPORTED ON PILLW BLOCK PIPE SUPPORT AT 4' O.C. OVER NEW ROOF.

GENERAL MECHANICAL NOTES

- PRIOR TO BIDDING, VERIFY ALL MECHANICAL MODIFICATIONS FOR ROOFING WORK.
- TAKE CARE NOT TO DAMAGE EXISTING EQUIPMENT AND REPAIR TO MATCH EXISTING CONDITIONS AS REQUIRED.
- CONTRACTOR SHALL INITIALLY INSPECT AND TEST ALL ROOF DRAINS AND DOWNLEADERS WITHIN 14 DAYS OF NTP. CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT AND OWNER OF ANY BROKEN DRAINS OR STOPPED DOWNLEADERS.
- TEMPORARY SHORE UP EXHAUST FANS, AND FAN UNITS. EXTEND DUCT, CONDUIT, ELECTRICAL WIRE, CONTROL WIRING, AND ASSOCIATED PIPE AS REQUIRED. RAISE CURBS, INSTALL NEW P.T. WOOD BLOCKING BASE TO RAISE EXISTING METAL CURBS TO REQUIRED HEIGHT FROM NEW ROOF DECK ELEVATION.
- CAREFULLY REMOVE EXISTING MECHANICAL EQUIPMENT AND DUCT WORK REQUIRED FOR ROOFING SYSTEM INSTALLATION, AND REINSTALL EQUIPMENT AND DUCT WORK TO MATCH EXISTING.
- CONTRACTOR SHALL PLAN BEFORE COMMENCING THE WORK AND COORDINATE ANY INTERRUPTION OF FACILITY OPERATIONS WITH THE OWNER.

PAINTING NOTES

- SOLVENT CLEAN (SSPC-SP1), HAND TOOL CLEAN (SSPC-SP2), AND SAND OR POWER TOOL CLEAN (SSPC-SP3) TO REMOVE ALL LOOSE PAINT, LOOSE RUST, AND LOOSE MILL SCALE FROM EXPOSED STEEL EQUIPMENT SUPPORT RACKS AND STEEL LANDING (TO 4' ABOVE ROOF SURFACE).

STEEL SURFACES WITH TIGHTLY ADHERED EXISTING COATING WITHOUT OXIDATION OR LIMITED TO SMALL BUBBLING CONDITIONS, LESS THAN A SSPC RUST GRADE 2 SHALL HAVE A SP2 HAND TOOL CLEANING SURFACE PREPARATION AS DEFINED BY SSPC (STEEL STRUCTURES PAINTING COUNCIL) GUIDELINES. STEEL SURFACES WITH LOOSE OR BROKEN COATING MATERIAL, OR OXIDATION CORROSION GREATER THAN SSPC RUST GRADE 2 SHALL HAVE A SP3 POWER TOOL CLEANING SURFACE PREPARATION AS DEFINED BY SSPC TO COMPLETELY REMOVE ALL LOOSE, PEELING & FLAKING PAINT, AND RUST TO SOUND SUBSTRATE.
- SP-3 SURFACE PREPARATIONS ARE REQUIRED SPECIFICALLY AT NUT/BOLT CONNECTIONS, MATERIAL JOINING EDGE CONDITIONS, AREAS OF SEVERE RUST AND SCALE, AND AREAS ADJACENT TO GROUND AND CONCRETE SUSCEPTIBLE TO SUSTAINED MOISTURE.
- CLEAN ALL EXPOSED SURFACES TO REMOVE ALL LAITANCE, DIRT, OIL, GREASE AND MILDEW. PROVIDE A CLEAN, SOUND SUBSTRATE CONDITION. PRIME AND PAINT ROOFTOP STEEL AND FERROUS METAL SURFACES WITH PREMIUM INDUSTRIAL COATING SYSTEM AS RECOMMENDED BY PRODUCT MANUFACTURER.

SEE SPECIFICATION SECTION - 09890 SPECIAL COATINGS AND PAINTING.

WATERPROOFING NOTES

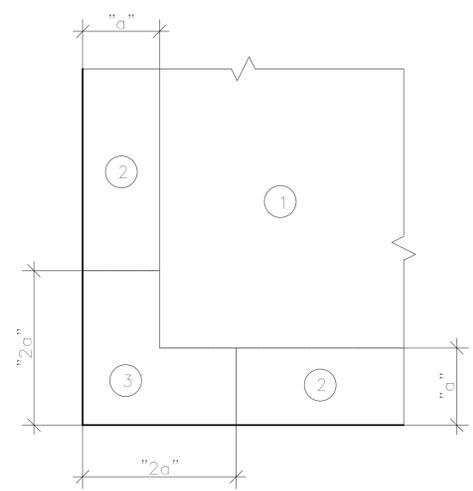
- CLEAN ALL CONCRETE STUCCO EXTERIOR SURFACES ON PENTHOUSE AND ACCESS DOORS. UTILIZING A "HIGH PRESSURE COLD WATER SYSTEM" (WITH OSCILLATING TIP) TO REMOVE ALL LAITANCE, DIRT, OIL, GREASE, MILDEW, AND LOOSE EXISTING COATINGS. PROVIDE A CLEAN, SOUND SUBSTRATE CONDITION. CAUTION NOT TO DAMAGE SURFACES OR WALL MOUNTED ANTENNAS DURING PRESSURE WASHING. MILDEW AREAS MAY REQUIRE A LIGHT DETERGENT AND CHLORINATED BLEACH SOLUTION TO BE UTILIZED IN CONJUNCTION WITH THE CLEANING OPERATION TO NEUTRALIZE MILDEW GROWTH. EFFERVESCENCE AND CALCIUM DEPOSITS TO BE TREATED AND CLEANED WITH WHITE SCUM REMOVER; FOLLOWING INITIAL PRESSURE WASHING, THEN PRESSURE WASH TREAT/CLEAN AREA AGAIN.
- AFTER PRESSURE WASHING THE ELEVATIONS OF THE PENTHOUSE, REPAIR CRACKS IN THE STUCCO, CUT OUT EXISTING SEALANT AROUND WALL PENETRATIONS AND DOOR PERIMETERS, CLEAN, XYLENE WIPE JOINT SHOULDERS, INSERT BACKER ROD OR BOND BREAKER TAPE AND RESEAL WITH PREMIUM SILICONE SEALANT.
- APPLY PRIMER/BOND COAT AND 2 COATS EXTERIOR HIGH BUILD ELASTOMERIC WATERPROOF COATING SYSTEM TO PREVIOUSLY COATED/PAINTED EXTERIOR PENTHOUSE WALLS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. FINAL FINISH TEXTURE AND COLOR TO BE SELECTED BY OWNER AND ARCHITECT FROM MANUFACTURER COLOR SAMPLE. A COMPLETE MOCK UP SAMPLE AREA TO BE PROVIDED AND APPROVED BY OWNER AND PROJECT ARCHITECT. CLEAN PRIME AND PAINT DOORS AND FRAMES WITH INDUSTRIAL ACRYLIC PAINT.
- CONTRACTOR SHALL SEAL AND PROTECT INTERIOR FROM WATER PENETRATION.
- OWNER SHALL FURNISH WATER AND UTILITIES READILY AVAILABLE ON SITE TO COMPLETE THE WORK.

GENERAL NOTES

- THE EXISTING OVERALL ROOF PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ALL PROJECTIONS THROUGH ROOFS, AND ALL CONDITIONS.
- BEFORE SUBMITTING PROPOSAL FOR THE WORK, EACH BIDDER WILL BE HELD TO HAVE EXAMINED THE PREMISES AND SATISFIED HIMSELF AS TO THE EXISTING CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO OPERATE AND COMPLETE THE WORK UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE SUBSEQUENTLY IN THIS CONNECTION ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.
- NORMAL OPERATIONS OF THE FACILITY SHALL CONTINUE DURING DEMOLITION AND CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE WORK WITH ALL SUBCONTRACTORS AND SEQUENCE DEMOLITION AND CONSTRUCTION TO MINIMIZE INTERRUPTIONS TO NORMAL OPERATIONS OF THE FACILITY.
- ALL PROPOSED INTERRUPTIONS TO OPERATIONS, SERVICES AND EQUIPMENT SHALL BE REVIEWED WITH AND APPROVED BY OWNER PRIOR TO STARTING SUCH WORK. UNLESS OTHERWISE APPROVED IN WRITING, ONLY WEEKEND OR EVENING INTERRUPTIONS ON UTILITIES SHALL BE APPROVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXIT WAYS CLEAR. WHERE AN EXIT MUST BE TEMPORARILY BLOCKED, CONTRACTOR SHALL PROVIDE THE REQUIRED BARRICADES AND DIRECTIONAL SIGNS FOR TEMPORARY EXITING AND SAFETY.
- CONTRACTOR SHALL ERECT AND MAINTAIN ALL REASONABLE SAFEGUARDS FOR SAFETY AND HEALTH INCLUDING POSTING DANGER SIGNS, AND OTHER WARNING AGAINST HAZARDS, AS WELL AS FORMULATING SAFETY REGULATIONS.
- CONTRACTOR SHALL BE RESTRICTED TO AREAS SPECIFIED BY THE OWNER FOR ON SITE STORAGE OF CONSTRUCTION MATERIALS.
- CONTRACTOR SHALL TAKE CARE TO DISTRIBUTE LOAD OF EQUIPMENT AND MATERIALS ON ROOF DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR'S RESPONSIBILITY NOT TO EXCEED DESIGN LOAD OF EXISTING ROOF STRUCTURE. CONTRACTOR SHALL NOT USE ANY ROOF AREA OUTSIDE AREA OF THE WORK AND COMPLETED ROOF AREAS FOR STORAGE, STAGING, OR WORKING.
- CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING SURFACES AND SHALL BE RESPONSIBLE FOR RETURNING ALL DISTURBED SOD AND REPAIR ALL DAMAGED AREAS (MATERIALS, FINISHES, LANDSCAPING, ETC.) TO THEIR ORIGINAL CONDITION. SURFACES SHALL BE REPAIRED TO MATCH THE EXISTING ADJACENT UNDAMAGED SURFACES.
- CONTRACTOR SHALL MAINTAIN A CLEAN WORK PREMISE AT ALL TIMES AND SHALL CLEAN CONSTRUCTION SITE OF ALL DEBRIS AT COMPLETION OF THE JOB AND BEFORE FINAL PAYMENT IS MADE.
- ALL ROOF DRAINS SHALL BE INSPECTED, CLEANED, AND FREE FLOWING DURING, AND UPON COMPLETION OF REROOFING.
- CONTRACTOR SHALL INSPECT THE EXISTING ROOF DECK SUBSTRATE, AND COMPENSATE FOR ANY UNEVEN, IRREGULAR CONDITIONS.
- CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER (MINIMUM 25 LB ABC) AND AT EACH TORCH, OR OPEN FLAME, ON THE ROOF.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER INTRUSION AND WATER DAMAGE TO THE BUILDING INTERIOR FOLLOWING EXISTING MEMBRANE TEAR-OFF.
- ALL NEW ROOFING MEMBRANE, MEMBRANE FLASHING, TAPERED INSULATION AND ROOF ACCESSORIES PROVIDED BY ROOFING MANUFACTURER SHALL BE CONSIDERED A "ROOFING SYSTEM" AND SHALL PROVIDE A UL CLASS 'A' FIRE RATING AND F.M. CLASS 1-90 WIND UPLIFT CLASSIFICATION.
- ALL FLASHING SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS, AND COMPLY WITH RECOMMENDED DETAILS OF NRCA ROOFING AND WATERPROOFING MANUAL AND ARCHITECTURAL SHEET METAL MANUAL, BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. (SMACNA).
- CONTRACTOR SHALL SUBMIT WRITTEN EVIDENCE OF THE ROOFING MANUFACTURER'S ACCEPTANCE OR APPROVAL OF THE INSTALLER FOR THIS ROOFING SYSTEM.
- CONTRACTOR AND INSTALLER SHALL PROVIDE TWO YEAR WARRANTY WITH NON PRORATED, NO PENAL SUM, AND NO DOLLAR LIMIT ON MATERIAL AND LABOR ON ROOFING, WATERPROOFING, AND SEALANTS.
- ROOFING MANUFACTURER TO PROVIDE SPECIFIED 25 YEAR WARRANTY, WITH NON PRORATED, NO PENAL SUM, AND NO DOLLAR LIMIT WARRANTY TO INCLUDE THE ROOF SYSTEM.
- ALL INDICATED EQUIPMENT SHALL BE RAISED AND REINSTALLED ON THE ROOF IN THEIR EXISTING LOCATIONS ON RAISED CURBS OR STANDS AS DETAILED AND NOTED. ALL EQUIPMENT CURBS AND V.T.R.'S SHALL BE A MINIMUM OF 10" ABOVE THE SURROUNDING FINISHED ROOF DECK.
- CONTRACTOR SHALL SEPARATE ALL DISSIMILAR METALS WITH ASPHALT COATING.
- ALL WORK SHALL COMPLY WITH APPLICABLE OSHA AND E.P.A. REGULATIONS AND GUIDELINES.
- ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2010 EDITION.
- CONTRACTOR SHALL LIST AN EMERGENCY TELEPHONE NUMBER WHERE HE OR SHE MAY BE REACHED 24 HOURS A DAY, SEVEN DAYS A WEEK, DURING THE ENTIRE PERIOD OF CONTRACT TIME. THIS TELEPHONE NUMBER SHALL BE PROVIDED AT THE PRECONSTRUCTION CONFERENCE.

LIGHTNING PROTECTION NOTES

- DOCUMENT EXISTING LIGHTNING PROTECTION SYSTEM PRIOR TO REMOVING FOR NEW ROOF INSTALLATION AND SALVAGE FOR REINSTALLATION. REINSTALL LIGHTNING PROTECTION SYSTEM, MOUNTING COMPONENTS AND CONDUCTORS AS NECESSARY FOR COMPLETE COMPLIANCE WITH THE CURRENT NFPA 780 REQUIREMENTS.
- ENSURE AERIALS AND TWO-WAY CONDUCTOR PATHS ON ALL PARAPETS, ROOFTOP EQUIPMENT, ANTENNAS AND OTHER BUILDING FEATURES EXTEND ABOVE THE ROOF SURFACE.
- THE MAXIMUM SPACING BETWEEN AERIALS SHALL BE 20' AND MAXIMUM SPACING BETWEEN ROOF CONDUCTOR RUNS SHALL BE 50'.
- BUILDING DOWN CONDUCTOR COMPLIANCE WITH NFPA 780 SHALL BE CONFIRMED. THE ARCHITECT SHALL BE NOTIFIED OF ANY NONCOMPLIANCE BEYOND THE SCOPE OF WORK FOR CORRECTIVE ACTIONS.
- CONTRACTOR TO RECERTIFY TO U.L. MASTERS LABEL.



DESIGN CRITERIA
 WIND LOADS PER ASCE 7-10 (3-SEC GUST)
 BASIC WIND SPEED = 130 MPH
 RISK CATEGORY III
 EXPOSURE CATEGORY B
 ENCLOSURE CLASSIFICATION = ENCLOSED
 INTERNAL PRESSURE COEFFICIENT, $G_c p_i = \pm 0.18$
 SEE COMPONENTS & CLADDING WIND LOAD PRESSURES ON THIS SHEET.

COMPONENTS AND CLADDING WIND PRESSURES

ULTIMATE ROOF WIND PRESSURES FOR MAIN BUILDING

ZONE	AREA, SF	EFFECTIVE WIND PRESSURE (PSF)	EFFECTIVE WIND SUCTION (PSF)
1	10	+16.0	-64.2
	20	+16.0	-60.6
	50	+16.0	-55.9
	100	+16.0	-52.3
2	10	+16.0	-100.8
	20	+16.0	-95.8
	50	+16.0	-89.1
	100	+16.0	-84.1
3	10	+16.0	-137.4
	20	+16.0	-130.9
	50	+16.0	-122.3
	100	+16.0	-115.9
500	+16.0	-100.8	

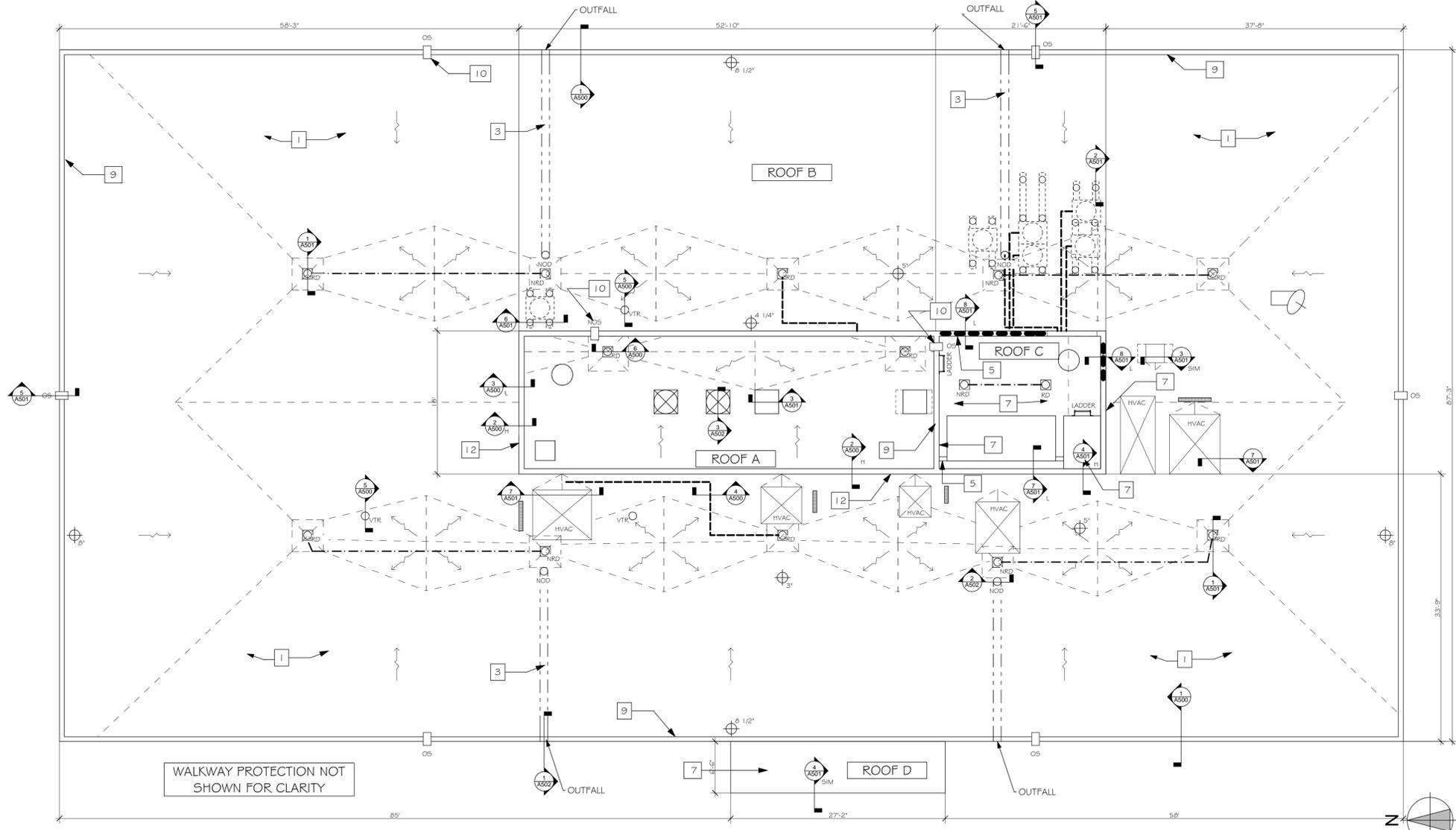
"a" = 8'-10"
 "2a" = 17'-8"

ULTIMATE ROOF WIND PRESSURES FOR PENTHOUSE (ROOF A)

ZONE	AREA, SF	EFFECTIVE WIND PRESSURE (PSF)	EFFECTIVE WIND SUCTION (PSF)
1	10	+16.0	-65.7
	20	+16.0	-62.0
	50	+16.0	-57.1
	100	+16.0	-53.4
2	10	+16.0	-103.1
	20	+16.0	-97.9
	50	+16.0	-91.1
	100	+16.0	-86.0
3	10	+16.0	-140.5
	20	+16.0	-133.9
	50	+16.0	-125.1
	100	+16.0	-118.5
500	+16.0	-103.1	

"a" = 3'-0"
 "2a" = 6'-0"

1 WIND UPLIFT DIAGRAM
 A100 SCALE: 3/16" = 1'-0"



2 ROOF PLAN
 A100 SCALE: 1/8" = 1'-0"

LEGEND

- PARAPET WALL
- EXHAUST FAN
- WALK TREAD
- EXISTING ROOF DRAIN LOCATION
- NEW ROOF DRAIN LOCATION
- ROOFTOP HVAC EQUIPMENT
- CRICKET
- ELEVATION/SECTION NUMBER SHEET NUMBER
- N.I.C. NOT IN CONTRACT
- SIM. SIMILAR
- TYP. TYPICAL
- SLOPE
- VENT THRU ROOF
- ROOFTOP VENT
- OVERFLOW SCUPPER
- NEW OVERFLOW SCUPPER
- HVAC EQUIPMENT ON SLEEPER/ CURBS
- WORK LEGEND NOTE
- PHOTO MARKER
- PHOTO # / SHEET #
- BALLASTED SATELLITE ANTENNA
- ROOFTOP HVAC EQUIPMENT ON PIPE STAND SUPPORT
- ABANDONED SIGN SUPPORTS
- H L HIGH / LOW ROOF
- INSULATION HEIGHT ELEVATION
- DIVIDER CURB
- NEW DRAIN PIPE

WORK NOTES

THESE ITEMS ARE TASK SPECIFIC TO NOTATE PARTICULAR ITEMS OF WORK AND ARE NOT ALL INCLUSIVE, BUT INTENDED TO SUPPLEMENT THE RENOVATION NOTES AND DETAIL, AND TO CLARIFY THE SCOPE OF WORK. REFERENCE THE ROOFING RENOVATION NOTES AND SPECIFICATION AS WELL AS MECHANICAL AND ELECTRICAL NOTES FOR FULL DESCRIPTION OF WORK AND SCOPE.

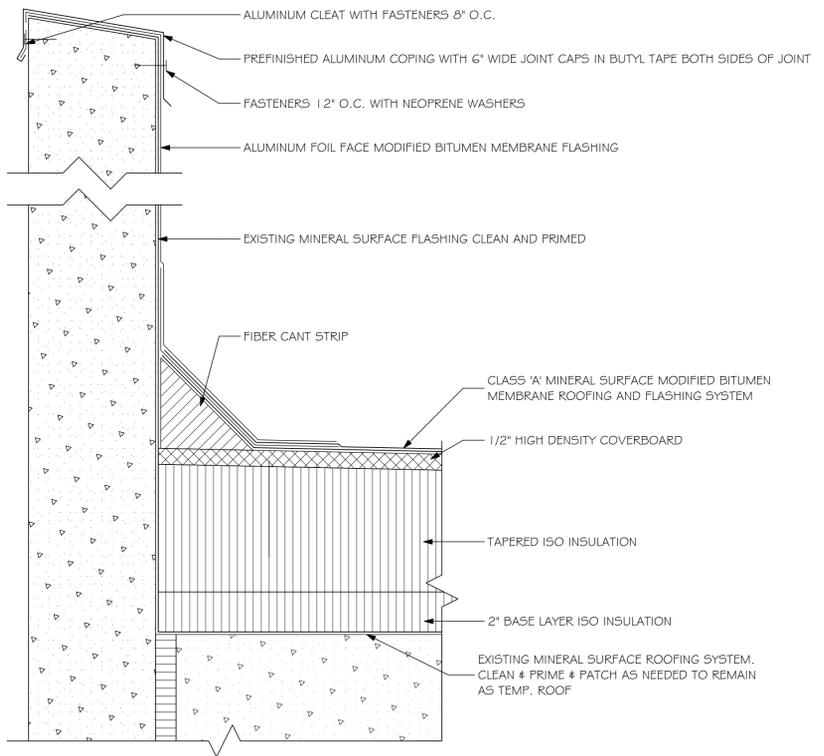
- 1 PRESSURE WASH CLEAN AND PRIME THE EXISTING ROOF SURFACE AS REQUIRED. CUT OUT ALL BLISTERS AND UNADHERED EXISTING TEMPORARY MEMBRANE AND PATCH/REPAIR WITH TORCH APPLIED MODIFIED BITUMEN MEMBRANE SHEET. INSTALL 2" BASE LAYER AND MINIMUM 1/4" PER FOOT TAPERED RIGID ISOCYANURATE INSULATION WITH MIN. 1/2" THICK HIGH DENSITY COVER BOARD. INSTALL 1/2" PER FOOT CRICKETS AT EACH EQUIPMENT CURB AS DETAILED. INSTALL 2 PLY MODIFIED BITUMEN MEMBRANE ROOFING SYSTEM. COLD ADHESIVE APPLY (WITH TORCHED LAPS) OR TORCH APPLY UL CLASS 'A' GRANULE SURFACED CAP SHEET.
- 2 REMOVE EXISTING RETRO FIT DRAINS. INSTALL NEW CAST IRON ROOF DRAINS WITH STAINLESS STEEL CLAMPING RING BOLTS AND DECK CLAMP FASTENERS AND METAL BASKET STRAINERS. INSTALL LEAD PAN FLASHING AT ALL ROOF DRAINS AS DETAILED. ROOF DRAIN BOWLS, CLAMPING RINGS, AND METAL BASKETS TO BE CLEANED, PRIMED, AND PAINTED TWO COATS.
- 3 INSTALL NEW 4" OVERFLOW ROOF DRAIN WITH 2" LIP WHERE INDICATED WITH NEW CAST IRON DOWNLEADERS ROUTED THROUGH THE BUILDING'S EXTERIOR PRECAST WALL AS DETAILED. HOLES TO BE CUT/CORED UNDER SUPERVISION OF FLORIDA REGISTERED STRUCTURAL ENGINEER. CAST IRON DOWNLEADERS AND HORIZONTAL STORM PIPE TO HAVE WIRE MESH INSTALLED INTO THE OUTFALL, NO HUB FITTINGS, AND BE INSULATED AS REQUIRED. ROOF DRAIN BOWLS, CLAMPING RINGS, AND METAL BASKETS TO BE CLEANED, PRIMED, AND PAINTED TWO COATS. INSTALL PREFORMED STAINLESS STEEL HAT COVER OVER METAL BASKET STRAINERS AS DETAILED.
- 4 RAISE EXISTING ELECTRICAL CONDUIT, ASSOCIATED PIPING, CONDENSATE LINES AND ROOFTOP EQUIPMENT AND CURBS, INSTALL PRESSURE TREATED 2x WOOD NAILER/BLOCKING UNDER METAL CURBS AS REQUIRED TO BE MINIMUM 10" ABOVE NEW ROOF SURFACE. REPLACE SLEEPER CURB WITH PIPE STAND SUPPORT CURBS.
- 5 BUILD NEW P.T. 2" X 6" WOOD CURBS WITH P.T. PLYWOOD SHEATHING UNDER THE OPEN MECHANICAL SCREEN WALL AT THE SOUTH END OF THE PENTHOUSE ROOF AS REQUIRED TO ISOLATE ROOF 'C' AS DETAILED. CURB HEIGHT TO PROVIDE A MINIMUM 8" ABOVE NEW FINISHED INSULATED MAIN ROOF SURFACE.
- 6 CUT OFF BOTTOM OF EXISTING HOLLOW METAL JAMB AND DOOR. INSTALL 8" POURED CONCRETE FILL/CURB AND RAISE DOOR THRESHOLD AS REQUIRED TO BE A MINIMUM 10" ABOVE FINISHED ROOF SURFACE AS DETAILED. PRIME AND PAINT (2) TWO COATS AND REINSTALL ALL EXISTING HARDWARE, DOOR LOCK AND HINGES. INSTALL S.S. SHEET METAL DOOR BOOT OVER BASE OF DOOR.
- 7 INSTALL MANUFACTURER'S FABRIC REINFORCED POLYURETHANE LIQUID APPLIED FLASHING AT ALL VTRS, SUPPORT STAND, PIPE AND CONDUIT PENETRATIONS. APPLY MANUFACTURER'S LIQUID APPLIED MEMBRANE FLASHING SYSTEM TO CLEAN CONCRETE AND MEMBRANE COVERED AND GRAVEL SURFACED (SPUD SMOOTH) FLAT ROOF DECKS INDICATED TO BE INCLUDED IN MANUFACTURER'S 25 YEAR WARRANTY.
- 8 INSTALL ALUMINUM CLAD MODIFIED BITUMEN MEMBRANE FLASHING SYSTEM, OVER CANT STRIPS AND UP CLEANED PARAPET WALLS, PENTHOUSE WALL BASE AND ROOFTOP EQUIPMENT CURBS. PROVIDE TERMINATION BAR ON CURBS AND WALLS AT TOP EDGE OF MEMBRANE BASE FLASHING, AND SEAL TOP WITH URETHANE SEALANT OR LIQUID APPLIED FLASHING IF REQUIRED. INSTALL SURFACE MOUNTED PREFINISHED ALUMINUM COUNTERFLASHING AND WALL BASE FLASHING OVER TERMINATION BAR. FASTEN TERMINATION BAR AND COUNTER FLASHING MAXIMUM 8" O.C. AND SEAL TOP EDGE TO CLEAN AND PRIMED WALL WITH PREMIUM SILICONE SEALANT.
- 9 INSTALL NEW PREFINISHED ALUMINUM COPING, CONTINUOUS CLEATS, AND JOINT COVERS ON THE PERIMETER PARAPETS TO MEET WIND UPLIFT. FINISH METAL COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- 10 SAW CUT AND INSTALL 6"x8" MIN. NEW FULLY SOLDERED STAINLESS STEEL OVERFLOW SCUPPER FLASHING W/ HEMMED DRIP EDGE THROUGH PARAPET WALLS AS DETAILED. INSTALL PREFINISHED ALUMINUM ESCUTCHEON PLATE ON EXTERIOR WALL. SEAL TOP AND SIDES WITH PREMIUM SILICONE SEALANT.
- 11 CLEAN BASE OF EXPOSED SUPPORT STANDS AND PIPE STANDS TO BARE METAL AND APPLY ROOFING MANUFACTURER'S LIQUID APPLIED FLASHING, 2 COATS. SCRABE ALL LOOSE RUST AND CORROSION FROM ROOF ACCESS DOOR FRAME AND HVAC EQUIPMENT STANDS. CLEAN AND XYLENE WIFE, PRIME AND PAINT 2 COATS PREMIUM RUST PREVENTATIVE PRIMER AND ACRYLIC TWO COATS PREMIUM INDUSTRIAL ACRYLIC PAINT.
- 12 HIGH PRESSURE WASH PENTHOUSE. REPAIR CRACKS IN STUCCO, APPLY PRIMER AND 2 COATS OF ELASTOMERIC COATING ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

BANK OF AMERICA BUILDING REROOFING
 LEON COUNTY DEPT. OF FACILITIES MANAGEMENT
 TALLAHASSEE, FLORIDA

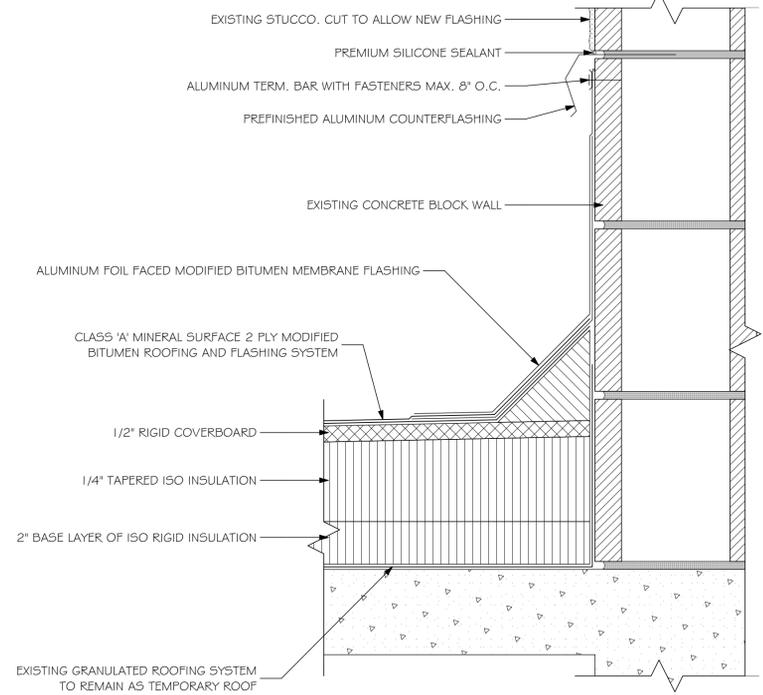
PROJ. NO.	108313
DATE	09/16/2013
DRAWN	J.S. EA
CHECKED	RB
APPROVED	RL
REVISED	

MLD Architects, inc.
 ARCHITECTURE - INTERIOR DESIGN - PLANNING
 211 John Knox Road, Suite 105, Tallahassee, Florida 32303
 (850) 222-3140 Fax
 (850) 365-9200
 www.MLDarchitects.com
 mlid@mldarchitects.com
 AAC001281

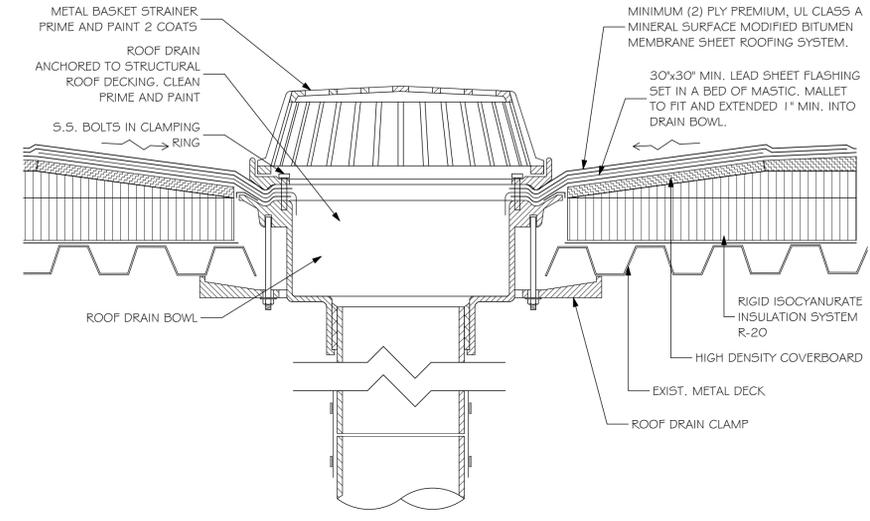
100% SUBMITTAL
A100



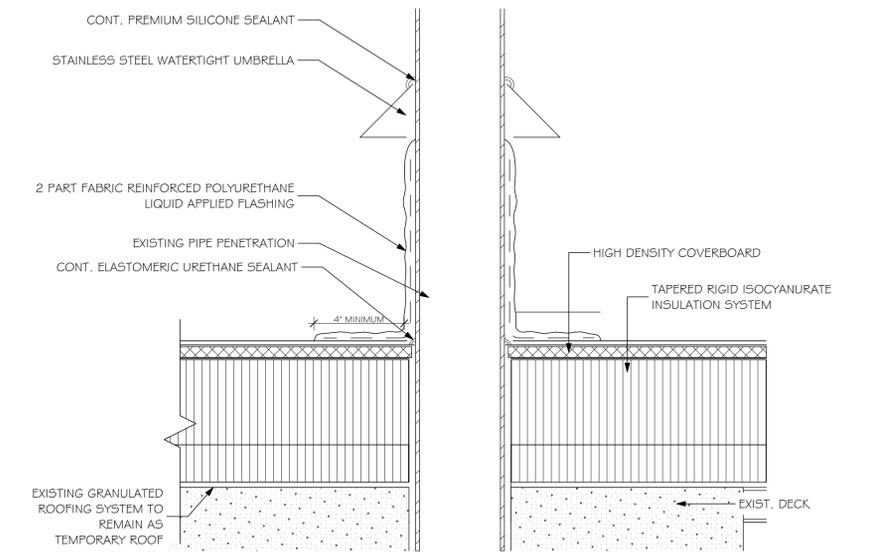
1
A500
PARAPET FLASHING
SCALE: 3" = 1'-0"



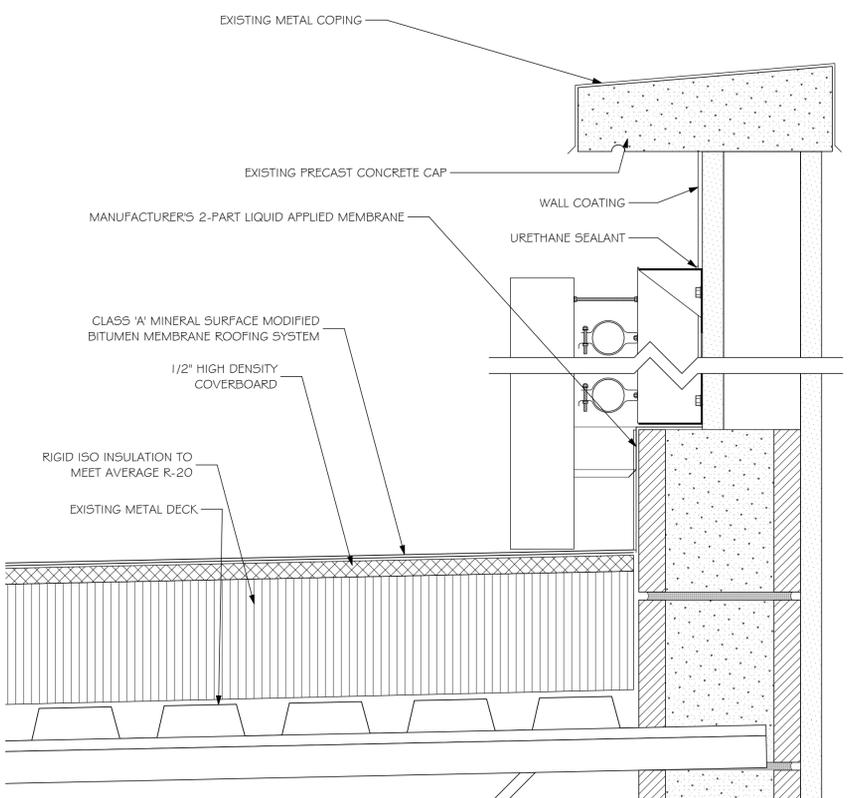
3
A500
WALL BASE FLASHING
SCALE: 3" = 1'-0"



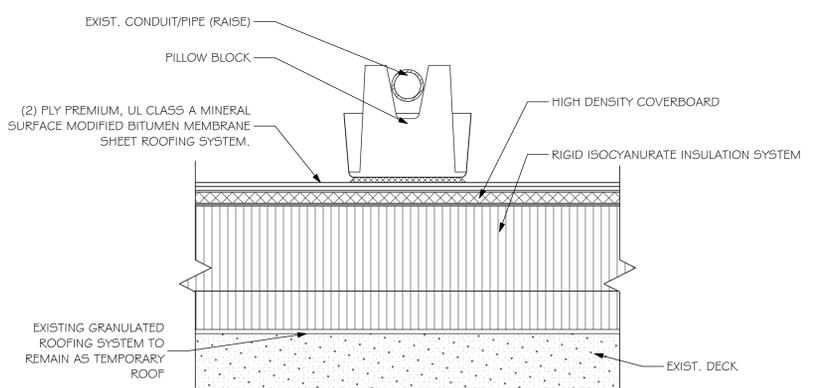
6
A500
ROOF DRAIN (TYP.) ROOF A
SCALE: 3" = 1'-0"



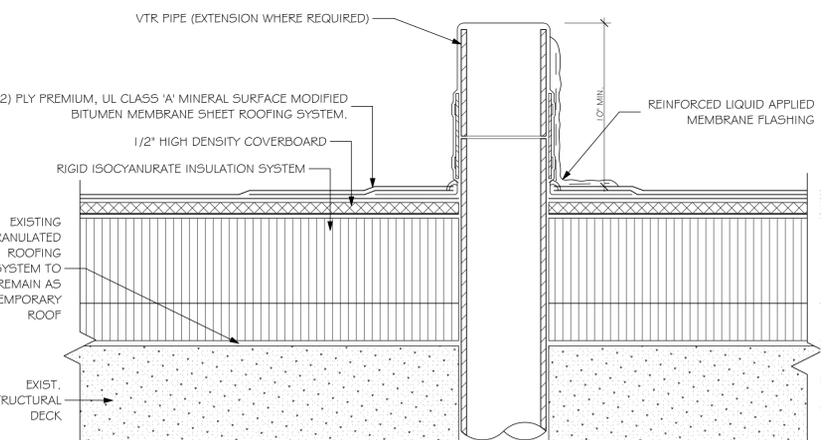
7
A500
PIPE PENETRATION
SCALE: 3" = 1'-0"



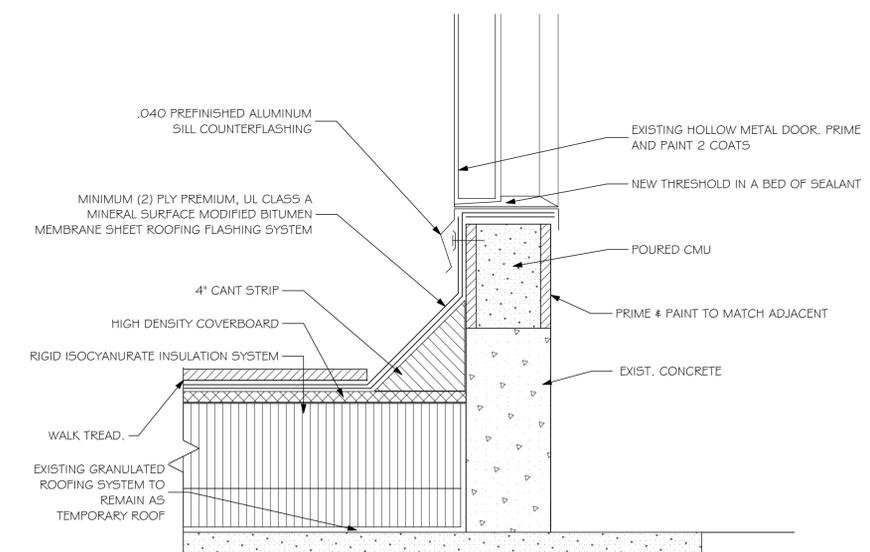
2
A500
PENTHOUSE PARAPET FLASHING (ROOF A)
SCALE: 3" = 1'-0"



4
A500
PILLOW BLOCK (TYP.)
SCALE: 3" = 1'-0"



5
A500
VTR FLASHING (TYP.)
SCALE: 3" = 1'-0"



8
A500
DOOR THRESHOLD DETAIL
SCALE: 3" = 1'-0"



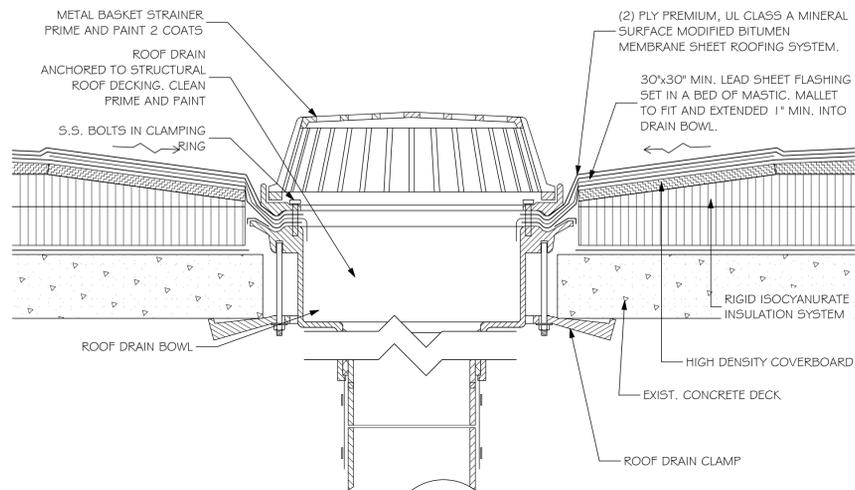
CONSULTANTS

BANK OF AMERICA BUILDING REROOFING
LEON COUNTY DEPT. OF FACILITIES MANAGEMENT
TALLAHASSEE, FLORIDA

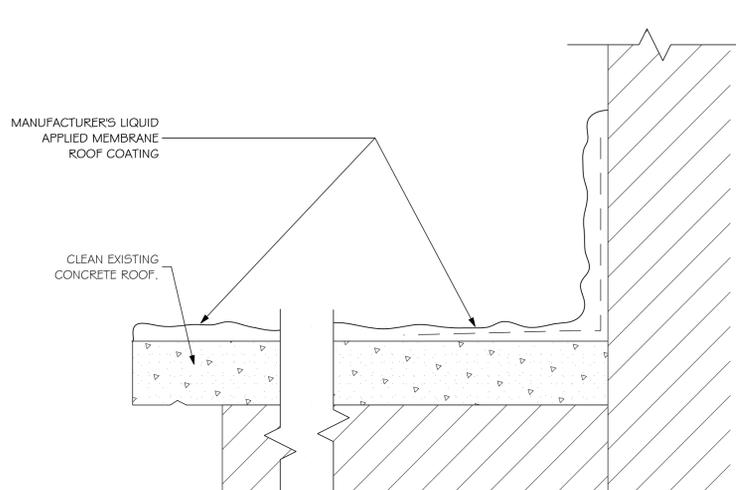
PROJ. NO.	108313
DATE	09/16/2013
DRAWN	JS, EA
CHECKED	FB
APPROVED	RL
REVISED	

MLD Architects, inc.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
211 John Knox Road, Suite 105, Tallahassee, Florida 32303
(850) 422-3140 Fax
(850) 365-9200
mld@mldarchitects.com
www.MLDarchitects.com

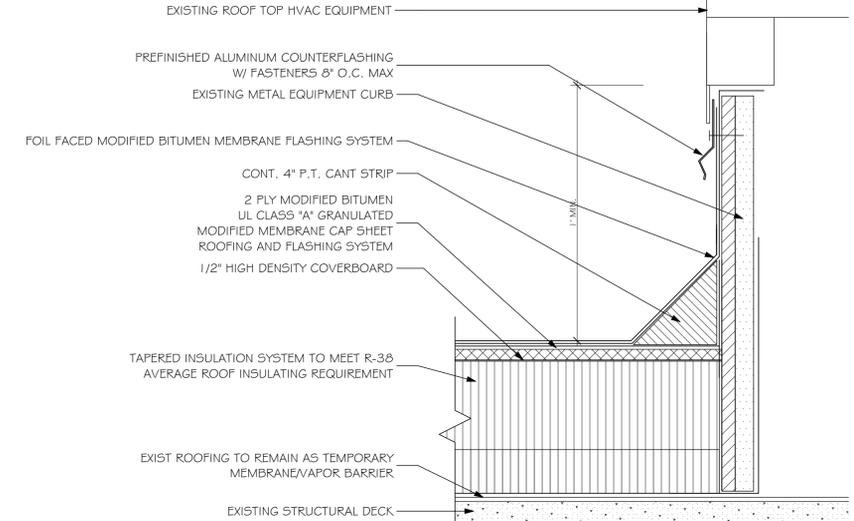
100% SUBMITTAL
A500



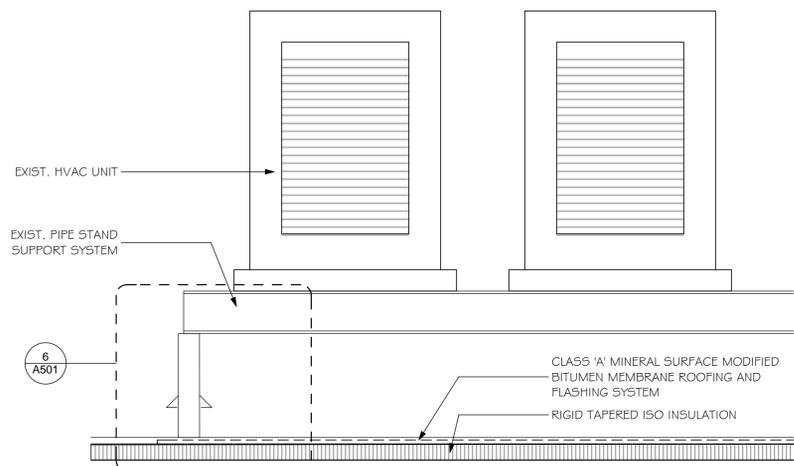
1
A501 ROOF DRAIN (TYP.)
SCALE: 3" = 1'-0"



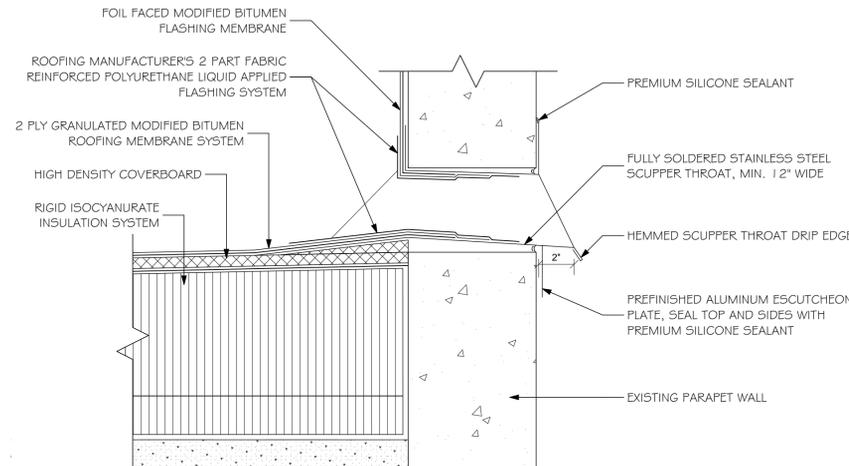
4
A501 PLATFORM ROOF DETAIL
SCALE: 3" = 1'-0"



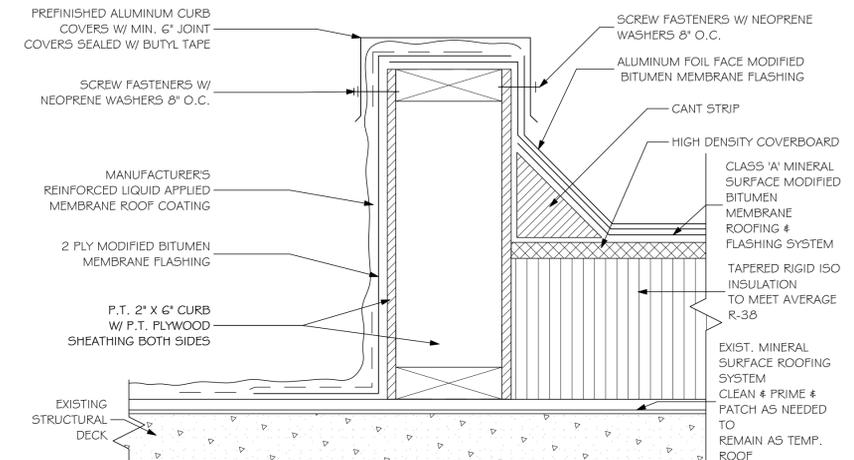
7
A501 HVAC CURB
SCALE: 3" = 1'-0"



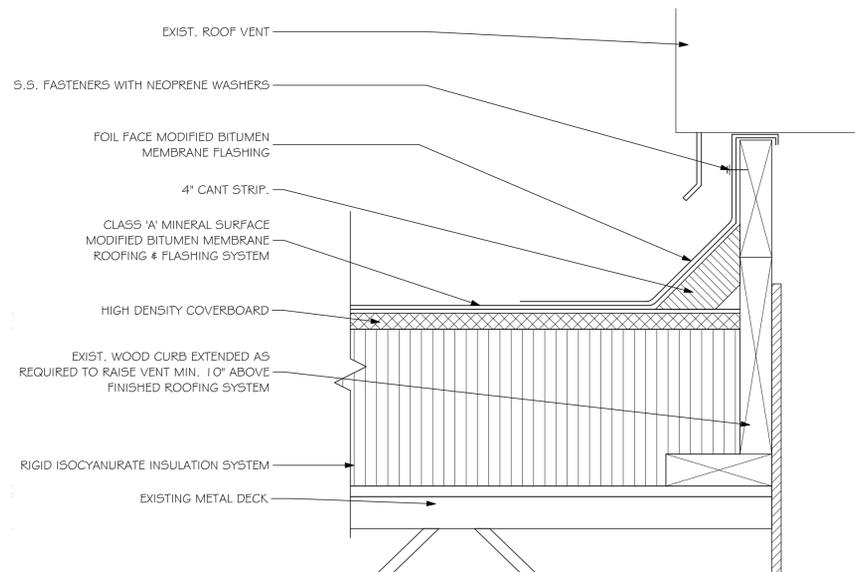
2
A501 EQUIPMENT STAND
SCALE: 1 1/2" = 1'-0"



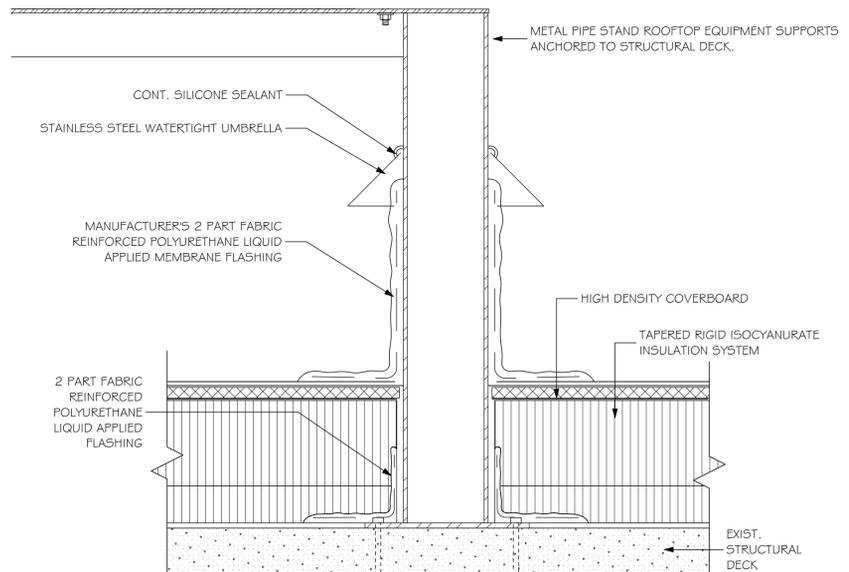
5
A501 OVERFLOW SCUPPER
SCALE: 3" = 1'-0"



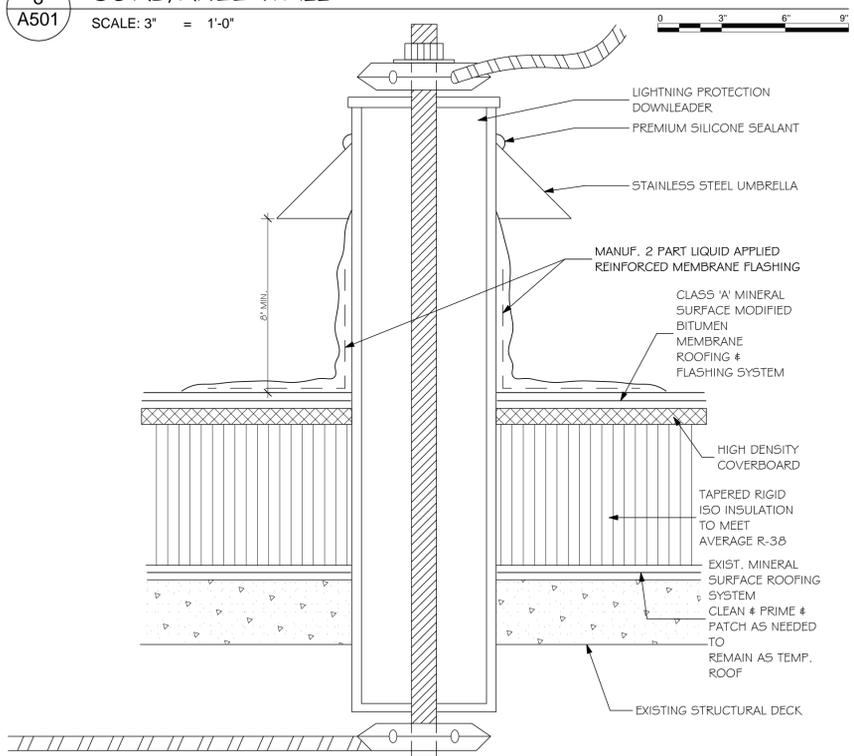
8
A501 CURB/KNEE WALL
SCALE: 3" = 1'-0"



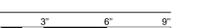
3
A501 ROOF VENT DETAIL
SCALE: 3" = 1'-0"



6
A501 PIPE SUPPORT STAND
SCALE: 3" = 1'-0"



9
A501 LIGHTNING PROTECTION DOWNLEADER
SCALE: 3" = 1'-0"



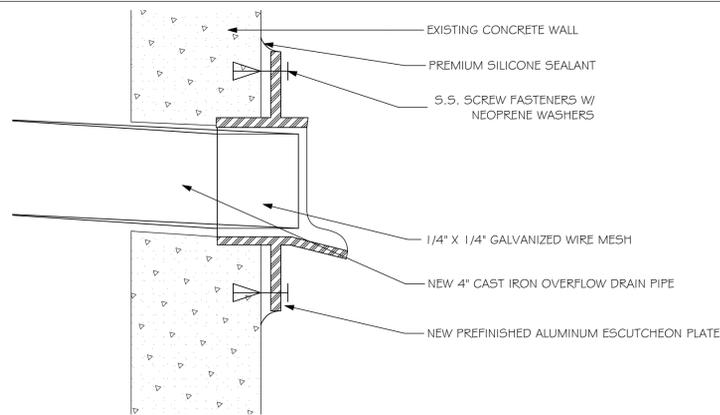
CONSULTANTS

BANK OF AMERICA BUILDING REROOFING
LEON COUNTY DEPT. OF FACILITIES MANAGEMENT
TALLAHASSEE, FLORIDA

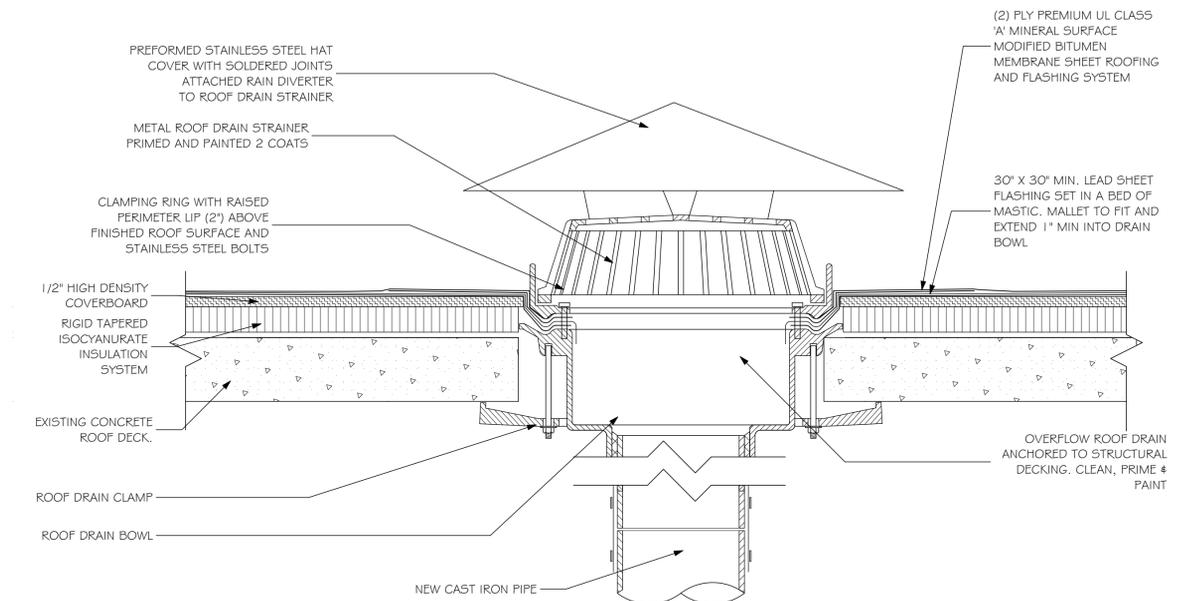
PROJ. NO.	108313
DATE	09/16/2013
DRAWN	JS, EA
CHECKED	FB
APPROVED	RL
REVISED	

MLD Architects, inc.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
211 John Knox Road, Suite 105, Tallahassee, Florida 32303
(850) 422-3100 Fax (850) 455-9200
mld@mldarkitects.com www.MLDarchitects.com AAC001281

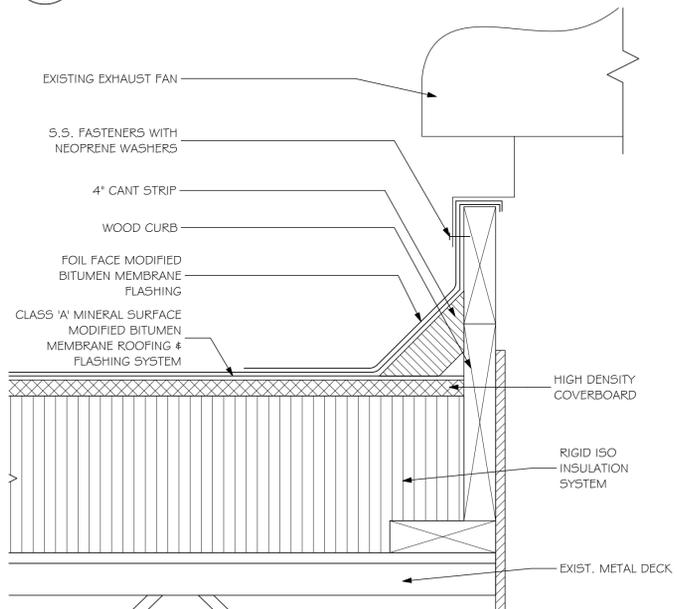
100% SUBMITTAL
A501



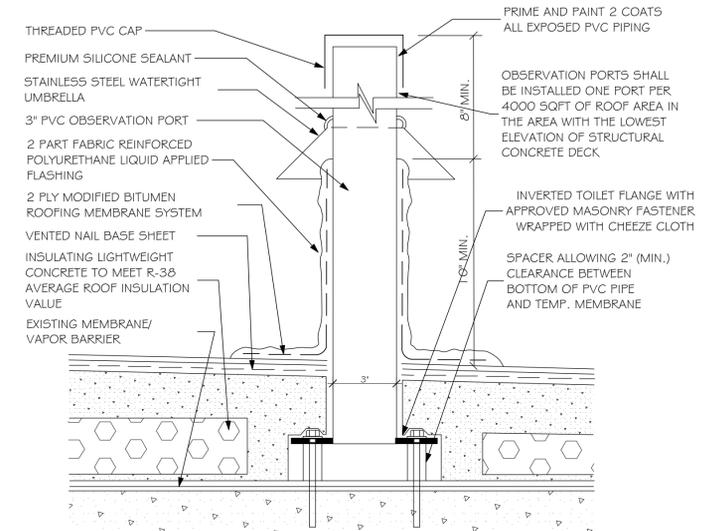
1 OVERFLOW DRAIN OUTFALL DETAIL
A502 NOT TO SCALE



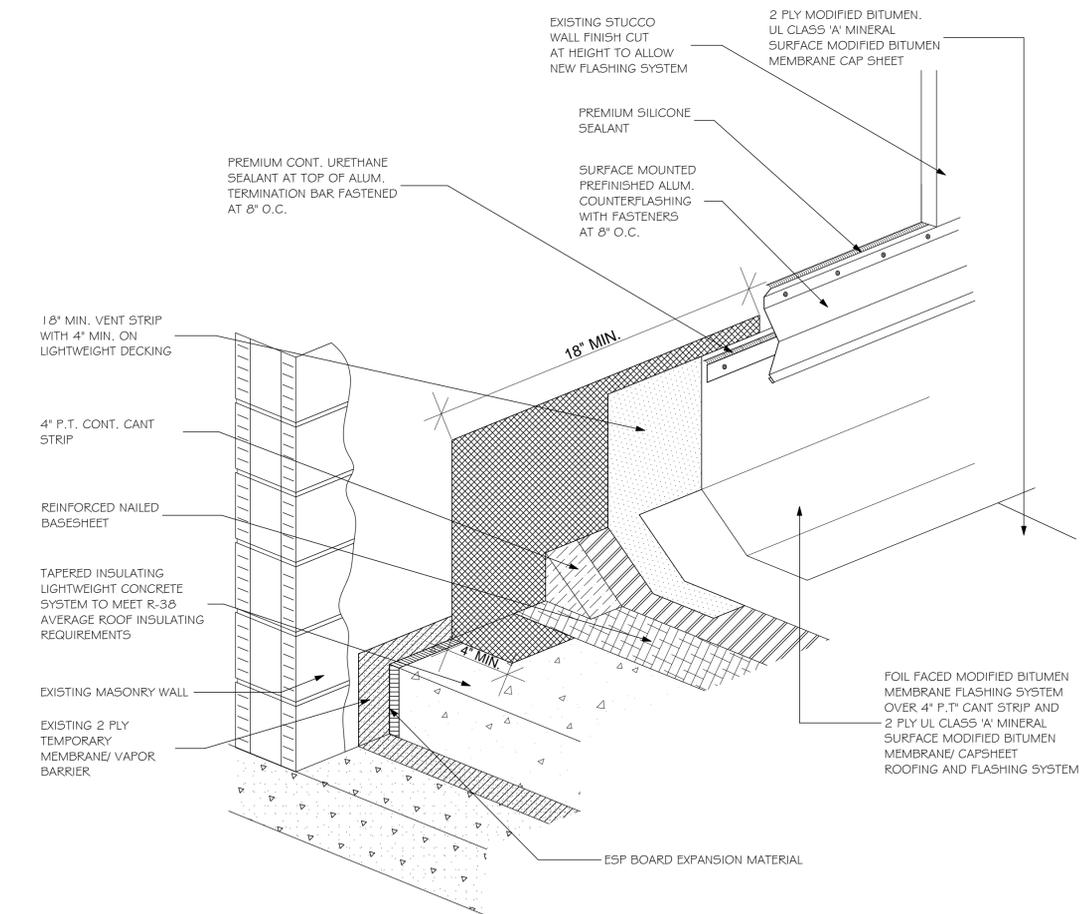
2 NEW OVERFLOW DRAIN DETAIL
A502 SCALE: 3" = 1'-0"



3 EXHAUST FAN
A502 SCALE: 3" = 1'-0"



5 OBSERVATION PORT DETAIL (ADD ALT. 1)
A502 SCALE: 3" = 1'-0"



4 VENTED WALL BASE DETAIL (ADD ALT. 1)
A502 NOT TO SCALE

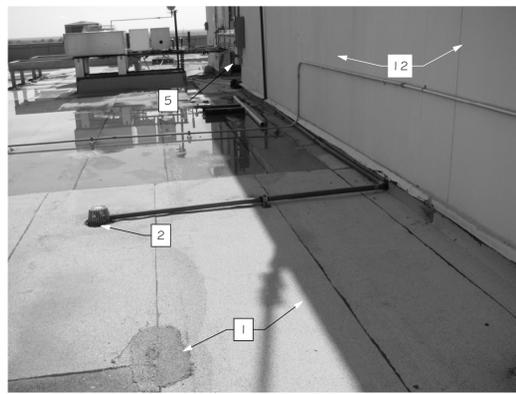
CONSULTANTS

BANK OF AMERICA BUILDING REROOFING
LEON COUNTY DEPT. OF FACILITIES MANAGEMENT
TALLAHASSEE, FLORIDA

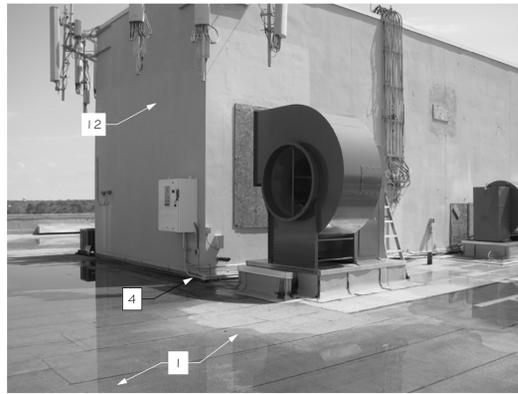
PROJ. NO.	108313
DATE	09/16/2013
DRAWN	J.S. EA
CHECKED	RB
APPROVED	RL
REVISED	

MLD Architects, inc.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
211 John Knox Road, Suite 105, Tallahassee, Florida 32303
(850) 422-3140 Fax
(850) 365-9200
mla@mlarchitects.com
www.MLDarchitects.com

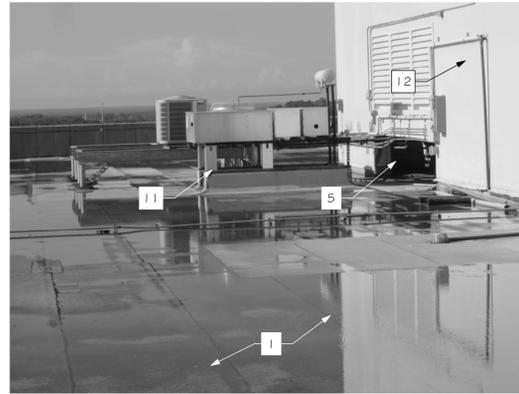
100% SUBMITTAL
A502



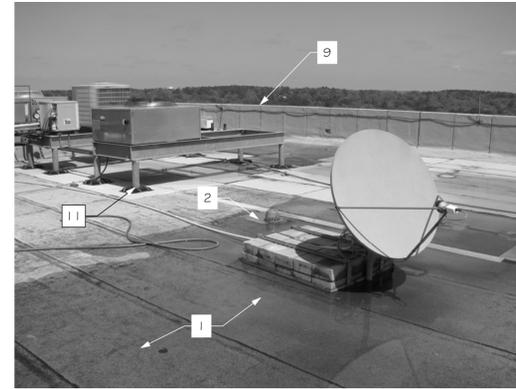
1
A700



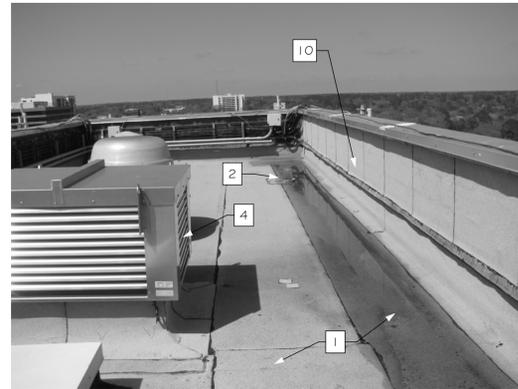
2
A700



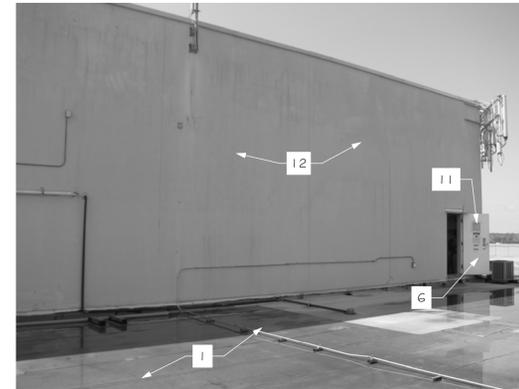
3
A700



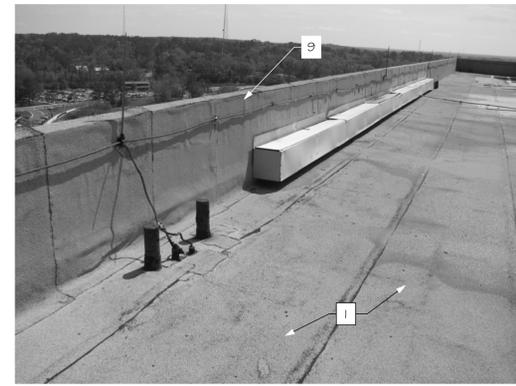
4
A700



5
A700



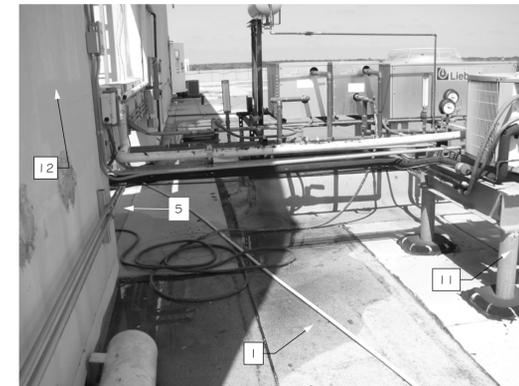
6
A700



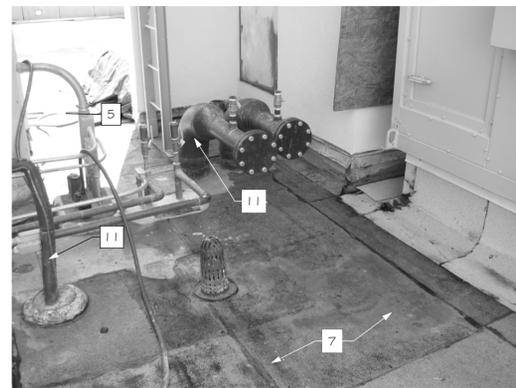
7
A700



8
A700



9
A700



10
A700



11
A700



12
A700

LEGEND

	PARAPET WALL		SLOPE
	EXHAUST FAN		VENT THRU ROOF
	WALK TREAD		ROOFTOP VENT
	EXISTING ROOF DRAIN LOCATION		OVERFLOW SCUPPER
	NEW ROOF DRAIN LOCATION		NEW OVERFLOW SCUPPER
	ROOFTOP HVAC EQUIPMENT		HVAC EQUIPMENT ON SLEEPER/CURBS
	CRICKET		WORK LEGEND NOTE
	CONDUIT		PHOTO MARKER
	ELEVATION/SECTION NUMBER SHEET NUMBER		PHOTO # / SHEET #
	N.I.C. NOT IN CONTRACT		BALLASTED SATELLITE ANTENNA
	SIM. SIMILAR		ROOFTOP HVAC EQUIPMENT ON PIPE STAND SUPPORT
	TYP. TYPICAL		ABANDONED SIGN SUPPORTS
	CAST IRON OVERFLOW DRAIN PIPE		H L HIGH / LOW ROOF
			INSULATION HEIGHT ELEVATION
			DIVIDER CURB
			NEW DRAIN PIPE

WORK NOTES

THESE ITEMS ARE TASK SPECIFIC TO NOTATE PARTICULAR ITEMS OF WORK AND ARE NOT ALL INCLUSIVE, BUT INTENDED TO SUPPLEMENT THE RENOVATION NOTES AND DETAIL, AND TO CLARIFY THE SCOPE OF WORK. REFERENCE THE ROOFING RENOVATION NOTES AND SPECIFICATION AS WELL AS MECHANICAL AND ELECTRICAL NOTES FOR FULL DESCRIPTION OF WORK AND SCOPE.

- 1 PRESSURE WASH CLEAN AND PRIME THE EXISTING ROOF SURFACE AS REQUIRED. CUT OUT ALL BLISTERS AND UNADHERED EXISTING TEMPORARY MEMBRANE AND PATCH/REPAIR WITH TORCH APPLIED MODIFIED BITUMEN MEMBRANE SHEET. INSTALL 2" BASE LAYER AND MINIMUM 1/4" PER FOOT TAPERED RIGID ISOCYANURATE INSULATION WITH MIN. 1/2" THICK HIGH DENSITY COVER BOARD. INSTALL 1/2" PER FOOT CRICKETS AT EACH EQUIPMENT CURB AS DETAILED. INSTALL 2 PLY MODIFIED BITUMEN MEMBRANE ROOFING SYSTEM. COLD ADHESIVE APPLY (WITH TORCHED LAPS) OR TORCH APPLY UL CLASS 'A' GRANULE SURFACED CAP SHEET.
- 2 REMOVE EXISTING RETRO FIT DRAINS. INSTALL NEW CAST IRON ROOF DRAINS WITH STAINLESS STEEL CLAMPING RING BOLTS AND DECK CLAMP FASTENERS AND METAL BASKET STRAINERS. INSTALL LEAD PAN FLASHING AT ALL ROOF DRAINS AS DETAILED. ROOF DRAIN BOWLS, CLAMPING RINGS, AND METAL BASKETS TO BE CLEANED, PRIMED, AND PAINTED TWO COATS.
- 3 INSTALL NEW 4" OVERFLOW ROOF DRAIN WITH 2" LIP WHERE INDICATED WITH NEW CAST IRON DOWNLEADERS ROUTED THROUGH THE BUILDING'S EXTERIOR PRECAST WALL AS DETAILED. HOLES TO BE CUT/CORED UNDER SUPERVISION OF FLORIDA REGISTERED STRUCTURAL ENGINEER. CAST IRON DOWNLEADERS AND HORIZONTAL STORM PIPE TO HAVE WIRE MESH INSTALLED INTO THE OUTFALL, NO HUB FITTINGS, AND BE INSULATED AS REQUIRED. ROOF DRAIN BOWLS, CLAMPING RINGS, AND METAL BASKETS TO BE CLEANED, PRIMED, AND PAINTED TWO COATS. INSTALL PREFORMED STAINLESS STEEL HAT COVER OVER METAL BASKET STRAINERS AS DETAILED.
- 4 RAISE EXISTING ELECTRICAL CONDUIT, ASSOCIATED PIPING, CONDENSATE LINES AND ROOFTOP EQUIPMENT AND CURBS. INSTALL PRESSURE TREATED 2x WOOD NAILER/BLOCKING UNDER METAL CURBS AS REQUIRED TO BE MINIMUM 10" ABOVE NEW ROOF SURFACE. REPLACE SLEEPER CURB WITH PIPE STAND SUPPORT CURB.
- 5 BUILD NEW P.T. 2" X 6" WOOD CURBS WITH P.T. PLYWOOD SHEATHING UNDER THE OPEN MECHANICAL SCREEN WALL AT THE SOUTH END OF THE PENTHOUSE ROOF AS REQUIRED TO ISOLATE ROOF 'C' AS DETAILED. CURB HEIGHT TO PROVIDE A MINIMUM 8" ABOVE NEW FINISHED INSULATED MAIN ROOF SURFACE.
- 6 CUT OFF BOTTOM OF EXISTING HOLLOW METAL JAMB AND DOOR. INSTALL 8" POURED CONCRETE FILL/CURB AND RAISE DOOR THRESHOLD AS REQUIRED TO BE A MINIMUM 10" ABOVE FINISHED ROOF SURFACE AS DETAILED. PRIME AND PAINT (2) TWO COATS AND REINSTALL ALL EXISTING HARDWARE, DOOR LOCK AND HINGES. INSTALL S.S. SHEET METAL DOOR BOOT OVER BASE OF DOOR.
- 7 INSTALL MANUFACTURER'S FABRIC REINFORCED POLYURETHANE LIQUID APPLIED FLASHING AT ALL VTRS, SUPPORT STAND, PIPE AND CONDUIT PENETRATIONS. APPLY MANUFACTURER'S LIQUID APPLIED MEMBRANE FLASHING SYSTEM TO CLEAN CONCRETE AND MEMBRANE COVERED AND GRAVEL SURFACED (SPUD SMOOTH) FLAT ROOF DECKS INDICATED TO BE INCLUDED IN MANUFACTURER'S 25 YEAR WARRANTY.
- 8 INSTALL ALUMINUM CLAD MODIFIED BITUMEN MEMBRANE FLASHING SYSTEM, OVER CANT STRIPS AND UP CLEANED PARAPET WALLS, PENTHOUSE WALL BASE AND ROOFTOP EQUIPMENT CURBS. PROVIDE TERMINATION BAR ON CURBS AND WALLS AT TOP EDGE OF MEMBRANE BASE FLASHING, AND SEAL TOP WITH URETHANE SEALANT OR LIQUID APPLIED FLASHING IF REQUIRED. INSTALL SURFACE MOUNTED PREFINISHED ALUMINUM COUNTERFLASHING AND WALL BASE FLASHING OVER TERMINATION BAR. FASTEN TERMINATION BAR AND COUNTER FLASHING MAXIMUM 8" O.C. AND SEAL TOP EDGE TO CLEAN AND PRIMED WALL WITH PREMIUM SILICONE SEALANT.
- 9 INSTALL NEW PREFINISHED ALUMINUM COPING, CONTINUOUS CLEATS, AND JOINT COVERS ON THE PERIMETER PARAPETS TO MEET WIND UPLIFT. FINISH METAL COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
- 10 SAW CUT AND INSTALL 6"x8" MIN. NEW FULLY SOLDERED STAINLESS STEEL OVERFLOW SCUPPER FLASHING W/ HEMMED DRIP EDGE THROUGH PARAPET WALLS AS DETAILED. INSTALL PREFINISHED ALUMINUM ESCUTCHEON PLATE ON EXTERIOR WALL. SEAL TOP AND SIDES WITH PREMIUM SILICONE SEALANT.
- 11 CLEAN BASE OF EXPOSED SUPPORT STANDS AND PIPE STANDS TO BARE METAL AND APPLY ROOFING MANUFACTURER'S LIQUID APPLIED FLASHING, 2 COATS. SCRABE ALL LOOSE RUST AND CORROSION FROM ROOF ACCESS DOOR FRAME AND HVAC EQUIPMENT STANDS. CLEAN AND XYLENE W/FE, PRIME AND PAINT 2 COATS PREMIUM RUST PREVENTATIVE PRIMER AND ACRYLIC TWO COATS PREMIUM INDUSTRIAL ACRYLIC PAINT.
- 12 HIGH PRESSURE WASH PENTHOUSE. REPAIR CRACKS IN STUCCO, APPLY PRIMER AND 2 COATS OF ELASTOMERIC COATING ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

BANK OF AMERICA BUILDING REROOFING
LEON COUNTY DEPT. OF FACILITIES MANAGEMENT
TALLAHASSEE, FLORIDA

PROJ. NO.	108313
DATE	09/16/2013
DRAWN	J.S. EA
CHECKED	RB
APPROVED	RL
REVISED	

MLD Architects, inc.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
211 John Knox Road, Suite 105, Tallahassee, Florida 32303
(850) 922-3100 Fax (850) 365-9200
mld@mldarkitects.com www.MLDarkitects.com AAC001281