**CONSTRUCTION DOCUMENTS**

# INDIAN RIVER COUNTY COURTHOUSE
# LOW SLOPE
# ROOFING REPLACEMENT PROJECT

2000 16TH AVENUE
VERO BEACH, FLORIDA 32960

PREPARED FOR:

INDIAN RIVER COUNTY

JANUARY 25, 2021

## DRAWING INDEX

| SHEET NUMBER | SHEET TITLE | ORIGINAL DATE | REVISION NUMBER | REVISION DATE |
|---|---|---|---|---|
| AD1.1 | COVER SHEET | 01/25/2021 | 0 | NA |
| A1.1 | SYMBOLS, ABBREVIATIONS & CODE INFORMATION | 01/25/2021 | 0 | N/A |
| A1.2 | GENERAL NOTES | 01/25/2021 | 0 | N/A |
| A1.3 | SCOPE OF WORK | 01/25/2021 | 0 | NA |
| A1.4 | LOCATION AND SITE PLAN | 01/25/2021 | 0 | NA |
| A2.1 | DEMOLITION ROOF PLAN | 01/25/2021 | 0 | NA |
| A2.1.1 | ENLARGED MECHANICAL AREA DEMOLITION ROOF PLAN | 01/25/2021 | 0 | NA |
| A2.2 | PROPOSED ROOF PLAN | 01/25/2021 | 0 | NA |
| A2.2.1 | ENLARGED MECHANICAL AREA PROPOSED ROOF PLAN | 01/25/2021 | 0 | NA |
| A2.3 | WIND UPLIFT PRESSURE ROOF PLAN | 01/25/2021 | 0 | N/A |
| A2.4 | ROOF DRAINAGE PLAN | 01/25/2021 | 0 | N/A |
| A3.1 | ROOF DETAILS | 01/25/2021 | 0 | N/A |
| A3.2 | ROOF DETAILS | 01/25/2021 | 0 | N/A |
| A3.2A | ROOF DETAILS | 01/25/2021 | 0 | N/A |

| SHEET NUMBER | SHEET TITLE | ORIGINAL DATE | REVISION NUMBER | REVISION DATE |
|---|---|---|---|---|
| A3.3 | ROOF DETAILS | 01/25/2021 | 0 | N/A |
| A3.3A | ROOF DETAILS | 01/25/2021 | 0 | N/A |
| A3.3B | ROOF DETAILS | 01/25/2021 | 0 | N/A |
| A3.4 | ROOF DETAILS | 01/25/2021 | 0 | N/A |
| A3.5 | ROOF DETAILS | 01/25/2021 | 0 | N/A |
| A3.6 | ROOF DETAILS | 01/25/2021 | 0 | N/A |
| A3.7 | ROOF DETAILS | 01/25/2021 | 0 | NA |
| A3.8 | ROOF DETAILS | 01/25/2021 | 0 | N/A |
| A3.9 | ROOF DETAILS | 01/25/2021 | 0 | N/A |
| A4.1 | PHOTOGRAPHS | 01/25/2021 | 0 | N/A |
| A4.2 | PHOTOGRAPHS | 01/25/2021 | 0 | N/A |
| A4.3 | PHOTOGRAPHS | 01/25/2021 | 0 | N/A |
| A4.4 | PHOTOGRAPHS | 01/25/2021 | 0 | N/A |
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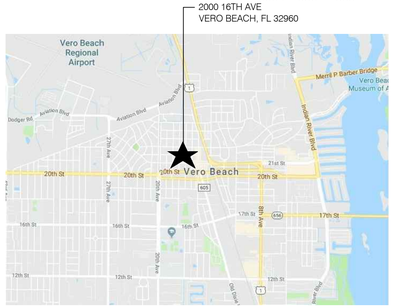
INDIAN RIVER COUNTY COURTHOUSE
2000 16TH AVE
VERO BEACH, FL 32960




SITE VICINITY MAP

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**STATEMENT OF COMPLIANCE**
TO THE BEST OF OUR KNOWLEDGE THESE DRAWINGS ARE COMPLETE AND COMPLY WITH THE FLORIDA BUILDING CODE 2020 (7TH ED), AND REFERENCED STATUTES, CODES, RULES AND REGULATIONS REFERENCED THEREIN.

CONSTRUCTION DOCUMENTS
INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA
LOW SLOPE
ROOFING REPLACEMENT PROJECT

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REVISIONS

| NUMBER | TYPE | DATE: |
|---|---|---|
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| | | |

DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 25, 2021

COVER SHEET

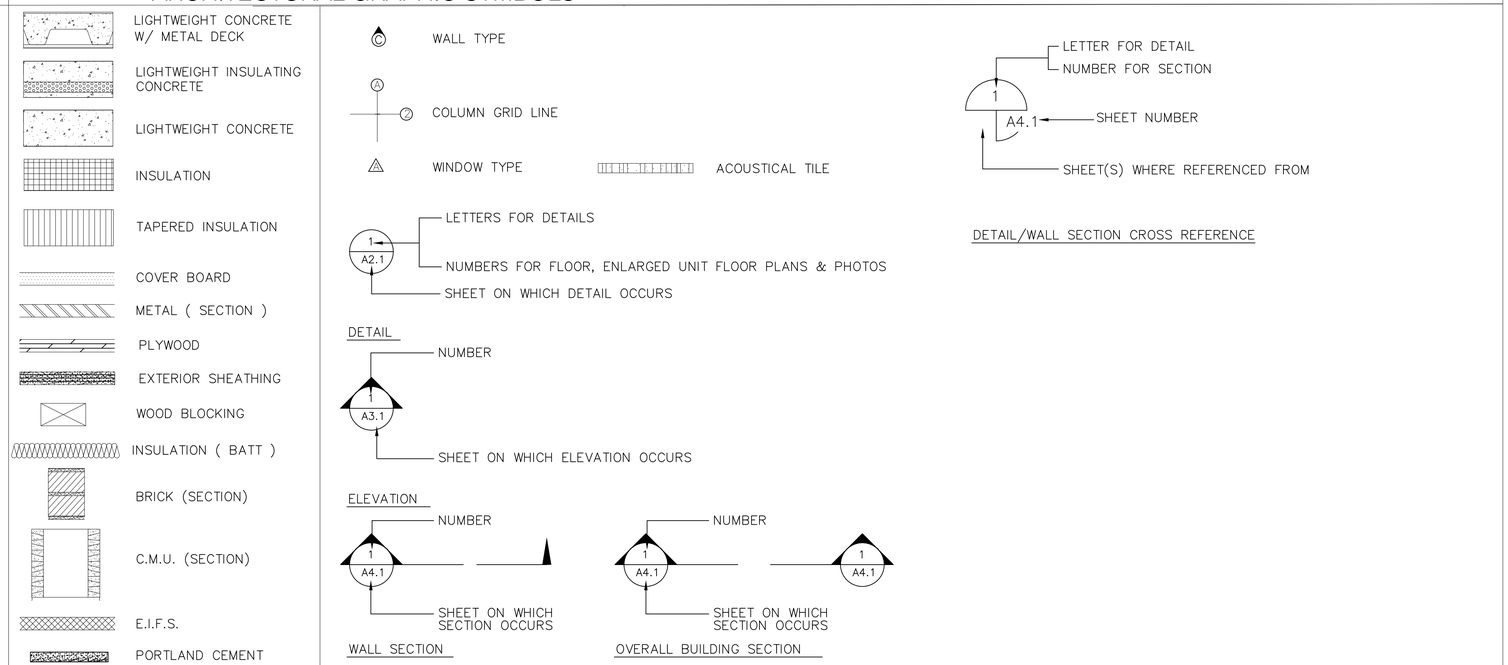
PLOT: N.T.S.
SHEET C1.0

# ARCHITECTURAL ABBREVIATIONS

| | |
|---|---|
| ACOUS. | ACOUSTICAL |
| A/C | AIR CONDITIONING |
| A.T. | ACOUSTICAL TILE |
| A.F.F. | ABOVE FINISHED FLOOR |
| ADJ. | ADJUSTABLE |
| AL. | ALTERNATE |
| ALT. | ALTERNATE |
| & | AND |
| APPROX. | APPROXIAMTE |
| ARCH. | ARCHITECTURAL |
| A.D. | AREA DRAIN |
| ASPH. | ASPHALT |
| @ | AT |
| ∠ | ANGLE |
| BM. | BEAM |
| B.M. | BENCH MARK |
| BIT. | BITUMINOUS |
| BLK. | BLOCKING |
| BD. | BOARD |
| BOT. | BOTTOM |
| BLDG. | BUILDING |
| B.U. | BUILT UP |
| B.R. | BACKER ROD |
| CPT. | CARPET |
| C.B. | CATCH BASIN |
| CK. | CAULKING |
| CLG. | CEILING |
| CEM. | CEMENT |
| ℄ OR CL. | CENTERLINE |
| C.T. | CERAMIC TILE |
| [ OR CH. | CHANNEL |
| COL. | COLUMN |
| CONC. | CONCRETE |
| C.M.U. | CONCRETE MASONRY UNIT |
| CONT. | CONTINUOUS |
| C.J. | CONTROL JOINT |
| CONF. | CONFERENCE |
| C.R. CH. | COLD ROLL CHANNEL |
| DP. | DAMPPROOFING |
| DET. | DETAIL |
| DIA. | DIAMETER |
| DIM. | DIMENSION |
| DS. | DOWNSPOUT |
| DWGS. | DRAWINGS |
| E. | ELEVATOR |
| EA. | EACH |
| ELEC. | ELECTRICAL |
| E.D.F. | ELECTRICAL DRINKING FOUNTAIN |
| E.P. | ELECTRICAL PANELBOARD |
| ELEV. | ELEVATION |
| EL. | ELEVATION |
| E.J. | EXPANSION JOINT |
| EQ. | EQUAL |
| EQUIP. | EQUIPMENT |
| EXP. | EXPANSION |
| EXST. | EXISTING |
| EXT. | EXTERIOR |
| E.I.F.S. | EXTERIOR INSULATION & FINISH SYSTEM |
| FIN. | FINISH |
| FIN. FL. | FINISH FLOOR |
| F.H.C. | FIRE HOSE CABINET |
| F.H. | FIRE HYDRANT |
| F.E. | FIRE EXTINGUISHER |
| F.E.C. | FIRE EXTINGUISHER CABINET |
| FL. | FLOOR |
| F.D. | FLOOR DRAIN |
| FTG. | FOOTING |
| F.S. | FULL SIZE |
| FURR | FURRING |
| GALV. | GALVANIZED |
| GA. | GAUGE |
| GL. | GLASS |
| G.B. | GRAB BAR |
| GYP. | GYPSUM |
| GYP.BD. | GYPSUM BOARD |
| G.C. | GENERAL CONTRACTOR |
| HCP. | HANDICAP |
| HDWE. | HARDWARE |
| HVAC. | HEATING/VENTILATING & AIR COND. |
| HGT. | HEIGHT |
| H.C. | HOLLOW CORE |
| H.M. | HOLLOW METAL |
| HORIZ. | HORIZONTAL |
| H.B. | HOSE BIB |
| I.D. | INSIDE DIAMETER (DIM.) |
| INSUL. | INSULATION |
| INT. | INTERIOR |
| INV. | INVERT |
| JAN. | JANITOR |
| J.B. | JOIST BEARING |
| JT. | JOINT |
| LAM. | LAMINATE |
| LAV. | LAVATORY |
| L.A.T. | LAY-IN-ACOUSTICAL TILE |
| LT. WT. | LIGHT WEIGHT |
| MTL. | METAL |
| M.H. | MOP HANGER |
| MH. | MANHOLE |
| MFG. | MANUFACTURER |
| M.O. | MASONRY OPENING |
| MAX. | MAXIMUM |
| MECH. | MECHANICAL |
| MEMB. | MEMBRANE |
| MIN. | MINIMUM |

| | |
|---|---|
| MISC. | MISCELLANEOUS |
| M.R.GYP.BD. | MOISTURE RESISTANT GYPSUM BOARD |
| MTD. | MOUNTED |
| NOM. | NOMINAL |
| N.I.C. | NOT IN CONTRACT |
| NO. OR № | NUMBER |
| N.T.S. | NOT TO SCALE |
| O.C. | ON CENTER |
| OPNG. | OPENING |
| OH. | OVERHEAD |
| OPH. | OPPOSITE HAND |
| O.D. | OUTSIDE DIAMETER (DIM.) |
| PTD. | PAINTED |
| PR. | PAIR |
| PTN. | PARTITION |
| PVMT. | PAVEMENT |
| PLAS. | PLASTER |
| PL. | PLATE |
| POL. | POLISHED |
| LBS. | POUNDS |
| P.I.P. | POURED-IN-PLACE |
| PRE-FAB. | PRE-FABRICATED |
| PC. CONC. | PRECAST CONCRETE |
| P.T.D. | PAPER TOWEL DISPENSER |
| P.LAM. | PLASTIC LAMINATE |
| PWD. | PLYWOOD |
| ℙ OR P.L. | PROPERTY LINE |
| Q.T. | QUARRY TILE |
| RAD. | RADIUS |
| REF. | REFERENCE |
| R.C.P. | REINFORCED CONCRETE PIPE |
| REINF. | REINFORCEMENT |
| REQ. | REQUIRED |
| RESIL. | RESILIENT |
| R. | RISER |
| R.D. | ROOF DRAIN |
| RM. | ROOM |
| Ø OR RD. | ROUND |
| R.B. | RUBBER BASE |
| S.N.D. | SANITARY NAPKIN DISPENSER |
| SLT. | SEALANT |
| SEC. | SECURITY |
| SEC. GL. | SECURITY GLASS |
| S.H.M. | SECURITY HOLLOW METAL |
| SER. S. | SERVICE SINK |
| SCHD. | SCHEDULE |
| SHT. | SHEET |
| S.V. | SHEET VINYL |
| SIM. | SIMILAR |
| S.D. | SOAP DISPENSER |
| S.C. | SOLID CORE |
| SPEC. | SPECIFICATION |
| SQ. | SQUARE |
| SQ. FT. | SQUARE FEET |
| STD. | STANDARD |
| S.S. | STAINLESS STEEL |
| STL. | STEEL |
| STOR. | STORAGE |
| ST. DR. | STORM DRAIN |
| STRUCT. | STRUCTURAL |
| SUSP. | SUSPENDED |
| SYM. | SYMMETRICAL |
| TEL. | TELEPHONE |
| TEMP. GL. | TEMPERED GLASS |
| TH. | THRESHOLD |
| T.P.H. | TOILET PAPER HOLDER |
| T.C. | TOP OF CURB |
| T.P. | TOP OF PAVEMENT |
| T.O.S. | TOP OF STEEL |
| T.B. | TOWEL BAR |
| T. | TREAD |
| TRTD. | TREATED |
| TYP. | TYPICAL |
| V.B. | VINYL BASE |
| V.C.T. | VINYL COMPOSITION TILE |
| V.W.C. | VINYL WALL COVERING |
| VERT. | VERTICAL |
| VEST. | VESTIBULE |
| W.H. | WATER HEATER |
| W.P. | WATERPROOF |
| W.W.M. | WELDED WIRE MESH |
| W. GL. | WIRE GLASS |
| W/ | WITH |
| W.C. | WATER CLOSET |
| W/O | WITHOUT |
| WSCT. | WAINSCOT |
| WT. | WEIGHT |
| WD. | WOOD |

# ARCHITECTURAL GRAPHIC SYMBOLS




# CODE INFORMATION

## APPLICABLE BUILDING CODES

| | | |
|---|---|---|
| BUILDING : | 2020 FLORIDA BUILDING CODE – BUILDING | Edition : SEVENTH |
| EXISTING : | 2020 FLORIDA BUILDING CODE – EXISTING BUILDING | Edition : SEVENTH |
| MECHANICAL : | 2020 FLORIDA BUILDING CODE – MECHANICAL | Edition : SEVENTH |
| PLUMBING : | 2020 FLORIDA BUILDING CODE – PLUMBING | Edition : SEVENTH |
| FUEL GAS : | 2020 FLORIDA BUILDING CODE – FUEL GAS | Edition : SEVENTH |
| ACCESSIBILITY : | 2020 FLORIDA BUILDING CODE – ACCESSIBILITY | Edition : SEVENTH |
| ENERGY : | 2020 FLORIDA BUILDING CODE – ENERGY CONSERVATION | Edition : SEVENTH |
| FIRE : | FLORIDA FIRE PREVENTION CODE (2020) | Edition : SEVENTH |

## BUILDING 1

| | |
|---|---|
| CONSTRUCTION TYPE: | TYPE I-A |
| FIRE SPRINKLERS: | YES |
| OCCUPANCY: | CLASSIFICATION: BUSINESS GROUP – B |
| STORIES: | 3 |
| BUILDING HEIGHT: | 65'-0" TO TOP OF PARAPET AT SKYLIGHT ROOF |
| PROJECT AREA: | ROOF AREA – 48,861 SQ. FT. |
| | TOTAL AREA – 53,919 SQ. FT. (INCLUDING GROUND LEVEL METAL ROOFS) |

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REVISIONS

| NUMBER | TYPE | DATE: |
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DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
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SYMBOLS, ABBREVIATIONS AND CODE INFORMATION

PLOT: N.T.S.

SHEET A1.1

# SPECIFIC NOTES:

1. **PERFORMANCE REQUIREMENTS:** THE CONTRACTOR SHALL BASE THE BID UPON PROVIDING A COMPLETE ROOFING REPLACEMENT PROJECT AS REQUIRED TO PROVIDE ASSEMBLIES WHICH WILL REMAIN WATERTIGHT FOR A MINIMUM PERIOD OF 20 YEARS.
2. **EXISTING CONDITIONS VERIFICATION:** THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO, ROOF AREA SIZES, ROOF SLOPES, EXISTING ROOF MATERIALS AND DETAILS. THE CONTRACTOR SHALL ADVISE THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS, PRIOR TO SUBMISSION OF THE BID.
3. **COMPLIANCE WITH INDUSTRY STANDARDS:** ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE DOCUMENT REQUIREMENTS, MANUFACTURER'S RECOMMENDATIONS, AND OTHER RECOGNIZED INDUSTRY STANDARDS, INCLUDING BUT NOT LIMITED TO, "THE NRCA "ROOFING MANUAL: MEMBRANE ROOF SYSTEMS 2019", "THE NRCA "ROOFING MANUAL: ARCHITECTURAL METAL FLASHING AND CONDENSATION CONTROL AND AIR LEAKAGE CONTROL 2018, AND THE SMACNA "ARCHITECTURAL SHEET METAL MANUAL 7TH EDITION".
4. **COMPLIANCE WITH FLORIDA BUILDING CODE 2020 (7TH ED) AND AUTHORITY HAVING JURISDICTION (AHJ):** ALL WORK TO MEET OR EXCEED REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020 (7TH ED) AND AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
5. **TESTING:** CONDUCT APPROPRIATE TESTS FOR EACH NEWLY INSTALLED COMPONENT.
6. **TYPICAL NOTES, SECTIONS AND DETAILS:** NOTES, SECTIONS, AND DETAILS DESCRIBING REQUIRED WORK AT EACH COMPONENT ARE TYPICAL FOR ALL SIMILAR COMPONENTS AND THE NOTE, SECTION, OR DETAIL SHALL APPLY AS IF CALLED OUT SEPARATELY AT EACH LOCATION. THE DETAILS REFLECT A GENERAL DESIGN OF EACH DETAIL. THE CONTRACTOR SHALL MAKE ANY REQUIRED MODIFICATIONS TO THE GIVEN DETAILS NECESSARY TO MAKE THE DETAIL COMPATIBLE WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT FOR ALL MODIFIED DETAILS BEFORE THE DETAILS ARE CONSTRUCTED.
7. **PATCHING:** PATCH ALL EXISTING COMPONENTS THAT ARE AFFECTED BY THE WORK OF THIS PROJECT WHETHER OR NOT IDENTIFIED BY THE CONSTRUCTION DOCUMENTS TO BE PATCHED. PATCHING IS DEFINED AS: REPAIRING ALL EXISTING COMPONENTS INCLUDING BUT NOT LIMITED TO SUBSTRATE MATERIALS, STRUCTURAL COMPONENTS, AND FINISHES IN ACCORDANCE WITH INDUSTRY STANDARDS. ALL FINISHES SHALL BE PATCHED TO MATCH ALL CHARACTERISTICS OF EXISTING ADJACENT MATERIALS INCLUDING BUT NOT LIMITED TO MATERIAL TYPE, FINISH TEXTURE, AND COLOR OF FINISH.
8. **POSITIVE SLOPE:** INSTALL NEW SLOPE WHERE DESIGNATED AND WHERE REQUIRED TO ACHIEVE A POSITIVE ROOF SLOPE THAT DOES NOT POND WATER.
9. **MOCKUPS:** PREPARE IN-PLACE MOCKUPS OF EACH APPLICATION AND DETAIL. RECEIVE WRITTEN APPROVAL FROM ALL MATERIAL MANUFACTURER'S FOR PRODUCTS INCLUDED IN THE MOCKUP, FROM THE ARCHITECT, AND FROM THE OWNER PRIOR TO FURTHER APPLICATION OR INSTALLATION.
10. **REFERENCE TO "ALL":** WHERE SCOPE OF WORK REFERS TO "ALL", THIS IS DEFINED AS ALL SIMILAR COMPONENTS WHETHER OR NOT THAT REFERENCED COMPONENT IS DEPICTED ON THE DRAWING.
11. **NEW COMPONENTS:** ALL DEPICTED COMPONENTS ON DRAWINGS ARE NEW UNLESS IDENTIFIED AS EXISTING.
12. **INTERIOR PROTECTION:** PRIOR TO DEMOLITION, INSTALL PROTECTION OVER INTERIOR SPACES AS REQUIRED TO PROTECT OCCUPANTS, BUILDING COMPONENTS, AND EQUIPMENT FROM WEATHER ELEMENTS AND CONSTRUCTION RELATED DEBRIS.
13. **WEATHERPROOF ENCLOSURE:** APPLY WEATHERPROOF ROOF COVERINGS OVER THE ROOF AREAS DESIGNATED FOR REPLACEMENT OR REPAIR AS REQUIRED TO PREVENT THE INTRUSION OF WEATHER ELEMENTS INTO THE BUILDING DURING THE CONSTRUCTION PROCESS.
14. **HOUSEKEEPING:** THOROUGHLY CLEAN ALL CONSTRUCTION RELATED DEBRIS FROM ALL INTERIOR SURFACES, EXTERIOR SURFACES, AND SITE SURFACES ON A DAILY BASIS. ALL CONSTRUCTION EQUIPMENT, DEBRIS, AND NEW MATERIAL STORED ON THE SITE SHALL BE SECURED TO PREVENT WIND DISPLACEMENT.
15. **SAFETY:** PROVIDE ALL NECESSARY MEASURES TO ENSURE SAFETY TO BUILDING OCCUPANTS DURING THE PERIODS WHEN THE BUILDING IS OCCUPIED. PREVENT ACCESS TO THE CONSTRUCTION AREAS AND STAGING AREAS BY SIGNS, FENCES, AND OTHER BARRIERS. INSTALL A TEMPORARY BARRIER OVER THE TOP OF ALL ENTRANCES FOR A DISTANCE OF 10 FEET BEYOND THE ENTRANCE AS REQUIRED TO PROTECT PEDESTRIANS FROM FALLING DEBRIS.
16. **MANUFACTURER'S AND PRODUCTS:** MANUFACTURER'S AND PRODUCTS LISTED ARE A BASIS OF DESIGN. FOR ANY OTHER MANUFACTURER'S PRODUCTS, SUBMIT REQUEST FOR CONSIDERATION OF EACH COMPARABLE PRODUCT DURING THE BIDDING PHASE. ALL COMPARABLE PRODUCTS APPROVED WILL BE LISTED IN AN ADDENDUM.
17. **TRADES:** ALL WORK SHALL BE PERFORMED BY CONTRACTORS LICENSED IN THEIR TRADES AND AS REQUIRED BY THE BUILDING DEPARTMENT OFFICIALS. THESE TRADES INCLUDE BUT ARE NOT LIMITED TO ROOFING CONTRACTORS, GENERAL CONTRACTORS, ELECTRICAL CONTRACTORS, HVAC CONTRACTORS, PLUMBING CONTRACTORS, AND SEALANT CONTRACTORS.
18. **INSPECTIONS:** INSPECTIONS SHALL BE PERFORMED JOINTLY BY THE ARCHITECT, COUNTY STAFF, AND BUILDING OFFICIAL, IN ACCORDANCE WITH FLORIDA BUILDING CODE 2020 (7TH ED) 1512.4.

# GENERAL NOTES:

**A.** ALL DETAILS INDICATE MINIMUM INSTALLATION REQUIREMENTS. IF THE MANUFACTURER'S STANDARDS DETAILS ARE MORE STRINGENT, IN THE OPINION OF THE ARCHITECT, THEY SHALL GOVERN. IF THE DETAILS SHOWN ARE MORE STRINGENT THAN THE MANUFACTURER'S STANDARD DETAILS, IN THE OPINION OF THE ARCHITECT, THE DETAILS SHOWN SHALL GOVERN, REGARDLESS OF THE MANUFACTURER'S WILLINGNESS TO WARRANT / GUARANTY THE LESSER DETAIL. BY SUBMITTING A BID FOR THIS PROJECT, IT IS UNDERSTOOD THAT THE CONTRACTOR AND MANUFACTURER AGREE TO WARRANT / GUARANTY THE DETAILS SHOWN. THE ARCHITECT MAY, BUT IS NOT OBLIGATED TO, ACCEPT ANY PROPOSED CHANGES TO THE DETAILS SHOWN.

**B.** THE CONTRACTOR IS TO PROVIDE ALL LABOR AND MATERIAL FOR A COMPLETE AND WATERTIGHT JOB WHICH IS FULLY WARRANTED / GUARANTEED BY THE MANUFACTURER AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. ANY DETAILS OR WORK REQUIRED FOR A COMPLETE JOB, BUT NOT SHOWN OR SPECIFIED BY THE CONTRACT DOCUMENTS, SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER. ANY ADDITIONAL LABOR AND MATERIAL REQUIRED TO MEET MANUFACTURER'S WARRANTY / GUARANTY REQUIREMENTS, BUT NOT INDICATED BY THE CONTRACT DOCUMENTS, SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

**C.** ALL REFINISHING REQUIREMENTS, SHALL INCLUDE THE FOLLOWING: REMOVE ALL RUST FROM METAL SURFACES AND APPLY COAT OF RUST INHIBITOR. REPLACE ALL METAL COMPONENTS WHICH ARE CORRODED THROUGH THE METAL. PRESSURE CLEAN ALL EXPOSED SURFACES. SECURE ALL LOOSE COMPONENTS WITH STAINLESS STEEL FASTENERS WHICH EXTEND INTO SOLID SUBSTRATE BELOW OR BEHIND COMPONENT BEING SECURED. CONCEAL FASTENER HEADS WITH MATERIAL WHICH MATCHES ADJACENT SURFACES. REPAINT ALL EXPOSED SURFACES TO MATCH EXISTING FINISHES.

**D.** ALL COMPONENTS AND ASSEMBLIES SHALL MEET OR EXCEED UL STANDARDS FOR A CLASS A FIRE RATING.

# GENERAL SCOPE OF WORK:

**A.** SEE SHEET A1.3 FOR DESCRIPTION OF WORK.

# BUILDING PROTECTION NOTES:

**A.** THE BUILDING MAY BE FULLY OR PARTIALLY OCCUPIED AND WILL REMAIN FUNCTIONAL THROUGHOUT THE CONSTRUCTION PERIOD. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO CONTENTS AND OCCUPANTS. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND FOR THE SAFETY OF ALL PERSONS AT THE PROJECT SITE.

**B.** THE BUILDING SHALL BE WATERTIGHT AT THE END OF EACH DAYS CONSTRUCTION AND WHEN INCLEMENT WEATHER THREATENS.

**C.** CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING CONSTRUCTION TO REMAIN, INCLUDING THE BUILDING, ADJACENT ROOFS, WALLS, LANDSCAPE/VEGETATION, GROUNDS, EXTERIOR SURFACES, THE INTERIOR OF THE BUILDING AND ALL PROMENADE CONCRETE WITHIN THE PROJECT BOUNDARIES. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO PAINT, WATER, DUST, DEBRIS AND PHYSICAL DAMAGE. ALL SURFACES SHALL BE RESTORED TO THEIR PRE-DAMAGE CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER AND TO THE SATISFACTION OF THE OWNER AND ARCHITECT.

**D.** ANY SURFACES STAINED, MARKED, MARRED, OR DAMAGED BY THE CONTRACTOR SHALL BE RETURNED TO THE ORIGINAL CONDITION AND TO MATCH ADJACENT SURFACES.

**E.** LAYDOWN/STORAGE AREA IS LIMITED AND SHALL BE AS APPROVED BY THE OWNER.

**F.** PRIOR TO PERFORMING WORK, CONTRACTOR SHALL INSPECT WORK SITE AND EXISTING CONSTRUCTION FOR POTENTIAL SAFETY HAZARDS. PROVIDE FOR THE SAFETY AND PROTECTION OF WORKERS AND OCCUPANTS THROUGHOUT COURSE OF WORK. COMPLY WITH OSHA REQUIREMENTS.

**G.** BUILDING ACCESS IS RESTRICTED AND ALLOWED ONLY AS REQUIRED TO ACCOMPLISH CONTRACT WORK. COORDINATE ANY REQUIRED ACCESS WITH THE OWNER.

**H.** SITE SHALL BE CLEANED AND SECURED ON A DAILY BASIS AT THE END OF EACH WORK SHIFT.

# EXTERIOR RESTORATION NOTES:

**A.** FOR PURPOSES OF THIS PROJECT, REMOVE SHALL MEAN REMOVE AND DISPOSE OF IN AN APPROVED AND LEGAL MANNER.

**B.** CONTRACTOR SHALL VERIFY THE TOTAL NUMBER OF DETAIL CONDITIONS IN THE FIELD AND PERFORM NEW WORK IN ACCORDANCE WITH THE DETAIL REFERENCED OR THOSE WHICH ARE SIMILAR. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD.

**C.** DAMAGED OR DETERIORATED ROOF / WALL OR OTHER SUBSTRATE UNCOVERED DURING DEMOLITION SHALL BE DOCUMENTED BY THE CONTRACTOR, REPORTED TO THE PROJECT MANAGER IN WRITING.

**D.** THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS IN THE FIELD, INCLUDING EXISTING MATERIALS AND METHODS OF INSTALLATION BEFORE THE START OF WORK. ANY DISCREPANCIES BETWEEN THE INFORMATION PROVIDED BY THE CONTRACT DOCUMENTS AND CONDITIONS ENCOUNTERED BY THE CONTRACTOR BEFORE THE START OF WORK SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER AND ARCHITECT IN WRITING. THE CONTRACTOR SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY ADDITIONAL LABOR OR MATERIALS DUE TO DIFFERING EXISTING CONDITIONS WHICH ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT PRIOR TO THE START OF WORK.

**E.** THE CONTRACTOR SHALL REMOVE ALL EXISTING EXTERIOR CONDUIT, PIPING, LIGHTING FIXTURES, LIGHTNING PROTECTION SYSTEMS AND ANY OTHER ITEMS WHICH INTERFERE WITH THE INSTALLATION OF THE NEW EXTERIOR BUILDING ENVELOPE COMPONENTS AND OR RELATED WORK. ALL SUCH EQUIPMENT AND ITEMS SHALL BE TEMPORARILY RE-ROUTED AS NECESSARY IF IT IS REQUIRED TO STAY IN SERVICE. ANY ITEMS NOT REQUIRED TO STAY IN SERVICE SHALL BE PROPERLY STORED BY THE CONTRACTOR AND REINSTALLED AT THE COMPLETION OF THE WORK. ALL WORK SHALL BE PERFORMED BY QUALIFIED, LICENSED CRAFTSMEN IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AT NO ADDITIONAL COST TO THE OWNER. ANY EXISTING WORK WHICH DOES NOT CONFORM TO APPLICABLE CURRENT CODES SHALL BE REPORTED TO THE OWNER IN WRITING PRIOR TO THE REMOVAL.

# MOCK-UPS:

A. COMPLETE IN FIELD MOCK-UPS FOR OWNER AND MANUFACTURER REVIEW. OBTAIN WRITTEN OWNER AND MANUFACTURER APPROVAL PRIOR TO INSTALLING ADDITIONAL FLASHINGS COMPONENTS. AT ALL TRANSITION FLASHINGS INCLUDING INSIDE AND OUTSIDE CORNERS, TERMINATIONS, AND INTERFACES WITH ADJACENT DETAILS, PREPARE TRANSITION FLASHING MOCK-UP FOR THE ARCHITECT'S APPROVAL OF EACH DETAIL. FULLY SOLDER OR WELD ALL NON-MOVING JOINTS.

CONSTRUCTION DOCUMENTS

INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA

LOW SLOPE
ROOFING REPLACEMENT PROJECT

JAY AMMON ARCHITECT, INC.
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REVISIONS

| NUMBER | TYPE | DATE: |
|---|---|---|
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| | | |

DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 25, 2021

GENERAL NOTES

PLOT: N.T.S.

SHEET A1.2

# SCOPE OF WORK:

**1.0 ROOFING ASSEMBLY TYPE A - LOW-SLOPE ROOF AREAS:**

**1.1 ROOFING REMOVAL:** REMOVE THE EXISTING ROOF SYSTEM DOWN TO THE TOP SURFACE OF THE EXISTING SLOPED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ANY DAMAGED OR DETERIORATED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ALL ASBESTOS CONTAINING MATERIALS AND PROPERLY DISPOSE OF ACCORDING TO OWNER AND CURRENT GOVERNMENTAL REQUIREMENTS. OBTAIN ASBESTOS SURVEY REPORT FROM INDIAN RIVER COUNTY PRIOR TO DEMOLITION. THE ROOFING COMPONENTS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO ALL EXISTING COATINGS, ROOF MEMBRANE FLASHING/SEALANTS, RIGID ROOF COVER BOARD, RIGID POLYISOCYANURATE INSULATION BOARDS, METAL FLASHINGS, RELATED FASTENERS, AND CANT STRIPS.

**1.2 TEMPORARY REMOVAL:** TEMPORARILY REMOVE THE FOLLOWING EXISTING COMPONENTS AND REINSTALL DURING THE ROOFING REPLACEMENT PROJECT AS REQUIRED TO PROVIDE A WATERTIGHT INSTALLATION. REPAIR OR REPLACE THE COMPONENTS AS REQUIRED TO MEET OR EXCEED THE LEVEL OF PERFORMANCE THAT WAS PRESENT PRIOR TO REMOVAL OF THE COMPONENT. COMPONENTS INCLUDE ELECTRICAL JUNCTION BOXES, OUTLETS, CONDUITS, ANTENNAS, SECURITY CAMERAS, ROOF MOUNTED LIGHTS, POWER VENTS, ELEVATED HVAC EQUIPMENT AND OTHER MISCELLANEOUS ELECTRICAL COMPONENTS. REINSTALL EXISTING COMPONENTS AFTER THE INSTALLATION OF NEW ROOFING ASSEMBLY COMPONENTS.

**1.3 EXISTING PIPE PENETRATIONS AND EXISTING ROOFTOP EQUIPMENT LESS THAN 8 INCHES ABOVE FINISHED ROOF SURFACE:** WHERE DESIGNATED ON THE DRAWINGS TO REMAIN, REMOVE METAL AND MEMBRANE FLASHINGS AT THE EXISTING PLUMBING VENTS. EXTEND EXISTING PLUMBING VENTS AS REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. INSTALL A LIQUID-APPLIED FLASHING SYSTEM BY THE MANUFACTURER OF THE ROOF MEMBRANE AT PIPE PENETRATION. WHERE REQUIRED, INSTALL NEW PREMANUFACTURED EQUIPMENT CURBS BY PATE, INC. OR APPROVED EQUAL TO MAINTAIN 8" MINIMUM BASE FLASHING HEIGHT ABOVE THE NEW ROOF SYSTEM. MODIFY EXISTING HVAC EQUIPMENT AND ELECTRICAL EQUIPMENT AS REQUIRED. ALL MECHANICAL AND ELECTRICAL WORK TO BE COMPLETED BY A STATE OF FLORIDA LICENSED ELECTRICIAN AND / OR MECHANICAL CONTRACTOR. ROOFING CONTRACTOR TO SUBMIT SEALED ENGINEERED SHOP DRAWINGS OF CURBS AND FLORIDA PRODUCT APPROVAL INFORMATION BY PATE, INC. OR APPROVED EQUAL.

**1.4 EXISTING ROOFTOP EQUIPMENT 8 INCHES OR GREATER ABOVE FINISHED ROOF SURFACE:** REMOVE ALL EXISTING SKIRT FLASHINGS FROM CURBED ROOF MOUNTED EQUIPMENT. INSTALL NEW COVER BOARD, BASE FLASHINGS AND SKIRT FLASHINGS AT EXISTING CURBED ROOF MOUNTED EQUIPMENT. MODIFY EQUIPMENT AND BASE FLASHINGS AS REQUIRED BY ROOF MEMBRANE MANUFACTURER'S WARRANTY REQUIREMENTS.

**1.5 EXISTING PIPE PENETRATIONS WITH PITCH PANS:** REMOVE ALL EXISTING PITCH PANS. EXTEND EXISTING PENETRATIONS WHERE REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. APPLY ROOF MEMBRANE MANUFACTURER APPROVED LIQUID-APPLIED FLASHING SYSTEM WITH FULL REINFORCING FABRIC.

**1.6 ROOF MOUNTED CONDUITS:** TEMPORARILY REMOVE EXISTING CONDUITS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL PREMANUFACTURED ROOFTOP ATTACHMENT SYSTEM ASSEMBLY. REINSTALL CONDUITS AFTER NEW ROOFING ASSEMBLY INSTALLATION. BASIS OF DESIGN: "U3600-SBS TORCH", MANUFACTURED BY " ANCHOR PRODUCTS." ALL EXPOSED MATERIALS TO BE STAINLESS STEEL.

**1.7 NOT USED**

**1.8 ENGINEERING:** CONTRACTOR TO COMPLETE BONDED PULL TESTS OF THE ROOF SYSTEM PRELIMINARY ROOF MEMBRANE PER TAS 124 CRITERIA. PROVIDE ENGINEERING CALCULATIONS PREPARED BY A STATE OF FLORIDA LICENSED STRUCTURAL ENGINEER INCLUDING THE TESTED NOA FOR EACH ROOF ZONE. SUBMIT THE BONED PULL TEST RESULTS AND THE ENGINEERED ADHESIVE RIBBON SPACING CALCULATIONS TO THE ARCHITECT AND MANUFACTURER FOR REVIEW PRIOR TO COMMENCEMENT OF THE ROOFING INSTALLATION. (SEE SHEET A2.3 FOR WIND UPLIFT PRESSURES.).

**1.9 NEW MODIFIED BITUMEN ROOFING MEMBRANE ASSEMBLY - TYPE A - MAIN ROOF AREAS:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE TO MEET OR EXCEED PROJECT WIND UPLIFT PRESSURES. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE FOR A TOTAL THICKNESS 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURER'S RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL A ON SHEET A3.1. SEE SPECIFICATION SECTION 075520.

**1.10 ROOF DRAINAGE - RETRO-FIT ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, RETRO-FIT ROOF DRAINS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. FORM SUMP AT RETRO-FIT ROOF DRAINS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.11 RETRO-FIT EXISTING OVERFLOW ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING OVERFLOW ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.12 EXISTING SECONDARY OVERFLOW SCUPPERS:** REMOVE ALL EXISTING METAL SCUPPER INSERTS AND FLASHINGS FROM THE PARAPET WALL ASSEMBLY. INSTALL NEW ALL WELDED STAINLESS STEEL SCUPPERS AT INTERFACE WITH CONCRETE BLOCK / EIFS WALL ASSEMBLIES. CUT AND PATCH EXISTING EIFS WALL ASSEMBLY AS REQUIRED TO INSTALL NEW SCUPPER FLASHINGS.

**1.13 EXISTING EQUIPMENT:** REMOVE EXISTING INDIAN RIVER COUNTY COURTHOUSE DESIGNATED ABANDONED EQUIPMENT FROM ROOF SURFACES. AT EXISTING DECK OPENINGS LESS THAN 18"X18", INSTALL NEW 16 GAUGE GALVANIZED STEEL PLATE SECURED TO EXISTING CONCRETE DECK, INSTALL RIGID INSULATION AND COVER BOARD FLUSH TO ADJACENT ROOF SURFACES. NOTIFY ARCHITECT OF DECK OPENINGS GREATER THAN 18"X18". AT ABANDONED EQUIPMENT CURBS, INSTALL 20 GAUGE STAINLESS STEEL EQUIPMENT COVERS SECURED TO NEW AND EXISTING CURBS.

**1.14 METAL FLASHING INSTALLATION:** INSTALL NEW PRE-MANUFACTURED ALUMINUM METAL EDGE FLASHINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE-PIECE TRANSITION FLASHINGS AT CORNERS, TRANSITIONS AND TERMINATIONS. RESECURE ALL WOOD BLOCKING PER PROJECT WIND UPLIFT PRESSURES AND STRUCTRUAL LOAD REQUIREMENTS.

**1.15 ROOF WALK PADS:** INSTALL NEW MODIFIED BITUMEN ROOF WALKWAY PADS AT DESIGNATED LOCATIONS. COLOR OF NEW WALKPADS TO BE SELECTED BY ONWER IN FIELD. SEE SHEET A2.2 FOR NEW WALK WAY PAD LOCATIONS.

**1.16 EXISTING ROOF DECK VENTS:** REMOVE EXISTING DECK VENTS FROM THE TOP SURFACE OF THE EXISTING STRUCTURAL LIGHTWEIGHT CONCRETE DECK AND PATCH AS REQUIRED BY ROOF MEMBRANE MANUFACTURER.

**1.17 EXISTING ROOF LIGHT FIXTURES:** TEMPORARILY REMOVE EXISTING LIGHT FIXTURES FROM ROOF SURFACE AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL ROOF MEMBRANE APPROVED LIQUID-APPLIED FLASHING.

**1.18 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING CONCRETE CHILLER PAD MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING CONCRETE PAD AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**1.19 EXISTING HOT WATER TANKS OVER RAISED CONCRETE PAD:** TEMPORARILY DISCONNECT ALL WATER TANKS OVER EXISTING RAISED CONCRETE PADS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**2.0 ROOFING ASSEMBLY TYPE B - RADIUS ROOFS WITH PLYWOOD DECKS:**

**2.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** RESECURE EXISTING PLYWOOD WITH NEW #12 SHEET METAL SCREWS TO THE EXISTING STEEL FRAMING AT 4" O.C. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW ROOF ASSEMBLY THICKNESS. PRELIMINARY INSTALL A CEMENTITIOUS COVER BOARD OVER THE EXISTING PLYWOOD DECK. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND MECHANICALLY ATTACH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE SHEET OVER THE NEW COVER BOARD. TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN INNER-PLY OVER BASE SHEET. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER INNER-PLY. APPLY A PMMA REINFORCED LIQUID ROOF MEMBRANE OVER CAP SHEET. SEE DETAIL B/A3.1. SEE SPECIFICATION SECTION 075520.

**3.0 ROOFING ASSEMBLY TYPE C - ELEVATOR PENTHOUSE WITH CONCRETE DECK:**

**3.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE TO MEET A TOTAL THICKNESS OF 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW INSULATION THICKNESS. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURER'S RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL C/A3.1. SEE SPECIFICATION SECTION 075520.

**4.0 ROOF HATCH:**

**4.1 ROOF HATCH REPLACEMENT:** REMOVE EXISTING ROOF HATCH FROM CURB. INSTALL NEW STAINLESS STEEL BILCO TYPE S ROOF HATCH WITH STAINLESS STEEL LATCHING HARDWARE. INSTALL SKIRT FLASHING AT BASE FLASHING INTERFACE.

**5.0 ROOF ACCESS DOOR RESTORATION:**

**5.1 MAIN ACCESS DOORS:** REMOVE EXISTING STEEL PLATE AND THRESHOLD DOWN TO CONCRETE SUBSTRATE. INSTALL NEW ROOF ASSEMBLY AND METAL FLASHINGS. INSTALL NEW PLATE AND THRESHOLD IN FULL BED OF SEALANT. SEE DETAIL B/A3.4.

**5.2 MECHANICAL DOORS:** AT TWO MECHANICAL ROOM DOORS LOCATED BELOW THE RADIUS ROOFS, REMOVE ALL EXISTING SEALANTS AT PAN FLASHING AND THRESHOLDS AND INSTALL NEW URETHANE SEALANTS AT PAN FLASHING AND THRESHOLD. SEE SPECIFICATION SECTIONS 079200.

**6.0 COUNTERFLASHING REPLACEMENT:**

**6.1 COUNTERFLASHING INSTALLATION:** REMOVE ALL EXISTING COUNTERFLASHINGS AND WIND CLIPS BELOW THE EXISTING THROUGH-WALL FLASHINGS. FABRICATE AND INSTALL NEW STAINLESS STEEL COUNTERFLASHINGS WHERE INDICATED AND WHERE REQUIRED FOR A TOTAL ROOFING ASSEMBLY WARRANTY. SOLDER ALL TRANSITION FLASHING JOINTS NOT REQUIRED TO THERMALLY EXPAND AND CONTRACT. SEE SPECIFICATION SECTION 076200.

**7.0 EXPANSION JOINTS:**

**7.1 NEW EXPANSION JOINT COVER INSTALLATION:** INSTALL NEW 22 GAUGE STAINLESS STEEL FINISHED ROOF AND WALL EXPANSION JOINT COVERS. INSTALL ONE PIECE TRANSITION FLASHINGS WITH ALL SOLDERED / WELDED JOINTS AT CORNERS, TERMINATIONS AND TRANSITIONS. SEE SPECIFICATION SECTION 076200.

**8.0 PRECAST CONCRETE PARAPET CAPS:**

**8.1 PRECAST CONCRETE RESTORATION:** REMOVE EXISTING SEALANTS, PRIME CONCRETE SURFACES AND INSTALL NEW DOW 795 SILICONE SEALANTS AT ALL END JOINTS. PROVIDE MOCK-UP AND COMPLETE ADHESION TESTS OF NEW SEALANT SYSTEM.

**9.0 SKYLIGHTS:**

**9.1 ROOF MOUNTED SKYLIGHT RESEALING:** REMOVE ALL SEALANTS FROM EXISTING SKYLIGHT ASSEMBLY. INSTALL NEW DOW 795 SILICONE SEALANT AT ALL METAL TO METAL AND METAL TO GLASS JOINTS. MAINTAIN EXISTING SKYLIGHT WEEP SYSTEMS. REPLACE EXISTING HEAD FLASHINGS WITH NEW PRE-PAINTED ALUMINUM FLASHINGS. INSTALL FULLY REINFORCED ROOF COATING SYSTEM OVER EXISTING PERIMETER (SIDE) FLASHING LOWER BASE FLASHINGS.

**10.0 GUARD RAIL FLASHINGS:** REMOVE EXISTING GUARDRAIL FLASHINGS AND INSTALL NEW REINFORCED LIQUID FLASHINGS SYSTEM BY ROOF SYSTEM MANUFACTURER.

**11.0 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING MOTORS AND VIBRATION DAMPENERS AS REQUIRED TO INSTALL NEW ROOF SYSTEM.

CONSTRUCTION DOCUMENTS

INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA

LOW SLOPE
ROOFING REPLACEMENT PROJECT

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REVISIONS

| NUMBER | TYPE | DATE: |
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| | | |
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DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:

PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 25, 2021

SCOPE OF WORK

PLOT: N.T.S.

SHEET A1.3

## LEGEND

| | |
|---|---|
| | **BUILDINGS INCLUDED IN THE SCOPE OF WORK** |
| | **PROPOSED STAGING AREA (SEE CONSTRUCTION SITE NOTE 2)** |

## CONSTRUCTION SITE NOTES:

1. **CONSTRUCTION LIMITS:** LIMITS ARE WITHIN 10 FEET MAXIMUM OF BUILDINGS EXCEPT WHERE OTHERWISE INDICATED.
2. **CONSTRUCTION STAGING AREA:** FENCE PERIMETER USING 8'-0" HIGH CHAIN LINK FENCE. COORDINATE IN THE FIELD WITH REPRESENTATIVE FROM THE OWNER FOR SPECIFIC LOCATION.
3. **ACCESSIBLE PATH:** THE ACCESSIBLE PATH DESIGNATED MUST BE LEFT UNIMPEDED THROUGHOUT THE CONSTRUCTION. PROVIDE BARRIERS BETWEEN THE CONSTRUCTION AND THE ACCESSIBLE PATH AS NECESSARY TO PROVIDE SAFE ACCESS.

## SPECIFIC IRC COURTHOUSE - CONTRACTOR SITE REQUIREMENTS:

1. CONTRACTOR MUST SUCCESSFULLY PASS A BACKGROUND CHECK PRIOR TO AUTHORIZATION TO WORK ON THE PREMISES. BACKGROUND MUST REVEAL NO ACTIVE WARRANTS TO BE OUT ON BOND. CRIMINAL HISTORY WILL BE EVALUATED ON A CASE BY CASE BASIS.
2. CONTRACTOR ONCE APPROVED, WILL BE ISSUED A SITE BADGE AND HE OR SHE MUST CHECK IN WITH THE SITE SUPERVISOR OR DESIGNEE AT THE BEGINNING AND END OF EACH WORKDAY.
3. CONTRACTOR WILL COMPLETE A TOOL INVENTORY AT THE BEGINNING AND END OF EACH WORKDAY. SECURITY DEPUTY ASSIGNED TO THE DETAIL FOR THAT DAY WILL VERIFY TOOL INVENTORY. APPROXIMATELY 30 MINUTES DAILY TO CONDUCT TOOL INVENTORY.
4. CONTRACTOR WILL HAVE NO COMMUNICATION WITH INCARCERATED PERSONS UNLESS APPROVED BY SECURITY DEPUTY. ANY VIOLATION OF THIS RULE WILL BE GROUNDS FOR HAVING SITE BADGE REVOKED.
5. ALL WORK WILL BE COMPLETED DURING NORMAL BUSINESS HOURS 8AM - 5 PM. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO SITE SUPERVISOR OR DESIGNEE WHEN PROJECT WORK WILL INTERFERE WITH FACILITY OPERATIONS.
6. CONTRACTOR WILL PROVIDE A PROJECT SUPERVISOR TO BE PRESENT ANYTIME WORK IS BEING COMPLETED.
7. INDIAN RIVER COUNTY SHERIFF'S OFFICE WILL HAVE A SUPERVISOR AVAILABLE ANYTIME PROJECT WORK IS BEING PERFORMED.

**SEE ENLARGED ROOF PLANS ON SHEETS A2.1, A2.2, A2.3 & A2.4**

1 / A1.4 LOCATION PLAN
SCALE: N.T.S.

2 / A1.4 SITE PLAN
SCALE: N.T.S.

CONSTRUCTION DOCUMENTS
INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA

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REVISIONS

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| | | |

DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 25, 2021

LOCATION AND SITE PLAN

PLOT: N.T.S.
SHEET A1.4

# LEGEND:

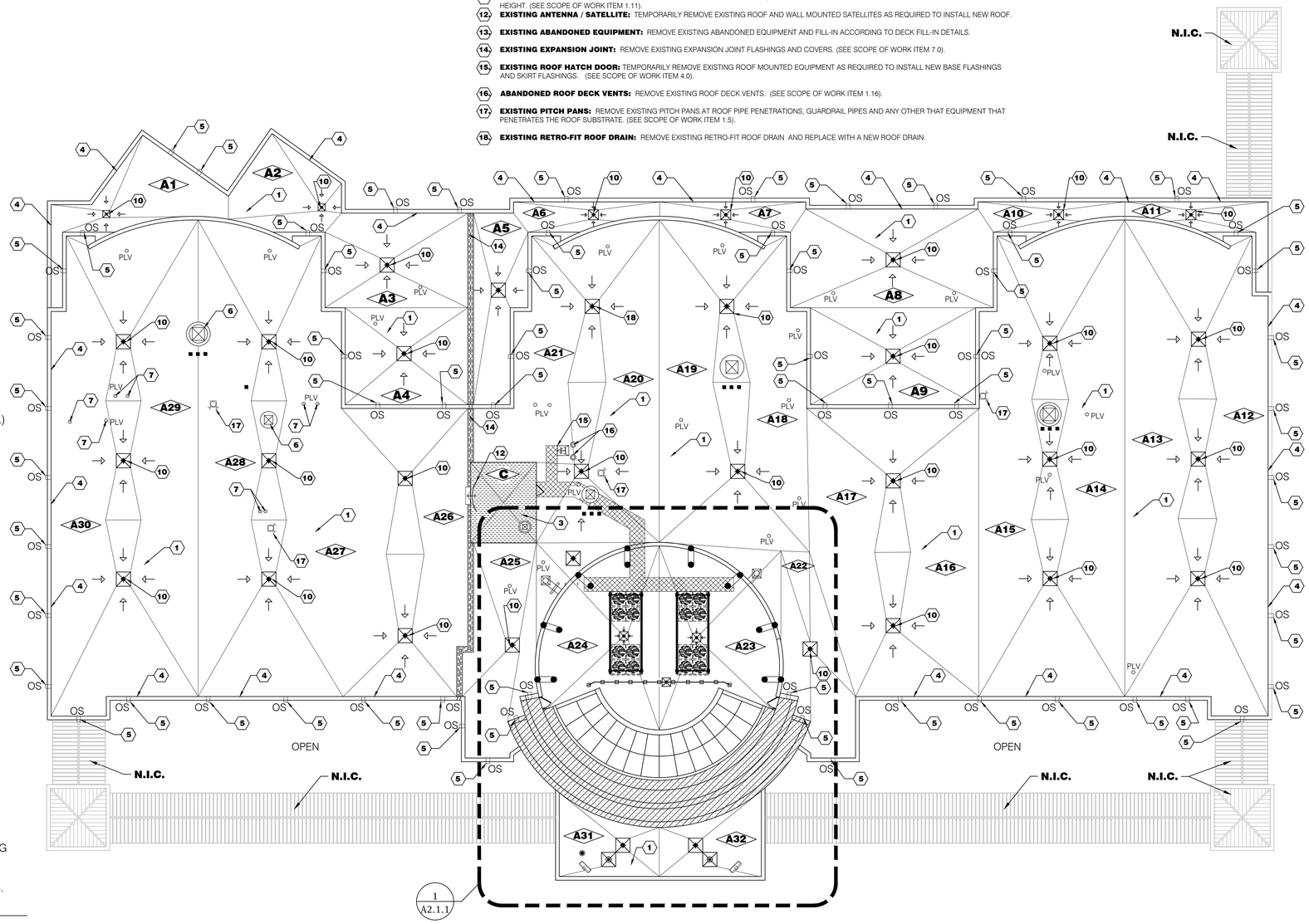
- PARAPET WALL
- OS — EXISTING OVERFLOW SCUPPER (SEE DEMOLITION NOTE 5.)
- EXPANSION JOINT (SEE DEMOLITION NOTE 14.)
- ACTIVE ROOF DRAIN (SEE DEMOLITION NOTE 10.)
- OVERFLOW ROOF DRAIN (SEE DEMOLITION NOTE 11.)
- PLV — PLUMBING VENT (SEE DEMOLITION NOTE 7.)
- ROOF MOUNTED EQUIPMENT (SEE DEMOLITION NOTE 6.)
- STEEL SUPPORTS PIPES FOR MECH (SEE DEMOLITION NOTE 7 )
- DUCT WORK PENETRATION (SEE DEMOLITION NOTE 6.)
- ROOF HATCH DOOR (SEE DEMOLITION NOTE 15.)
- ROOF TOP ANTENNA (SEE DEMOLITION NOTE 12.)
- ROOF DECK VENTS (SEE DEMOLITION NOTE 16.)
- ABANDONED ROOF DECK VENT (SEE DEMOLITION NOTE 16.)
- SC — SIAMESE CONNECTION WITH PITCH PANS (SEE DEMOLITION NOTE 17.)
- ROOF PITCH PANS WITH PIPE PENETRATIONS (SEE DEMOLITION NOTE 17.)
- SKYLIGHT GUARDRAILS OVER PITCH PANS (SEE DEMOLITION NOTE 17.)
- EXISTING ROOF LIGHT FIXTURES (SEE SCOPE OF WORK ITEM 1.17)
- ROOF ASSEMBLY - TYPE A (SEE DEMOLITION NOTE 1.)
- ROOF ASSEMBLY - TYPE B (SEE DEMOLITION NOTE 2.)
- ROOF ASSEMBLY - TYPE C (SEE DEMOLITION NOTE 3.)
- METAL ROOFS - NOT IN CONTRACT

# LEGEND:

- EXISTING ROOF TRAFFIC PADS
- EXISTING SLOPE
- 1 — DEMOLITION NOTE DESIGNATION
- A — ROOF AREA DESIGNATION
- N.I.C. — NOT IN CONTRACT

# DEMOLITION NOTES:

1. **EXISTING ROOF ASSEMBLY - TYPE A:** REMOVE EXISTING ROOFING ASSEMBLY TO THE TOP OF THE EXISTING LIGHTWEIGHT CONCRETE DECK. (SEE SCOPE OF WORK ITEM 1.0).
2. **EXISTING ROOF ASSEMBLY - TYPE B:** REMOVE EXISTING ROOFING ASSEMBLY TO THE TOP OF THE EXISTING EXTERIOR GRADE PLYWOOD SHEATHING DECK. (SEE SCOPE OF WORK ITEM 2.0).
3. **EXISTING ROOF ASSEMBLY - TYPE C:** REMOVE EXISTING ROOFING ASSEMBLY TO THE TOP OF THE EXISTING REINFORCED CONCRETE DECK. (SEE SCOPE OF WORK ITEM 3.0).
4. **EXISTING BASE FLASHINGS AND METAL FLASHINGS:** REMOVE ALL EXISTING BASE FLASHINGS AND METAL FLASHINGS AT ROOF PERIMETERS UNLESS DESIGNATED OTHERWISE. (SEE SCOPE OF WORK ITEMS 1.1).
5. **EXISTING OVERFLOW SCUPPERS:** REMOVE ALL EXISTING OVERFLOW SCUPPERS UNLESS DESIGNATED OTHERWISE. (SEE SCOPE OF WORK ITEM 1.12.)
6. **EXISTING ROOF MOUNTED EQUIPMENT TO BE REMOVED AND REINSTALLED OVER NEW CURB:** TEMPORARILY REMOVE EXISTING ROOF MOUNTED EQUIPMENT. REMOVE EXISTING EQUIPMENT CURB AND INSTALL NEW EQUIPMENT CURB (ONLY IF IT IS TOO LOW REFLASH) THAT WILL BE A MINIMUM OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. (SEE SCOPE OF WOK ITEM 1.3).
7. **EXISTING PLUMBING VENTS TO REMAIN:** REMOVE ALL BOOT TYPE FLASHINGS FROM EXISTING PIPES AND VENTS. (SEE SCOPE OF WORK ITEM 1.3).
8. **EXISTING PIPE PENETRATION FLASHINGS:** REMOVE FLASHINGS AT THE EXISTING PIPE PENETRATIONS. (SEE SCOPE OF WORK ITEM 1.3).
9. **EXISTING CONDENSATE/REFRIGERANT LINES:** TEMPORARILY REMOVE EXISTING CONDENSATE LINE. REINSTALL EXISTING CONDENSATE LINE OVER NEW PIPE SUPPORTS.
10. **EXISTING ACTIVE ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS AND CLAMPING RING AND BOLTS. (SEE SCOPE OF WORK ITEM 1.10).
11. **EXISTING OVERFLOW ROOF DRAINS:** REMOVE EXISTING METAL COVERS , STRAPS AND PORTIONS OF EXISTING PIPING TO NEW FINISHED ROOF HEIGHT. (SEE SCOPE OF WORK ITEM 1.11).
12. **EXISTING ANTENNA / SATELLITE:** TEMPORARILY REMOVE EXISTING ROOF AND WALL MOUNTED SATELLITES AS REQUIRED TO INSTALL NEW ROOF.
13. **EXISTING ABANDONED EQUIPMENT:** REMOVE EXISTING ABANDONED EQUIPMENT AND FILL-IN ACCORDING TO DECK FILL-IN DETAILS.
14. **EXISTING EXPANSION JOINT:** REMOVE EXISTING EXPANSION JOINT FLASHINGS AND COVERS. (SEE SCOPE OF WORK ITEM 7.0).
15. **EXISTING ROOF HATCH DOOR:** TEMPORARILY REMOVE EXISTING ROOF MOUNTED EQUIPMENT AS REQUIRED TO INSTALL NEW BASE FLASHINGS AND SKIRT FLASHINGS. (SEE SCOPE OF WORK ITEM 4.0).
16. **ABANDONED ROOF DECK VENTS:** REMOVE EXISTING ROOF DECK VENTS. (SEE SCOPE OF WORK ITEM 1.16).
17. **EXISTING PITCH PANS:** REMOVE EXISTING PITCH PANS AT ROOF PIPE PENETRATIONS, GUARDRAIL PIPES AND ANY OTHER THAT EQUIPMENT THAT PENETRATES THE ROOF SUBSTRATE. (SEE SCOPE OF WORK ITEM 1.5).
18. **EXISTING RETRO-FIT ROOF DRAIN:** REMOVE EXISTING RETRO-FIT ROOF DRAIN AND REPLACE WITH A NEW ROOF DRAIN.




# SCOPE OF WORK:

**1.0 ROOFING ASSEMBLY TYPE A - LOW-SLOPE ROOF AREAS:**

**1.1 ROOFING REMOVAL:** REMOVE THE EXISTING ROOF SYSTEM DOWN TO THE TOP SURFACE OF THE EXISTING SLOPED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ANY DAMAGED OR DETERIORATED STRUCTURAL LIGHTWEIGHT CONCRETE REMOVE ALL ASBESTOS CONTAINING MATERIALS AND PROPERLY DISPOSE OF ACCORDING TO OWNER AND CURRENT GOVERNMENTAL REQUIREMENTS. OBTAIN ASBESTOS SURVEY REPORT FROM INDIAN RIVER COUNTY PRIOR TO DEMOLITION. THE ROOFING COMPONENTS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO ALL EXISTING COATINGS, ROOF MEMBRANE FLASHINGS&SEALANTS, RIGID ROOF COVER BOARD, RIGID POLYISOCYANURATE INSULATION BOARDS, METAL FLASHINGS, RELATED FASTENERS, AND CANT STRIPS.

**1.2 TEMPORARY REMOVAL:** TEMPORARILY REMOVE THE FOLLOWING EXISTING COMPONENTS AND REINSTALL DURING THE ROOFING REPLACEMENT PRUJECT AS REQUIRED TO PROVIDE A WATERTIGHT INSTALLATION. REPAIR OR REPLACE THE COMPONENTS AS REQUIRED TO MEET OR EXCEED THE LEVEL OF PERFORMANCE THAT WAS PRESENT PRIOR TO REMOVAL OF THE COMPONENT. COMPONENTS INCLUDE ELECTRICAL JUNCTION BOXES, OUTLETS, CONDUITS, ANTENNAS, SECURITY CAMERAS, ROOF MOUNTED LIGHTS, POWER VENTS, ELEVATED HVAC EQUIPMENT AND OTHER MISCELLANEOUS ELECTRICAL COMPONENTS. REINSTALL EXISTING COMPONENTS AFTER THE INSTALLATION OF NEW ROOFING ASSEMBLY COMPONENTS.

**1.3 EXISTING PIPE PENETRATIONS AND EXISTING ROOFTOP EQUIPMENT LESS THAN 8 INCHES ABOVE FINISHED ROOF SURFACE:** WHERE DESIGNATED ON THE DRAWINGS TO REMAIN, REMOVE METAL AND MEMBRANE FLASHINGS AT THE EXISTING PLUMBING VENTS. EXTEND EXISTING PLUMBING VENTS AS REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. INSTALL A LIQUID-APPLIED FLASHING SYSTEM BY THE MANUFACTURER OF THE ROOF MEMBRANE AT PIPE PENETRATION. WHERE REQUIRED, INSTALL NEW PREMANUFACTURED EQUIPMENT CURBS BY PATE, INC. OR APPROVED EQUAL TO MAINTAIN 8" MINIMUM BASE FLASHING HEIGHT ABOVE THE NEW ROOF SYSTEM. MODIFY EXISTING HVAC EQUIPMENT AND ELECTRICAL EQUIPMENT AS REQUIRED. ALL MECHANICAL AND ELECTRICAL WORK TO BE COMPLETED BY A STATE OF FLORIDA LICENSED ELECTRICIAN AND / OR MECHANICAL CONTRACTOR. ROOFING CONTRACTOR TO SUBMIT SEALED ENGINEERED SHOP DRAWINGS OF CURBS AND FLORIDA PRODUCT APPROVAL INFORMATION BY PATE, INC. OR APPROVED EQUAL.

**1.4 EXISTING ROOFTOP EQUIPMENT 8 INCHES OR GREATER ABOVE FINISHED ROOF SURFACE:** REMOVE ALL EXISTING SKIRT FLASHINGS FROM CURBED ROOF MOUNTED EQUIPMENT. INSTALL NEW COVER BOARD, BASE FLASHINGS AND SKIRT FLASHINGS AT EXISTING CURBED ROOF MOUNTED EQUIPMENT. MODIFY EQUIPMENT AND BASE FLASHINGS AS REQUIRED BY ROOF MEMBRANE MANUFACTURER'S WARRANTY REQUIREMENTS.

**1.5 EXISTING PIPE PENETRATIONS WITH PITCH PANS:** REMOVE ALL EXISTING PITCH PANS. EXTEND EXISTING PENETRATIONS WHERE REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. APPLY ROOF MEMBRANE MANUFACTURER APPROVED LIQUID-APPLIED FLASHING SYSTEM WITH FULL REINFORCING FABRIC.

**1.6 ROOF MOUNTED CONDUITS:** TEMPORARILY REMOVE EXISTING CONDUITS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL PREMANUFACTURED ROOFTOP ATTACHMENT SYSTEM ASSEMBLY. REINSTALL CONDUITS AFTER NEW ROOFING ASSEMBLY INSTALLATION. BASIS OF DESIGN: "L3600-SBS TORCH", MANUFACTURED BY " ANCHOR PRODUCTS". ALL EXPOSED MATERIALS TO BE STAINLESS STEEL.

**1.7 NOT USED**

**1.8 ENGINEERING:** CONTRACTOR TO COMPLETE BONDED PULL TESTS OF THE ROOF SYSTEM PRELIMINARY ROOF MEMBRANE PER TAS 124 CRITERIA. PROVIDE ENGINEERING CALCULATIONS PREPARED BY A STATE OF FLORIDA LICENSED STRUCTURAL ENGINEER INCLUDING THE TESTED NOA FOR EACH ROOF ZONE. SUBMIT THE BONED PULL TEST RESULTS AND THE ENGINEERED ADHESIVE RIBBON SPACING CALCULATIONS TO THE ARCHITECT AND MANUFACTURER FOR REVIEW PRIOR TO COMMENCEMENT OF THE ROOFING INSTALLATION. (SEE SHEET A2.3 FOR WIND UPLIFT PRESSURES.)

**1.9 NEW MODIFIED BITUMEN ROOFING MEMBRANE ASSEMBLY - TYPE A - MAIN ROOF AREAS:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE TO MEET OR EXCEED PROJECT WIND UPLIFT PRESSURES. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE FOR A TOTAL THICKNESS 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURER'S RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL A ON SHEET A3.1. SEE SPECIFICATION SECTION 075520.

**1.10 ROOF DRAINAGE - RETRO-FIT ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, RETRO-FIT ROOF DRAINS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. FORM SUMP AT RETRO-FIT ROOF DRAINS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.11 RETRO-FIT EXISTING OVERFLOW ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING OVERFLOW ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.12 EXISTING SECONDARY OVERFLOW SCUPPERS:** REMOVE ALL EXISTING METAL SCUPPER INSERTS AND FLASHINGS FROM THE PARAPET WALL ASSEMBLY. INSTALL NEW ALL WELDED STAINLESS STEEL SCUPPERS AT INTERFACE WITH CONCRETE BLOCK / EIFS WALL ASSEMBLIES. CUT AND PATCH EXISTING EIFS WALL ASSEMBLY AS REQUIRED TO INSTALL NEW SCUPPER FLASHINGS.

**1.13 EXISTING EQUIPMENT:** REMOVE EXISTING INDIAN RIVER COUNTY COURTHOUSE DESIGNATED ABANDONED EQUIPMENT FROM ROOF SURFACES. AT EXISTING DECK OPENINGS LESS THAN 18"X18", INSTALL NEW 16 GAUGE GALVANIZED STEEL PLATE SECURED TO EXISTING CONCRETE DECK, INSTALL RIGID INSULATION AND COVER BOARD FLUSH TO ADJACENT ROOF SURFACES. NOTIFY ARCHITECT OF DECK OPENINGS GREATER THAN 18"X18". AT ABANDONED EQUIPMENT CURBS, INSTALL 20 GAUGE STAINLESS STEEL EQUIPMENT COVERS SECURED TO NEW AND EXISTING CURBS.

**1.14 METAL FLASHING INSTALLATION:** INSTALL NEW PRE-MANUFACTURED ALUMINUM METAL EDGE FLASHINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE-PIECE TRANSITION FLASHINGS AT CORNERS, TRANSITIONS AND TERMINATIONS. RESECURE ALL WOOD BLOCKING PER PROJECT WIND UPLIFT PRESSURES AND STRUCTRUAL LOAD REQUIREMENTS.

**1.15 ROOF WALK PADS:** INSTALL NEW MODIFIED BITUMEN ROOF WALKWAY PADS AT DESIGNATED LOCATIONS. COLOR OF NEW WALKPADS TO BE SELECTED BY OWNER IN FIELD. SEE SHEET A2.2 FOR NEW WALK WAY PAD LOCATIONS.

**1.16 EXISTING ROOF DECK VENTS:** REMOVE EXISTING DECK VENTS FROM THE TOP SURFACE OF THE EXISTING STRUCTURAL LIGHTWEIGHT CONCRETE DECK AND PATCH AS REQUIRED BY ROOF MEMBRANE MANUFACTURER.

**1.17 EXISTING ROOF LIGHT FIXTURES:** TEMPORARILY REMOVE EXISTING LIGHT FIXTURES FROM ROOF SURFACE AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL ROOF MEMBRANE APPROVED LIQUID-APPLIED FLASHING.

**1.18 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING CONCRETE CHILLER PAD MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING CONCRETE PAD AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**1.19 EXISTING HOT WATER TANKS OVER RAISED CONCRETE PAD:** TEMPORARILY DISCONNECT ALL WATER TANKS OVER EXISTING RAISED CONCRETE PADS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**2.0 ROOFING ASSEMBLY TYPE B - RADIUS ROOFS WITH PLYWOOD DECKS:**

**2.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** RESECURE EXISTING PLYWOOD WITH NEW #12 SHEET METAL SCREWS TO THE EXISTING STEEL FRAMING AT 4' O.C. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW INSULATION THICKNESS. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN INNER-PLY OVER BASE SHEET. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER INNER-PLY. APPLY A PMMA REINFORCED LIQUID ROOF MEMBRANE OVER CAP SHEET. SEE DETAIL B/A3.1. SEE SPECIFICATION SECTION 075520.

**3.0 ROOFING ASSEMBLY TYPE C - ELEVATOR PENTHOUSE WITH CONCRETE DECK:**

**3.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE TO MEET A TOTAL THICKNESS OF 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW INSULATION THICKNESS. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURER'S RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL C/A3.1. SEE SPECIFICATION SECTION 075520.

**4.0 ROOF HATCH:**

**4.1 ROOF HATCH REPLACEMENT:** REMOVE EXISTING ROOF HATCH FROM CURB. INSTALL NEW STAINLESS STEEL BILCO TYPE S ROOF HATCH WITH STAINLESS STEEL LATCHING HARDWARE. INSTALL SKIRT FLASHING AT BASE FLASHING INTERFACE.

**5.0 ROOF ACCESS DOOR RESTORATION:**

**5.1 MAIN ACCESS DOORS:** REMOVE EXISTING STEEL PLATE AND THRESHOLD DOWN TO CONCRETE SUBSTRATE. INSTALL NEW ROOF ASSEMBLY AND METAL FLASHINGS. INSTALL NEW PLATE AND THRESHOLD IN FULL BED OF SEALANT. SEE DETAIL B/A3.4.

**5.2 MECHANICAL DOORS:** AT TWO MECHANICAL ROOM DOORS LOCATED BELOW THE RADIUS ROOFS. REMOVE ALL EXISTING SEALANTS AT PAN FLASHING AND THRESHOLDS AND INSTALL NEW URETHANE SEALANTS AT PAN FLASHING AND THRESHOLD. SEE SPECIFICATION SECTIONS 076200.

**6.0 COUNTERFLASHING REPLACEMENT:**

**6.1 COUNTERFLASHING INSTALLATION:** REMOVE ALL EXISTING COUNTERFLASHINGS AND WIND CLIPS BELOW THE EXISTING THROUGH-WALL FLASHINGS. FABRICATE AND INSTALL NEW STAINLESS STEEL COUNTERFLASHINGS WHERE INDICATED AND WHERE REQUIRED FOR A TOTAL ROOFING ASSEMBLY WARRANTY. SOLDER ALL TRANSITION FLASHING JOINTS NOT REQUIRED TO THERMALLY EXPAND AND CONTRACT. SEE SPECIFICATION SECTION 076200.

**7.0 EXPANSION JOINTS:**

**7.1 NEW EXPANSION JOINT COVER INSTALLATION:** INSTALL NEW 22 GAUGE STAINLESS STEEL FINISHED ROOF AND WALL EXPANSION JOINT COVERS. INSTALL ONE PIECE TRANSITION FLASHINGS WITH ALL SOLDERED / WELDED JOINTS AT CORNERS, TERMINATIONS AND TRANSITIONS. SEE SPECIFICATION SECTION 076200.

**8.0 PRECAST CONCRETE PARAPET CAPS:**

**8.1 PRECAST CONCRETE RESTORATION:** REMOVE EXISTING SEALANTS. PRIME CONCRETE SURFACES AND INSTALL NEW DOW 795 SILICONE SEALANTS AT ALL END JOINTS. PROVIDE MOCK-UP AND COMPLETE ADHESION TESTS OF NEW SEALANT SYSTEM.

**9.0 SKYLIGHTS:**

**9.1 ROOF MOUNTED SKYLIGHT RESEALING:** REMOVE ALL SEALANTS FROM EXISTING SKYLIGHT ASSEMBLY. INSTALL NEW DOW 795 SILICONE SEALANT AT ALL METAL TO METAL AND METAL TO GLASS JOINTS. MAINTAIN EXISTING SKYLIGHT WEEP SYSTEMS. REPLACE EXISTING HEAD FLASHINGS WITH NEW PRE-PAINTED ALUMINUM FLASHINGS. INSTALL FULLY REINFORCED ROOF COATING SYSTEM OVER EXISTING PERIMETER (SIDE) FLASHING LOWER BASE FLASHINGS.

**10.0 GUARD RAIL FLASHINGS:** REMOVE EXISTING GUARDRAIL FLASHINGS AND INSTALL NEW REINFORCED LIQUID FLASHINGS SYSTEM BY ROOF SYSTEM MANUFACTURER.

**11.0 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING MOTORS AND VIBRATION DAMPENERS AS REQUIRED TO INSTALL NEW ROOF SYSTEM.

**EXISTING ROOFING ASSEMBLY NOTES:** EXISTING ROOFING ASSEMBLY THICKNESSES ARE APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO ROOF ASSEMBLY THICKNESSES.

EXISTING ROOFING ASSEMBLY - TYPE A

| | ROOF COMPONENTS |
|---|---|
| ROOF COVER | COATED BUILT-UP ROOF |
| COVER BOARD | WOOD FIBERBOARD |
| BASE INSULATION | POLYISOCYANURATE INSULATION |
| STRUCTURAL LW CONCRETE | STRUCTURAL LIGHTWEIGHT CONCRETE |
| STRUCTURAL DECK | CONCRETE DECK |
| ROOF FLASHINGS | STAINLESS STEEL |
| DRAINAGE | ACTIVE ROOF DRAINS AND OVERFLOW SCUPPERS |

EXISTING ROOFING ASSEMBLY - TYPE B

| | ROOF COMPONENTS |
|---|---|
| ROOF COVER | COATED BUILT-UP ROOF |
| STRUCTURAL DECK | 5/8" EXTERIOR GRADE PLYWOOD |
| ROOF FLASHINGS | STAINLESS STEEL |
| DRAINAGE | ACTIVE SCUPPERS |

EXISTING ROOFING ASSEMBLY - TYPE C

| | ROOF COMPONENTS |
|---|---|
| ROOF COVER | COATED BUILT-UP ROOF |
| BASE INSULATION | RIGID INSULATION BOARD |
| STRUCTURAL LW CONCRETE | REINFORCED CONCRETE |
| STRUCTURAL DECK | METAL DECK |
| ROOF FLASHINGS | STAINLESS STEEL |
| DRAINAGE | SPILL OVER THE EDGE |

N — 1 / A2.1 DEMOLITION ROOF PLAN
SCALE: 1/16" = 1'-0"

CONSTRUCTION DOCUMENTS
INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA

LOW SLOPE
ROOFING REPLACEMENT PROJECT

JAY AMMON ARCHITECT, INC.
3246 LAKEVIEW OAKS DRIVE • LONGWOOD, FLORIDA 32779
(407) 333-1977 • FAX: (407) 333-4686 • E MAIL: JAY@JAYAMMON.COM

REVISIONS

| NUMBER | TYPE | DATE: |
|---|---|---|
| | | |
| | | |
| | | |

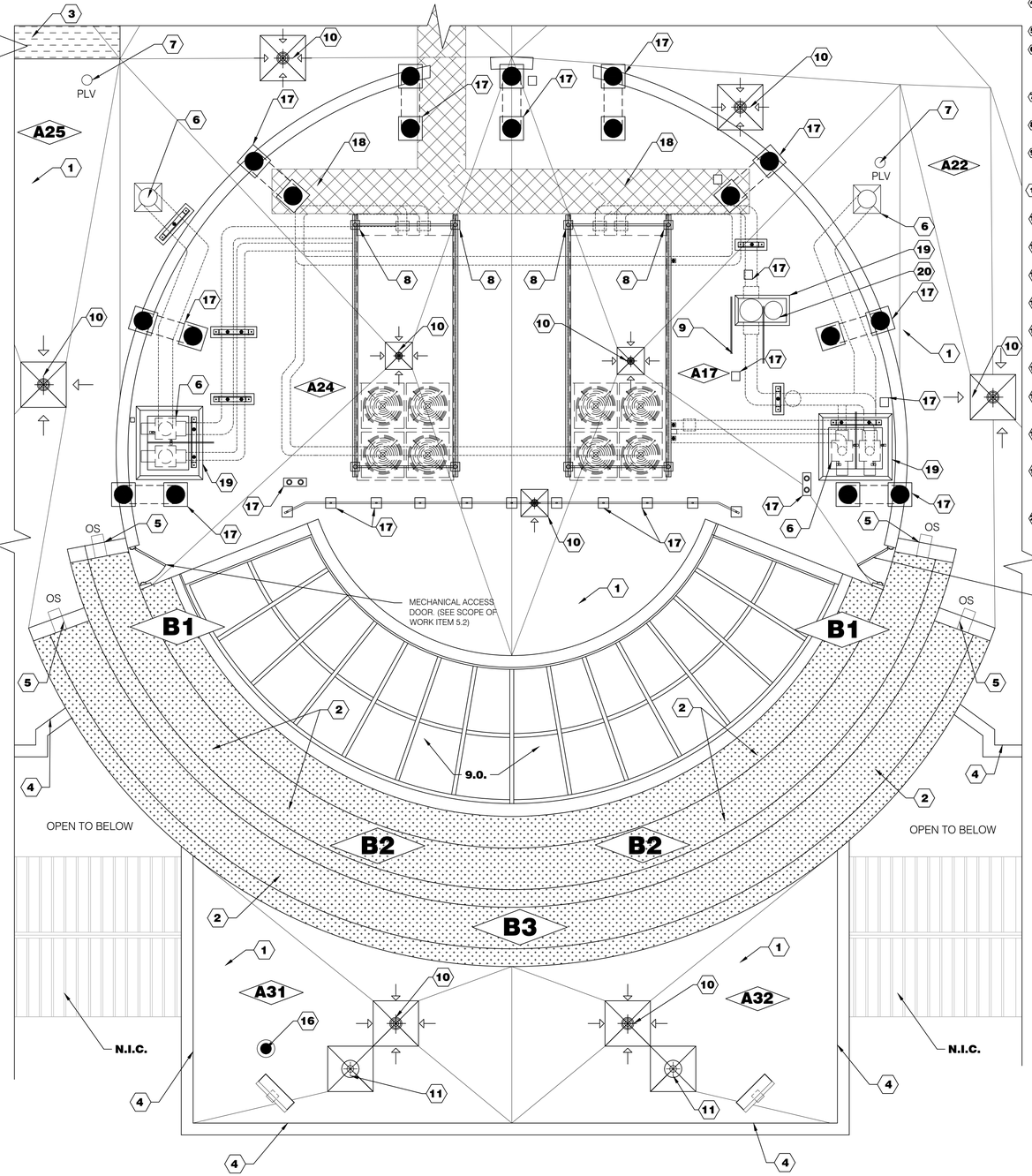
DRAWN BY: LBH / CAS — PROJECT NUMBER: 18-012
APPROVED BY: JPA — PHASE: CONSTRUCTION DOCS
ENGINEER: — DATE: JANUARY 25, 2021

DEMOLITION ROOF PLAN

PLOT: 1/16" = 1'-0" SHEET A2.1

# LEGEND:

- PARAPET WALL
- OS — EXISTING OVERFLOW SCUPPER (SEE DEMOLITION NOTE 5.)
- ACTIVE ROOF DRAIN (SEE DEMOLITION NOTE 10.)
- OVERFLOW ROOF DRAIN (SEE DEMOLITION NOTE 11.)
- PLV — PLUMBING VENT (SEE DEMOLITION NOTE 7.)
- ROOF MOUNTED EQUIPMENT - TYPE 1 (SEE DEMOLITION NOTE 6.)
- DUCT WORK PENETRATION (SEE DEMOLITION NOTE 6.)
- ROOF PITCH PANS WITH PIPE PENETRATIONS. (SEE DEMOLITION NOTE 17)
- SKYLIGHT GUARDRAILS OVER PITCH PANS. (SEE DEMOLITION NOTE 17)
- EXISTING SCREEN WALL PIPE PENETRATION WITH LIQUID FLASHING BASES.
- EXISTING CURBS WITH SKIRT FLASHING.
- EXISTING PITCH PANS WITH PIPE/HOSES PENETRATIONS. (SEE DEMOLITION NOTE 17)
- EXISTING MECHANICAL EQUIPMENT WITH RAISED CONCRETE PAD WITH NOISE ISOLATORS.
- ROOF DECK VENTS (SEE DEMOLITION NOTE 16.)
- SKYLIGHT TO REMAIN (SEE SCOPE OF WORK ITEM 9.0)
- EXISTING ROOF CONDENSATE CONDUIT LINES, (SEE DEMOLITION NOTE 9.)
- EXISTING HVAC CHILLERS AND PUMPS UNITS.
- EXISTING ROOF LIGHT FIXTURES.
- ROOF ASSEMBLY - TYPE A (SEE DEMOLITION NOTE 1.)
- ROOF ASSEMBLY - TYPE B (SEE DEMOLITION NOTE 2.)
- ROOF ASSEMBLY - TYPE C (SEE DEMOLITION NOTE 3.)
- METAL ROOFS - NOT IN CONTRACT
- ROOF TRAFFIC PADS. (SEE DEMOLITION NOTE 18.)
- EXISTING SLOPE
- 1 — DEMOLITION NOTE DESIGNATION
- A — ROOF AREA DESIGNATION
- N.I.C. — NOT IN CONTRACT




N 1 A2.1.1 — ENLARGED MECHANICAL AREA DEMOLITION ROOF PLAN

SCALE: 3/16" = 1'-0"

# DEMOLITION NOTES:

1. **EXISTING ROOF ASSEMBLY - TYPE A:** REMOVE EXISTING ROOFING ASSEMBLY TO THE TOP OF THE EXISTING LIGHTWEIGHT CONCRETE DECK. (SEE SCOPE OF WORK ITEM 1.0).
2. **EXISTING ROOF ASSEMBLY - TYPE B:** REMOVE EXISTING ROOFING ASSEMBLY TO THE TOP OF THE EXISTING EXTERIOR GRADE PLYWOOD SHEATHING DECK. (SEE SCOPE OF WORK ITEM 2.0).
3. **EXISTING ROOF ASSEMBLY - TYPE C:** REMOVE EXISTING ROOFING ASSEMBLY TO THE TOP OF THE EXISTING REINFORCED CONCRETE DECK. (SEE SCOPE OF WORK ITEM 3.0).
4. **EXISTING BASE FLASHINGS AND METAL FLASHINGS:** REMOVE ALL EXISTING BASE FLASHINGS AND METAL FLASHINGS AT ROOF PERIMETERS UNLESS DESIGNATED OTHERWISE. (SEE SCOPE OF WORK ITEMS 1.3 & 1.5).
5. **EXISTING OVERFLOW SCUPPERS:** REMOVE ALL EXISTING OVERFLOW SCUPPERS UNLESS DESIGNATED OTHERWISE. (SEE SCOPE OF WORK ITEM 1.8.).
6. **EXISTING ROOF MOUNTED EQUIPMENT:** TEMPORARILY REMOVE EXISTING ROOF MOUNTED EQUIPMENT. REMOVE EXISTING EQUIPMENT CURB AND INSTALL NEW EQUIPMENT CURB (ONLY IF IT IS TOO LOW REFLASH) THAT WILL BE A MINIMUM OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. (SEE SCOPE OF WOK ITEM 1.3 AND 1.4).
7. **EXISTING PLUMBING VENTS, PIPE PENETRATIONS TO REMAIN:** REMOVE ALL BOOT TYPE FLASHINGS FROM EXISTING PIPES AND VENTS. (SEE SCOPE OF WORK ITEM 1.5).
8. **EXISTING HVAC PIPE PENETRATION FLASHINGS:** REMOVE FLASHINGS AT THE EXISTING PIPE PENETRATIONS. (SEE SCOPE OF WORK ITEM 1.3).
9. **EXISTING CONDENSATE LINE:** TEMPORARILY REMOVE EXISTING CONDENSATE LINE. REINSTALL EXISTING CONDENSATE LINE OVER NEW PIPE SUPPORTS. (SEE SCOPE OF WORK ITEM 12.0).
10. **EXISTING ACTIVE ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS AND CLAMPING RING AND BOLTS. (SEE SCOPE OF WORK ITEM 1.10).
11. **EXISTING OVERFLOW ROOF DRAINS:** REMOVE EXISTING METAL COVERS , STRAPS AND PORTIONS OF EXISTING PIPING TO NEW FINISHED ROOF HEIGHT. (SEE SCOPE OF WORK ITEM 1.11).
12. **EXISTING ANTENNA / SATELLITE:** TEMPORARILY REMOVE EXISTING ROOF AND WALL MOUNTED SATELLITES AS REQUIRED TO INSTALL NEW ROOF. (SEE SCOPE OF WORK ITEM 3.2).
13. **EXISTING ABANDONED EQUIPMENT:** REMOVE EXISTING ABANDONED EQUIPMENT AND FILL-IN ACCORDING TO DECK FILL-IN DETAILS.
14. **EXISTING EXPANSION JOINT:** REMOVE EXISTING EXPANSION JOINT FLASHINGS AND COVERS. (SEE SCOPE OF WORK ITEM 7.0).
15. **EXISTING ROOF HATCH DOOR:** TEMPORARILY REMOVE EXISTING ROOF MOUNTED EQUIPMENT AS REQUIRED TO INSTALL NEW BASE FLASHINGS AND SKIRT FLASHINGS. (SEE SCOPE OF WORK ITEM 4.0).
16. **ROOF DECK VENTS:** REMOVE EXISTING COVERED / COATED ROOF DECK VENTS. (SEE SCOPE OF WORK ITEM 1.16).
17. **EXISTING PITCH PANS:** REMOVE EXISTING PITCH PANS AT ROOF PIPE PENETRATIONS, GUARDRAIL PIPES AND ANY OTHER THAT EQUIPMENT THAT PENETRATES THE ROOF SUBSTRATE. (SEE SCOPE OF WORK ITEM 1.5).
18. **EXISTING ROOF WALK TRAFFIC PADS:** REMOVE ALL EXISTING ROOF WALK TRAFFIC PADS AND INSTALL NEW ONES AFTER NEW ROOF ASSEMBLY INSTALLATION. (SEE SCOPE OF WORK ITEM 1.15).
19. **EXISTING CONCRETE CHILLER RAISED PADS:** REMOVE EXISTING ROOFING ASSEMBLY OVER ALL RAISED CONCRETE PADS AND TEMPORARILY DISCONNECT ALL RELATED HVAC EQUIPMENT AND REINSTALL . AFTER NEW ROOFING ASSEMBLY INSTALLATION. (SEE SCOPE OF WORK ITEM 1.18).
20. **EXISTING HOT WATER TANKS ON RAISED PADS:** TEMPORARILY REMOVE ALL EXISTING HOT WATER TANKS OVER ALL RAISED CONCRETE PADS AND TEMPORARILY DISCONNECT ALL RELATED HVAC EQUIPMENT AND REINSTALL . AFTER NEW ROOFING ASSEMBLY INSTALLATION. (SEE SCOPE OF WORK ITEM 1.19).

# SCOPE OF WORK:

**1.0 ROOFING ASSEMBLY TYPE A - LOW-SLOPE ROOF AREAS:**

**1.1 ROOFING REMOVAL:** REMOVE THE EXISTING ROOF SYSTEM DOWN TO THE TOP SURFACE OF THE EXISTING SLOPED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ANY DAMAGED OR DETERIORATED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ALL ASBESTOS CONTAINING MATERIALS AND PROPERLY DISPOSE OF ACCORDING TO OWNER AND CURRENT GOVERNMENTAL REQUIREMENTS. OBTAIN ASBESTOS SURVEY REPORT FROM INDIAN RIVER COUNTY PRIOR TO DEMOLITION. THE ROOFING COMPONENTS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO ALL EXISTING COATINGS, ROOF MEMBRANE FLASHINGS/SEALANTS, RIGID ROOF COVER BOARD, RIGID POLYISOCYANURATE INSULATION BOARDS, METAL FLASHINGS, RELATED FASTENERS, AND CANT STRIPS.

**1.2 TEMPORARY REMOVAL:** TEMPORARILY REMOVE THE FOLLOWING EXISTING COMPONENTS AND REINSTALL DURING THE ROOFING REPLACEMENT PROJECT AS REQUIRED TO PROVIDE A WATERTIGHT INSTALLATION. REPAIR OR REPLACE THE COMPONENTS AS REQUIRED TO MEET OR EXCEED THE LEVEL OF PERFORMANCE THAT WAS PRESENT PRIOR TO REMOVAL OF THE COMPONENT. COMPONENTS INCLUDE ELECTRICAL JUNCTION BOXES, OUTLETS, CONDUITS, ANTENNAS, SECURITY CAMERAS, ROOF MOUNTED LIGHTS, POWER VENTS, ELEVATED HVAC EQUIPMENT AND OTHER MISCELLANEOUS ELECTRICAL COMPONENTS. REINSTALL EXISTING COMPONENTS AFTER THE INSTALLATION OF NEW ROOFING ASSEMBLY COMPONENTS.

**1.3 EXISTING PIPE PENETRATIONS AND EXISTING ROOFTOP EQUIPMENT LESS THAN 8 INCHES ABOVE FINISHED ROOF SURFACE:** WHERE DESIGNATED ON THE DRAWINGS TO REMAIN, REMOVE METAL AND MEMBRANE FLASHINGS AT THE EXISTING PLUMBING VENTS. EXTEND EXISTING PLUMBING VENTS AS REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. INSTALL A LIQUID-APPLIED FLASHING SYSTEM BY THE MANUFACTURER OF THE ROOF MEMBRANE AT PIPE PENETRATION. WHERE REQUIRED, INSTALL NEW PREMANUFACTURED EQUIPMENT CURBS BY PATE, INC. OR APPROVED EQUAL TO MAINTAIN 8" MINIMUM BASE FLASHING HEIGHT ABOVE THE NEW ROOF SYSTEM. MODIFY EXISTING HVAC EQUIPMENT AND ELECTRICAL EQUIPMENT AS REQUIRED. ALL MECHANICAL AND ELECTRICAL WORK TO BE COMPLETED BY A STATE OF FLORIDA LICENSED ELECTRICIAN AND / OR MECHANICAL CONTRACTOR. ROOFING CONTRACTOR TO SUBMIT SEALED ENGINEERED SHOP DRAWINGS OF CURBS AND FLORIDA PRODUCT APPROVAL INFORMATION BY PATE, INC. OR APPROVED EQUAL.

**1.4 EXISTING ROOFTOP EQUIPMENT 8 INCHES OR GREATER ABOVE FINISHED ROOF SURFACE:** REMOVE ALL EXISTING SKIRT FLASHINGS FROM CURBED ROOF MOUNTED EQUIPMENT. INSTALL NEW COVER BOARD, BASE FLASHINGS AND SKIRT FLASHINGS AT EXISTING CURBED ROOF MOUNTED EQUIPMENT. MODIFY EQUIPMENT AND BASE FLASHINGS AS REQUIRED BY ROOF MEMBRANE MANUFACTURER'S WARRANTY REQUIREMENTS.

**1.5 EXISTING PIPE PENETRATIONS WITH PITCH PANS:** REMOVE ALL EXISTING PITCH PANS. EXTEND EXISTING PENETRATIONS WHERE REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. APPLY ROOF MEMBRANE MANUFACTURER APPROVED LIQUID-APPLIED FLASHING SYSTEM WITH FULL REINFORCING FABRIC.

**1.6 ROOF MOUNTED CONDUITS:** TEMPORARILY REMOVE EXISTING CONDUITS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL PREMANUFACTURED ROOFTOP ATTACHMENT SYSTEM ASSEMBLY. REINSTALL CONDUITS AFTER NEW ROOFING ASSEMBLY INSTALLATION. BASIS OF DESIGN: "U3800-SBS TORCH", MANUFACTURED BY " ANCHOR PRODUCTS " ALL EXPOSED MATERIALS TO BE STAINLESS STEEL.

**1.7 NOT USED**

**1.8 ENGINEERING:** CONTRACTOR TO COMPLETE BONDED PULL TESTS OF THE ROOF SYSTEM PRELIMINARY ROOF MEMBRANE PER TAS 124 CRITERIA. PROVIDE ENGINEERING CALCULATIONS PREPARED BY A STATE OF FLORIDA LICENSED STRUCTURAL ENGINEER INCLUDING THE TESTED NOA FOR EACH ROOF ZONE. SUBMIT THE BONED PULL TEST RESULTS AND THE ENGINEERED ADHESIVE RIBBON SPACING CALCULATIONS TO THE ARCHITECT AND MANUFACTURER FOR REVIEW PRIOR TO COMMENCEMENT OF THE ROOFING INSTALLATION. (SEE SHEET A2.3 FOR WIND UPLIFT PRESSURES.)

**1.9 NEW MODIFIED BITUMEN ROOFING MEMBRANE ASSEMBLY - TYPE A - MAIN ROOF AREAS:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE TO MEET OR EXCEED PROJECT WIND UPLIFT PRESSURES. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE FOR A TOTAL THICKNESS 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURER'S RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL A CAP SHEET A3.1. SEE SPECIFICATION SECTION 075520.

**1.10 ROOF DRAINAGE - RETRO-FIT ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, RETRO-FIT ROOF DRAINS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURERS INSTALLATION INSTRUCTIONS. FORM SUMP AT RETRO-FIT ROOF DRAINS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.11 RETRO-FIT EXISTING OVERFLOW ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING OVERFLOW ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURERS INSTALLATION INSTRUCTIONS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.12 EXISTING SECONDARY OVERFLOW SCUPPERS:** REMOVE ALL EXISTING METAL SCUPPER INSERTS AND FLASHINGS FROM THE PARAPET WALL ASSEMBLY. INSTALL NEW ALL WELDED STAINLESS STEEL SCUPPERS AT INTERFACE WITH CONCRETE BLOCK / EIFS WALL ASSEMBLIES. CUT AND PATCH EXISTING EIFS WALL ASSEMBLY AS REQUIRED TO INSTALL NEW SCUPPER FLASHINGS.

**1.13 EXISTING EQUIPMENT:** REMOVE EXISTING INDIAN RIVER COUNTY COURTHOUSE DESIGNATED ABANDONED EQUIPMENT FROM ROOF SURFACES. AT EXISTING DECK OPENINGS LESS THAN 18"X18", INSTALL NEW 16 GAUGE GALVANIZED STEEL PLATE SECURED TO EXISTING CONCRETE DECK, INSTALL RIGID INSULATION AND COVER BOARD FLUSH TO ADJACENT ROOF SURFACES. NOTIFY ARCHITECT OF DECK OPENINGS GREATER THAN 18"X18". AT ABANDONED EQUIPMENT CURBS, INSTALL 20 GAUGE STAINLESS STEEL EQUIPMENT COVERS SECURED TO NEW AND EXISTING CURBS.

**1.14 METAL FLASHING INSTALLATION:** INSTALL NEW PRE-MANUFACTURED ALUMINUM METAL EDGE FLASHINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE-PIECE TRANSITION FLASHINGS AT CORNERS, TRANSITIONS AND TERMINATIONS. RESECURE ALL WOOD BLOCKING PER PROJECT WIND UPLIFT PRESSURES AND STRUCTURAL LOAD REQUIREMENTS.

**1.15 ROOF WALK PADS:** INSTALL NEW MODIFIED BITUMEN ROOF WALKWAY PADS AT DESIGNATED LOCATIONS. COLOR OF NEW WALKPADS TO BE SELECTED BY ONWER IN FIELD. SEE SHEET A2.2 FOR NEW WALK WAY PAD LOCATIONS.

**1.16 EXISTING ROOF DECK VENTS:** REMOVE EXISTING DECK VENTS FROM THE TOP SURFACE OF THE EXISTING STRUCTURAL LIGHTWEIGHT CONCRETE DECK AND PATCH AS REQUIRED BY ROOF MEMBRANE MANUFACTURER.

**1.17 EXISTING ROOF LIGHT FIXTURES:** TEMPORARILY REMOVE EXISTING LIGHT FIXTURES FROM ROOF SURFACE AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL ROOF MEMBRANE APPROVED LIQUID-APPLIED FLASHING.

**1.18 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING CONCRETE CHILLER PAD MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING CONCRETE PAD AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**1.19 EXISTING HOT WATER TANKS OVER RAISED CONCRETE PAD:** TEMPORARILY DISCONNECT ALL WATER TANKS OVER EXISTING RAISED CONCRETE PADS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**2.0 ROOFING ASSEMBLY TYPE B - RADIUS ROOFS WITH PLYWOOD DECKS:**

**2.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** RESECURE EXISTING PLYWOOD WITH NEW #12 SHEET METAL SCREWS TO THE EXISTING STEEL FRAMING AT 4" O.C. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW ROOF ASSEMBLY THICKNESS. PRELIMINARY INSTALL A CEMENTITIOUS COVER BOARD OVER THE EXISTING PLYWOOD DECK. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND MECHANICALLY ATTACH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE SHEET OVER THE NEW COVER BOARD. TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN INNER-PLY OVER BASE SHEET. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER INNER-PLY. APPLY A PMMA REINFORCED LIQUID ROOF MEMBRANE OVER CAP SHEET. SEE DETAIL B/A3.1. SEE SPECIFICATION SECTION 075520.

**3.0 ROOFING ASSEMBLY TYPE C - ELEVATOR PENTHOUSE WITH CONCRETE DECK:**

**3.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE TO MEET A TOTAL THICKNESS OF 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW INSULATION THICKNESS. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURER'S RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL C/A3.1. SEE SPECIFICATION SECTION 075520.

**4.0 ROOF HATCH:**

**4.1 ROOF HATCH REPLACEMENT:** REMOVE EXISTING ROOF HATCH FROM CURB. INSTALL NEW STAINLESS STEEL BILCO TYPE S ROOF HATCH WITH STAINLESS STEEL LATCHING HARDWARE. INSTALL SKIRT FLASHING AT BASE FLASHING INTERFACE.

**5.0 ROOF ACCESS DOOR RESTORATION:**

**5.1 MAIN ACCESS DOORS:** REMOVE EXISTING STEEL PLATE AND THRESHOLD DOWN TO CONCRETE SUBSTRATE. INSTALL NEW ROOF ASSEMBLY AND METAL FLASHINGS. INSTALL NEW PLATE AND THRESHOLD IN FULL BED OF SEALANT. SEE DETAIL B/A3.4

**5.2 MECHANICAL DOORS:** AT TWO MECHANICAL ROOM DOORS LOCATED BELOW THE RADIUS ROOFS, REMOVE ALL EXISTING SEALANTS AT PAN FLASHING AND THRESHOLDS AND INSTALL NEW URETHANE SEALANTS AT PAN FLASHING AND THRESHOLD. SEE SPECIFICATION SECTIONS 079200.

**6.0 COUNTERFLASHING REPLACEMENT:**

**6.1 COUNTERFLASHING INSTALLATION:** REMOVE ALL EXISTING COUNTERFLASHINGS AND WIND CLIPS BELOW THE EXISTING THROUGH-WALL FLASHINGS. FABRICATE AND INSTALL NEW STAINLESS STEEL COUNTERFLASHINGS WHERE INDICATED AND WHERE REQUIRED FOR A TOTAL ROOFING ASSEMBLY WARRANTY. SOLDER ALL TRANSITION FLASHING JOINTS NOT REQUIRED TO THERMALLY EXPAND AND CONTRACT. SEE SPECIFICATION SECTION 076200.

**7.0 EXPANSION JOINTS:**

**7.1 NEW EXPANSION JOINT COVER INSTALLATION:** INSTALL NEW 22 GAUGE STAINLESS STEEL FINISHED ROOF AND WALL EXPANSION JOINT COVERS INSTALL ONE PIECE TRANSITION FLASHINGS WITH ALL SOLDERED / WELDED JOINTS AT CORNERS, TERMINATIONS AND TRANSITIONS. SEE SPECIFICATION SECTION 076200.

**8.0 PRECAST CONCRETE PARAPET CAPS:**

**8.1 PRECAST CONCRETE RESTORATION:** REMOVE EXISTING SEALANTS. PRIME CONCRETE SURFACES AND INSTALL NEW DOW 795 SILICONE SEALANTS AT ALL END JOINTS. PROVIDE MOCK-UP AND COMPLETE ADHESION TESTS OF NEW SEALANT SYSTEM.

**9.0 SKYLIGHTS:**

**9.1 ROOF MOUNTED SKYLIGHT RESEALING:** REMOVE ALL SEALANTS FROM EXISTING SKYLIGHT ASSEMBLY. INSTALL NEW DOW 795 SILICONE SEALANT AT ALL METAL TO METAL AND METAL TO GLASS JOINTS. MAINTAIN EXISTING SKYLIGHT WEEP SYSTEMS. REPLACE EXISTING HEAD FLASHINGS WITH NEW PRE-PAINTED ALUMINUM FLASHINGS. INSTALL FULLY REINFORCED ROOF COATING SYSTEM OVER EXISTING PERIMETER (SIDE) FLASHING LOWER BASE FLASHINGS.

**10.0 GUARD RAIL FLASHINGS:** REMOVE EXISTING GUARDRAIL FLASHINGS AND INSTALL NEW REINFORCED LIQUID FLASHINGS SYSTEM BY ROOF SYSTEM MANUFACTURER.

**11.0 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING MOTORS AND VIBRATION DAMPENERS AS REQUIRED TO INSTALL NEW ROOF SYSTEM.

CONSTRUCTION DOCUMENTS

INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA

LOW SLOPE
ROOFING REPLACEMENT PROJECT

JAY AMMON ARCHITECT, INC.
3246 LAKEVIEW OAKS DRIVE • LONGWOOD, FLORIDA 32779
(407) 333-1977 • FAX: (407) 333-4686 • E MAIL: JAY@JAYAMMON.COM

REVISIONS

| NUMBER | TYPE | DATE: |
|---|---|---|
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| | | |
| | | |

DRAWN BY: LBH / CAS — PROJECT NUMBER: 18-012
APPROVED BY: JPA — PHASE: CONSTRUCTION DOCS
ENGINEER: — DATE: JANUARY 25, 2021

ENLARGED MECHANICAL AREA DEMOLITION ROOF PLAN

PLOT: 3/16" = 1'-0" SHEET A2.1.1

## LEGEND:

PARAPET WALL
(SEE DETAILS ON SHEETS A3.1, A3.2 AND A3.2A)

EXISTING OVERFLOW SCUPPER
(SEE DETAILS C/A3.2 &B/A3.2A)

ACTIVE ROOF DRAIN
(SEE DETAIL A/A3.8)

OVERFLOW ROOF DRAIN
(SEE DETAIL B/A3.8)

PLUMBING VENT
(SEE DETAIL B/A3.6)

ROOF MOUNTED EQUIPMENT - TYPE 1
(SEE DETAILS A AND C ON A3.7)

STEEL SUPPORTS PIPES FOR MECH
(SEE DETAILS C/A3.6)

DUCT WORK PENETRATION.
(SEE DETAILS C AND D ON A3.7)

ROOF PITCH PANS WITH PIPE PENETRATIONS
(SEE SCOPE OF WORK ITEM 1.5)

SKYLIGHT GUARDRAILS OVER
PITCH PANS (SEE SCOPE OF WORK
ITEM 10.0)

EXISTING SCREEN WALL PIPE PENETRATION
WITH LIQUID FLASHING BASES.
(SEE DETAIL C/A3.6)

EXISTING CURBS WITH SKIRT FLASHING.
(SEE SCOPE OF WORK ITEM 1.4)

EXISTING PITCH PANS WITH PIPE/HOSES
PENETRATIONS. (SEE SCOPE OF WORK ITEM 1.5)

EXISTING MECHANICAL EQUIPMENT WITH
RAISED CONCRETE PAD WITH NOISE
ISOLATORS. (SEE SCOPE OF WORK ITEM 1.18)

ROOF DECK VENTS
(SEE SCOPE OF WORK ITEM 1.16)

SKYLIGHT TO REMAIN
(SEE SCOPE OF WORK ITEM 9.0)

EXISTING ROOF CONDENSATE CONDUIT LINES.
(SEE SCOPE OF WORK ITEM 1.6)

EXISTING HVAC CHILLERS AND PUMPS UNITS.

EXISTING ROOF LIGHT FIXTURES
(SEE SCOPE OF WORK ITEM 1.17)

ROOF ASSEMBLY - TYPE A
(SEE DETAIL A/A3.1 AND
SCOPE OF WORK ITEM 1.0)

ROOF ASSEMBLY - TYPE B
(SEE DETAIL B/A3.1 AND
SCOPE OF WORK ITEM 2.0)

ROOF ASSEMBLY - TYPE C
(SEE DETAIL C/A3.1 AND
SCOPE OF WORK ITEM 3.0)

METAL ROOFS - NOT IN CONTRACT

NEW EQUIPMENT ROOF WALK
MAINTENANCE TRAFFIC PADS.
(SEE SCOPE OF WORK ITEM 1.15)

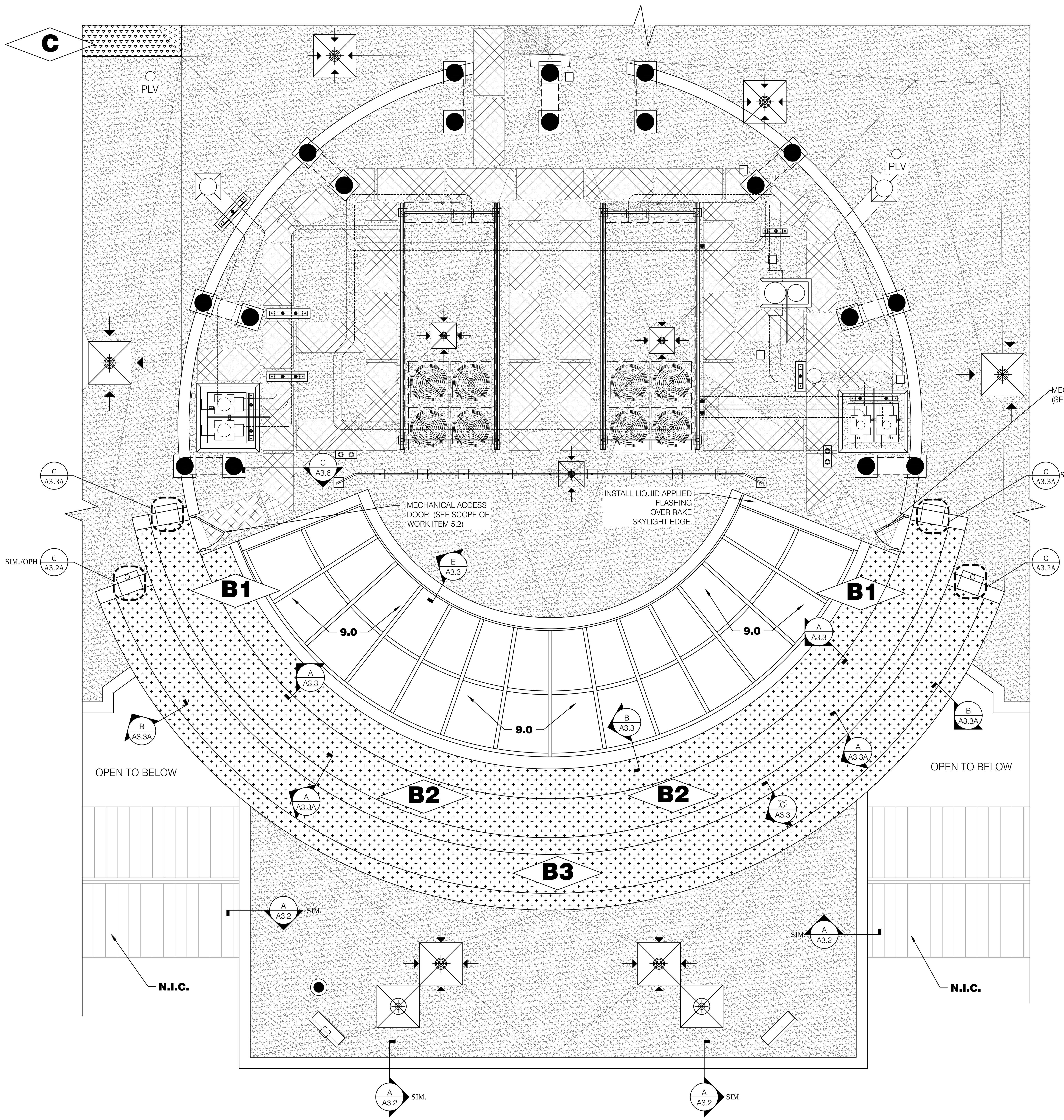
NEW SLOPE - (TO MATCH EXISTING)

NEW CONSTRUCTION NOTE DESIGNATION

ROOF AREA DESIGNATION

SECTION DESIGNATION

N.I.C. NOT IN CONTRACT




1 A2.2.1

# ENLARGED MECHANICAL AREA PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"

## SCOPE OF WORK:

**1.0 ROOFING ASSEMBLY TYPE A - LOW-SLOPE ROOF AREAS:**

**1.1 ROOFING REMOVAL:** REMOVE THE EXISTING ROOF SYSTEM DOWN TO THE TOP SURFACE OF THE EXISTING SLOPED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ANY DAMAGED OR DETERIORATED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ALL ASBESTOS CONTAINING MATERIALS AND PROPERLY DISPOSE OF ACCORDING TO OWNER AND CURRENT GOVERNMENTAL REQUIREMENTS. OBTAIN ASBESTOS SURVEY REPORT FROM INDIAN RIVER COUNTY PRIOR TO DEMOLITION. THE ROOFING COMPONENTS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO ALL EXISTING COATINGS, ROOF MEMBRANE FLASHING/SEALANTS, RIGID ROOF COVER BOARD, RIGID POLYISOCYANURATE INSULATION BOARDS, METAL FLASHINGS, RELATED FASTENERS, AND CANT STRIPS.

**1.2 TEMPORARY REMOVAL:** TEMPORARILY REMOVE THE FOLLOWING EXISTING COMPONENTS AND REINSTALL DURING THE ROOFING REPLACEMENT PROJECT AS REQUIRED TO PROVIDE A WATERTIGHT INSTALLATION. REPAIR OR REPLACE THE COMPONENTS AS REQUIRED TO MEET OR EXCEED THE LEVEL OF PERFORMANCE THAT WAS PRESENT PRIOR TO REMOVAL OF THE COMPONENT. COMPONENTS INCLUDE ELECTRICAL JUNCTION BOXES, OUTLETS, CONDUITS, ANTENNAS, SECURITY CAMERAS, ROOF MOUNTED LIGHTS, POWER VENTS, ELEVATED HVAC EQUIPMENT AND OTHER MISCELLANEOUS ELECTRICAL COMPONENTS. REINSTALL EXISTING COMPONENTS AFTER THE INSTALLATION OF NEW ROOFING ASSEMBLY COMPONENTS.

**1.3 EXISTING PIPE PENETRATIONS AND EXISTING ROOFTOP EQUIPMENT LESS THAN 8 INCHES ABOVE FINISHED ROOF SURFACE:** WHERE DESIGNATED ON THE DRAWINGS TO REMAIN, REMOVE METAL AND MEMBRANE FLASHINGS AT THE EXISTING PLUMBING VENTS. EXTEND EXISTING PLUMBING VENTS AS REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. INSTALL A LIQUID-APPLIED FLASHING SYSTEM BY THE MANUFACTURER OF THE ROOF MEMBRANE AT PIPE PENETRATION. WHERE REQUIRED, INSTALL NEW PREMANUFACTURED EQUIPMENT CURBS BY PATE, INC. OR APPROVED EQUAL TO MAINTAIN 8" MINIMUM BASE FLASHING HEIGHT ABOVE THE NEW ROOF SYSTEM. MODIFY EXISTING HVAC EQUIPMENT AND ELECTRICAL EQUIPMENT AS REQUIRED. ALL MECHANICAL AND ELECTRICAL WORK TO BE COMPLETED BY A STATE OF FLORIDA LICENSED ELECTRICIAN AND / OR MECHANICAL CONTRACTOR. ROOFING CONTRACTOR TO SUBMIT SEALED ENGINEERED SHOP DRAWINGS OF CURBS AND FLORIDA PRODUCT APPROVAL INFORMATION BY PATE, INC. OR APPROVED EQUAL.

**1.4 EXISTING ROOFTOP EQUIPMENT 8 INCHES OR GREATER ABOVE FINISHED ROOF SURFACE:** REMOVE ALL EXISTING SKIRT FLASHINGS FROM CURBED ROOF MOUNTED EQUIPMENT. INSTALL NEW COVER BOARD, BASE FLASHINGS AND SKIRT FLASHINGS AT EXISTING CURBED ROOF MOUNTED EQUIPMENT. MODIFY EQUIPMENT AND BASE FLASHINGS AS REQUIRED BY ROOF MEMBRANE MANUFACTURER'S WARRANTY REQUIREMENTS.

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**1.7 NOT USED**

**1.8 ENGINEERING:** CONTRACTOR TO COMPLETE BONDED PULL TESTS OF THE ROOF SYSTEM PRELIMINARY ROOF MEMBRANE PER TAS 124 CRITERIA. PROVIDE ENGINEERING CALCULATIONS PREPARED BY A STATE OF FLORIDA LICENSED STRUCTURAL ENGINEER INCLUDING THE TESTED NOA FOR EACH ROOF ZONE. SUBMIT THE BONED PULL TEST RESULTS AND THE ENGINEERED ADHESIVE RIBBON SPACING CALCULATIONS TO THE ARCHITECT AND MANUFACTURER FOR REVIEW PRIOR TO COMMENCEMENT OF THE ROOFING INSTALLATION. (SEE SHEET A2.3 FOR WIND UPLIFT PRESSURES.).

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**1.10 ROOF DRAINAGE - RETRO-FIT ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, RETRO-FIT ROOF DRAINS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. FORM SUMP AT RETRO-FIT ROOF DRAINS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.11 RETRO-FIT EXISTING OVERFLOW ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING OVERFLOW ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.12 EXISTING SECONDARY OVERFLOW SCUPPERS:** REMOVE ALL EXISTING METAL SCUPPER INSERTS AND FLASHINGS FROM THE PARAPET WALL ASSEMBLY. INSTALL NEW ALL WELDED STAINLESS STEEL SCUPPERS AT INTERFACE WITH CONCRETE BLOCK / EIFS WALL ASSEMBLIES. CUT AND PATCH EXISTING EIFS WALL ASSEMBLY AS REQUIRED TO INSTALL NEW SCUPPER FLASHINGS.

**1.13 EXISTING EQUIPMENT:** REMOVE EXISTING INDIAN RIVER COUNTY COURTHOUSE DESIGNATED ABANDONED EQUIPMENT FROM ROOF SURFACES. AT EXISTING DECK OPENINGS LESS THAN 18"X18", INSTALL NEW 16 GAUGE GALVANIZED STEEL PLATE SECURED TO EXISTING CONCRETE DECK, INSTALL RIGID INSULATION AND COVER BOARD FLUSH TO ADJACENT ROOF SURFACES. NOTIFY ARCHITECT OF DECK OPENINGS GREATER THAN 18"X18". AT ABANDONED EQUIPMENT CURBS, INSTALL 20 GAUGE STAINLESS STEEL EQUIPMENT COVERS SECURED TO NEW AND EXISTING CURBS.

**1.14 METAL FLASHING INSTALLATION:** INSTALL NEW PRE-MANUFACTURED ALUMINUM METAL EDGE FLASHINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE-PIECE TRANSITION FLASHINGS AT CORNERS, TRANSITIONS AND TERMINATIONS. RESECURE ALL WOOD BLOCKING PER PROJECT WIND UPLIFT PRESSURES AND STRUCTRUAL LOAD REQUIREMENTS.

**1.15 ROOF WALK PADS:** INSTALL NEW MODIFIED BITUMEN ROOF WALKWAY PADS AT DESIGNATED LOCATIONS. COLOR OF NEW WALKPADS TO BE SELECTED BY ONWER IN FIELD. SEE SHEET A2.2 FOR NEW WALK WAY PAD LOCATIONS.

**1.16 EXISTING ROOF DECK VENTS:** REMOVE EXISTING DECK VENTS FROM THE TOP SURFACE OF THE EXISTING STRUCTURAL LIGHTWEIGHT CONCRETE DECK AND PATCH AS REQUIRED BY ROOF MEMBRANE MANUFACTURER.

**1.17 EXISTING ROOF LIGHT FIXTURES:** TEMPORARILY REMOVE EXISTING LIGHT FIXTURES FROM ROOF SURFACE AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL ROOF MEMBRANE APPROVED LIQUID-APPLIED FLASHING.

**1.18 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING CONCRETE CHILLER PAD MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING CONCRETE PAD AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**1.19 EXISTING HOT WATER TANKS OVER RAISED CONCRETE PAD:** TEMPORARILY DISCONNECT ALL WATER TANKS OVER EXISTING RAISED CONCRETE PADS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**2.0 ROOFING ASSEMBLY TYPE B - RADIUS ROOFS WITH PLYWOOD DECKS:**

**2.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** RESECURE EXISTING PLYWOOD WITH NEW #12 SHEET METAL SCREWS TO THE EXISTING STEEL FRAMING AT 4" O.C. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW ROOF ASSEMBLY THICKNESS. PRELIMINARY INSTALL A CEMENTITIOUS COVER BOARD OVER THE EXISTING PLYWOOD DECK. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND MECHANICALLY ATTACH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE SHEET OVER THE NEW COVER BOARD. TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN INNER-PLY OVER BASE SHEET. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER INNER-PLY. APPLY A PMMA REINFORCED LIQUID ROOF MEMBRANE OVER CAP SHEET. SEE DETAIL B/A3.1. SEE SPECIFICATION SECTION 075520.

**3.0 ROOFING ASSEMBLY TYPE C - ELEVATOR PENTHOUSE WITH CONCRETE DECK:**

**3.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE TO MEET A TOTAL THICKNESS OF 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW INSULATION THICKNESS. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURER'S RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL C/A3.1. SEE SPECIFICATION SECTION 075520.

**4.0 ROOF HATCH:**

**4.1 ROOF HATCH REPLACEMENT:** REMOVE EXISTING ROOF HATCH FROM CURB. INSTALL NEW STAINLESS STEEL BILCO TYPE S ROOF HATCH WITH STAINLESS STEEL LATCHING HARDWARE. INSTALL SKIRT FLASHING AT BASE FLASHING INTERFACE.

**5.0 ROOF ACCESS DOOR RESTORATION:**

**5.1 MAIN ACCESS DOORS:** REMOVE EXISTING STEEL PLATE AND THRESHOLD DOWN TO CONCRETE SUBSTRATE. INSTALL NEW ROOF ASSEMBLY AND METAL FLASHINGS. INSTALL NEW PLATE AND THRESHOLD IN FULL BED OF SEALANT. SEE DETAIL B/A3.4.

**5.2 MECHANICAL DOORS:** AT TWO MECHANICAL ROOM DOORS LOCATED BELOW THE RADIUS ROOFS, REMOVE ALL EXISTING SEALANTS AT PAN FLASHING AND THRESHOLDS AND INSTALL NEW URETHANE SEALANTS AT PAN FLASHING AND THRESHOLD. SEE SPECIFICATION SECTIONS 079200.

**6.0 COUNTERFLASHING REPLACEMENT:**

**6.1 COUNTERFLASHING INSTALLATION:** REMOVE ALL EXISTING COUNTERFLASHINGS AND WIND CLIPS BELOW THE EXISTING THROUGH-WALL FLASHINGS. FABRICATE AND INSTALL NEW STAINLESS STEEL COUNTERFLASHINGS WHERE INDICATED AND WHERE REQUIRED FOR A TOTAL ROOFING ASSEMBLY WARRANTY. SOLDER ALL TRANSITION FLASHING JOINTS NOT REQUIRED TO THERMALLY EXPAND AND CONTRACT. SEE SPECIFICATION SECTION 076200.

**7.0 EXPANSION JOINTS:**

**7.1 NEW EXPANSION JOINT COVER INSTALLATION:** INSTALL NEW 22 GAUGE STAINLESS STEEL FINISHED ROOF AND WALL EXPANSION JOINT COVERS. INSTALL ONE PIECE TRANSITION FLASHINGS WITH ALL SOLDERED / WELDED JOINTS AT CORNERS, TERMINATIONS AND TRANSITIONS. SEE SPECIFICATION SECTION 076200.

**8.0 PRECAST CONCRETE PARAPET CAPS:**

**8.1 PRECAST CONCRETE RESTORATION:** REMOVE EXISTING SEALANTS, PRIME CONCRETE SURFACES AND INSTALL NEW DOW 795 SILICONE SEALANTS AT ALL END JOINTS. PROVIDE MOCK-UP AND COMPLETE ADHESION TESTS OF NEW SEALANT SYSTEM.

**9.0 SKYLIGHTS:**

**9.1 ROOF MOUNTED SKYLIGHT RESEALING:** REMOVE ALL SEALANTS FROM EXISTING SKYLIGHT ASSEMBLY. INSTALL NEW DOW 795 SILICONE SEALANT AT ALL METAL TO METAL AND METAL TO GLASS JOINTS. MAINTAIN EXISTING SKYLIGHT WEEP SYSTEMS. REPLACE EXISTING HEAD FLASHINGS WITH NEW PRE-PAINTED ALUMINUM FLASHINGS. INSTALL FULLY REINFORCED ROOF COATING SYSTEM OVER EXISTING PERIMETER (SIDE) FLASHING LOWER BASE FLASHINGS.

**10.0 GUARD RAIL FLASHINGS:** REMOVE EXISTING GUARDRAIL FLASHINGS AND INSTALL NEW REINFORCED LIQUID FLASHINGS SYSTEM BY ROOF SYSTEM MANUFACTURER.

**11.0 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING MOTORS AND VIBRATION DAMPENERS AS REQUIRED TO INSTALL NEW ROOF SYSTEM.

CONSTRUCTION DOCUMENTS
INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA

LOW SLOPE
ROOFING REPLACEMENT PROJECT


JAY AMMON ARCHITECT, INC.
3246 LAKEVIEW OAKS DRIVE ▪ LONGWOOD, FLORIDA 32779
(407) 333-1977 ▪ FAX: (407) 333-4686 ▪ E MAIL: JAY@JAYAMMON.COM


REVISIONS

| NUMBER | TYPE | DATE: |
|---|---|---|
| | | |
| | | |
| | | |

DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 25, 2021


ENLARGED MECHANICAL AREA
PROPOSED ROOF PLAN


PLOT: 3/16" = 1'-0" SHEET A2.2.1

# LEGEND:

- PARAPET WALL (SEE DETAILS ON SHEETS A3.1, A3.2 AND A3.2A)
- OS — EXISTING OVERFLOW SCUPPER (SEE DETAILS C/A3.2 AND B/A3.2A)
- EXPANSION JOINT (SEE DETAILS ON SHEET A3.5)
- ACTIVE ROOF DRAIN (SEE DETAIL A/A3.8)
- OVERFLOW ROOF DRAIN (SEE DETAIL B/A3.8)
- PLV — PLUMBING VENT (SEE DETAIL B/A3.6)
- ROOF MOUNTED EQUIPMENT - TYPE 1 (SEE DETAILS A AND C ON A3.7)
- STEEL SUPPORTS PIPES FOR MECH (SEE DETAIL C/A3.6)
- DUCT WORK PENETRATION. (SEE DETAILS C AND D ON A3.7)
- H — ROOF HATCH DOOR (SEE DETAIL A/A3.9)
- ROOF TOP ANTENNA
- ROOF DECK VENTS (IF REQUIRED BY MANUFACTURER - SEE DETAIL D/A3.6)
- ROOF DECK VENT (SEE SCOPE OF WORK ITEM 1.16)
- SC — SIAMESE CONNECTION PIPE PENETRATION (SEE DETAIL A/A3.6)
- ROOF PITCH PANS WITH PIPE PENETRATIONS (SEE SCOPE OF WORK ITEM 1.5)
- SKYLIGHT GUARDRAILS OVER PITCH PANS (SEE SCOPE OF WORK ITEM 10.0)
- EXISTING ROOF LIGHT FIXTURES (SEE SCOPE OF WORK ITEM 1.17)
- ROOF ASSEMBLY - TYPE A (SEE DETAIL A/A3.1 AND SCOPE OF WORK ITEM 1.0)
- ROOF ASSEMBLY - TYPE B (SEE DETAIL B/A3.1 AND SCOPE OF WORK ITEM 2.0)
- ROOF ASSEMBLY - TYPE C (SEE DETAIL C/A3.1 AND SCOPE OF WORK ITEM 3.0)
- METAL ROOFS - NOT IN CONTRACT

**EXISTING ROOFING ASSEMBLY NOTES:** EXISTING ROOFING ASSEMBLY THICKNESSES ARE APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO ROOF ASSEMBLY THICKNESSES.

PROPOSED ROOFING ASSEMBLY - TYPE A

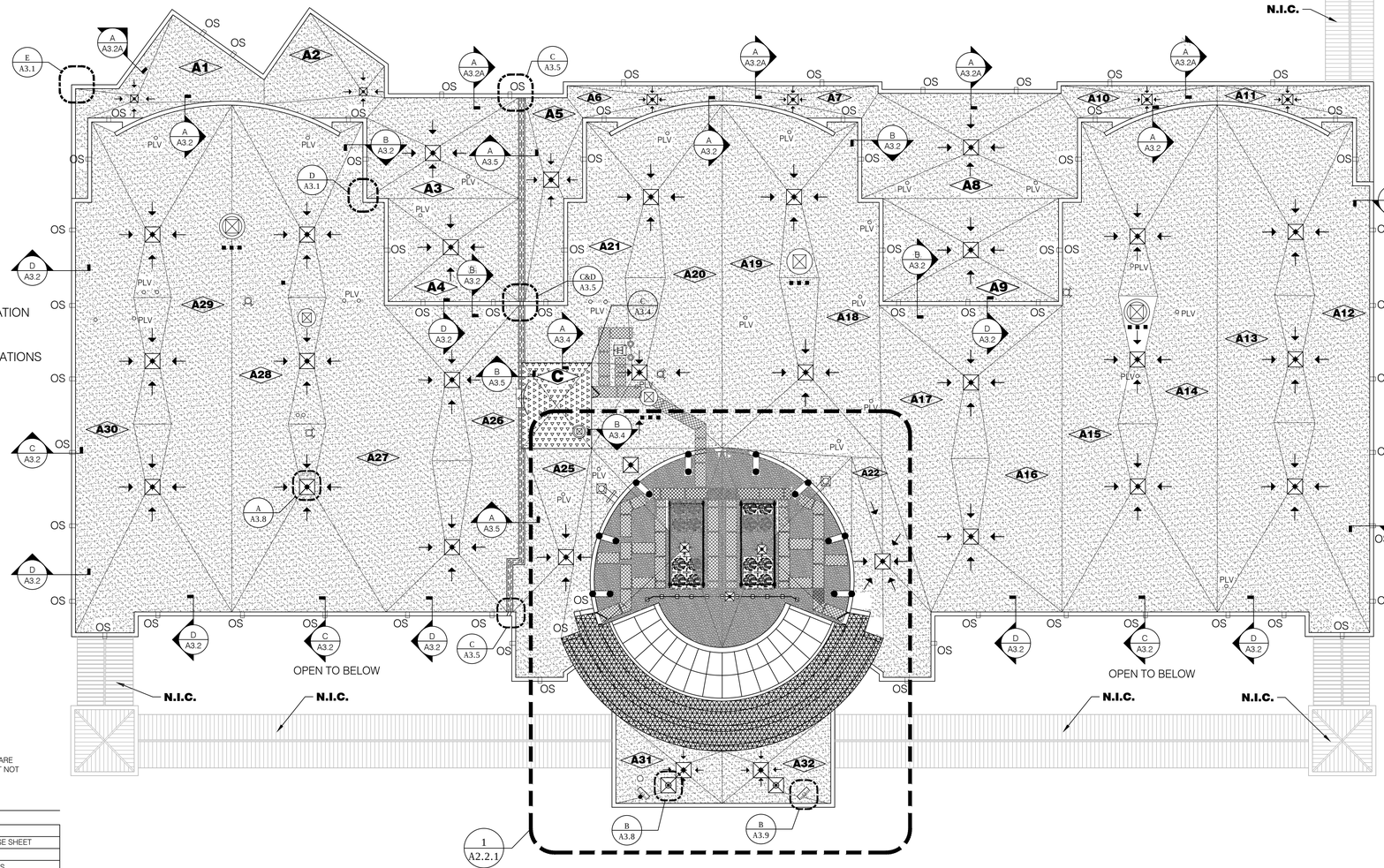
| | ROOF COMPONENTS |
|---|---|
| ROOF COVER | GRANULE SURFACED MODIFIED BITUMEN - CAP OVER BASE SHEET |
| COVER BOARD | 1/2" COVER BOARD |
| BASE INSULATION | 3" OF POLYISOCYANURATE INSULATION - MULTIPLE LAYERS |
| PRELIMINARY ROOF | SAND-SURFACED MODIFIED BITUMEN PLY |
| EX. STRUCTURAL LW CONCRETE | PRIME EXISTING STRUCTURAL LW CONCRETE DECK WITH ASTM D41 PRIMER |
| EXISTING STRUCTURAL DECK | EXISTING CONCRETE DECK |
| ROOF FLASHINGS | STAINLESS STEEL |
| DRAINAGE | RETRO-FIT ROOF DRAINS AND OVERFLOW SCUPPERS |

PROPOSED ROOFING ASSEMBLY - TYPE B

| | ROOF COMPONENTS |
|---|---|
| LIQUID-APPLIED MEMBRANE | PMMA LIQUID-APPLIED MEMBRANE |
| ROOF COVER | GRANULE SURFACED MODIFIED BITUMEN - CAP / INNER / BASE SHEET |
| COVER BOARD | 1/2" COVER BOARD |
| EXISTING STRUCTURAL DECK | EXISTING 5/8" EXTERIOR GRADE PLYWOOD |
| ROOF FLASHINGS | STAINLESS STEEL |
| DRAINAGE | NEW CHANNEL SCUPPERS |

# LEGEND:

- NEW EQUIPMENT ROOF MAINTENANCE TRAFFIC PADS
- NEW SLOPE - (TO MATCH EXISTING)
- 1. — NEW CONSTRUCTION NOTE DESIGNATION
- A — ROOF AREA DESIGNATION
- B / A-450 — SECTION DESIGNATION
- N.I.C. — NOT IN CONTRACT




N 1 A2.2 PROPOSED ROOF PLAN
SCALE: 1/16" = 1'-0"

PROPOSED ROOFING ASSEMBLY - TYPE C

| | ROOF COMPONENTS |
|---|---|
| ROOF COVER | GRANULE SURFACED MODIFIED BITUMEN - CAP / BASE PLY |
| COVER BOARD | 1/2" COVER BOARD |
| BASE INSULATION | 3" OF POLYISOCYANURATE INSULATION - MULTIPLE LAYERS |
| PRELIMINARY ROOF | SAND-SURFACED MODIFIED BITUMEN PLY |
| EXISTING CONCRETE DECK | REINFORCED CONCRETE |
| EXISTING STRUCTURAL DECK | METAL DECK |
| ROOF FLASHINGS | STAINLESS STEEL |
| DRAINAGE | SPILL OVER THE EDGE |

# NEW CONSTRUCTION NOTES:

1. **MECHANICAL EQUIPMENT - CRICKETS AND ROOF TRAFFIC PADS:** INSTALL CRICKETS ON THE UPSLOPE OF ALL ROOF MOUNTED EQUIPMENT TO DIVERT WATER AROUND THE EQUIPMENT. INSTALL ROOF TRAFFIC PADS RECOMMENDED BY THE ROOF MEMBRANE MANUFACTURER AROUND ALL ROOF ACCESS POINTS AND MECHANICAL EQUIPMENT THAT REQUIRES SERVICING. INSTALL 2 INCH DRAINAGE SLOTS BETWEEN EACH ROOF TRAFFIC PAD.

# SCOPE OF WORK:

**1.0 ROOFING ASSEMBLY TYPE A - LOW-SLOPE ROOF AREAS:**

**1.1 ROOFING REMOVAL:** REMOVE THE EXISTING ROOF SYSTEM DOWN TO THE TOP SURFACE OF THE EXISTING SLOPED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ANY DAMAGED OR DETERIORATED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ALL ASBESTOS CONTAINING MATERIALS AND PROPERLY DISPOSE OF ACCORDING TO OWNER AND CURRENT GOVERNMENTAL REQUIREMENTS. OBTAIN ASBESTOS SURVEY REPORT FROM INDIAN RIVER COUNTY PRIOR TO DEMOLITION. THE ROOFING COMPONENTS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO ALL EXISTING COATINGS, ROOF MEMBRANE, FLASHINGS,SEALANTS, RIGID ROOF COVER BOARD, RIGID POLYISOCYANURATE INSULATION BOARDS, METAL FLASHINGS, RELATED FASTENERS, AND CANT STRIPS.

**1.2 TEMPORARY REMOVAL:** TEMPORARILY REMOVE THE FOLLOWING EXISTING COMPONENTS AND REINSTALL DURING THE ROOFING REPLACEMENT PROJECT AS REQUIRED TO PROVIDE A WATERTIGHT INSTALLATION. REPAIR OR REPLACE THE COMPONENTS AS REQUIRED TO MEET OR EXCEED THE LEVEL OF PERFORMANCE THAT WAS PRESENT PRIOR TO REMOVAL OF THE COMPONENT. COMPONENTS INCLUDE ELECTRICAL JUNCTION BOXES, OUTLETS, CONDUITS, ANTENNAS, SECURITY CAMERAS, ROOF MOUNTED LIGHTS, POWER VENTS, ELEVATED HVAC EQUIPMENT AND OTHER MISCELLANEOUS ELECTRICAL COMPONENTS. REINSTALL EXISTING COMPONENTS AFTER THE INSTALLATION OF NEW ROOFING ASSEMBLY COMPONENTS.

**1.3 EXISTING PIPE PENETRATIONS AND EXISTING ROOFTOP EQUIPMENT LESS THAN 8 INCHES ABOVE FINISHED ROOF SURFACE:** WHERE DESIGNATED ON THE DRAWINGS TO REMAIN, REMOVE METAL AND MEMBRANE FLASHINGS AT THE EXISTING PLUMBING VENTS. EXTEND EXISTING PLUMBING VENTS AS REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. INSTALL A LIQUID-APPLIED FLASHING SYSTEM BY THE MANUFACTURER OF THE ROOF MEMBRANE AT PIPE PENETRATION. WHERE REQUIRED, INSTALL NEW PREMANUFACTURED EQUIPMENT CURBS BY PATE, INC. OR APPROVED EQUAL TO MAINTAIN 8" MINIMUM BASE FLASHING HEIGHT ABOVE THE NEW ROOF SYSTEM. MODIFY EXISTING HVAC EQUIPMENT AND ELECTRICAL EQUIPMENT AS REQUIRED. ALL MECHANICAL AND ELECTRICAL WORK TO BE COMPLETED BY A STATE OF FLORIDA LICENSED ELECTRICIAN AND / OR MECHANICAL CONTRACTOR. ROOFING CONTRACTOR TO SUBMIT SEALED ENGINEERED SHOP DRAWINGS OF CURBS AND FLORIDA PRODUCT APPROVAL INFORMATION BY PATE, INC. OR APPROVED EQUAL.

**1.4 EXISTING ROOFTOP EQUIPMENT 8 INCHES OR GREATER ABOVE FINISHED ROOF SURFACE:** REMOVE ALL EXISTING SKIRT FLASHINGS FROM CURBED ROOF MOUNTED EQUIPMENT. INSTALL NEW COVER BOARD, BASE FLASHINGS AND SKIRT FLASHINGS AT EXISTING CURBED ROOF MOUNTED EQUIPMENT. MODIFY EQUIPMENT AND BASE FLASHINGS AS REQUIRED BY ROOF MEMBRANE MANUFACTURERS WARRANTY REQUIREMENTS.

**1.5 EXISTING PIPE PENETRATIONS WITH PITCH PANS:** REMOVE ALL EXISTING PITCH PANS. EXTEND EXISTING PENETRATIONS WHERE REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. APPLY ROOF MEMBRANE MANUFACTURER APPROVED LIQUID-APPLIED FLASHING SYSTEM WITH FULL REINFORCING FABRIC.

**1.6 ROOF MOUNTED CONDUITS:** TEMPORARILY REMOVE EXISTING CONDUITS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL PREMANUFACTURED ROOFTOP ATTACHMENT SYSTEM ASSEMBLY. REINSTALL CONDUITS AFTER NEW ROOFING ASSEMBLY INSTALLATION. BASIS OF DESIGN: "U3600-SBS TORCH", MANUFACTURED BY " ANCHOR PRODUCTS". ALL EXPOSED MATERIALS TO BE STAINLESS STEEL.

**1.7 NOT USED**

**1.8 ENGINEERING:** CONTRACTOR TO COMPLETE BONDED PULL TESTS OF THE ROOF SYSTEM PRELIMINARY ROOF MEMBRANE PER TAS 124 CRITERIA. PROVIDE ENGINEERING CALCULATIONS PREPARED BY A STATE OF FLORIDA LICENSED STRUCTURAL ENGINEER INCLUDING THE TESTED NOA FOR EACH ROOF ZONE. SUBMIT THE BONED PULL TEST RESULTS AND THE ENGINEERED ADHESIVE RIBBON SPACING CALCULATIONS TO THE ARCHITECT AND MANUFACTURER FOR REVIEW PRIOR TO COMMENCEMENT OF THE ROOFING INSTALLATION. (SEE SHEET A2.3 FOR WIND UPLIFT PRESSURES.)

**1.9 NEW MODIFIED BITUMEN ROOFING MEMBRANE ASSEMBLY - TYPE A - MAIN ROOF AREAS:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE TO MEET OR EXCEED PROJECT WIND UPLIFT PRESSURES. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE FOR A TOTAL THICKNESS 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURER'S RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL A ON SHEET A3.1. SEE SPECIFICATION SECTION 075520.

**1.10 ROOF DRAINAGE - RETRO-FIT ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, RETRO-FIT ROOF DRAINS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. FORM SUMP AT RETRO-FIT ROOF DRAINS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.11 RETRO-FIT EXISTING OVERFLOW ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING OVERFLOW ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.12 EXISTING SECONDARY OVERFLOW SCUPPERS:** REMOVE ALL EXISTING METAL SCUPPER INSERTS AND FLASHINGS FROM THE PARAPET WALL ASSEMBLY. INSTALL NEW ALL WELDED STAINLESS STEEL SCUPPERS AT INTERFACE WITH CONCRETE BLOCK / EIFS WALL ASSEMBLIES. CUT AND PATCH EXISTING EIFS WALL ASSEMBLY AS REQUIRED TO INSTALL NEW SCUPPER FLASHINGS.

**1.13 EXISTING EQUIPMENT:** REMOVE EXISTING INDIAN RIVER COUNTY COURTHOUSE DESIGNATED ABANDONED EQUIPMENT FROM ROOF SURFACES. AT EXISTING DECK OPENINGS LESS THAN 18"X18", INSTALL NEW 16 GAUGE GALVANIZED STEEL PLATE SECURED TO EXISTING CONCRETE DECK. INSTALL RIGID INSULATION AND COVER BOARD FLUSH TO ADJACENT ROOF SURFACES. NOTIFY ARCHITECT OF DECK OPENINGS GREATER THAN 18"X18". AT ABANDONED EQUIPMENT CURBS, INSTALL 20 GAUGE STAINLESS STEEL EQUIPMENT COVERS SECURED TO NEW AND EXISTING CURBS.

**1.14 METAL FLASHING INSTALLATION:** INSTALL NEW PRE-MANUFACTURED ALUMINUM METAL EDGE FLASHINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE-PIECE TRANSITION FLASHINGS AT CORNERS, TRANSITIONS AND TERMINATIONS. RESECURE ALL WOOD BLOCKING PER PROJECT WIND UPLIFT PRESSURES AND STRUCTRUAL LOAD REQUIREMENTS.

**1.15 ROOF WALK PADS:** INSTALL NEW MODIFIED BITUMEN ROOF WALKWAY PADS AT DESIGNATED LOCATIONS. COLOR OF NEW WALKPADS TO BE SELECTED BY OWNER IN FIELD. SEE SHEET A2.2 FOR NEW WALK WAY PAD LOCATIONS.

**1.16 EXISTING ROOF DECK VENTS:** REMOVE EXISTING DECK VENTS FROM THE TOP SURFACE OF THE EXISTING STRUCTURAL LIGHTWEIGHT CONCRETE DECK AND PATCH AS REQUIRED BY ROOF MEMBRANE MANUFACTURER.

**1.17 EXISTING ROOF LIGHT FIXTURES:** TEMPORARILY REMOVE EXISTING LIGHT FIXTURES FROM ROOF SURFACE AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL ROOF MEMBRANE APPROVED LIQUID-APPLIED FLASHING.

**1.18 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING CONCRETE CHILLER PAD MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING CONCRETE PAD AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**1.19 EXISTING HOT WATER TANKS OVER RAISED CONCRETE PAD:** TEMPORARILY DISCONNECT ALL WATER TANKS OVER EXISTING RAISED CONCRETE PADS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**2.0 ROOFING ASSEMBLY TYPE B - RADIUS ROOFS WITH PLYWOOD DECKS:**

**2.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** RESECURE EXISTING PLYWOOD WITH NEW #12 SHEET METAL SCREWS TO THE EXISTING STEEL FRAMING AT 4" O.C. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW ROOF ASSEMBLY THICKNESS. PRELIMINARY INSTALL A CEMENTITIOUS COVER BOARD OVER THE EXISTING PLYWOOD DECK. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND MECHANICALLY ATTACH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE SHEET OVER THE NEW COVER BOARD. TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN INNER-PLY OVER BASE SHEET. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER INNER-PLY. APPLY A PMMA REINFORCED LIQUID ROOF MEMBRANE OVER CAP SHEET. SEE DETAIL B/A3.1. SEE SPECIFICATION SECTION 075520.

**3.0 ROOFING ASSEMBLY TYPE C - ELEVATOR PENTHOUSE WITH CONCRETE DECK:**

**3.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE TO MEET A TOTAL THICKNESS OF 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW INSULATION THICKNESS. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURER'S RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL C/A3.1. SEE SPECIFICATION SECTION 075520.

**4.0 ROOF HATCH:**

**4.1 ROOF HATCH REPLACEMENT:** REMOVE EXISTING ROOF HATCH FROM CURB. INSTALL NEW STAINLESS STEEL BILCO TYPE S ROOF HATCH WITH STAINLESS STEEL LATCHING HARDWARE. INSTALL SKIRT FLASHING AT BASE FLASHING INTERFACE.

**5.0 ROOF ACCESS DOOR RESTORATION:**

**5.1 MAIN ACCESS DOORS:** REMOVE EXISTING STEEL PLATE AND THRESHOLD DOWN TO CONCRETE SUBSTRATE. INSTALL NEW ROOF ASSEMBLY AND METAL FLASHINGS. INSTALL NEW PLATE AND THRESHOLD IN FULL BED OF SEALANT. SEE DETAIL B/A3.4.

**5.2 MECHANICAL DOORS:** AT TWO MECHANICAL ROOM DOORS LOCATED BELOW THE RADIUS ROOFS. REMOVE ALL EXISTING SEALANTS AT PAN FLASHING AND THRESHOLDS AND INSTALL NEW URETHANE SEALANTS AT PAN FLASHING AND THRESHOLD. SEE SPECIFICATION SECTIONS 076200.

**6.0 COUNTERFLASHING REPLACEMENT:**

**6.1 COUNTERFLASHING INSTALLATION:** REMOVE ALL EXISTING COUNTERFLASHINGS AND WIND CLIPS BELOW THE EXISTING THROUGH-WALL FLASHINGS. FABRICATE AND INSTALL NEW STAINLESS STEEL COUNTERFLASHINGS WHERE INDICATED AND WHERE REQUIRED FOR A TOTAL ROOFING ASSEMBLY WARRANTY. SOLDER ALL TRANSITION FLASHING JOINTS NOT REQUIRED TO THERMALLY EXPAND AND CONTRACT. SEE SPECIFICATION SECTION 076200.

**7.0 EXPANSION JOINTS:**

**7.1 NEW EXPANSION JOINT COVER INSTALLATION:** INSTALL NEW 22 GAUGE STAINLESS STEEL FINISHED ROOF AND WALL EXPANSION JOINT COVERS. INSTALL ONE PIECE TRANSITION FLASHINGS WITH ALL SOLDERED / WELDED JOINTS AT CORNERS, TERMINATIONS AND TRANSITIONS. SEE SPECIFICATION SECTION 076200.

**8.0 PRECAST CONCRETE PARAPET CAPS:**

**8.1 PRECAST CONCRETE RESTORATION:** REMOVE EXISTING SEALANTS, PRIME CONCRETE SURFACES AND INSTALL NEW DOW 795 SILICONE SEALANTS AT ALL END JOINTS. PROVIDE MOCK-UP AND COMPLETE ADHESION TESTS OF NEW SEALANT SYSTEM.

**9.0 SKYLIGHTS:**

**9.1 ROOF MOUNTED SKYLIGHT RESEALING:** REMOVE ALL SEALANTS FROM EXISTING SKYLIGHT ASSEMBLY. INSTALL NEW DOW 795 SILICONE SEALANT AT ALL METAL TO METAL AND METAL TO GLASS JOINTS. MAINTAIN EXISTING SKYLIGHT WEEP SYSTEMS. REPLACE EXISTING HEAD FLASHINGS WITH NEW PRE-PAINTED ALUMINUM FLASHINGS. INSTALL FULLY REINFORCED ROOF COATING SYSTEM OVER EXISTING PERIMETER (SIDE) FLASHING LOWER BASE FLASHINGS.

**10.0 GUARD RAIL FLASHINGS:** REMOVE EXISTING GUARDRAIL FLASHINGS AND INSTALL NEW REINFORCED LIQUID FLASHINGS SYSTEM BY ROOF SYSTEM MANUFACTURER.

**11.0 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING MOTORS AND VIBRATION DAMPENERS AS REQUIRED TO INSTALL NEW ROOF SYSTEM.

CONSTRUCTION DOCUMENTS
INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA
LOW SLOPE
ROOFING REPLACEMENT PROJECT


JAY AMMON ARCHITECT, INC.
3246 LAKEVIEW OAKS DRIVE • LONGWOOD, FLORIDA 32779
(407) 333-1977 • FAX: (407) 333-4686 • E MAIL: JAY@JAYAMMON.COM


REVISIONS

| NUMBER | TYPE | DATE: |
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| | | |
| | | |

DRAWN BY: LBH / CAS — PROJECT NUMBER: 18-012
APPROVED BY: JPA — PHASE: CONSTRUCTION DOCS
ENGINEER: — DATE: JANUARY 29, 2021

PROPOSED ROOF PLAN
PLOT: 1/16" = 1'-0" SHEET A2.2

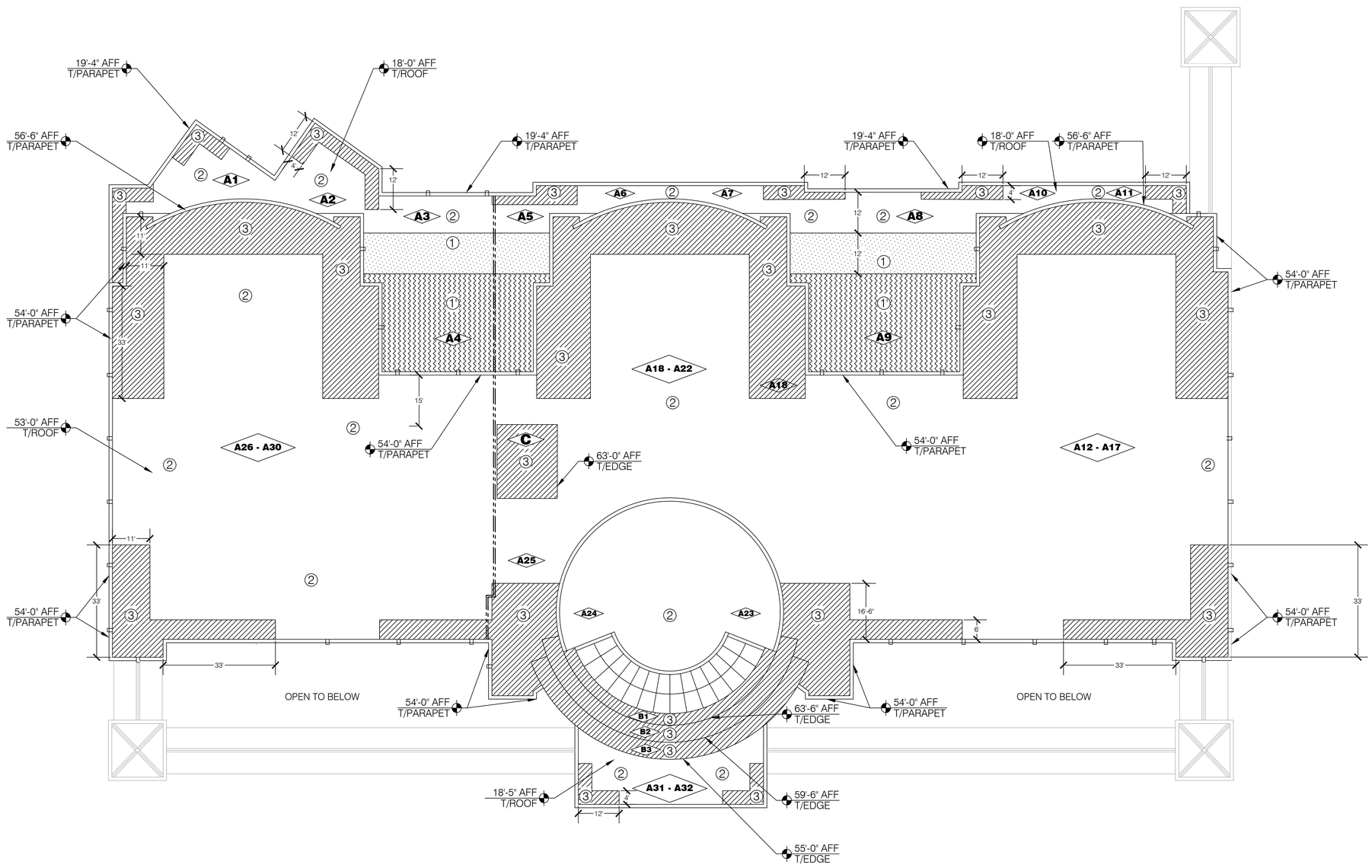
# LEGEND:

PARAPET WALL

EXPANSION JOINT

③ ZONE DESIGNATIONS

A5 ROOF AREA DESIGNATIONS




N 1 A2.3 WIND UPLIFT PRESSURE ROOF PLAN

SCALE: 1/16" = 1'-0"

## WIND PRESSURES:

WIND DESIGN FOR ROOFING COMPONENTS AND CLADDING:

ASCE 7-16, Vult=170 mph wind, Vasd=132 mph wind, category III, Exposure "C", Kd = 0.85, h = VARIES ft., ENCLOSED BUILDING: GCpi = ± 0.18.

WIND UPLIFT PRESSURES SHOWN ARE ALLOWABLE STRESS DESIGN (ASD) PRESSURES FOR CORNER ZONE, EDGE ZONE, AND FIELD ZONE FOR ROOF COMPONENTS AND CLADDING (C & C). AREA ≤ 10 SF. WIND HAS BEEN CHECKED FOR AN ENCLOSED STRUCTURE AT EACH ROOF SLOPE AND HIGHEST WIND PRESSURES ARE SHOWN FOR EACH AREA.

CODES: FLORIDA BUILDING CODE 2017 ASCE 7-10.

| WIND UPLIFT PRESSURE LEGEND: ROOF AREAS A12 THROUGH A30 AND B3-HEIGHT-55'-0" | | ASCE 7-16 ROOF C & C DESIGN PRESSURES |
|---|---|---|
| ZONE 1 - FIELD ZONE | ① | -79.2 PSF |
| ZONE 1' - FIELD ZONE | ① | -45.5 PSF |
| ZONE 2 - EDGE ZONE | ② | -104.4 PSF |
| ZONE 3 - CORNER ZONE | ③ | -142.3 PSF |

PARAMETER USED TO DEFINE ZONE 3 = 11 FT.
PARAMETER USED TO DEFINE ZONES 1 AND 2 = 33 FT.

| WIND UPLIFT PRESSURE LEGEND: ROOF AREAS A1 THROUGH A11, A31 & A32-HEIGHT-20'-0" | | ASCE 7-16 ROOF C & C DESIGN PRESSURES |
|---|---|---|
| ZONE 1 - FIELD ZONE | ① | -64.0 PSF |
| ZONE 1' - FIELD ZONE | ① | -36.8 PSF |
| ZONE 2 - EDGE ZONE | ② | -84.4 PSF |
| ZONE 3 - CORNER ZONE | ③ | -115.0 PSF |

PARAMETER USED TO DEFINE ZONE 3 = 4 FT.
PARAMETER USED TO DEFINE ZONES 1 AND 2 = 12 FT.

| WIND UPLIFT PRESSURE LEGEND: ROOF AREA B2 - HEIGHT - 60'-0" | | ASCE 7-16 ROOF C & C DESIGN PRESSURES |
|---|---|---|
| ZONE 1 - FIELD ZONE | ① | -56.7 PSF |
| ZONE 2 - EDGE ZONE | ② | -95.1 PSF |
| ZONE 3 - CORNER ZONE | ③ | -143.1 PSF |

PARAMETER USED TO DEFINE ZONES 2 AND 3 = 19 FT.

| WIND UPLIFT PRESSURE LEGEND: ROOF AREAS C AND B1-HEIGHT-65'-0" | | ASCE 7-16 ROOF C & C DESIGN PRESSURES |
|---|---|---|
| ZONE 1 - FIELD ZONE | ① | -68.9 PSF |
| ZONE 2 - EDGE ZONE | ② | -108.2 PSF |
| ZONE 3 - CORNER ZONE | ③ | -147.4 PSF |

PARAMETER USED TO DEFINE ZONES 2 AND 3 = 19 FT.

## WIND PRESSURES FOR PERIMETER EDGE METAL:

| WIND UPLIFT PRESSURE LEGEND: ALL ROOF AREAS | ASCE 7-16 ROOF C & C DESIGN PRESSURES |
|---|---|
| ZONE 2 - ROOF EDGE PERIMETER - VERTICAL LOAD DIRECTION | -216.4 PSF |
| ZONE 3 - ROOF EDGE CORNERS - VERTICAL LOAD DIRECTION | -286.2 PSF |
| ZONE 4 - WALL EDGE PERIMETER - HORIZONTAL LOAD DIRECTION | -94.2 PSF |
| ZONE 5 - WALL EDGE CORNERS - HORIZONTAL LOAD DIRECTION | -172.7 PSF |

CONSTRUCTION DOCUMENTS
INDIAN RIVER COUNTY

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REVISIONS

| NUMBER | TYPE | DATE: |
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DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 25, 2021

WIND UPLIFT PRESSURE
ROOF PLAN

PLOT: 1/16" = 1'-0"

SHEET A2.3

## LEGEND:

- PARAPET WALL
- ACTIVE ROOF DRAINS DESIGNATIONS
- EXISTING OVERFLOW DRAINS DESIGNATION
- NOS1 — NEW OPEN ACTIVE SCUPPER DESIGNATION
- EOS1 — EXISTING OVERFLOW SCUPPER DESIGNATION
- NOS1 — NEW OPEN ACTIVE SCUPPER DESIGNATION W/ DOWNSPOUT
- WALL EXPANSION JOINT
- EXISTING STRUCTURAL SLOPE
- ELE. XX'-0" AFF / TOP OF PARAPET — ELEVATION TAG
- 3B — ROOF AREA DESIGNATION
- N.I.C. — NOT IN CONTRACT

NOTES:

A. ROOF AND WALL SIZES ARE FOR TRIBUTARY CALCULATIONS ONLY. CONTRACTOR TO VERIFY ALL ROOF AND ROOF DRAINAGE SIZES.

# ROOF DRAINAGE CALCULATIONS:

A. ROOF DRAINAGE CALCULATIONS WERE BASED ON FLORIDA BUILDING CODE 7TH EDITION (2020) PLUMBING, CHAPTER 11 STORM DRAINAGE.
B. RAINFALL RATE = 4.5 INCHES / HR.
C. AMOUNT OF WATER ENTERING SCUPPER (GPM) = (.0104 X # INCHES/HR. X TRIBUTARY AREA (SQ. FT.)) / 1

## ROOF DRAINAGE CALCULATIONS - EXISTING ROOF DRAINS

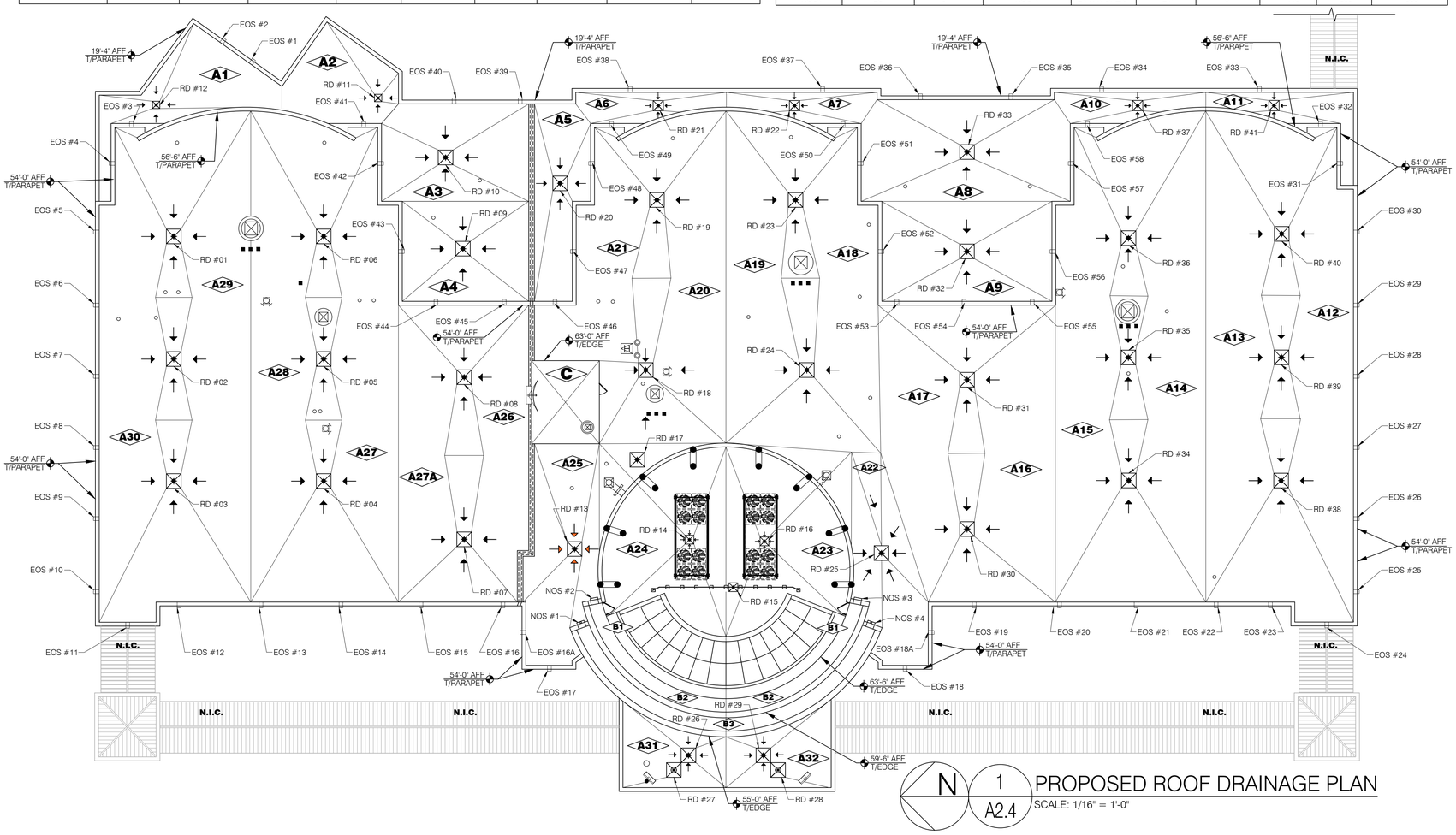
| ROOF DRAIN DESIGNATION | ROOF AREA DESIGNATION | ROOF DRAIN SIZE | OVERFLOW SCUPPER DESIGNATION | OVERFLOW SCUPPER SIZE | TRIBUTARY ROOF AREA (SQ. FT.) | TRIBUTARY WALL AREA (SQ. FT.) | TOTAL TRIBUTARY AREA (SQ. FT.) | AMOUNT OF WATER ENTERING ROOF DRAIN (GPM) | FLOW RATE OF ROOF DRAIN (GPM) |
|---|---|---|---|---|---|---|---|---|---|
| RD1 | A29 & A30 | 6" DIAMETER | EOS#3,#4 AND #5 | 16"W X 6"H | 1733 | 90 | 1823 | 85 | 563 |
| RD2 | A29 & A30 | 6" DIAMETER | EOS#6 AND #7 | 16"W X 6"H | 1269 | 12 | 1281 | 60 | 563 |
| RD3 | A29 & A30 | 6" DIAMETER | EOS#8,#9,#10, #11 & #12 | 16"W X 6"H | 1962 | 37 | 1999 | 94 | 563 |
| RD4 | A27 & A28 | 6" DIAMETER | EOS#13 AND #14 | 16"W X 6"H | 1836 | 15 | 1851 | 87 | 563 |
| RD5 | A27 & A28 | 6" DIAMETER | EOS#43 AND #44 | 16"W X 6"H | 1237 | 9 | 1246 | 58 | 563 |
| RD6 | A27 & A28 | 6" DIAMETER | EOS#41,#42 AND #43 | 16"W X 6"H | 1653 | 86 | 1739 | 81 | 563 |
| RD7 | A26 & A27A | 6" DIAMETER | EOS#15 AND #16 | 16"W X 6"H | 1263 | 21 | 1284 | 60 | 563 |
| RD8 | A26 & A27A | 6" DIAMETER | EOS#44 AND #45 | 16"W X 6"H | 1337 | 21 | 1358 | 64 | 563 |
| RD9 | A4 | 6" DIAMETER | EOS#39 AND #40 | 16"W X 6"H | 863 | 1049 | 1912 | 90 | 563 |
| RD10 | A3 | 6" DIAMETER | EOS#39 AND #40 | 16"W X 6"H | 969 | 477 | 1446 | 68 | 563 |
| RD11 | A2 | 6" DIAMETER | EOS#39 AND #40 | 16"W X 6"H | 549 | 503 | 1052 | 49 | 563 |
| RD12 | A1 | 6" DIAMETER | EOS#01 AND #02 | 16"W X 6"H | 688 | 874 | 1562 | 73 | 563 |
| RD13 | A25 | 6" DIAMETER | EOS#16A AND #17 | 16"W X 6"H | 961 | 177 | 1138 | 53 | 563 |
| RD14 & RD17 | A24 | 6" DIAMETER | EOS#16A AND #17 | 16"W X 6"H | 1480 | 153 | 1633 | 76 | 563 |
| RD15 & RD16 | A23 | 6" DIAMETER | EOS#18 AND #18A | 16"W X 6"H | 1437 | 153 | 1590 | 74 | 563 |
| RD18 | A20 & A21 | 6" DIAMETER | EOS#46 | 16"W X 6"H | 1720 | 213 | 1933 | 90 | 563 |
| RD19 | A20 & A21 | 6" DIAMETER | EOS#47,#48 AND #49 | 16"W X 6"H | 1493 | 86 | 1579 | 74 | 563 |
| RD20 | A5 | 6" DIAMETER | EOS#38 | 16"W X 6"H | 633 | 921 | 1554 | 73 | 563 |
| RD21 | A6 | 6" DIAMETER | EOS#38 | 16"W X 6"H | 249 | 661 | 910 | 43 | 563 |
| RD22 | A7 | 6" DIAMETER | EOS#37 | 16"W X 6"H | 249 | 661 | 910 | 43 | 563 |
| RD23 | A18 & A19 | 6" DIAMETER | EOS#50,#51 AND #52 | 16"W X 6"H | 1493 | 86 | 1579 | 74 | 563 |
| RD24 | A18 & A19 | 6" DIAMETER | EOS#53,#54 AND #55 | 16"W X 6"H | 1781 | 20 | 1801 | 84 | 563 |
| RD25 | A22 | 6" DIAMETER | EOS#18 AND #18A | 16"W X 6"H | 769 | 176 | 945 | 44 | 563 |

## ROOF DRAINAGE CALCULATIONS - EXISTING ROOF DRAINS

| ROOF DRAIN DESIGNATION | ROOF AREA DESIGNATION | ROOF DRAIN SIZE | OVERFLOW SCUPPER DESIGNATION | OVERFLOW SCUPPER SIZE | TRIBUTARY ROOF AREA (SQ. FT.) | TRIBUTARY WALL AREA (SQ. FT.) | TOTAL TRIBUTARY AREA (SQ. FT.) | AMOUNT OF WATER ENTERING ROOF DRAIN (GPM) | FLOW RATE OF ROOD DRAIN (GPM) |
|---|---|---|---|---|---|---|---|---|---|
| RD26 | A31 | 8" DIAMETER | NONE | ---------- | 435 | 767 | 1202 | 56 | 1208 |
| RD27 | A31 | 8" DIAMETER | OVERFLOW DRAIN | ---------- | 435 | 767 | 1202 | 56 | 1208 |
| RD28 | A32 | 8" DIAMETER | OVERFLOW DRAIN | ---------- | 449 | 785 | 1234 | 58 | 1208 |
| RD29 | A32 | 8" DIAMETER | NONE | ---------- | 449 | 785 | 1234 | 58 | 1208 |
| RD30 | A16 & A17 | 6" DIAMETER | EOS#19 | 16"W X 6"H | 1534 | 12 | 1546 | 72 | 563 |
| RD31 | A16 & A17 | 6" DIAMETER | EOS#53,#54 AND #55 | 16"W X 6"H | 1775 | 17 | 1792 | 84 | 563 |
| RD32 | A9 | 6" DIAMETER | EOS#35 AND #36 | 16"W X 6"H | 1159 | 1702 | 2861 | 134 | 563 |
| RD33 | A8 | 6" DIAMETER | EOS#35 AND #36 | 16"W X 6"H | 1428 | 930 | 2358 | 110 | 563 |
| RD34 | A14 & A15 | 6" DIAMETER | EOS#20 AND #21 | 16"W X 6"H | 1875 | 15 | 1890 | 88 | 563 |
| RD35 | A14 & A15 | 6" DIAMETER | EOS#53,#54 AND #55 | 16"W X 6"H | 1266 | 9 | 1275 | 60 | 563 |
| RD36 | A14 & A15 | 6" DIAMETER | EOS#56,#57 AND #58 | 16"W X 6"H | 1685 | 88 | 1773 | 83 | 563 |
| RD37 | A10 | 6" DIAMETER | EOS#34 | 16"W X 6"H | 249 | 661 | 910 | 43 | 563 |
| RD38 | A12 & A13 | 6" DIAMETER | EOS#22,#23,#24, #25, #26 & #27 | 16"W X 6"H | 1962 | 37 | 1999 | 94 | 563 |
| RD39 | A12 & A13 | 6" DIAMETER | EOS#28 AND #29 | 16"W X 6"H | 1269 | 12 | 1281 | 60 | 563 |
| RD40 | A12 & A13 | 6" DIAMETER | EOS#30,#31 AND #32 | 16"W X 6"H | 1733 | 90 | 1823 | 85 | 563 |
| RD41 | A11 | 6" DIAMETER | EOS#33 | 16"W X 6"H | 249 | 661 | 910 | 43 | 563 |

## ROOF DRAINAGE CALCULATIONS - NEW OPEN ACTIVE SCUPPERS

| ACTIVE SCUPPER DESIGNATION | ROOF AREA DESIGNATION | DOWNSPOUT SIZE | OVERFLOW SCUPPER DESIGNATION | OVERFLOW SCUPPER SIZE | ROOF AREA (SQ. FT.) | ADDITIONAL ROOF AREA (SQ. FT.) | WALL AREA (SQ. FT.) | TOTAL AREA (SQ. FT.) | CAPACITY OF OF SCUPPER (GPM) 4" HEAD |
|---|---|---|---|---|---|---|---|---|---|
| NOS1 | B3 | 6" | NOS-1 | 24"W X OPEN | 244 | 0 | 115 | 359 | 560 |
| NOS2 | B2 | NONE | NOS-2 | 24"W X OPEN | 237 | 0 | 127 | 364 | 560 |
| NOS3 | B2 | NONE | NOS-3 | 24"W X OPEN | 237 | 0 | 127 | 364 | 560 |
| NOS4 | B3 | 6" | NOS-4 | 24"W X OPEN | 244 | 0 | 115 | 359 | 560 |




N — 1 / A2.4 PROPOSED ROOF DRAINAGE PLAN
SCALE: 1/16" = 1'-0"

## SCOPE OF WORK:

**1.0 ROOFING ASSEMBLY TYPE A - LOW-SLOPE ROOF AREAS:**

**1.1 ROOFING REMOVAL:** REMOVE THE EXISTING ROOF SYSTEM DOWN TO THE TOP SURFACE OF THE EXISTING SLOPED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ANY DAMAGED OR DETERIORATED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ALL ASBESTOS CONTAINING MATERIALS AND PROPERLY DISPOSE OF ACCORDING TO OWNER AND CURRENT GOVERNMENTAL REQUIREMENTS. OBTAIN ASBESTOS SURVEY REPORT FROM INDIAN RIVER COUNTY PRIOR TO DEMOLITION. THE ROOFING COMPONENTS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO ALL EXISTING COATINGS, ROOF MEMBRANE, FLASHINGS/SEALANTS, RIGID ROOF COVER BOARD, RIGID POLYISOCYANURATE INSULATION BOARDS, METAL FLASHINGS, RELATED FASTENERS, AND CANT STRIPS.

**1.2 TEMPORARY REMOVAL:** TEMPORARILY REMOVE THE FOLLOWING EXISTING COMPONENTS AND REINSTALL DURING THE ROOFING REPLACEMENT PROJECT AS REQUIRED TO PROVIDE A WATERTIGHT INSTALLATION. REPAIR OR REPLACE THE COMPONENTS AS REQUIRED TO MEET OR EXCEED THE LEVEL OF PERFORMANCE THAT WAS PRESENT PRIOR TO REMOVAL OF THE COMPONENT. COMPONENTS INCLUDE ELECTRICAL JUNCTION BOXES, OUTLETS, CONDUITS, ANTENNAS, SECURITY CAMERAS, AND MOUNTED LIGHTS. POWER VENTS, ELEVATED HVAC EQUIPMENT AND OTHER MISCELLANEOUS ELECTRICAL COMPONENTS. REINSTALL EXISTING COMPONENTS AFTER THE INSTALLATION OF NEW ROOFING ASSEMBLY COMPONENTS.

**1.3 EXISTING PIPE PENETRATIONS AND EXISTING ROOFTOP EQUIPMENT LESS THAN 8 INCHES ABOVE FINISHED ROOF SURFACE:** WHERE DESIGNATED ON THE DRAWINGS TO REMAIN, REMOVE METAL AND MEMBRANE FLASHINGS AT THE EXISTING PLUMBING VENTS. EXTEND EXISTING PLUMBING VENTS AS REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. INSTALL A LIQUID-APPLIED FLASHING SYSTEM BY THE MANUFACTURER OF THE ROOF MEMBRANE AT PIPE PENETRATION. WHERE REQUIRED, INSTALL NEW PREMANUFACTURED EQUIPMENT CURBS BY PATE, INC. OR APPROVED EQUAL TO MAINTAIN 8" MINIMUM BASE FLASHING HEIGHT ABOVE THE NEW ROOF SYSTEM. MODIFY EXISTING HVAC EQUIPMENT AND ELECTRICAL EQUIPMENT AS REQUIRED. ALL MECHANICAL AND ELECTRICAL WORK TO BE COMPLETED BY A STATE OF FLORIDA LICENSED ELECTRICIAN AND / OR MECHANICAL CONTRACTOR. ROOFING CONTRACTOR TO SUBMIT SEALED ENGINEERED SHOP DRAWINGS OF CURBS AND FLORIDA PRODUCT APPROVAL INFORMATION BY PATE, INC. OR APPROVED EQUAL.

**1.4 EXISTING ROOFTOP EQUIPMENT 8 INCHES OR GREATER ABOVE FINISHED ROOF SURFACE:** REMOVE ALL EXISTING SKIRT FLASHINGS FROM CURBED ROOF MOUNTED EQUIPMENT. INSTALL NEW COVER BOARD, BASE FLASHINGS AND SKIRT FLASHINGS AT EXISTING CURBED ROOF MOUNTED EQUIPMENT. MODIFY EQUIPMENT AND BASE FLASHINGS AS REQUIRED BY ROOF MEMBRANE MANUFACTURER'S WARRANTY REQUIREMENTS.

**1.5 EXISTING PIPE PENETRATIONS WITH PITCH PANS:** REMOVE ALL EXISTING PITCH PANS. EXTEND EXISTING PENETRATIONS WHERE REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. APPLY ROOF MEMBRANE MANUFACTURER APPROVED LIQUID-APPLIED FLASHING SYSTEM WITH FULL REINFORCING FABRIC.

**1.6 ROOF MOUNTED CONDUITS:** TEMPORARILY REMOVE EXISTING CONDUITS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL PREMANUFACTURED ROOFTOP ATTACHMENT SYSTEM ASSEMBLY. REINSTALL CONDUITS AFTER NEW ROOFING ASSEMBLY INSTALLATION. BASIS OF DESIGN: "U3600-SBS TORCH", MANUFACTURED BY " ANCHOR PRODUCTS". ALL EXPOSED MATERIALS TO BE STAINLESS STEEL.

**1.7 NOT USED**

**1.8 ENGINEERING:** CONTRACTOR TO COMPLETE BONDED PULL TESTS OF THE ROOF SYSTEM PRELIMINARY ROOF MEMBRANE PER TAS 124 CRITERIA. PROVIDE ENGINEERING CALCULATIONS PREPARED BY A STATE OF FLORIDA LICENSED STRUCTURAL ENGINEER INCLUDING THE TESTED NOA FOR EACH ROOF ZONE. SUBMIT THE BONED PULL TEST RESULTS AND THE ENGINEERED ADHESIVE RIBBON SPACING CALCULATIONS TO THE ARCHITECT AND MANUFACTURER FOR REVIEW PRIOR TO COMMENCEMENT OF THE ROOFING INSTALLATION. (SEE SHEET A2.3 FOR WIND UPLIFT PRESSURES.).

**1.9 NEW MODIFIED BITUMEN ROOFING MEMBRANE ASSEMBLY - TYPE A - MAIN ROOF AREAS:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE TO MEET OR EXCEED THE PROJECT WIND UPLIFT PRESSURES. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE FOR A TOTAL THICKNESS 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURER'S RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL A ON SHEET A3.1. SEE SPECIFICATION SECTION 075520.

**1.10 ROOF DRAINAGE - RETRO-FIT ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, RETRO-FIT ROOF DRAINS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. FORM SUMP AT RETRO-FIT ROOF DRAINS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.11 RETRO-FIT EXISTING OVERFLOW ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING OVERFLOW DRAIN LOCATIONS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.12 EXISTING SECONDARY OVERFLOW SCUPPERS:** REMOVE ALL EXISTING METAL SCUPPER INSERTS AND FLASHINGS FROM THE PARAPET WALL ASSEMBLY. INSTALL NEW ALL WELDED STAINLESS STEEL SCUPPERS AT INTERFACE WITH CONCRETE BLOCK / EIFS WALL ASSEMBLIES. CUT AND PATCH EXISTING EIFS WALL ASSEMBLY AS REQUIRED TO INSTALL NEW SCUPPER FLASHINGS.

**1.13 EXISTING EQUIPMENT:** REMOVE EXISTING INDIAN RIVER COUNTY COURTHOUSE DESIGNATED ABANDONED EQUIPMENT FROM ROOF SURFACES. AT EXISTING DECK OPENINGS LESS THAN 18"X18", INSTALL NEW 16 GAUGE GALVANIZED STEEL PLATE SECURED TO EXISTING CONCRETE DECK, INSTALL RIGID INSULATION AND COVER BOARD FLUSH TO ADJACENT ROOF SURFACES. NOTIFY ARCHITECT OF DECK OPENINGS GREATER THAN 18"X18". AT ABANDONED EQUIPMENT CURBS, INSTALL 20 GAUGE STAINLESS STEEL EQUIPMENT COVERS SECURED TO NEW AND EXISTING CURBS.

**1.14 METAL FLASHING INSTALLATION:** INSTALL NEW PRE-MANUFACTURED ALUMINUM METAL EDGE FLASHINGS TO MEET ANSI/SPR ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE-PIECE TRANSITION FLASHINGS AT CORNERS, TRANSITIONS AND TERMINATIONS. RESECURE ALL WOOD BLOCKING PER PROJECT WIND UPLIFT PRESSURES AND STRUCTRUAL LOAD REQUIREMENTS.

**1.15 ROOF WALK PADS:** INSTALL NEW MODIFIED BITUMEN ROOF WALKWAY PADS AT DESIGNATED LOCATIONS. COLOR OF NEW WALKPADS TO BE SELECTED BY OWNER IN FIELD. SEE SHEET A2.2 FOR NEW WALK WAY PAD LOCATIONS.

**1.16 EXISTING ROOF DECK VENTS:** REMOVE EXISTING DECK VENTS FROM THE TOP SURFACE OF THE EXISTING STRUCTURAL LIGHTWEIGHT CONCRETE DECK AND PATCH AS REQUIRED BY ROOF MEMBRANE MANUFACTURER.

**1.17 EXISTING ROOF LIGHT FIXTURES:** TEMPORARILY REMOVE EXISTING LIGHT FIXTURES FROM ROOF SURFACE AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL ROOF MEMBRANE APPROVED LIQUID-APPLIED FLASHING.

**1.18 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING CONCRETE CHILLER PAD MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING CONCRETE PAD AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**1.19 EXISTING HOT WATER TANKS OVER RAISED CONCRETE PAD:** TEMPORARILY DISCONNECT ALL WATER TANKS OVER EXISTING RAISED CONCRETE PADS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**2.0 ROOFING ASSEMBLY TYPE B - RADIUS ROOFS WITH PLYWOOD DECKS:**

**2.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** RESECURE EXISTING PLYWOOD WITH NEW #12 SHEET METAL SCREWS TO THE EXISTING STEEL FRAMING AT 4" O.C. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW ROOF ASSEMBLY THICKNESS. PRELIMINARY INSTALL A CEMENTITIOUS COVER BOARD OVER THE EXISTING PLYWOOD DECK. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND MECHANICALLY ATTACH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE SHEET OVER THE NEW COVER BOARD. TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN INNER-PLY OVER BASE SHEET. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER INNER-PLY. APPLY A PMMA REINFORCED LIQUID ROOF MEMBRANE OVER CAP SHEET. SEE DETAIL B/A3.1. SEE SPECIFICATION SECTION 075520.

**3.0 ROOFING ASSEMBLY TYPE C - ELEVATOR PENTHOUSE WITH CONCRETE DECK:**

**3.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE TO MEET A TOTAL THICKNESS OF 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW INSULATION THICKNESS. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURERS RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL C/A3.1. SEE SPECIFICATION SECTION 075520.

**4.0 ROOF HATCH:**

**4.1 ROOF HATCH REPLACEMENT:** REMOVE EXISTING ROOF HATCH FROM CURB. INSTALL NEW STAINLESS STEEL BILCO TYPE S ROOF HATCH WITH STAINLESS STEEL LATCHING HARDWARE. INSTALL SKIRT FLASHING AT BASE FLASHING INTERFACE.

**5.0 ROOF ACCESS DOOR RESTORATION:**

**5.1 MAIN ACCESS DOORS:** REMOVE EXISTING STEEL PLATE AND THRESHOLD DOWN TO CONCRETE SUBSTRATE. INSTALL NEW ROOF ASSEMBLY AND METAL FLASHINGS. INSTALL NEW PLATE AND THRESHOLD IN FULL BED OF SEALANT. SEE DETAIL B/A3.4.

**5.2 MECHANICAL DOORS:** AT TWO MECHANICAL ROOM DOORS LOCATED BELOW THE RADIUS ROOFS, REMOVE ALL EXISTING SEALANTS AT PAN FLASHING AND THRESHOLDS AND INSTALL NEW URETHANE SEALANTS AT PAN FLASHING AND THRESHOLD. SEE SPECIFICATION SECTIONS 076200.

**6.0 COUNTERFLASHING REPLACEMENT:**

**6.1 COUNTERFLASHING INSTALLATION:** REMOVE ALL EXISTING COUNTERFLASHINGS AND WIND CLIPS BELOW THE EXISTING THROUGH-WALL FLASHINGS. FABRICATE AND INSTALL NEW STAINLESS STEEL COUNTERFLASHINGS WHERE INDICATED AND WHERE REQUIRED FOR A TOTAL ROOFING ASSEMBLY WARRANTY. SOLDER ALL TRANSITION FLASHING JOINTS NOT REQUIRED TO THERMALLY EXPAND AND CONTRACT. SEE SPECIFICATION SECTION 076200.

**7.0 EXPANSION JOINTS:**

**7.1 NEW EXPANSION JOINT COVER INSTALLATION:** INSTALL NEW 22 GAUGE STAINLESS STEEL FINISHED ROOF AND WALL EXPANSION JOINT COVERS. INSTALL ONE PIECE TRANSITION FLASHINGS WITH ALL SOLDERED / WELDED JOINTS AT CORNERS, TERMINATIONS AND TRANSITIONS. SEE SPECIFICATION SECTION 076200.

**8.0 PRECAST CONCRETE PARAPET CAPS:**

**8.1 PRECAST CONCRETE RESTORATION:** REMOVE EXISTING SEALANTS, PRIME CONCRETE SURFACES AND INSTALL NEW DOW 795 SILICONE SEALANTS AT ALL END JOINTS. PROVIDE MOCK-UP AND COMPLETE ADHESION TESTS OF NEW SEALANT SYSTEM.

**9.0 SKYLIGHTS:**

**9.1 ROOF MOUNTED SKYLIGHT RESEALING:** REMOVE ALL SEALANTS FROM EXISTING SKYLIGHT ASSEMBLY. INSTALL NEW DOW 795 SILICONE SEALANT AT ALL METAL TO METAL AND METAL TO GLASS JOINTS. MAINTAIN EXISTING SKYLIGHT WEEP SYSTEMS. REPLACE EXISTING HEAD FLASHINGS WITH NEW PRE-PAINTED ALUMINUM FLASHINGS. INSTALL FULLY REINFORCED ROOF COATING SYSTEM OVER EXISTING PERIMETER (SIDE) FLASHING LOWER BASE FLASHINGS.

**10.0 GUARD RAIL FLASHINGS:** REMOVE EXISTING GUARDRAIL FLASHINGS AND INSTALL NEW REINFORCED LIQUID FLASHINGS SYSTEM BY ROOF SYSTEM MANUFACTURER.

**11.0 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING MOTORS AND VIBRATION DAMPENERS AS REQUIRED TO INSTALL NEW ROOF SYSTEM.

CONSTRUCTION DOCUMENTS
INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA

LOW SLOPE
ROOFING REPLACEMENT PROJECT

JAY AMMON ARCHITECT, INC.
3246 LAKEVIEW OAKS DRIVE • LONGWOOD, FLORIDA 32779
(407) 333-1977 • FAX: (407) 333-4686 • E-MAIL: JAY@JAYAMMON.COM

REVISIONS

| NUMBER | TYPE | DATE: |
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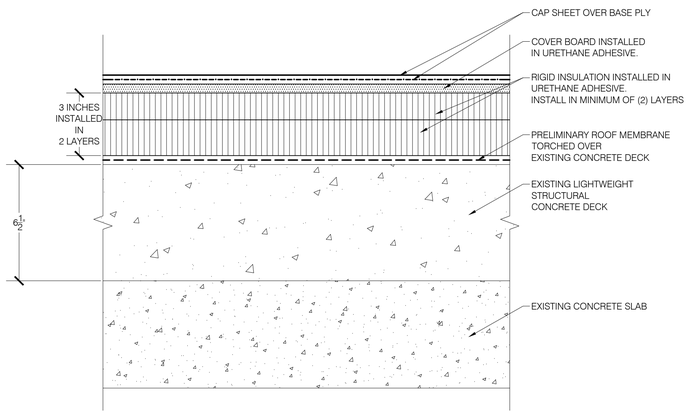
DRAWN BY: LRH / CAS — PROJECT NUMBER: 18-012
APPROVED BY: JPA — PHASE: CONSTRUCTION DOCS
ENGINEER: — DATE: JANUARY 25, 2021

PROPOSED ROOF DRAINAGE PLAN

PLOT: 1/16" = 1'-0" — SHEET A2.4

NOTES A/A3.1:

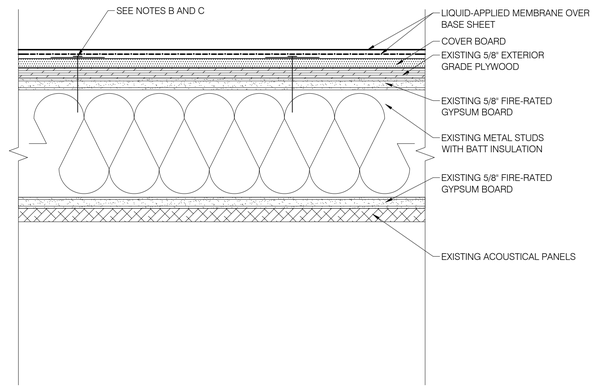
A. BASIS OF DESIGN: FLORIDA PRODUCT APPROVAL - FL10342-R14, SYSTEM NO. C-A-36.
B. SECUREMENT AND SPACING PER PRODUCT APPROVAL AND MANUFACTURER'S RECOMMENDATION TO MEET DESIGN WIND UPLIFT PRESSURES.
C. EXISTING ROOFING ASSEMBLY THICKNESSES ARE APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO ROOF ASSEMBLY THICKNESSES.




A / A3.1 TYPICAL ROOFING ASSEMBLY - ROOF AREA "A"
NTS

NOTES B/A3.1:

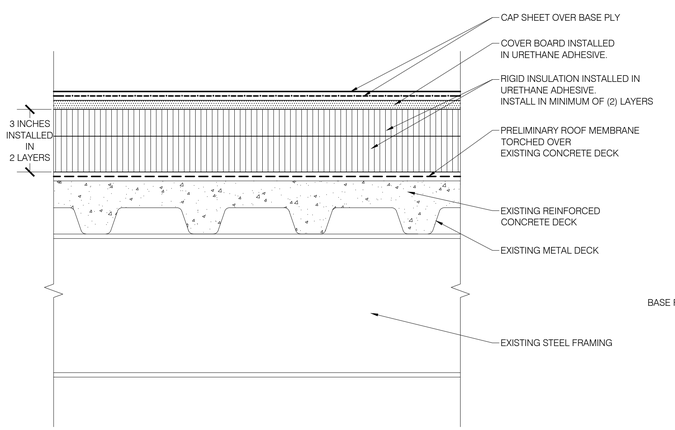
A. BASIS OF DESIGN: FLORIDA PRODUCT APPROVAL - FL10342-R14, SYSTEM NO. W-AM-5.
B. FASTENER TYPE, PLATE AND SPACING PER PRODUCT APPROVAL AND MANUFACTURER'S RECOMMENDATION TO MEET DESIGN WIND UPLIFT PRESSURES.
C. ALL FASTENERS TO HAVE A MINIMUM EMBEDMENT AS REQUIRED BY THE TESTED SYSTEM.
D. EXISTING ROOFING ASSEMBLY THICKNESS ARE APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO ROOF ASSEMBLY THICKNESS.



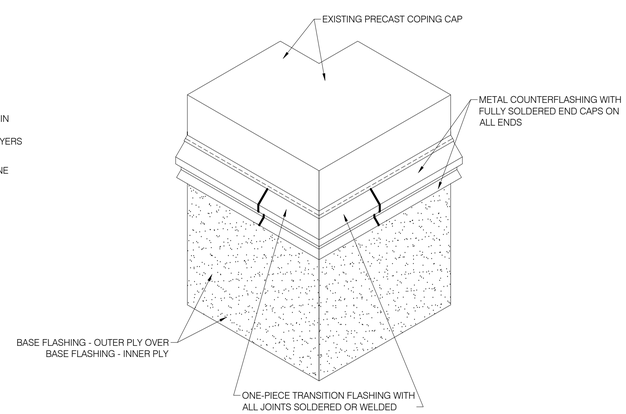

B / A3.1 TYPICAL ROOFING ASSEMBLY - ROOF AREA "B"
NTS

NOTES C/A3.1:

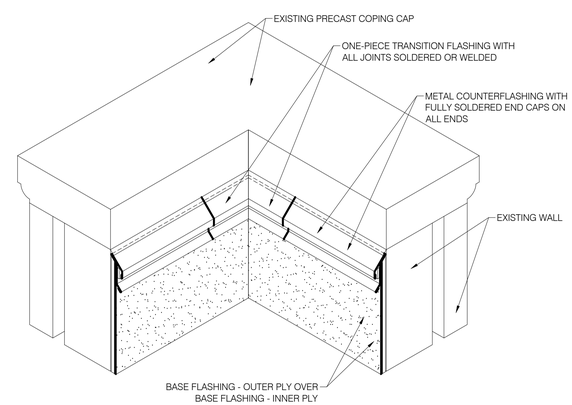
A. BASIS OF DESIGN: FLORIDA PRODUCT APPROVAL - FL10342-R14, SYSTEM NO. C-A-36.
B. SECUREMENT AND SPACING PER PRODUCT APPROVAL AND MANUFACTURER'S RECOMMENDATION TO MEET DESIGN WIND UPLIFT PRESSURES.
C. EXISTING ROOFING ASSEMBLY THICKNESSES ARE APPROXIMATE ONLY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO ROOF ASSEMBLY THICKNESSES.




C / A3.1 TYPICAL ROOFING ASSEMBLY - ROOF AREA "C"
NTS




D / A3.1 PARAPET WALL - INSIDE CORNER
NTS




E / A3.1 PARAPET WALL - OUTSIDE CORNER
NTS

# MATERIAL COMPONENT SCHEDULE

## ROOF INSULATION
SPECIFICATION SECTION 075520

**COVER BOARD:** 1/2" GYPSUM ROOF BOARD WITH FIBERGLASS MATS, ASTM C1177. BASIS OF DESIGN: "DENSDECK PRIME" MANUFACTURED BY GEORGIA-PACIFIC.
**RIGID INSULATION:** POLYISOCYANURATE INSULATION, ASTM C 1289 TYPE 2, GRADE 2, FLAT INSULATION BOARDS. INSTALL TAPERED INSULATION OVER FLAT INSULATION WHERE DESIGNATED AND AS REQUIRED TO ACHIEVE A 1/4 INCH PER FOOT POSITIVE SLOPE WITH NO PONDING AFTER 24 HOUR DRYING TIME. TAPERED INSULATION SHALL BE FABRICATED AT ZERO INCH THICKNESS AT THIN EDGE.

## SBS MODIFIED BITUMINOUS ROOFING
SPECIFICATION SECTION 075520

**BASE FLASHING - INNER PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6164, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 SA" MANUFACTURED BY SIPLAST.
**BASE FLASHING - OUTER PLY:** ALUMINUM FOIL FACED SBS MODIFIED BITUMEN, ASTM D 6298, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF DESIGN: "VERAL ALUMINUM" MANUFACTURED BY SIPLAST.
**BASE PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 TG" MANUFACTURED BY SIPLAST.
**BASE SHEET:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PRO BASE SA" MANUFACTURED BY SIPLAST.
**CANT STRIP:** HIGH-DENSITY, LAMINATED PERLITE BOARD.
**CAP SHEET:** SBS GRANULE SURFACED MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF
**LIQUID-APPLIED FLASHING:** A POLYESTER REINFORCED PMMA BASED FLASHING SYSTEM BY ROOF MEMBRANE MANUFACTURER.
**PRELIMINARY ROOF MEMBRANE:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "IREX 40" MANUFACTURED BY SIPLAST.
**ROOF TRAFFIC PADS:** SBS MODIFIED BITUMEN WITH GRANULATED SURFACE, WITH COLOR CONTRAST TO THE CAP SHEET. COLOR TO BE SELECTED BY OWNER.
**SELF-ADHERED UNDERLAYMENT:** .040" SELF-ADHERED MODIFIED BITUMEN, ASTM D 1970, (W.R. GRACE "ICE & WATER SHIELD HT") ADHERED OVER PRIMED SUBSTRATE BELOW.

## LIQUID-APPLIED ROOFING
SPECIFICATION SECTION 075520

**PMMA - LIQUID-APPLIED MEMBRANE:** A REINFORCED, TRAFFIC, PMMA LIQUID MEMBRANE SYSTEM. BASIS OF DESIGN: "PARAPRO ROOF MEMBRANE SYSTEM" MANUFACTURED BY SIPLAST.

## SHEET METAL FLASHING AND TRIM
SPECIFICATION SECTION 076200

**BENT METAL PLATE:** 16 GAGE, GALVANIZED G90.
**CONCEALED SPLICE PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL COUNTERFLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL EDGE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL FACE EXTENDER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL RECEIVER FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL SKIRT FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**ONE-PIECE TRANSITION FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316, SOLDERED / WELDED FOR ALL NON-MOVING JOINTS.
**OVERFLOW SCUPPER INSERT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**OVERFLOW SCUPPER CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**SCUPPER PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**TERMINATION BAR:** 1/8" THICK X 1" WIDE STAINLESS STEEL.
**WALL EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**WALL EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.

## ROOF ACCESSORIES
**EQUIPMENT CURB:** 14 GAGE GALVANIZED STEEL, G90.
**PLUMBING VENT FLASHING EXTENSION:** PRE-FABRICATED PVC EXTENSIONS.

## ROOF DRAINS
**RETRO-FIT ROOF DRAIN:** ONE-PIECE SPUN ALUMINUM RETRO-FIT ROOF DRAIN, "O-RING DRAINS" MANUFACTURED BY OMG ROOFING PRODUCTS.

## ROOF SCUTTLES
**ROOF HATCH:** BASIS OF DESIGN: BILCO TYPE "S-50TB" ENHANCED PERFORMANCE ALUMINUM ROOF HATCH WITH INSULATION CURB LINER.

## PREFABRICATED CURBS
**EXPANSION JOINT CURB:** 16 GAGE GALVANIZED STEEL, G90.

## JOINT SEALANTS
SPECIFICATION SECTION 079200

**BACKER ROD:** CLOSED-CELL BACKER ROD.
**BUTYL SEALANT:** ONE-PART GUN GRADE, BUTYL-RUBBER BASED JOINT SEALANT, ASTM C 1311.
**SILICONE SEALANT:** SINGLE-COMPONENT, NONSAG, NEUTRAL-CURING SILICONE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.
**SEALANT TAPE:** 1" WIDE BUTYL SEALANT TAPE, APPLIED BETWEEN METAL SURFACES AND UNDERLYING SURFACE.
**STRUCTURAL SEALANT:** SINGLE-COMPONENT, MOISTURE CURING, GUN GRADE ADHESIVE, "M-1" MANUFACTURED BY CHEM LINK ENGINEERED SYSTEMS.
**URETHANE SEALANT:** SINGLE-COMPONENT, NONSAG, POLYURETHANE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.

CONSTRUCTION DOCUMENTS

INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA

LOW SLOPE
ROOFING REPLACEMENT PROJECT


JAY AMMON ARCHITECT, INC.
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(407) 333-1977 • FAX: (407) 333-4686 • E MAIL: JAY@JAYAMMON.COM


REVISIONS

| NUMBER | TYPE | DATE: |
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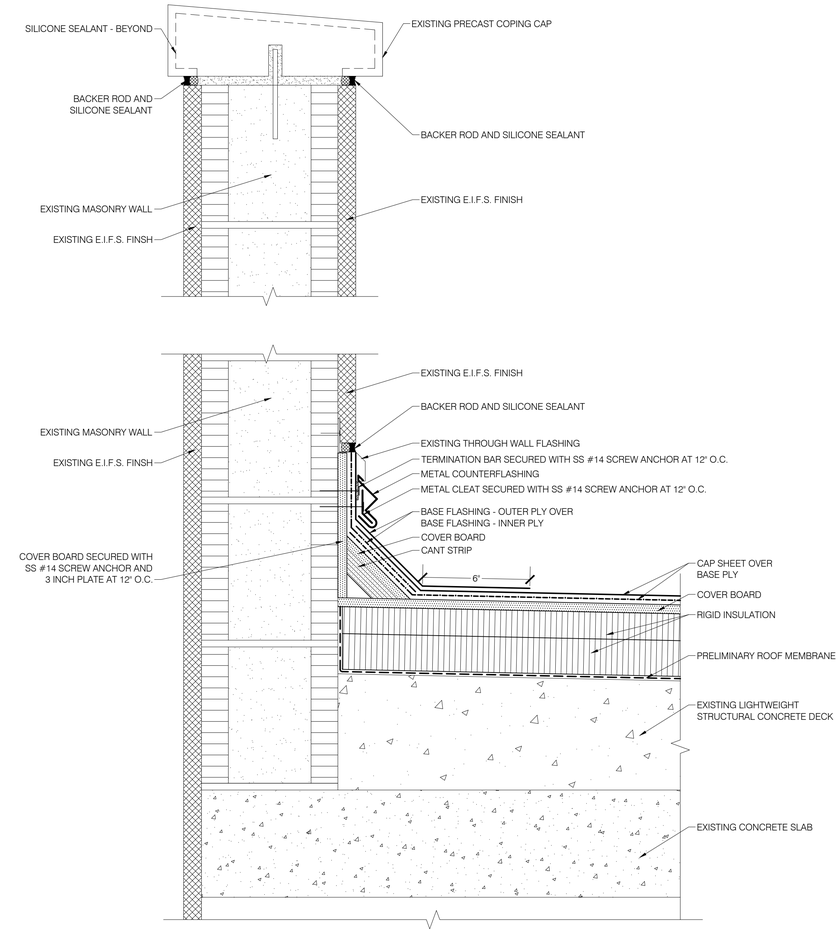
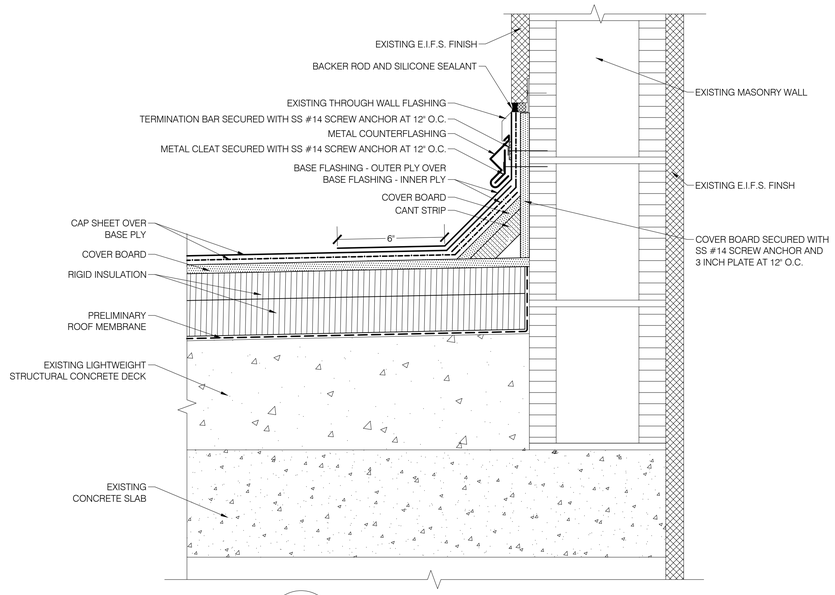
DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 25, 2021

ROOF DETAILS

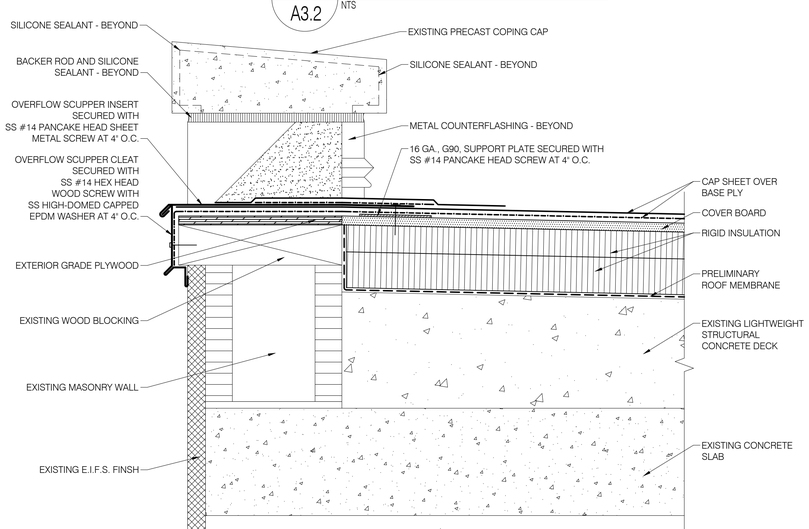
PLOT: 3" = 1'-0"
SHEET A3.1



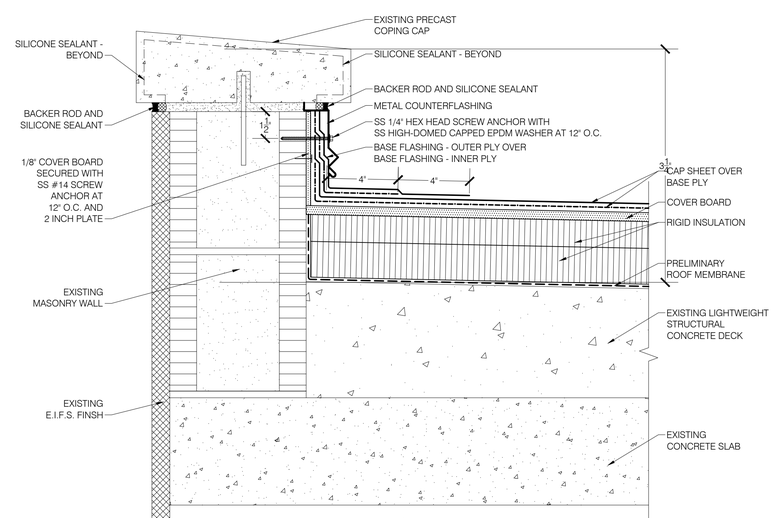

A
A3.2
TYPICAL PARAPET AT RADIUS WALLS
NTS




B
A3.2
BASE FLASHING AT CLERESTORY WALLS
NTS




C
A3.2
TYPICAL SCUPPER SECTION
AT UPPER ROOF
NTS




D
A3.2
TYPICAL PARAPET WALL SECTION
AT UPPER ROOF
NTS

# MATERIAL COMPONENT SCHEDULE

## ROOF INSULATION SPECIFICATION SECTION 075520

**COVER BOARD:** 1/2" GYPSUM ROOF BOARD WITH FIBERGLASS MATS, ASTM C1177. BASIS OF DESIGN: "DENSDECK PRIME" MANUFACTURED BY GEORGIA-PACIFIC.
**RIGID INSULATION:** POLYISOCYANURATE INSULATION, ASTM C 1289 TYPE 2, GRADE 2, FLAT INSULATION BOARDS. INSTALL TAPERED INSULATION OVER FLAT INSULATION WHERE DESIGNATED AND AS REQUIRED TO ACHIEVE A 1/4 INCH PER FOOT POSITIVE SLOPE WITH NO PONDING AFTER 24 HOUR DRYING TIME. TAPERED INSULATION SHALL BE FABRICATED AT ZERO INCH THICKNESS AT THIN EDGE.

## SBS MODIFIED BITUMINOUS ROOFING

SPECIFICATION SECTION 075520
**BASE FLASHING - INNER PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6164, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 SA" MANUFACTURED BY SIPLAST.
**BASE FLASHING - OUTER PLY:** ALUMINUM FOIL FACED SBS MODIFIED BITUMEN, ASTM D 6298, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF DESIGN: "VERAL ALUMINUM" MANUFACTURED BY SIPLAST.
**BASE PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 TG" MANUFACTURED BY SIPLAST.
**BASE SHEET:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PRO BASE SA" MANUFACTURED BY SIPLAST.
**CANT STRIP:** HIGH-DENSITY, LAMINATED PERLITE BOARD.
**CAP SHEET:** SBS GRANULE SURFACED MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF
**LIQUID-APPLIED FLASHING:** A POLYESTER REINFORCED PMMA BASED FLASHING SYSTEM BY ROOF MEMBRANE MANUFACTURER.
**PRELIMINARY ROOF MEMBRANE:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "IREX 40" MANUFACTURED BY SIPLAST.
**ROOF TRAFFIC PADS:** SBS MODIFIED BITUMEN WITH GRANULATED SURFACE, WITH COLOR CONTRAST TO THE CAP SHEET. COLOR TO BE SELECTED BY OWNER.
**SELF-ADHERED UNDERLAYMENT:** .040" SELF-ADHERED MODIFIED BITUMEN, ASTM D 1970, (W.R. GRACE "ICE & WATER SHIELD HT") ADHERED OVER PRIMED SUBSTRATE BELOW.

## LIQUID-APPLIED ROOFING

SPECIFICATION SECTION 075520
**PMMA - LIQUID-APPLIED MEMBRANE:** A REINFORCED, TRAFFIC, PMMA LIQUID MEMBRANE SYSTEM. BASIS OF DESIGN: "PARAPRO ROOF MEMBRANE SYSTEM" MANUFACTURED BY SIPLAST.

## SHEET METAL FLASHING AND TRIM

SPECIFICATION SECTION 076200
**BENT METAL PLATE:** 16 GAGE, GALVANIZED G90.
**CONCEALED SPLICE PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL COUNTERFLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL EDGE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL FACE EXTENDER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL RECEIVER FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL SKIRT FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**ONE-PIECE TRANSITION FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316, SOLDERED / WELDED FOR ALL NON-MOVING JOINTS.
**OVERFLOW SCUPPER INSERT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**OVERFLOW SCUPPER CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**SCUPPER PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**TERMINATION BAR:** 1/8" THICK X 1" WIDE STAINLESS STEEL.
**WALL EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**WALL EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.

## ROOF ACCESSORIES

**EQUIPMENT CURB:** 14 GAGE GALVANIZED STEEL, G90.
**PLUMBING VENT FLASHING EXTENSION:** PRE-FABRICATED PVC EXTENSIONS.

## ROOF DRAINS

**RETRO-FIT ROOF DRAIN:** ONE-PIECE SPUN ALUMINUM RETRO-FIT ROOF DRAIN, "O-RING DRAINS" MANUFACTURED BY OMG ROOFING PRODUCTS.

## ROOF SCUTTLES

**ROOF HATCH:** BASIS OF DESIGN: BILCO TYPE "S-50TB" ENHANCED PERFORMANCE ALUMINUM ROOF HATCH WITH INSULATION CURB LINER.

## PREFABRICATED CURBS

**EXPANSION JOINT CURB:** 16 GAGE GALVANIZED STEEL, G90.

## JOINT SEALANTS SPECIFICATION SECTION 079200

**BACKER ROD:** CLOSED-CELL BACKER ROD.
**BUTYL SEALANT:** ONE-PART GUN GRADE, BUTYL-RUBBER BASED JOINT SEALANT, ASTM C 1311.
**SILICONE SEALANT:** SINGLE-COMPONENT, NONSAG, NEUTRAL-CURING SILICONE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.
**SEALANT TAPE:** 1" WIDE BUTYL SEALANT TAPE, APPLIED BETWEEN METAL SURFACES AND UNDERLYING SURFACE.
**STRUCTURAL SEALANT:** SINGLE-COMPONENT, MOISTURE CURING, GUN GRADE ADHESIVE, "M-1" MANUFACTURED BY CHEM LINK ENGINEERED SYSTEMS.
**URETHANE SEALANT:** SINGLE-COMPONENT, NONSAG, POLYURETHANE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.

CONSTRUCTION DOCUMENTS
INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA
LOW SLOPE
ROOFING REPLACEMENT PROJECT

JAY AMMON ARCHITECT, INC.
3246 LAKEVIEW OAKS DRIVE • LONGWOOD, FLORIDA 32779
(407) 333-1977 • FAX: (407) 333-4686 • E MAIL: JAY@JAYAMMON.COM

REVISIONS

| NUMBER | TYPE | DATE: |
|---|---|---|
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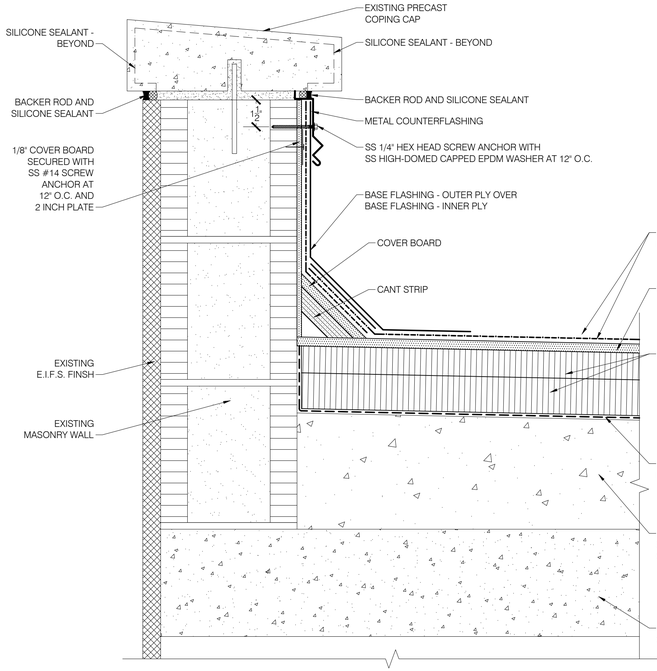
| | | |
| | | |

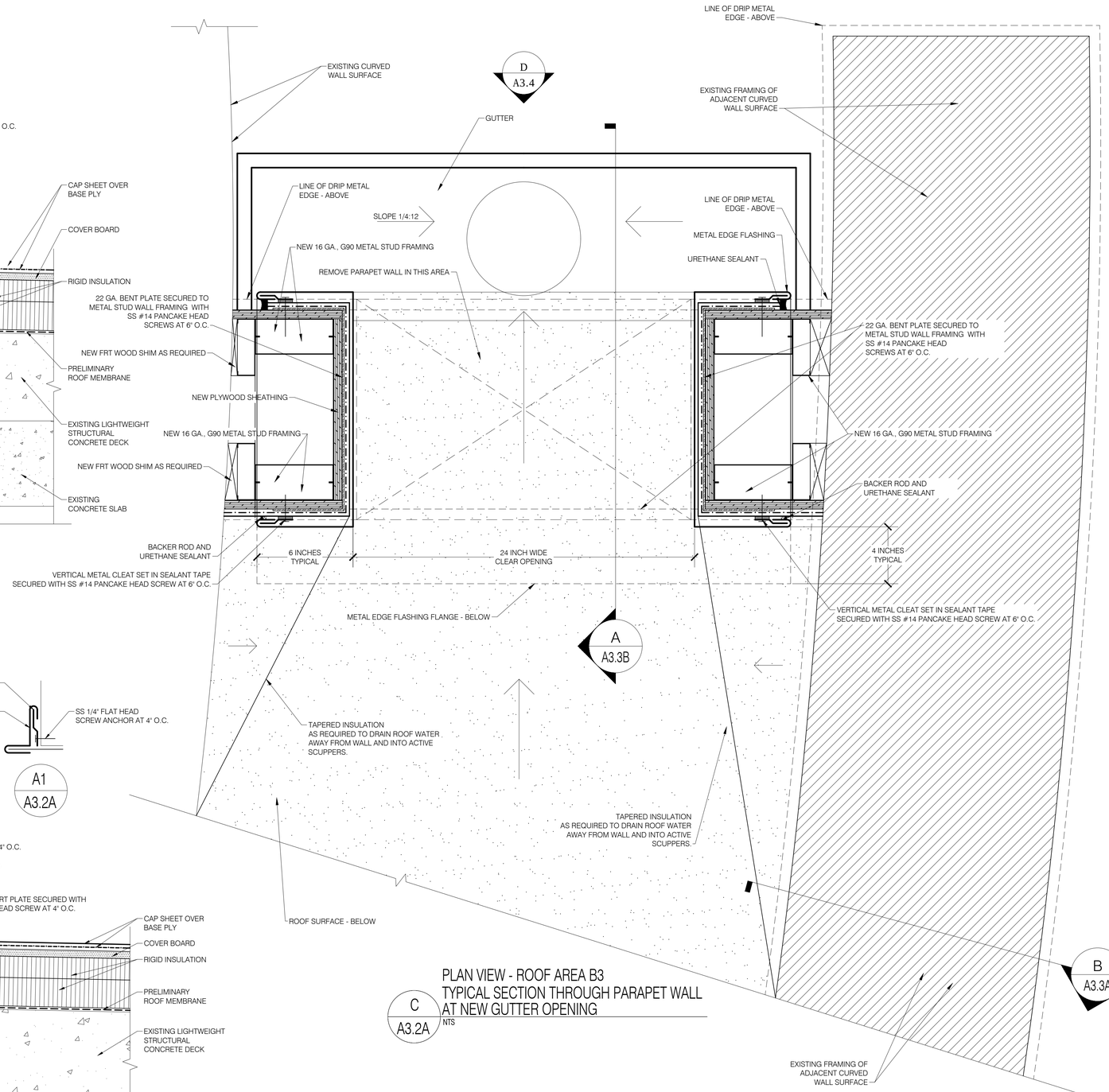
DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 25, 2021

ROOF DETAILS

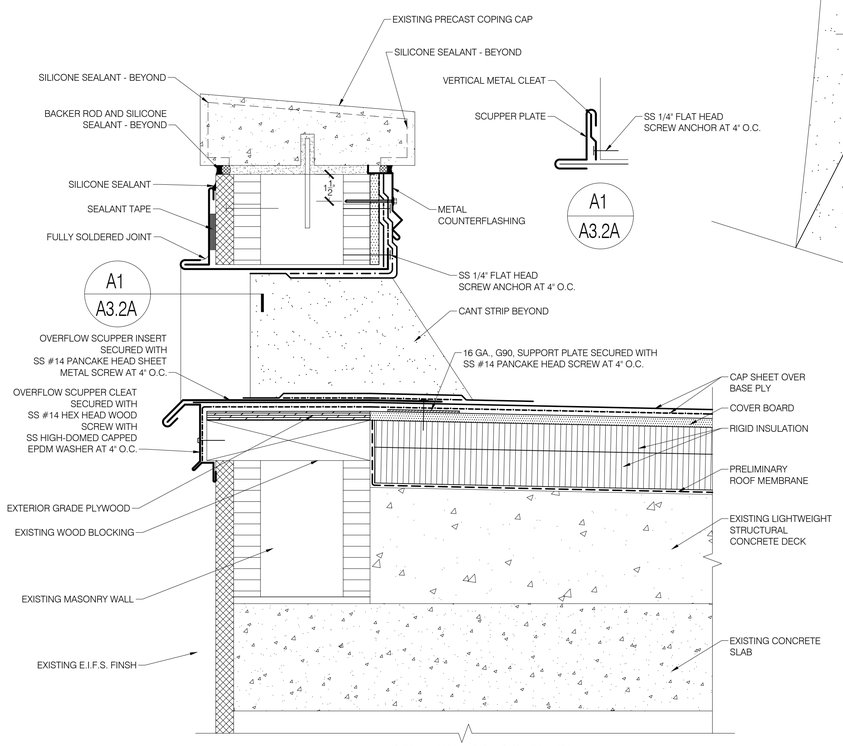
PLOT: 3" = 1'-0"
SHEET A3.2




A / A3.2A TYPICAL PARAPET WALL SECTION AT LOWER ROOF
NTS




C / A3.2A PLAN VIEW - ROOF AREA B3
TYPICAL SECTION THROUGH PARAPET WALL AT NEW GUTTER OPENING
NTS




B / A3.2A TYPICAL SCUPPER SECTION AT LOWER ROOF
NTS

# MATERIAL COMPONENT SCHEDULE

## ROOF INSULATION
SPECIFICATION SECTION 075520

**COVER BOARD:** 1/2" GYPSUM ROOF BOARD WITH FIBERGLASS MATS, ASTM C1177. BASIS OF DESIGN: "DENSDECK PRIME" MANUFACTURED BY GEORGIA-PACIFIC.
**RIGID INSULATION:** POLYISOCYANURATE INSULATION, ASTM C 1289 TYPE 2, GRADE 2, FLAT INSULATION BOARDS. INSTALL TAPERED INSULATION OVER FLAT INSULATION WHERE DESIGNATED AND AS REQUIRED TO ACHIEVE A 1/4 INCH PER FOOT POSITIVE SLOPE WITH NO PONDING AFTER 24 HOUR DRYING TIME. TAPERED INSULATION SHALL BE FABRICATED AT ZERO INCH THICKNESS AT THIN EDGE.

## SBS MODIFIED BITUMINOUS ROOFING
SPECIFICATION SECTION 075520

**BASE FLASHING - INNER PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6164, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 SA" MANUFACTURED BY SIPLAST.
**BASE FLASHING - OUTER PLY:** ALUMINUM FOIL FACED SBS MODIFIED BITUMEN, ASTM D 6298, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF DESIGN: "VERAL ALUMINUM" MANUFACTURED BY SIPLAST.
**BASE PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 TG" MANUFACTURED BY SIPLAST.
**BASE SHEET:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PRO BASE SA" MANUFACTURED BY SIPLAST.
**CANT STRIP:** HIGH-DENSITY, LAMINATED PERLITE BOARD.
**CAP SHEET:** SBS GRANULE SURFACED MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF
**LIQUID-APPLIED FLASHING:** A POLYESTER REINFORCED PMMA BASED FLASHING SYSTEM BY ROOF MEMBRANE MANUFACTURER.
**PRELIMINARY ROOF MEMBRANE:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "IREX 40" MANUFACTURED BY SIPLAST.
**ROOF TRAFFIC PADS:** SBS MODIFIED BITUMEN WITH GRANULATED SURFACE, WITH COLOR CONTRAST TO THE CAP SHEET. COLOR TO BE SELECTED BY OWNER.
**SELF-ADHERED UNDERLAYMENT:** .040" SELF-ADHERED MODIFIED BITUMEN, ASTM D 1970, (W.R. GRACE "ICE & WATER SHIELD HT") ADHERED OVER PRIMED SUBSTRATE BELOW.

## LIQUID-APPLIED ROOFING
SPECIFICATION SECTION 075520

**PMMA - LIQUID-APPLIED MEMBRANE:** A REINFORCED, TRAFFIC, PMMA LIQUID MEMBRANE SYSTEM. BASIS OF DESIGN: "PARAPRO ROOF MEMBRANE SYSTEM" MANUFACTURED BY SIPLAST.

## SHEET METAL FLASHING AND TRIM
SPECIFICATION SECTION 076200

**BENT METAL PLATE:** 16 GAGE, GALVANIZED G90.
**CONCEALED SPLICE PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL COUNTERFLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL EDGE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL FACE EXTENDER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL RECEIVER FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL SKIRT FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**ONE-PIECE TRANSITION FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316, SOLDERED / WELDED FOR ALL NON-MOVING JOINTS.
**OVERFLOW SCUPPER INSERT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**OVERFLOW SCUPPER CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**SCUPPER PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**TERMINATION BAR:** 1/8" THICK X 1" WIDE STAINLESS STEEL.
**WALL EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**WALL EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.

## ROOF ACCESSORIES
**EQUIPMENT CURB:** 14 GAGE GALVANIZED STEEL, G90.
**PLUMBING VENT FLASHING EXTENSION:** PRE-FABRICATED PVC EXTENSIONS.

## ROOF DRAINS
**RETRO-FIT ROOF DRAIN:** ONE-PIECE SPUN ALUMINUM RETRO-FIT ROOF DRAIN, "O-RING DRAINS" MANUFACTURED BY OMG ROOFING PRODUCTS.

## ROOF SCUTTLES
**ROOF HATCH:** BASIS OF DESIGN: BILCO TYPE "S-50TB" ENHANCED PERFORMANCE ALUMINUM ROOF HATCH WITH INSULATION CURB LINER.

## PREFABRICATED CURBS
**EXPANSION JOINT CURB:** 16 GAGE GALVANIZED STEEL, G90.

## JOINT SEALANTS
SPECIFICATION SECTION 079200

**BACKER ROD:** CLOSED-CELL BACKER ROD.
**BUTYL SEALANT:** ONE-PART GUN GRADE, BUTYL-RUBBER BASED JOINT SEALANT, ASTM C 1311.
**SILICONE SEALANT:** SINGLE-COMPONENT, NONSAG, NEUTRAL-CURING SILICONE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.
**SEALANT TAPE:** 1" WIDE BUTYL SEALANT TAPE, APPLIED BETWEEN METAL SURFACES AND UNDERLYING SURFACE.
**STRUCTURAL SEALANT:** SINGLE-COMPONENT, MOISTURE CURING, GUN GRADE ADHESIVE, "M-1" MANUFACTURED BY CHEM LINK ENGINEERED SYSTEMS.
**URETHANE SEALANT:** SINGLE-COMPONENT, NONSAG, POLYURETHANE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.

CONSTRUCTION DOCUMENTS
INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA
LOW SLOPE
ROOFING REPLACEMENT PROJECT

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REVISIONS

| NUMBER | TYPE | DATE: |
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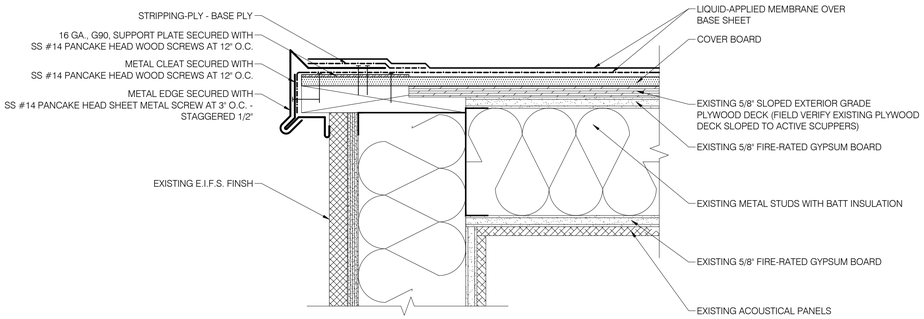
DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 19-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 25, 2021

ROOF DETAILS

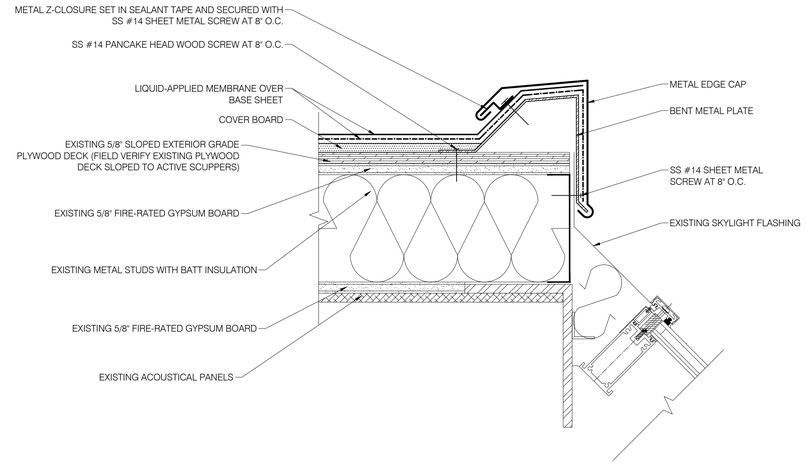
PLOT: 3" = 1'-0"
SHEET A3.2A

NOTES FOR SHEET A3.3:

A. FLASHINGS ARE TO BE INCLUDED WITHIN ROOF ASSEMBLY WARRANTY. PROVIDE FLASHING DETAILS ACCEPTED BY MANUFACTURER TO BE INCLUDED WITHIN WARRANTY.




A / A3.3 METAL EDGE FLASHING AT RADIUS WALLS AT UPPER ROOF - ROOF AREA B1
NTS

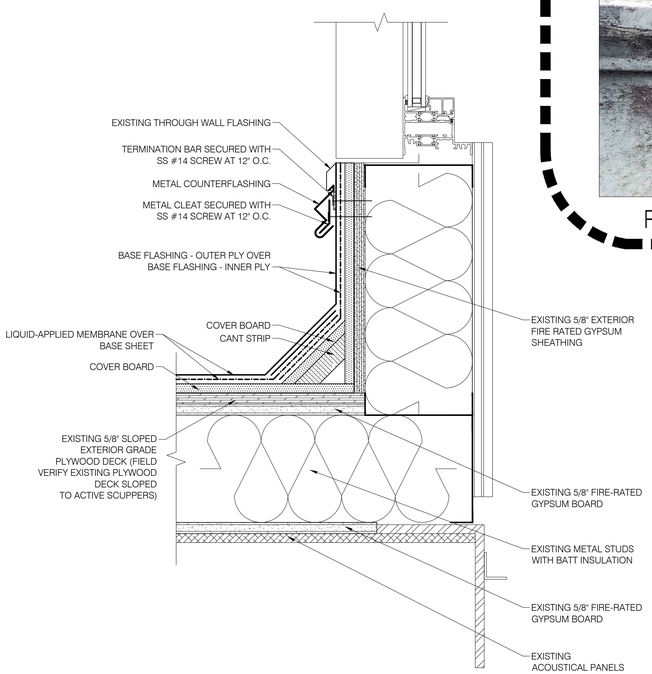



B / A3.3 METAL EDGE FLASHING AT HEAD OF SKYLIGHT AT UPPER ROOF - ROOF AREA B1
NTS

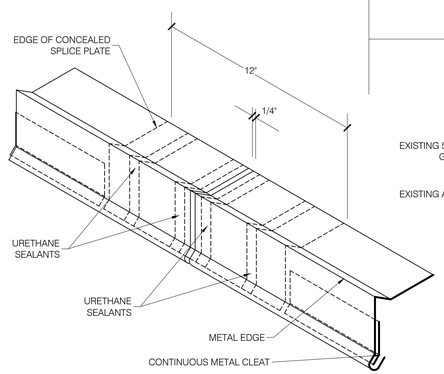
NOTES:

A. EXISTING CONDITIONS MAY REQUIRE THE INSTALLATION OF A 16 GAGE FASTENING STRIP TO BE FASTENED TO THE EXISTING STUDS.

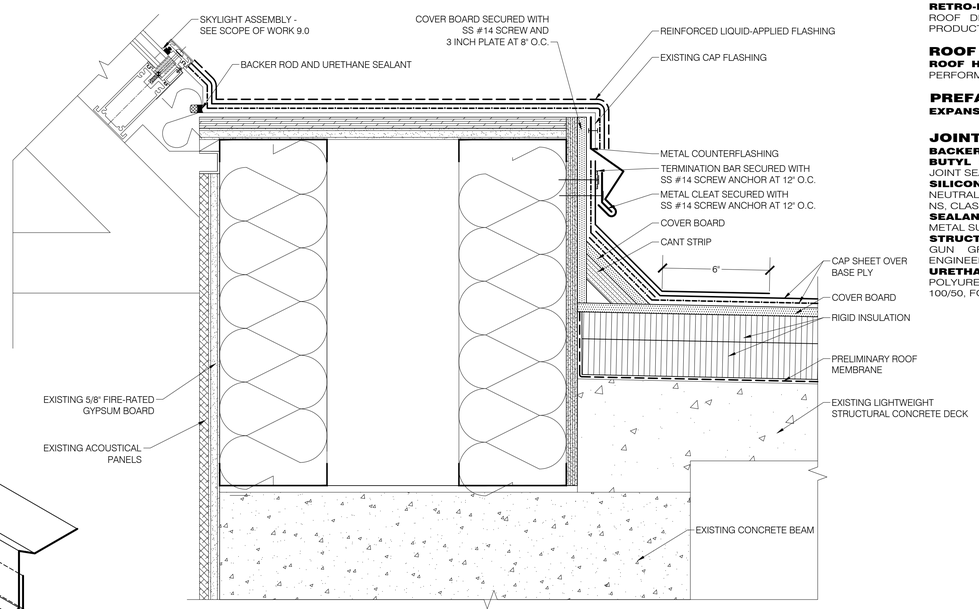
RAISED ROOF EDGE AT SKYLIGHTS




C / A3.3 BASE FLASHING AT RADIUS WALLS WINDOWS
NTS




D / A3.3 METAL EDGE JOINT CONCEALED SPLICE PLATE
NTS




E / A3.3 BASE FLASHING AT SILL OF SKYLIGHT
NTS

## MATERIAL COMPONENT SCHEDULE

### ROOF INSULATION
SPECIFICATION SECTION 075520

**COVER BOARD:** 1/2" GYPSUM ROOF BOARD WITH FIBERGLASS MATS, ASTM C1177. BASIS OF DESIGN: "DENSDECK PRIME" MANUFACTURED BY GEORGIA-PACIFIC.
**RIGID INSULATION:** POLYISOCYANURATE INSULATION, ASTM C 1289 TYPE 2, GRADE 2, FLAT INSULATION BOARDS. INSTALL TAPERED INSULATION OVER FLAT INSULATION WHERE DESIGNATED AND AS REQUIRED TO ACHIEVE A 1/4 INCH PER FOOT POSITIVE SLOPE WITH NO PONDING AFTER 24 HOUR DRYING TIME. TAPERED INSULATION SHALL BE FABRICATED AT ZERO INCH THICKNESS AT THIN EDGE.

### SBS MODIFIED BITUMINOUS ROOFING
SPECIFICATION SECTION 075520

**BASE FLASHING - INNER PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6164, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 SA" MANUFACTURED BY SIPLAST.
**BASE FLASHING - OUTER PLY:** ALUMINUM FOIL FACED SBS MODIFIED BITUMEN, ASTM D 6298, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF DESIGN: "VERAL ALUMINUM" MANUFACTURED BY SIPLAST.
**BASE PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 TG" MANUFACTURED BY SIPLAST.
**BASE SHEET:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PRO BASE SA" MANUFACTURED BY SIPLAST.
**CANT STRIP:** HIGH-DENSITY, LAMINATED PERLITE BOARD.
**CAP SHEET:** SBS GRANULE SURFACED MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF
**LIQUID-APPLIED FLASHING:** A POLYESTER REINFORCED PMMA BASED FLASHING SYSTEM BY ROOF MEMBRANE MANUFACTURER.
**PRELIMINARY ROOF MEMBRANE:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "IREX 40" MANUFACTURED BY SIPLAST.
**ROOF TRAFFIC PADS:** SBS MODIFIED BITUMEN WITH GRANULATED SURFACE, WITH COLOR CONTRAST TO THE CAP SHEET. COLOR TO BE SELECTED BY OWNER.
**SELF-ADHERED UNDERLAYMENT:** .040" SELF-ADHERED MODIFIED BITUMEN, ASTM D 1970, (W.R. GRACE "ICE & WATER SHIELD HT") ADHERED OVER PRIMED SUBSTRATE BELOW.

### LIQUID-APPLIED ROOFING
SPECIFICATION SECTION 075520

**PMMA - LIQUID-APPLIED MEMBRANE:** A REINFORCED, TRAFFIC, PMMA LIQUID MEMBRANE SYSTEM. BASIS OF DESIGN: "PARAPRO ROOF MEMBRANE SYSTEM" MANUFACTURED BY SIPLAST.

### SHEET METAL FLASHING AND TRIM
SPECIFICATION SECTION 076200

**BENT METAL PLATE:** 16 GAGE, GALVANIZED G90.
**CONCEALED SPLICE PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL COUNTERFLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL EDGE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL FACE EXTENDER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL RECEIVER FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL SKIRT FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**ONE-PIECE TRANSITION FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316, SOLDERED / WELDED FOR ALL NON-MOVING JOINTS.
**OVERFLOW SCUPPER INSERT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**OVERFLOW SCUPPER CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**SCUPPER PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**TERMINATION BAR:** 1/8" THICK X 1" WIDE STAINLESS STEEL.
**WALL EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**WALL EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.

### ROOF ACCESSORIES
**EQUIPMENT CURB:** 14 GAGE GALVANIZED STEEL, G90.
**PLUMBING VENT FLASHING EXTENSION:** PRE-FABRICATED PVC EXTENSIONS.

### ROOF DRAINS
**RETRO-FIT ROOF DRAIN:** ONE-PIECE SPUN ALUMINUM RETRO-FIT ROOF DRAIN, "O-RING DRAINS" MANUFACTURED BY OMG ROOFING PRODUCTS.

### ROOF SCUTTLES
**ROOF HATCH:** BASIS OF DESIGN: BILCO TYPE "S-50TB" ENHANCED PERFORMANCE ALUMINUM ROOF HATCH WITH INSULATION CURB LINER.

### PREFABRICATED CURBS
**EXPANSION JOINT CURB:** 16 GAGE GALVANIZED STEEL, G90.

### JOINT SEALANTS
SPECIFICATION SECTION 079200

**BACKER ROD:** CLOSED-CELL BACKER ROD.
**BUTYL SEALANT:** ONE-PART GUN GRADE, BUTYL-RUBBER BASED JOINT SEALANT, ASTM C 1311.
**SILICONE SEALANT:** SINGLE-COMPONENT, NONSAG, NEUTRAL-CURING SILICONE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.
**SEALANT TAPE:** 1" WIDE BUTYL SEALANT TAPE, APPLIED BETWEEN METAL SURFACES AND UNDERLYING SURFACE.
**STRUCTURAL SEALANT:** SINGLE-COMPONENT, MOISTURE CURING, GUN GRADE ADHESIVE, "M-1" MANUFACTURED BY CHEM LINK ENGINEERED SYSTEMS.
**URETHANE SEALANT:** SINGLE-COMPONENT, NONSAG, POLYURETHANE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.

CONSTRUCTION DOCUMENTS

INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA

LOW SLOPE
ROOFING REPLACEMENT PROJECT


JAY AMMON ARCHITECT, INC.
3246 LAKEVIEW OAKS DRIVE • LONGWOOD, FLORIDA 32779
(407) 333-1977 • FAX: (407) 333-4686 • E MAIL: JAY@JAYAMMON.COM


REVISIONS

| NUMBER | TYPE | DATE: |
|---|---|---|
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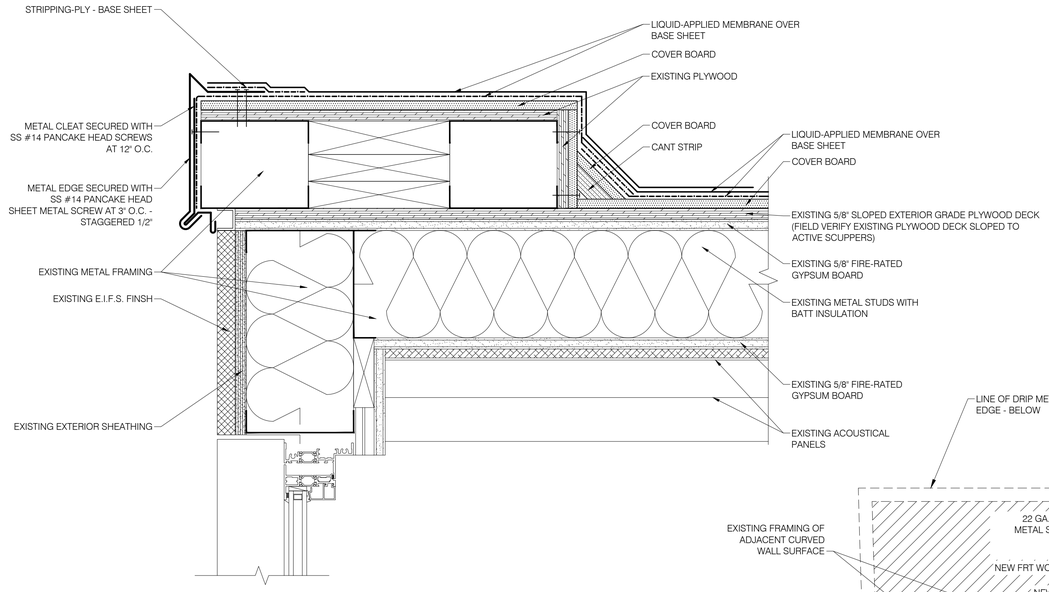
| | | |
| | | |

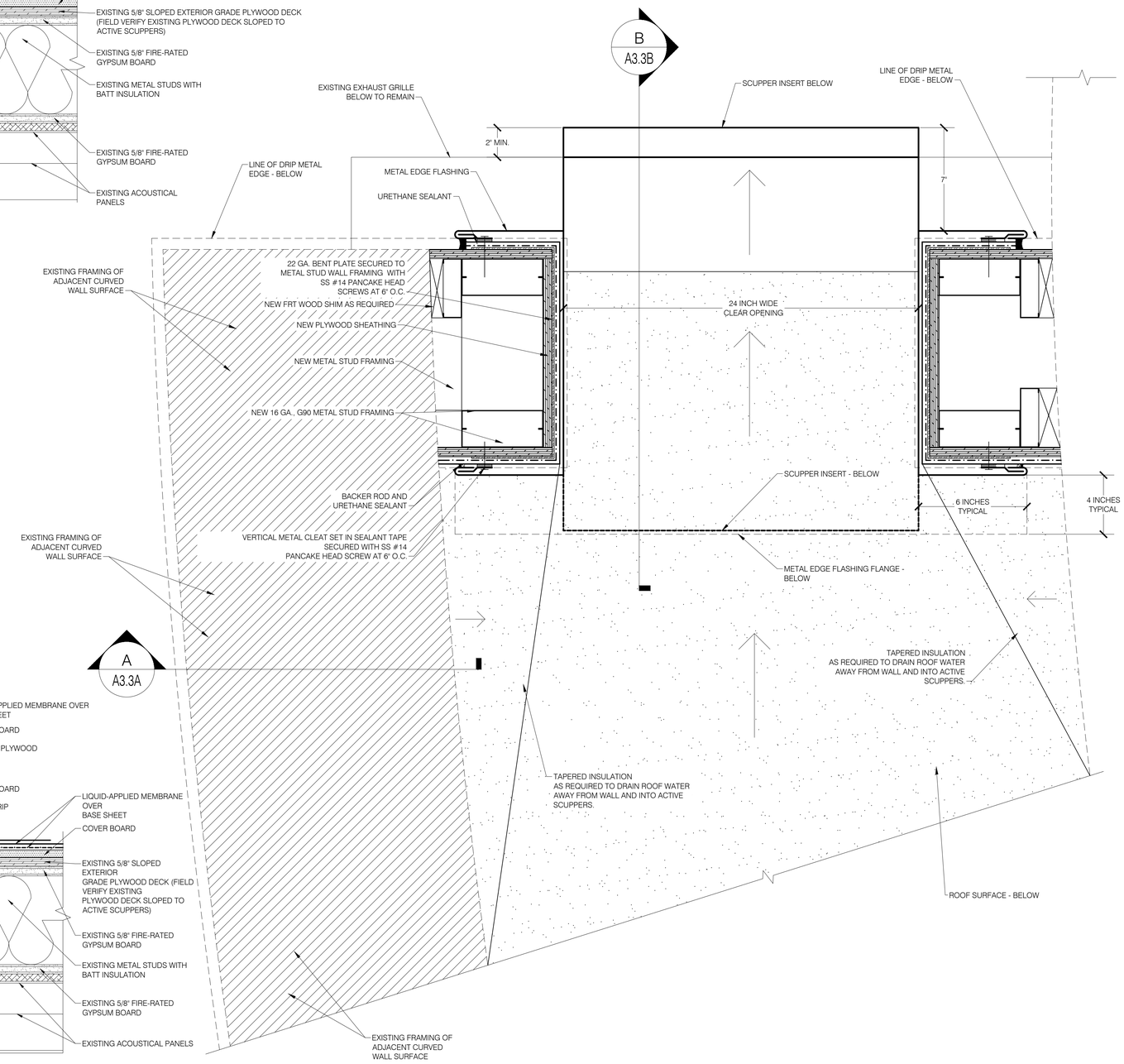
DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 25, 2021

ROOF DETAILS

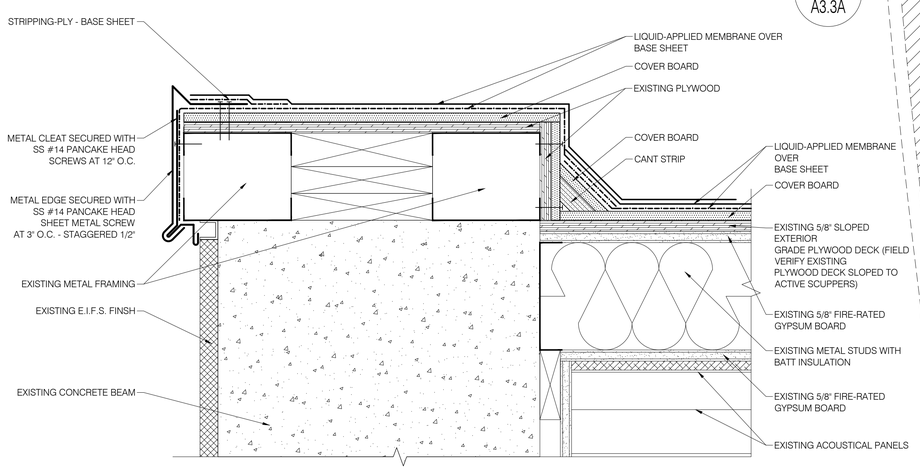
PLOT: SHEET A3.3




A / A3.3A METAL EDGE FLASHING AT RADIUS WALLS AT UPPER ROOF - ROOF AREA B2
NTS




C / A3.3A PLAN VIEW - ROOF AREA B2
TYPICAL SECTION THROUGH PARAPET WALL AT NEW SCUPPER OPENING
NTS




B / A3.3A METAL EDGE FLASHING AT RADIUS WALLS AT UPPER ROOF - ROOF AREA B3
NTS

## MATERIAL COMPONENT SCHEDULE

### ROOF INSULATION SPECIFICATION SECTION 075520

**COVER BOARD:** 1/2" GYPSUM ROOF BOARD WITH FIBERGLASS MATS, ASTM C1177. BASIS OF DESIGN: "DENSDECK PRIME" MANUFACTURED BY GEORGIA-PACIFIC.
**RIGID INSULATION:** POLYISOCYANURATE INSULATION, ASTM C 1289 TYPE 2, GRADE 2, FLAT INSULATION BOARDS. INSTALL TAPERED INSULATION OVER FLAT INSULATION WHERE DESIGNATED AND AS REQUIRED TO ACHIEVE A 1/4 INCH PER FOOT POSITIVE SLOPE WITH NO PONDING AFTER 24 HOUR DRYING TIME. TAPERED INSULATION SHALL BE FABRICATED AT ZERO INCH THICKNESS AT THIN EDGE.

### SBS MODIFIED BITUMINOUS ROOFING

SPECIFICATION SECTION 075520
**BASE FLASHING - INNER PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6164, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 SA" MANUFACTURED BY SIPLAST.
**BASE FLASHING - OUTER PLY:** ALUMINUM FOIL FACED SBS MODIFIED BITUMEN, ASTM D 6298, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF DESIGN: "VERAL ALUMINUM" MANUFACTURED BY SIPLAST.
**BASE PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 TG" MANUFACTURED BY SIPLAST.
**BASE SHEET:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PRO BASE SA" MANUFACTURED BY SIPLAST.
**CANT STRIP:** HIGH-DENSITY, LAMINATED PERLITE BOARD.
**CAP SHEET:** SBS GRANULE SURFACED MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF
**LIQUID-APPLIED FLASHING:** A POLYESTER REINFORCED PMMA BASED FLASHING SYSTEM BY ROOF MEMBRANE MANUFACTURER.
**PRELIMINARY ROOF MEMBRANE:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "IREX 40" MANUFACTURED BY SIPLAST.
**ROOF TRAFFIC PADS:** SBS MODIFIED BITUMEN WITH GRANULATED SURFACE, WITH COLOR CONTRAST TO THE CAP SHEET. COLOR TO BE SELECTED BY OWNER.
**SELF-ADHERED UNDERLAYMENT:** .040" SELF-ADHERED MODIFIED BITUMEN, ASTM D 1970, (W.R. GRACE "ICE & WATER SHIELD HT") ADHERED OVER PRIMED SUBSTRATE BELOW.

### LIQUID-APPLIED ROOFING

SPECIFICATION SECTION 075520
**PMMA - LIQUID-APPLIED MEMBRANE:** A REINFORCED, TRAFFIC, PMMA LIQUID MEMBRANE SYSTEM. BASIS OF DESIGN: "PARAPRO ROOF MEMBRANE SYSTEM" MANUFACTURED BY SIPLAST.

### SHEET METAL FLASHING AND TRIM

SPECIFICATION SECTION 076200
**BENT METAL PLATE:** 16 GAGE, GALVANIZED G90.
**CONCEALED SPLICE PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL COUNTERFLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL EDGE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL FACE EXTENDER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL RECEIVER FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL SKIRT FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**ONE-PIECE TRANSITION FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316, SOLDERED / WELDED FOR ALL NON-MOVING JOINTS.
**OVERFLOW SCUPPER INSERT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**OVERFLOW SCUPPER CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**SCUPPER PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**TERMINATION BAR:** 1/8" THICK X 1" WIDE STAINLESS STEEL.
**WALL EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**WALL EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.

### ROOF ACCESSORIES

**EQUIPMENT CURB:** 14 GAGE GALVANIZED STEEL, G90.
**PLUMBING VENT FLASHING EXTENSION:** PRE-FABRICATED PVC EXTENSIONS.

### ROOF DRAINS

**RETRO-FIT ROOF DRAIN:** ONE-PIECE SPUN ALUMINUM RETRO-FIT ROOF DRAIN, "O-RING DRAINS" MANUFACTURED BY OMG ROOFING PRODUCTS.

### ROOF SCUTTLES

**ROOF HATCH:** BASIS OF DESIGN: BILCO TYPE "S-50TB" ENHANCED PERFORMANCE ALUMINUM ROOF HATCH WITH INSULATION CURB LINER.

### PREFABRICATED CURBS

**EXPANSION JOINT CURB:** 16 GAGE GALVANIZED STEEL, G90.

### JOINT SEALANTS SPECIFICATION SECTION 079200

**BACKER ROD:** CLOSED-CELL BACKER ROD.
**BUTYL SEALANT:** ONE-PART GUN GRADE, BUTYL-RUBBER BASED JOINT SEALANT, ASTM C 1311.
**SILICONE SEALANT:** SINGLE-COMPONENT, NONSAG, NEUTRAL-CURING SILICONE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.
**SEALANT TAPE:** 1" WIDE BUTYL SEALANT TAPE, APPLIED BETWEEN METAL SURFACES AND UNDERLYING SURFACE.
**STRUCTURAL SEALANT:** SINGLE-COMPONENT, MOISTURE CURING, GUN GRADE ADHESIVE, "M-1" MANUFACTURED BY CHEM LINK ENGINEERED SYSTEMS.
**URETHANE SEALANT:** SINGLE-COMPONENT, NONSAG, POLYURETHANE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.

CONSTRUCTION DOCUMENTS
INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA

LOW SLOPE
ROOFING REPLACEMENT PROJECT

JAY AMMON ARCHITECT, INC.
3246 LAKEVIEW OAKS DRIVE • LONGWOOD, FLORIDA 32779
(407) 333-1977 • FAX: (407) 333-4686 • E MAIL: JAY@JAYAMMON.COM

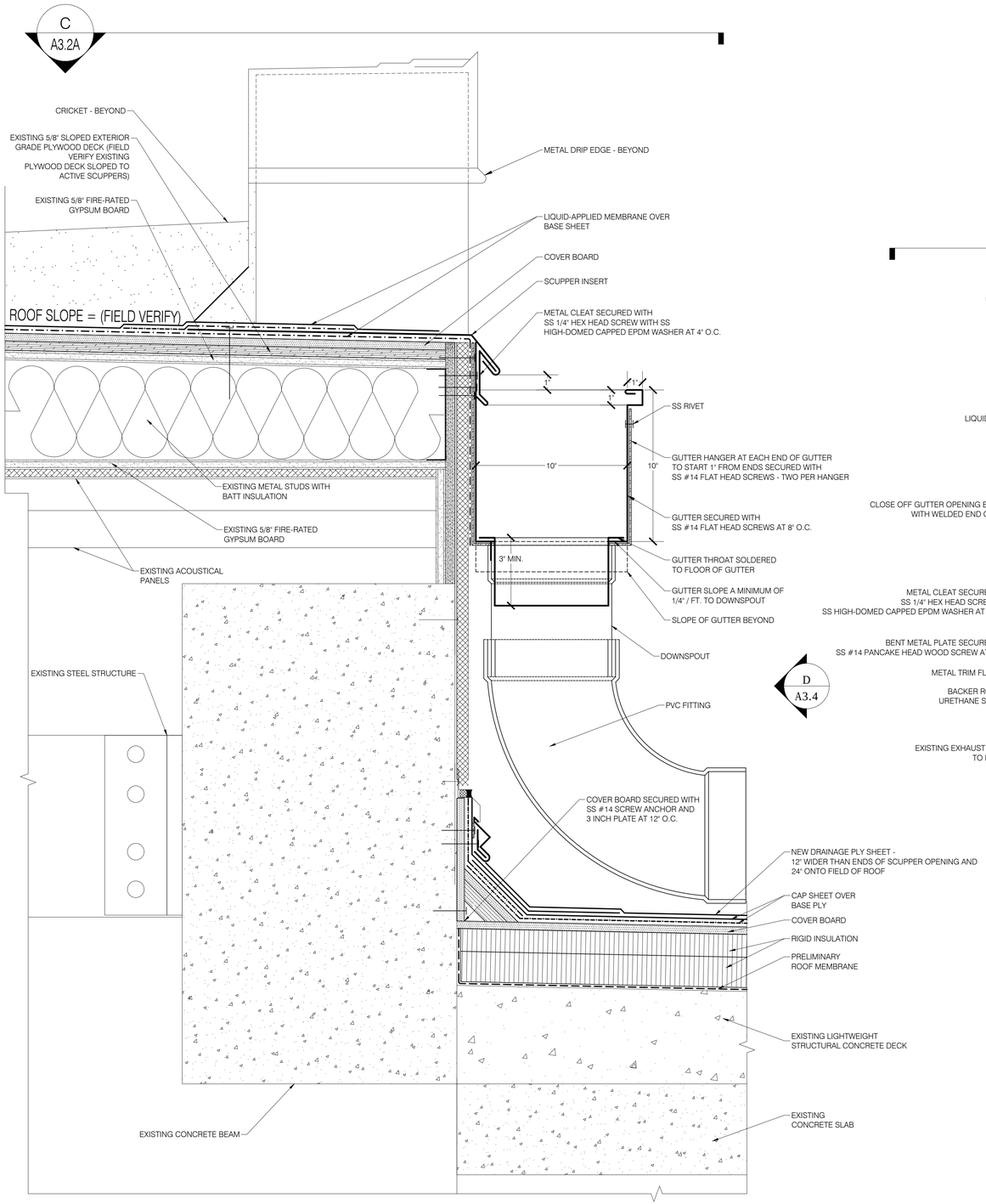
REVISIONS

| NUMBER | TYPE | DATE: |
|---|---|---|
| | | |
| | | |
| | | |

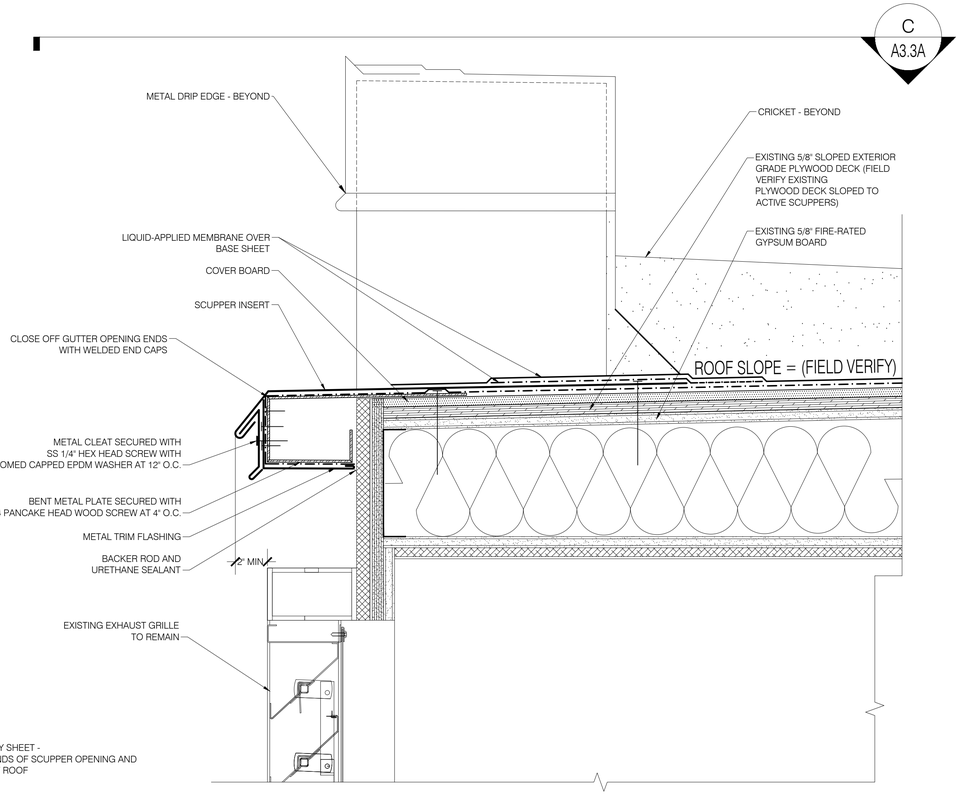
DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 25, 2021

ROOF DETAILS

PLOT: 3" = 1'-0"
SHEET A3.3A




A
A3.3B
TYPICAL SECTION - ROOF AREA B3 THROUGH PARAPET WALL AT NEW GUTTER OPENING
NTS




B
A3.3B
TYPICAL SECTION - ROOF AREA B2 THROUGH PARAPET WALL AT NEW OPENING
NTS

## MATERIAL COMPONENT SCHEDULE

### ROOF INSULATION
SPECIFICATION SECTION 075520

**COVER BOARD:** 1/2" GYPSUM ROOF BOARD WITH FIBERGLASS MATS, ASTM C1177. BASIS OF DESIGN: "DENSDECK PRIME" MANUFACTURED BY GEORGIA-PACIFIC.
**RIGID INSULATION:** POLYISOCYANURATE INSULATION, ASTM C 1289 TYPE 2, GRADE 2, FLAT INSULATION BOARDS. INSTALL TAPERED INSULATION OVER FLAT INSULATION WHERE DESIGNATED AND AS REQUIRED TO ACHIEVE A 1/4 INCH PER FOOT POSITIVE SLOPE WITH NO PONDING AFTER 24 HOUR DRYING TIME. TAPERED INSULATION SHALL BE FABRICATED AT ZERO INCH THICKNESS AT THIN EDGE.

### SBS MODIFIED BITUMINOUS ROOFING
SPECIFICATION SECTION 075520

**BASE FLASHING - INNER PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6164, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 SA" MANUFACTURED BY SIPLAST.
**BASE FLASHING - OUTER PLY:** ALUMINUM FOIL FACED SBS MODIFIED BITUMEN, ASTM D 6298, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF DESIGN: "VERAL ALUMINUM" MANUFACTURED BY SIPLAST.
**BASE PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 TG" MANUFACTURED BY SIPLAST.
**BASE SHEET:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PRO BASE SA" MANUFACTURED BY SIPLAST.
**CANT STRIP:** HIGH-DENSITY, LAMINATED PERLITE BOARD.
**CAP SHEET:** SBS GRANULE SURFACED MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF
**LIQUID-APPLIED FLASHING:** A POLYESTER REINFORCED PMMA BASED FLASHING SYSTEM BY ROOF MEMBRANE MANUFACTURER.
**PRELIMINARY ROOF MEMBRANE:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "IREX 40" MANUFACTURED BY SIPLAST.
**ROOF TRAFFIC PADS:** SBS MODIFIED BITUMEN WITH GRANULATED SURFACE, WITH COLOR CONTRAST TO THE CAP SHEET. COLOR TO BE SELECTED BY OWNER.
**SELF-ADHERED UNDERLAYMENT:** .040" SELF-ADHERED MODIFIED BITUMEN, ASTM D 1970, (W.R. GRACE "ICE & WATER SHIELD HT") ADHERED OVER PRIMED SUBSTRATE BELOW.

### LIQUID-APPLIED ROOFING
SPECIFICATION SECTION 075520

**PMMA - LIQUID-APPLIED MEMBRANE:** A REINFORCED, TRAFFIC, PMMA LIQUID MEMBRANE SYSTEM. BASIS OF DESIGN: "PARAPRO ROOF MEMBRANE SYSTEM" MANUFACTURED BY SIPLAST.

### SHEET METAL FLASHING AND TRIM
SPECIFICATION SECTION 076200

**BENT METAL PLATE:** 16 GAGE, GALVANIZED G90.
**CONCEALED SPLICE PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL COUNTERFLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL EDGE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL FACE EXTENDER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL RECEIVER FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL SKIRT FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**ONE-PIECE TRANSITION FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316, SOLDERED / WELDED FOR ALL NON-MOVING JOINTS.
**OVERFLOW SCUPPER INSERT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**OVERFLOW SCUPPER CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**SCUPPER PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**TERMINATION BAR:** 1/8" THICK X 1" WIDE STAINLESS STEEL.
**WALL EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**WALL EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.

### ROOF ACCESSORIES

**EQUIPMENT CURB:** 14 GAGE GALVANIZED STEEL, G90.
**PLUMBING VENT FLASHING EXTENSION:** PRE-FABRICATED PVC EXTENSIONS.

### ROOF DRAINS

**RETRO-FIT ROOF DRAIN:** ONE-PIECE SPUN ALUMINUM RETRO-FIT ROOF DRAIN, "O-RING DRAINS" MANUFACTURED BY OMG ROOFING PRODUCTS.

### ROOF SCUTTLES

**ROOF HATCH:** BASIS OF DESIGN: BILCO TYPE "S-50TB" ENHANCED PERFORMANCE ALUMINUM ROOF HATCH WITH INSULATION CURB LINER.

### PREFABRICATED CURBS

**EXPANSION JOINT CURB:** 16 GAGE GALVANIZED STEEL, G90.

### JOINT SEALANTS
SPECIFICATION SECTION 079200

**BACKER ROD:** CLOSED-CELL BACKER ROD.
**BUTYL SEALANT:** ONE-PART GUN GRADE, BUTYL-RUBBER BASED JOINT SEALANT, ASTM C 1311.
**SILICONE SEALANT:** SINGLE-COMPONENT, NONSAG, NEUTRAL-CURING SILICONE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.
**SEALANT TAPE:** 1" WIDE BUTYL SEALANT TAPE, APPLIED BETWEEN METAL SURFACES AND UNDERLYING SURFACE.
**STRUCTURAL SEALANT:** SINGLE-COMPONENT, MOISTURE CURING, GUN GRADE ADHESIVE, "M-1" MANUFACTURED BY CHEM LINK ENGINEERED SYSTEMS.
**URETHANE SEALANT:** SINGLE-COMPONENT, NONSAG, POLYURETHANE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.

CONSTRUCTION DOCUMENTS
INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA
LOW SLOPE
ROOFING REPLACEMENT PROJECT

JAY AMMON ARCHITECT, INC.
3246 LAKEVIEW OAKS DRIVE • LONGWOOD, FLORIDA 32779
(407) 333-1977 • FAX: (407) 333-4686 • E MAIL: JAY@JAYAMMON.COM

REVISIONS

| NUMBER | TYPE | DATE: |
|---|---|---|
| | | |
| | | |
| | | |

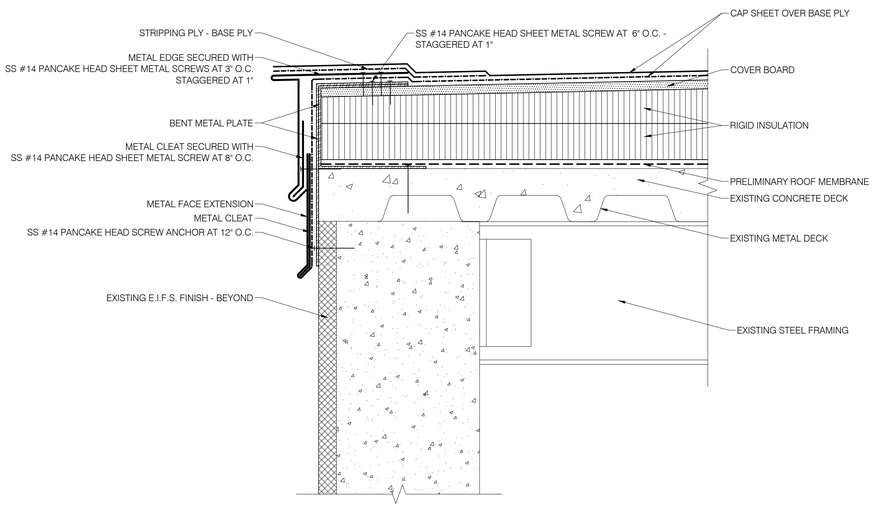
DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 25, 2021

ROOF DETAILS

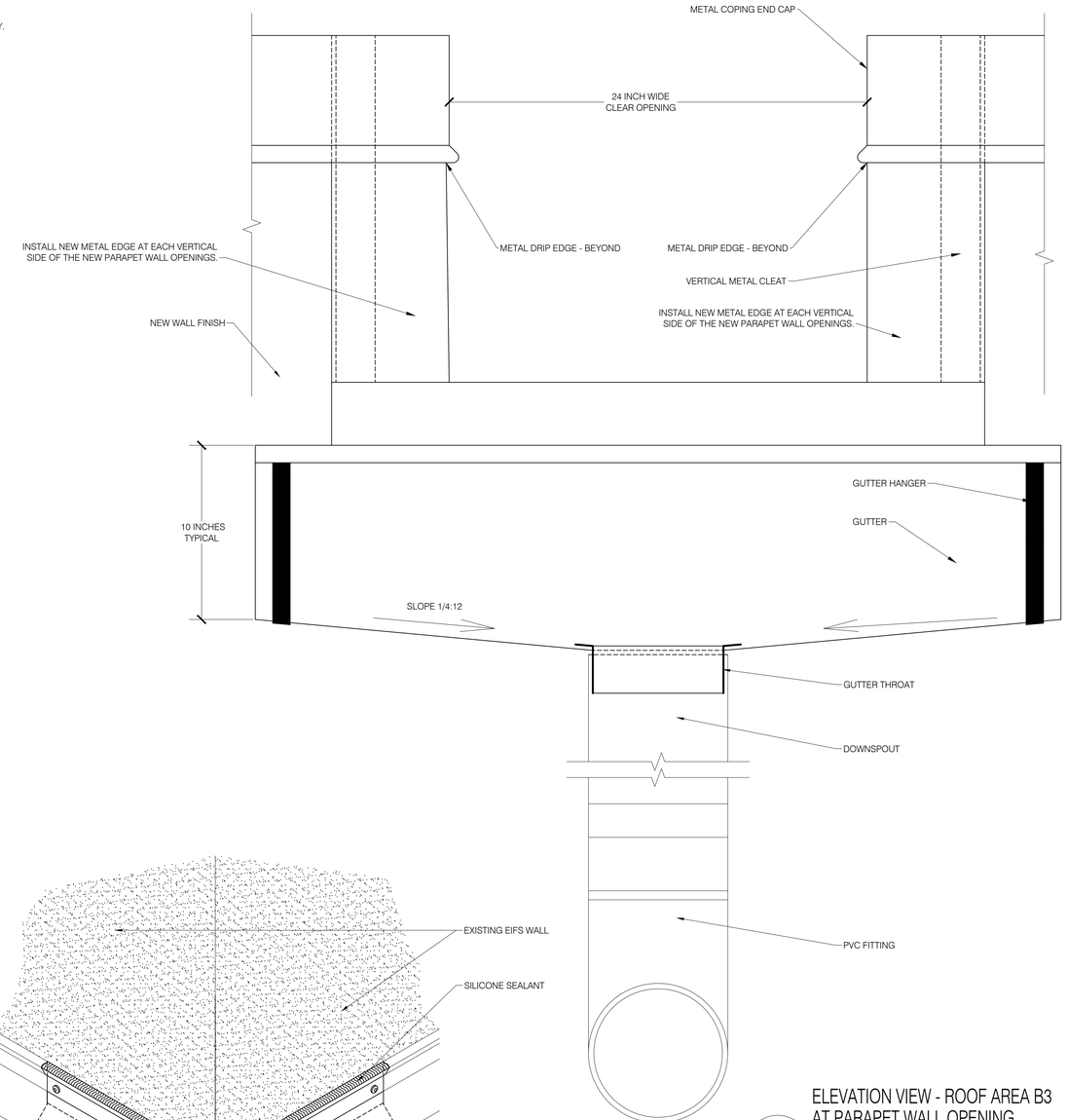
PLOT: 3" = 1'-0"
SHEET A3.3B

NOTES FOR SHEET A3.4:

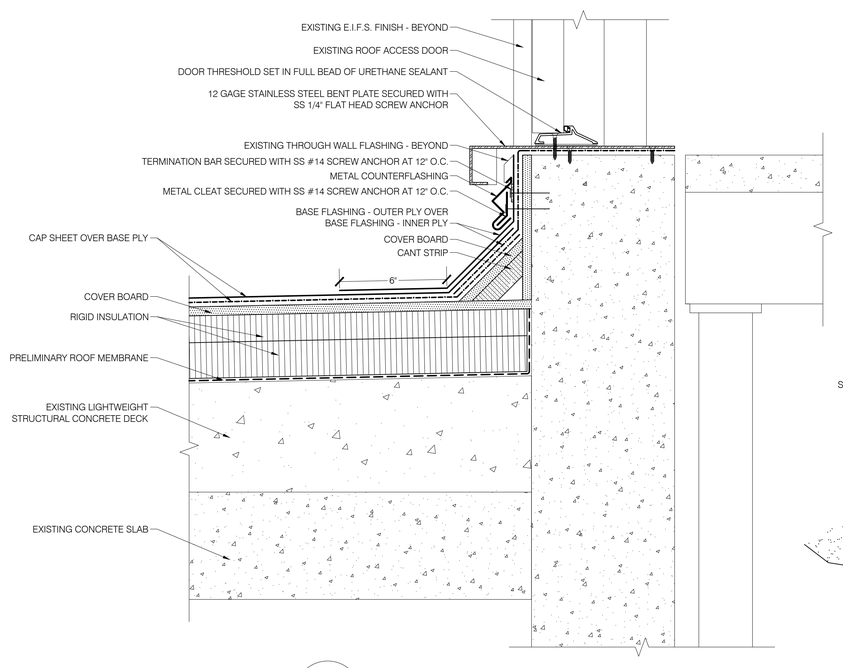
A. FLASHINGS ARE TO BE INCLUDED WITHIN ROOF ASSEMBLY WARRANTY. PROVIDE FLASHING DETAILS ACCEPTED BY MANUFACTURER TO BE INCLUDED WITHIN WARRANTY.



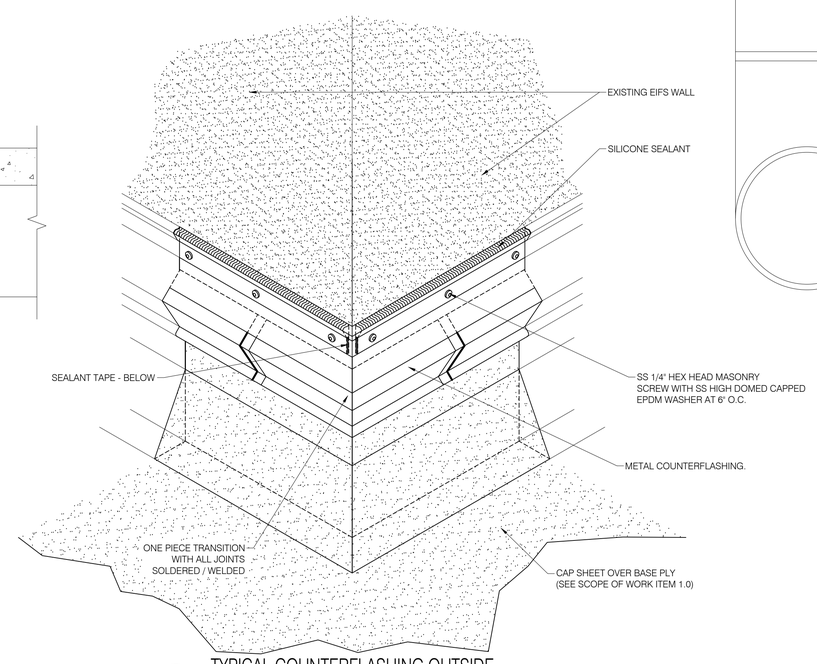

A / A3.4 SECTION THROUGH EDGE OF PENTHOUSE ROOF
NTS




D / A3.4 ELEVATION VIEW - ROOF AREA B3 AT PARAPET WALL OPENING AND NEW GUTTER
NTS




B / A3.4 SECTION THROUGH ROOF ACCESS DOOR
NTS




C / A3.4 TYPICAL COUNTERFLASHING OUTSIDE CORNER AT EIFS WALL / PENTHOUSE
NTS

## MATERIAL COMPONENT SCHEDULE

### ROOF INSULATION
SPECIFICATION SECTION 075520

**COVER BOARD:** 1/2" GYPSUM ROOF BOARD WITH FIBERGLASS MATS, ASTM C1177. BASIS OF DESIGN: "DENSDECK PRIME" MANUFACTURED BY GEORGIA-PACIFIC.

**RIGID INSULATION:** POLYISOCYANURATE INSULATION, ASTM C 1289 TYPE 2, GRADE 2, FLAT INSULATION BOARDS. INSTALL TAPERED INSULATION OVER FLAT INSULATION WHERE DESIGNATED AND AS REQUIRED TO ACHIEVE A 1/4 INCH PER FOOT POSITIVE SLOPE WITH NO PONDING AFTER 24 HOUR DRYING TIME. TAPERED INSULATION SHALL BE FABRICATED AT ZERO INCH THICKNESS AT THIN EDGE.

### SBS MODIFIED BITUMINOUS ROOFING
SPECIFICATION SECTION 075520

**BASE FLASHING - INNER PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6164, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 SA" MANUFACTURED BY SIPLAST.

**BASE FLASHING - OUTER PLY:** ALUMINUM FOIL FACED SBS MODIFIED BITUMEN, ASTM D 6298, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF DESIGN: "VERAL ALUMINUM" MANUFACTURED BY SIPLAST.

**BASE PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 TG" MANUFACTURED BY SIPLAST.

**BASE SHEET:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PRO BASE SA" MANUFACTURED BY SIPLAST.

**CANT STRIP:** HIGH-DENSITY, LAMINATED PERLITE BOARD.

**CAP SHEET:** SBS GRANULE SURFACED MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF

**LIQUID-APPLIED FLASHING:** A POLYESTER REINFORCED PMMA BASED FLASHING SYSTEM BY ROOF MEMBRANE MANUFACTURER.

**PRELIMINARY ROOF MEMBRANE:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "IREX 40" MANUFACTURED BY SIPLAST.

**ROOF TRAFFIC PADS:** SBS MODIFIED BITUMEN WITH GRANULATED SURFACE, WITH COLOR CONTRAST TO THE CAP SHEET. COLOR TO BE SELECTED BY OWNER.

**SELF-ADHERED UNDERLAYMENT:** .040" SELF-ADHERED MODIFIED BITUMEN, ASTM D 1970, (W.R. GRACE "ICE & WATER SHIELD HT") ADHERED OVER PRIMED SUBSTRATE BELOW.

### LIQUID-APPLIED ROOFING
SPECIFICATION SECTION 075520

**PMMA - LIQUID-APPLIED MEMBRANE:** A REINFORCED, TRAFFIC, PMMA LIQUID MEMBRANE SYSTEM. BASIS OF DESIGN: "PARAPRO ROOF MEMBRANE SYSTEM" MANUFACTURED BY SIPLAST.

### SHEET METAL FLASHING AND TRIM
SPECIFICATION SECTION 076200

**BENT METAL PLATE:** 16 GAGE, GALVANIZED G90.
**CONCEALED SPLICE PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL COUNTERFLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL EDGE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL FACE EXTENDER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL RECEIVER FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL SKIRT FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**ONE-PIECE TRANSITION FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316, SOLDERED / WELDED FOR ALL NON-MOVING JOINTS.
**OVERFLOW SCUPPER INSERT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**OVERFLOW SCUPPER CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**SCUPPER PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**TERMINATION BAR:** 1/8" THICK X 1" WIDE STAINLESS STEEL.
**WALL EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**WALL EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.

### ROOF ACCESSORIES
**EQUIPMENT CURB:** 14 GAGE GALVANIZED STEEL, G90.
**PLUMBING VENT FLASHING EXTENSION:** PRE-FABRICATED PVC EXTENSIONS.

### ROOF DRAINS
**RETRO-FIT ROOF DRAIN:** ONE-PIECE SPUN ALUMINUM RETRO-FIT ROOF DRAIN, "O-RING DRAINS" MANUFACTURED BY OMG ROOFING PRODUCTS.

### ROOF SCUTTLES
**ROOF HATCH:** BASIS OF DESIGN: BILCO TYPE "S-50TB" ENHANCED PERFORMANCE ALUMINUM ROOF HATCH WITH INSULATION CURB LINER.

### PREFABRICATED CURBS
**EXPANSION JOINT CURB:** 16 GAGE GALVANIZED STEEL, G90.

### JOINT SEALANTS
SPECIFICATION SECTION 079200

**BACKER ROD:** CLOSED-CELL BACKER ROD.
**BUTYL SEALANT:** ONE-PART GUN GRADE, BUTYL-RUBBER BASED JOINT SEALANT, ASTM C 1311.
**SILICONE SEALANT:** SINGLE-COMPONENT, NONSAG, NEUTRAL-CURING SILICONE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.
**SEALANT TAPE:** 1" WIDE BUTYL SEALANT TAPE, APPLIED BETWEEN METAL SURFACES AND UNDERLYING SURFACE.
**STRUCTURAL SEALANT:** SINGLE-COMPONENT, MOISTURE CURING, GUN GRADE ADHESIVE, "M-1" MANUFACTURED BY CHEM LINK ENGINEERED SYSTEMS.
**URETHANE SEALANT:** SINGLE-COMPONENT, NONSAG, POLYURETHANE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.

CONSTRUCTION DOCUMENTS

INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA

LOW SLOPE
ROOFING REPLACEMENT PROJECT


JAY AMMON ARCHITECT, INC.
3246 LAKEVIEW OAKS DRIVE • LONGWOOD, FLORIDA 32779
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REVISIONS

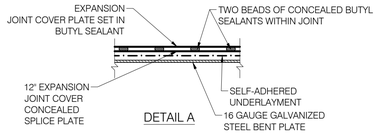
| NUMBER | TYPE | DATE: |
|---|---|---|
| | | |
| | | |
| | | |

DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 29, 2021

ROOF DETAILS

PLOT: 3" = 1'-0"

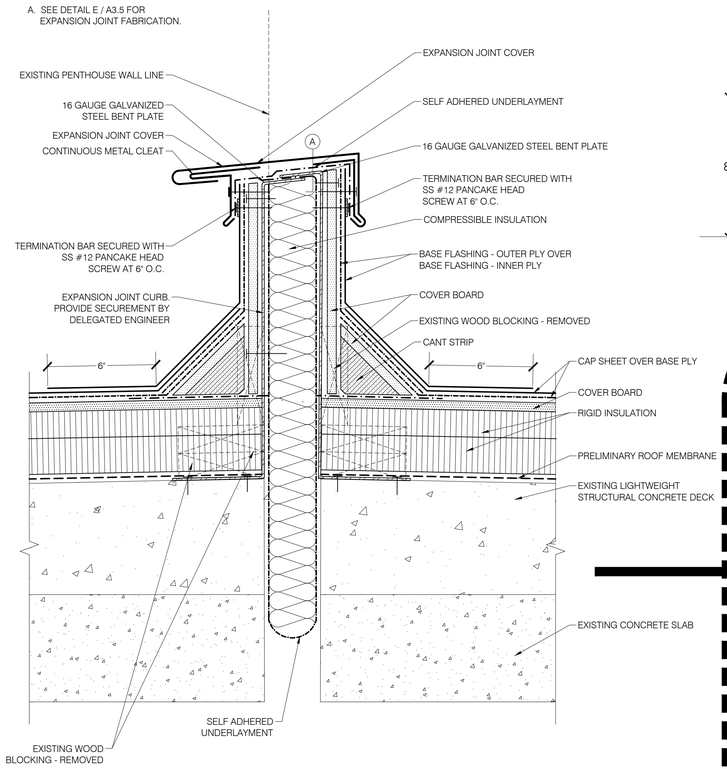
SHEET A3.4




DETAIL A

NOTES:

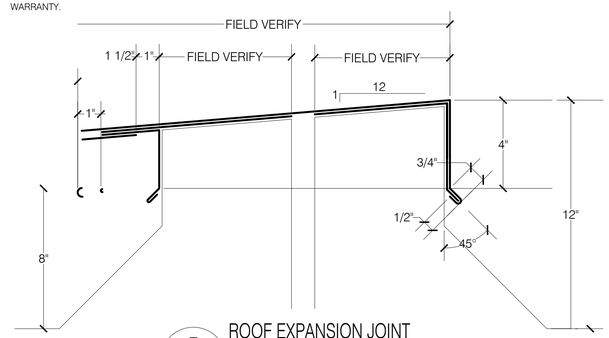
A. SEE DETAIL E / A3.5 FOR EXPANSION JOINT FABRICATION.




A / A3.5 ROOF EXPANSION JOINT DETAIL
NTS

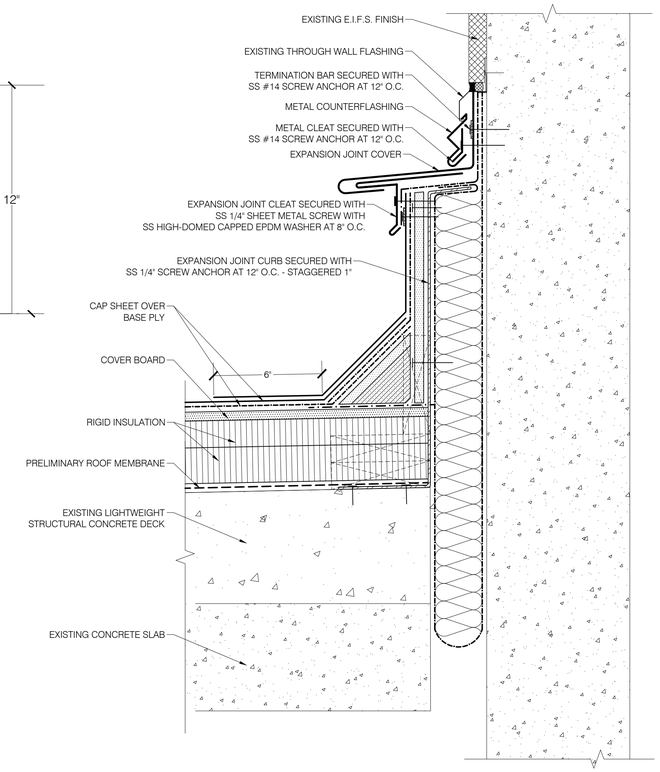
NOTES FOR SHEET A3.5:

A. FLASHINGS ARE TO BE INCLUDED WITHIN ROOF ASSEMBLY WARRANTY. PROVIDE FLASHING DETAILS ACCEPTED BY MANUFACTURER TO BE INCLUDED WITHIN WARRANTY.

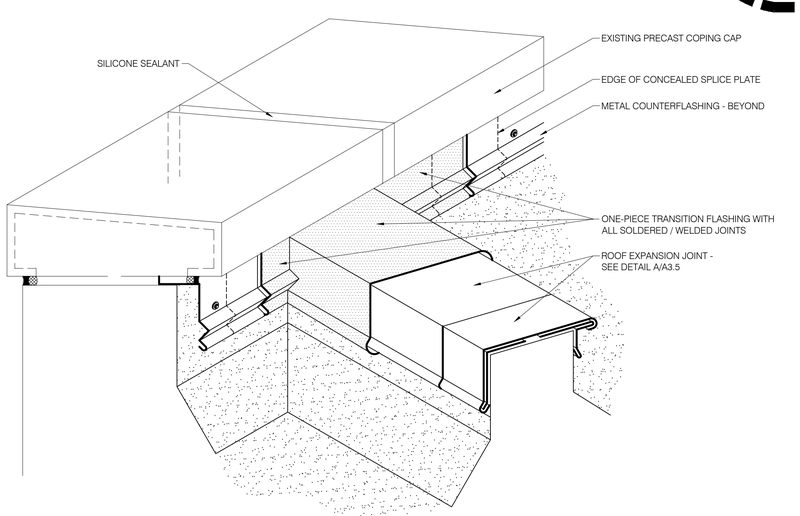



E / A3.5 ROOF EXPANSION JOINT COVER FABRICATION
NTS

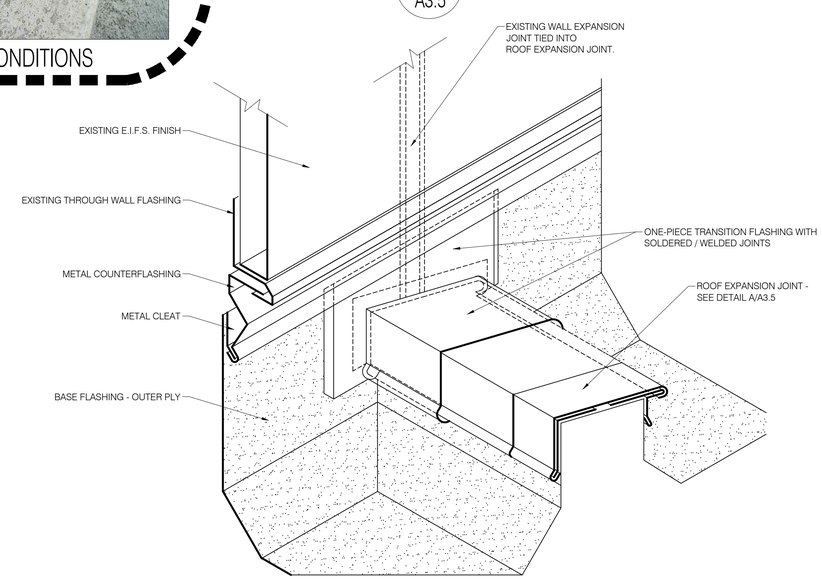
EXPANSION JOINT CONDITIONS




B / A3.5 ROOF EXPANSION JOINT AT PENTHOUSE WALL
NTS




C / A3.5 ROOF EXPANSION JOINT AT PARAPET WALL
NTS




D / A3.5 ROOF EXPANSION JOINT AT CLERESTORY WALL
NTS

## MATERIAL COMPONENT SCHEDULE

### ROOF INSULATION
SPECIFICATION SECTION 075520

**COVER BOARD:** 1/2" GYPSUM ROOF BOARD WITH FIBERGLASS MATS, ASTM C1177. BASIS OF DESIGN: "DENSDECK PRIME" MANUFACTURED BY GEORGIA-PACIFIC.
**RIGID INSULATION:** POLYISOCYANURATE INSULATION, ASTM C 1289 TYPE 2, GRADE 2, FLAT INSULATION BOARDS. INSTALL TAPERED INSULATION OVER FLAT INSULATION WHERE DESIGNATED AND AS REQUIRED TO ACHIEVE A 1/4 INCH PER FOOT POSITIVE SLOPE WITH NO PONDING AFTER 24 HOUR DRYING TIME. TAPERED INSULATION SHALL BE FABRICATED AT ZERO INCH THICKNESS AT THIN EDGE.

### SBS MODIFIED BITUMINOUS ROOFING
SPECIFICATION SECTION 075520

**BASE FLASHING - INNER PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6164, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 SA" MANUFACTURED BY SIPLAST.
**BASE FLASHING - OUTER PLY:** ALUMINUM FOIL FACED SBS MODIFIED BITUMEN, ASTM D 6298, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF DESIGN: "VERAL ALUMINUM" MANUFACTURED BY SIPLAST.
**BASE PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 TG" MANUFACTURED BY SIPLAST.
**BASE SHEET:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PRO BASE SA" MANUFACTURED BY SIPLAST.
**CANT STRIP:** HIGH-DENSITY, LAMINATED PERLITE BOARD.
**CAP SHEET:** SBS GRANULE SURFACED MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF
**LIQUID-APPLIED FLASHING:** A POLYESTER REINFORCED PMMA BASED FLASHING SYSTEM BY ROOF MEMBRANE MANUFACTURER.
**PRELIMINARY ROOF MEMBRANE:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "IREX 40" MANUFACTURED BY SIPLAST.
**ROOF TRAFFIC PADS:** SBS MODIFIED BITUMEN WITH GRANULATED SURFACE, WITH COLOR CONTRAST TO THE CAP SHEET. COLOR TO BE SELECTED BY OWNER.
**SELF-ADHERED UNDERLAYMENT:** .040" SELF-ADHERED MODIFIED BITUMEN, ASTM D 1970, (W.R. GRACE "ICE & WATER SHIELD HT") ADHERED OVER PRIMED SUBSTRATE BELOW.

### LIQUID-APPLIED ROOFING
SPECIFICATION SECTION 075520

**PMMA - LIQUID-APPLIED MEMBRANE:** A REINFORCED, TRAFFIC, PMMA LIQUID MEMBRANE SYSTEM. BASIS OF DESIGN: "PARAPRO ROOF MEMBRANE SYSTEM" MANUFACTURED BY SIPLAST.

### SHEET METAL FLASHING AND TRIM
SPECIFICATION SECTION 076200

**BENT METAL PLATE:** 16 GAGE, GALVANIZED G90.
**CONCEALED SPLICE PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL COUNTERFLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL EDGE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL FACE EXTENDER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL RECEIVER FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL SKIRT FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**ONE-PIECE TRANSITION FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316, SOLDERED / WELDED FOR ALL NON-MOVING JOINTS.
**OVERFLOW SCUPPER INSERT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**OVERFLOW SCUPPER CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**SCUPPER PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**TERMINATION BAR:** 1/8" THICK X 1" WIDE STAINLESS STEEL.
**WALL EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**WALL EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.

### ROOF ACCESSORIES
**EQUIPMENT CURB:** 14 GAGE GALVANIZED STEEL, G90.
**PLUMBING VENT FLASHING EXTENSION:** PRE-FABRICATED PVC EXTENSIONS.

### ROOF DRAINS
**RETRO-FIT ROOF DRAIN:** ONE-PIECE SPUN ALUMINUM RETRO-FIT ROOF DRAIN, "O-RING DRAINS" MANUFACTURED BY OMG ROOFING PRODUCTS.

### ROOF SCUTTLES
**ROOF HATCH:** BASIS OF DESIGN: BILCO TYPE "S-50TB" ENHANCED PERFORMANCE ALUMINUM ROOF HATCH WITH INSULATION CURB LINER.

### PREFABRICATED CURBS
**EXPANSION JOINT CURB:** 16 GAGE GALVANIZED STEEL, G90.

### JOINT SEALANTS
SPECIFICATION SECTION 079200

**BACKER ROD:** CLOSED-CELL BACKER ROD.
**BUTYL SEALANT:** ONE-PART GUN GRADE, BUTYL-RUBBER BASED JOINT SEALANT, ASTM C 1311.
**SILICONE SEALANT:** SINGLE-COMPONENT, NONSAG, NEUTRAL-CURING SILICONE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.
**SEALANT TAPE:** 1" WIDE BUTYL SEALANT TAPE, APPLIED BETWEEN METAL SURFACES AND UNDERLYING SURFACE.
**STRUCTURAL SEALANT:** SINGLE-COMPONENT, MOISTURE CURING, GUN GRADE ADHESIVE, "M-1" MANUFACTURED BY CHEM LINK ENGINEERED SYSTEMS.
**URETHANE SEALANT:** SINGLE-COMPONENT, NONSAG, POLYURETHANE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.

CONSTRUCTION DOCUMENTS

INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA

LOW SLOPE
ROOFING REPLACEMENT PROJECT

JAY AMMON ARCHITECT, INC.
3246 LAKEVIEW OAKS DRIVE • LONGWOOD, FLORIDA 32779
(407) 333-1977 • FAX: (407) 333-4686 • E MAIL: JAY@JAYAMMON.COM

REVISIONS

| NUMBER | TYPE | DATE: |
|---|---|---|
| | | |
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| | | |
| | | |

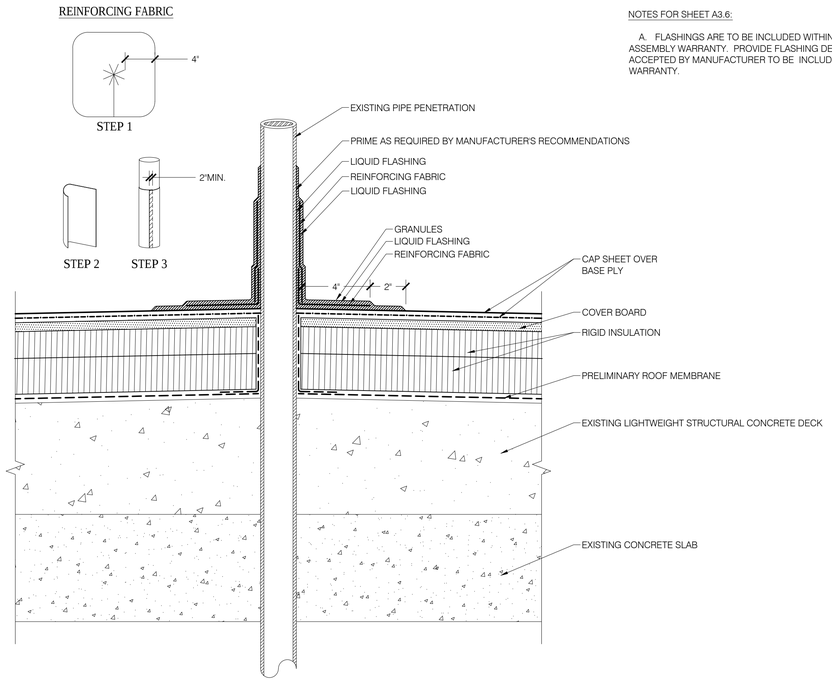
DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 25, 2021

ROOF DETAILS

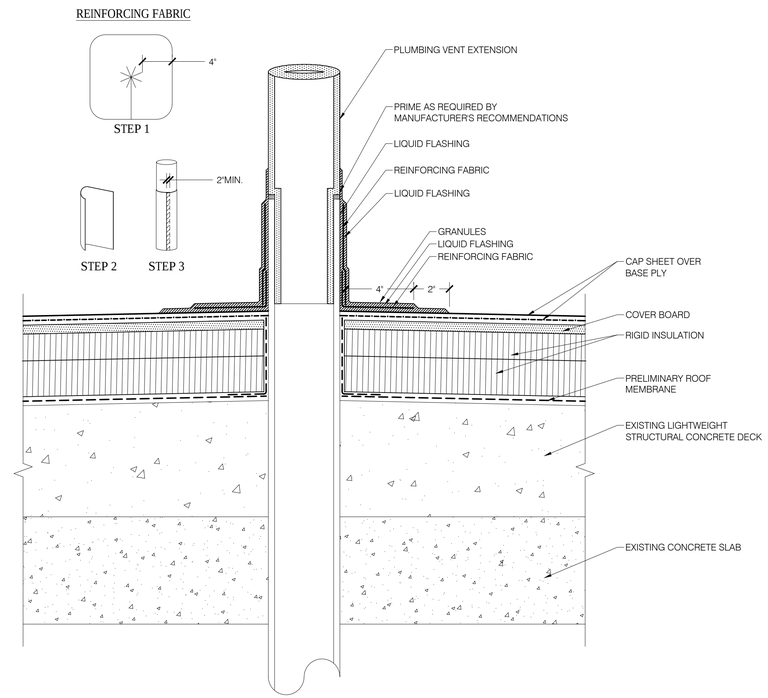
PLOT: 3" = 1'-0"
SHEET A3.5

NOTES FOR SHEET A3.6:

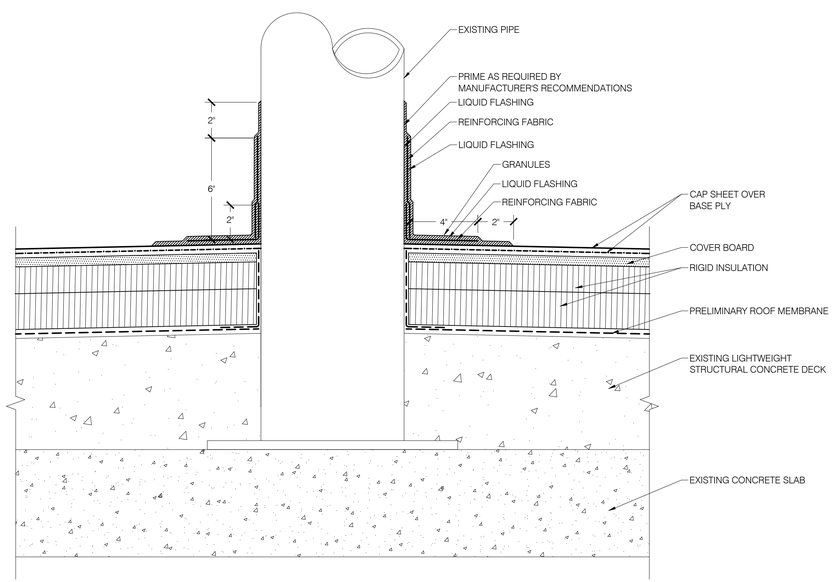
A. FLASHINGS ARE TO BE INCLUDED WITHIN ROOF ASSEMBLY WARRANTY. PROVIDE FLASHING DETAILS ACCEPTED BY MANUFACTURER TO BE INCLUDED WITHIN WARRANTY.



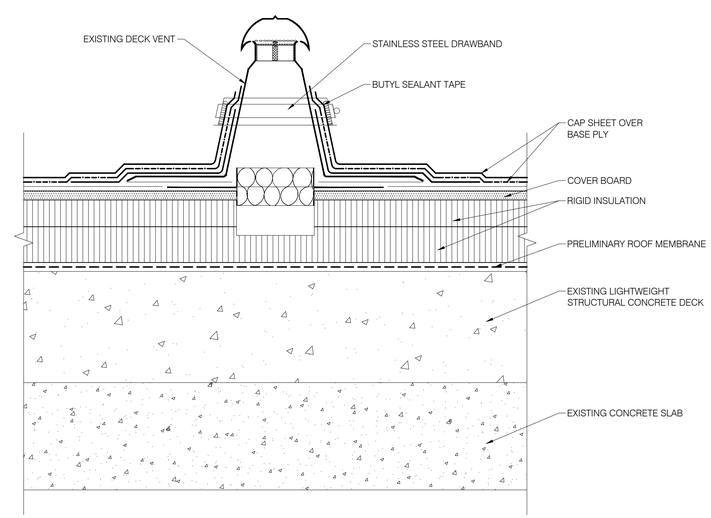

A / A3.6 EXISTING PIPE PENETRATION FLASHING
NTS




B / A3.6 PLUMBING VENT FLASHING
NTS




C / A3.6 TYPICAL STRUCTURAL PIPE AND MECHANICAL SUPPORT PIPE FLASHING
NTS




D / A3.6 DECK VENT FLASHING
NTS

# MATERIAL COMPONENT SCHEDULE

## ROOF INSULATION SPECIFICATION SECTION 075520

**COVER BOARD:** 1/2" GYPSUM ROOF BOARD WITH FIBERGLASS MATS, ASTM C1177. BASIS OF DESIGN: "DENSDECK PRIME" MANUFACTURED BY GEORGIA-PACIFIC.
**RIGID INSULATION:** POLYISOCYANURATE INSULATION, ASTM C 1289 TYPE 2, GRADE 2, FLAT INSULATION BOARDS. INSTALL TAPERED INSULATION OVER FLAT INSULATION WHERE DESIGNATED AND AS REQUIRED TO ACHIEVE A 1/4 INCH PER FOOT POSITIVE SLOPE WITH NO PONDING AFTER 24 HOUR DRYING TIME. TAPERED INSULATION SHALL BE FABRICATED AT ZERO INCH THICKNESS AT THIN EDGE.

## SBS MODIFIED BITUMINOUS ROOFING

SPECIFICATION SECTION 075520
**BASE FLASHING - INNER PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6164, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 SA" MANUFACTURED BY SIPLAST.
**BASE FLASHING - OUTER PLY:** ALUMINUM FOIL FACED SBS MODIFIED BITUMEN, ASTM D 6298, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF DESIGN: "VERAL ALUMINUM" MANUFACTURED BY SIPLAST.
**BASE PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 TG" MANUFACTURED BY SIPLAST.
**BASE SHEET:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PRO BASE SA" MANUFACTURED BY SIPLAST.
**CANT STRIP:** HIGH-DENSITY, LAMINATED PERLITE BOARD.
**CAP SHEET:** SBS GRANULE SURFACED MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF
**LIQUID-APPLIED FLASHING:** A POLYESTER REINFORCED PMMA BASED FLASHING SYSTEM BY ROOF MEMBRANE MANUFACTURER.
**PRELIMINARY ROOF MEMBRANE:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "IREX 40" MANUFACTURED BY SIPLAST.
**ROOF TRAFFIC PADS:** SBS MODIFIED BITUMEN WITH GRANULATED SURFACE, WITH COLOR CONTRAST TO THE CAP SHEET. COLOR TO BE SELECTED BY OWNER.
**SELF-ADHERED UNDERLAYMENT:** .040" SELF-ADHERED MODIFIED BITUMEN, ASTM D 1970, (W.R. GRACE "ICE & WATER SHIELD HT") ADHERED OVER PRIMED SUBSTRATE BELOW.

## LIQUID-APPLIED ROOFING

SPECIFICATION SECTION 075520
**PMMA - LIQUID-APPLIED MEMBRANE:** A REINFORCED, TRAFFIC, PMMA LIQUID MEMBRANE SYSTEM. BASIS OF DESIGN: "PARAPRO ROOF MEMBRANE SYSTEM" MANUFACTURED BY SIPLAST.

## SHEET METAL FLASHING AND TRIM

SPECIFICATION SECTION 076200
**BENT METAL PLATE:** 16 GAGE, GALVANIZED G90.
**CONCEALED SPLICE PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL COUNTERFLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL EDGE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL FACE EXTENDER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL RECEIVER FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL SKIRT FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**ONE-PIECE TRANSITION FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316, SOLDERED / WELDED FOR ALL NON-MOVING JOINTS.
**OVERFLOW SCUPPER INSERT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**OVERFLOW SCUPPER CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**SCUPPER PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**TERMINATION BAR:** 1/8" THICK X 1" WIDE STAINLESS STEEL.
**WALL EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**WALL EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.

## ROOF ACCESSORIES

**EQUIPMENT CURB:** 14 GAGE GALVANIZED STEEL, G90.
**PLUMBING VENT FLASHING EXTENSION:** PRE-FABRICATED PVC EXTENSIONS.

## ROOF DRAINS

**RETRO-FIT ROOF DRAIN:** ONE-PIECE SPUN ALUMINUM RETRO-FIT ROOF DRAIN, "O-RING DRAINS" MANUFACTURED BY OMG ROOFING PRODUCTS.

## ROOF SCUTTLES

**ROOF HATCH:** BASIS OF DESIGN: BILCO TYPE "S-50TB" ENHANCED PERFORMANCE ALUMINUM ROOF HATCH WITH INSULATION CURB LINER.

## PREFABRICATED CURBS

**EXPANSION JOINT CURB:** 16 GAGE GALVANIZED STEEL, G90.

## JOINT SEALANTS SPECIFICATION SECTION 079200

**BACKER ROD:** CLOSED-CELL BACKER ROD.
**BUTYL SEALANT:** ONE-PART GUN GRADE, BUTYL-RUBBER BASED JOINT SEALANT, ASTM C 1311.
**SILICONE SEALANT:** SINGLE-COMPONENT, NONSAG, NEUTRAL-CURING SILICONE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.
**SEALANT TAPE:** 1" WIDE BUTYL SEALANT TAPE, APPLIED BETWEEN METAL SURFACES AND UNDERLYING SURFACE.
**STRUCTURAL SEALANT:** SINGLE-COMPONENT, MOISTURE CURING, GUN GRADE ADHESIVE, "M-1" MANUFACTURED BY CHEM LINK ENGINEERED SYSTEMS.
**URETHANE SEALANT:** SINGLE-COMPONENT, NONSAG, POLYURETHANE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.

CONSTRUCTION DOCUMENTS
INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA

LOW SLOPE
ROOFING REPLACEMENT PROJECT


JAY AMMON ARCHITECT, INC.
3246 LAKEVIEW OAKS DRIVE • LONGWOOD, FLORIDA 32779
(407) 333-1977 • FAX: (407) 333-4686 • E MAIL: JAY@JAYAMMON.COM


REVISIONS

| NUMBER | TYPE | DATE: |
|---|---|---|
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| | | |

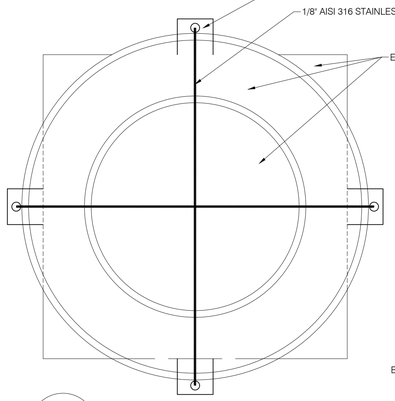
DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 29, 2021

ROOF DETAILS

PLOT: 3" = 1'-0"
SHEET A3.6

NOTE:

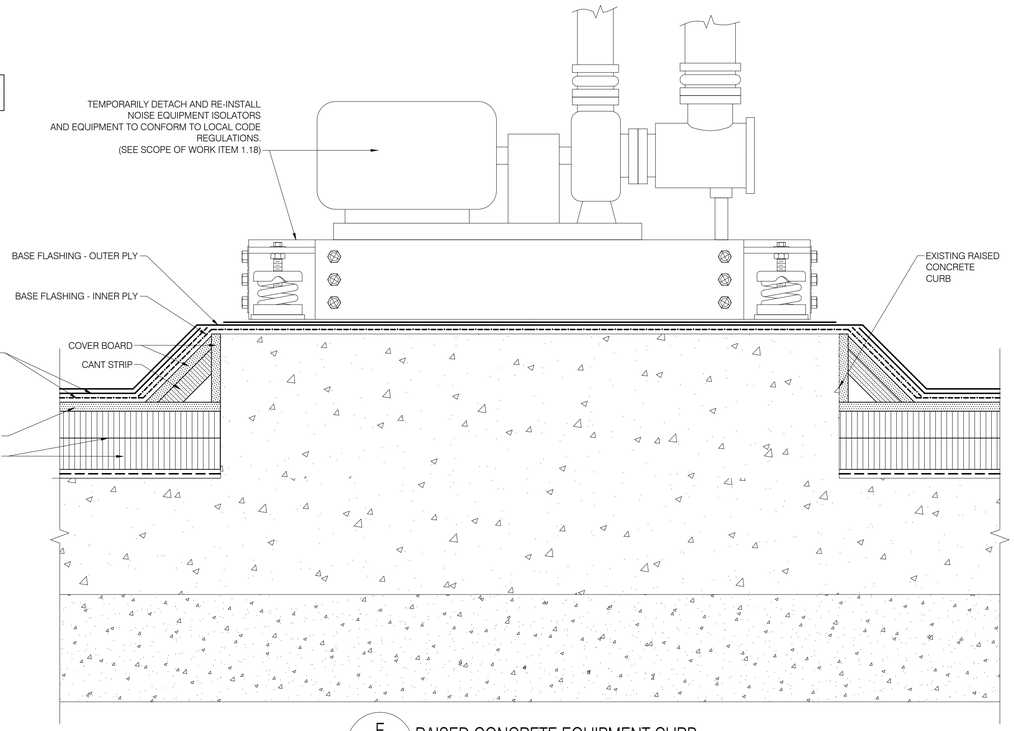
ROOFING AND CABLE ASSEMBLY NOT SHOWN FOR CLARITY



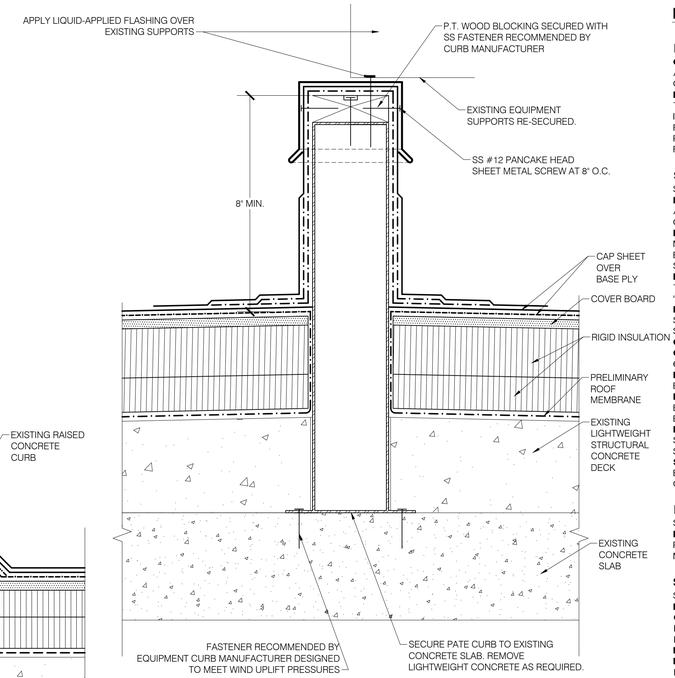

A / A3.7 EQUIPMENT TIE-DOWN - PLAN VIEW
NTS

NOTES FOR SHEET A3.7:

A. FLASHINGS ARE TO BE INCLUDED WITHIN ROOF ASSEMBLY WARRANTY. PROVIDE FLASHING DETAILS ACCEPTED BY MANUFACTURER TO BE INCLUDED WITHIN WARRANTY.



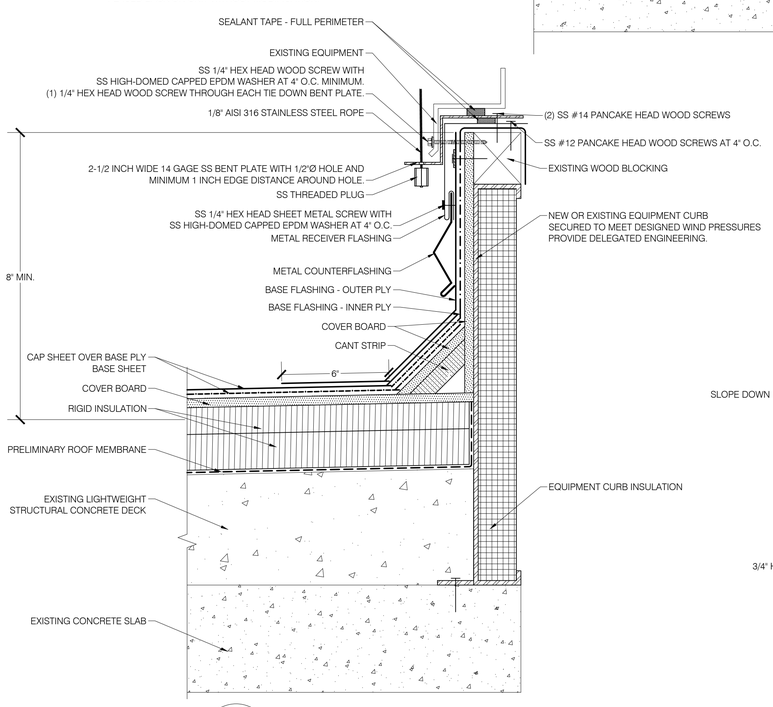

F / A3.7 RAISED CONCRETE EQUIPMENT CURB
NTS




B / A3.7 HVAC PATE CURB DETAIL - TYPICAL
NTS

NOTES:

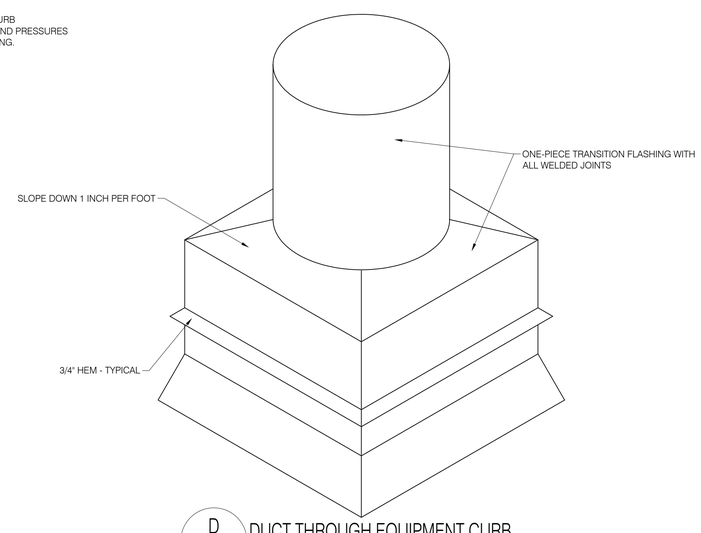
1. SOLDER ALL VERTICAL OUTSIDE CORNER END JOINTS.
2. ALL MECHANICAL UNITS REQUIRE TIE-DOWNS UNLESS NOTED OTHERWISE.
3. ENSURE NEW ROOFING MATERIALS ALLOW EXISTING EQUIPMENT TO BE PLACED BACK ON UNIT WITHOUT MODIFICATION.



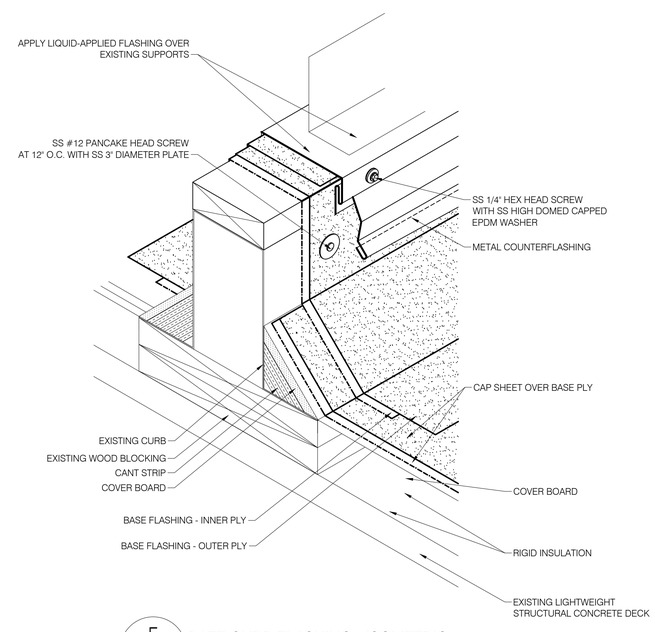

C / A3.7 EQUIPMENT CURB FLASHING
NTS

NOTES:

1. CONNECT TRANSITION FLASHING WITH EXISTING DUCT WORK.
2. SOLDER ALL VERTICAL OUTSIDE CORNER END JOINTS.




D / A3.7 DUCT THROUGH EQUIPMENT CURB
NTS




E / A3.7 PATE CURB FLASHING - ISOMETRIC
NTS

## MATERIAL COMPONENT SCHEDULE

### ROOF INSULATION SPECIFICATION SECTION 075520

**COVER BOARD:** 1/2" GYPSUM ROOF BOARD WITH FIBERGLASS MATS, ASTM C1177. BASIS OF DESIGN: "DENSDECK PRIME" MANUFACTURED BY GEORGIA-PACIFIC.
**RIGID INSULATION:** POLYISOCYANURATE INSULATION, ASTM C 1289 TYPE 2, GRADE 2, FLAT INSULATION BOARDS. INSTALL TAPERED INSULATION OVER FLAT INSULATION WHERE DESIGNATED AND AS REQUIRED TO ACHIEVE A 1/4 INCH PER FOOT POSITIVE SLOPE WITH NO PONDING AFTER 24 HOUR DRYING TIME. TAPERED INSULATION SHALL BE FABRICATED AT ZERO INCH THICKNESS AT THIN EDGE.

### SBS MODIFIED BITUMINOUS ROOFING

SPECIFICATION SECTION 075520
**BASE FLASHING - INNER PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6164, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 SA" MANUFACTURED BY SIPLAST.
**BASE FLASHING - OUTER PLY:** ALUMINUM FOIL FACED SBS MODIFIED BITUMEN, ASTM D 6298, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF DESIGN: "VERAL ALUMINUM" MANUFACTURED BY SIPLAST.
**BASE PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 TG" MANUFACTURED BY SIPLAST.
**BASE SHEET:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PRO BASE SA" MANUFACTURED BY SIPLAST.
**CANT STRIP:** HIGH-DENSITY, LAMINATED PERLITE BOARD.
**CAP SHEET:** SBS GRANULE SURFACED MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF
**LIQUID-APPLIED FLASHING:** A POLYESTER REINFORCED PMMA BASED FLASHING SYSTEM BY ROOF MEMBRANE MANUFACTURER.
**PRELIMINARY ROOF MEMBRANE:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "IREX 40" MANUFACTURED BY SIPLAST.
**ROOF TRAFFIC PADS:** SBS MODIFIED BITUMEN WITH GRANULATED SURFACE, WITH COLOR CONTRAST TO THE CAP SHEET. COLOR TO BE SELECTED BY OWNER.
**SELF-ADHERED UNDERLAYMENT:** .040" SELF-ADHERED MODIFIED BITUMEN, ASTM D 1970, (W.R. GRACE "ICE & WATER SHIELD HT") ADHERED OVER PRIMED SUBSTRATE BELOW.

### LIQUID-APPLIED ROOFING

SPECIFICATION SECTION 075520
**PMMA - LIQUID-APPLIED MEMBRANE:** A REINFORCED, TRAFFIC, PMMA LIQUID MEMBRANE SYSTEM. BASIS OF DESIGN: "PARAPRO ROOF MEMBRANE SYSTEM" MANUFACTURED BY SIPLAST.

### SHEET METAL FLASHING AND TRIM

SPECIFICATION SECTION 076200
**BENT METAL PLATE:** 16 GAGE, GALVANIZED G90.
**CONCEALED SPLICE PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL COUNTERFLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL EDGE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL FACE EXTENDER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL RECEIVER FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL SKIRT FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**ONE-PIECE TRANSITION FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316, SOLDERED / WELDED FOR ALL NON-MOVING JOINTS.
**OVERFLOW SCUPPER INSERT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**OVERFLOW SCUPPER CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**SCUPPER PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**TERMINATION BAR:** 1/8" THICK X 1" WIDE STAINLESS STEEL.
**WALL EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**WALL EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.

### ROOF ACCESSORIES

**EQUIPMENT CURB:** 14 GAGE GALVANIZED STEEL, G90.
**PLUMBING VENT FLASHING EXTENSION:** PRE-FABRICATED PVC EXTENSIONS.

### ROOF DRAINS

**RETRO-FIT ROOF DRAIN:** ONE-PIECE SPUN ALUMINUM RETRO-FIT ROOF DRAIN, "O-RING DRAINS" MANUFACTURED BY OMG ROOFING PRODUCTS.

### ROOF SCUTTLES

**ROOF HATCH:** BASIS OF DESIGN: BILCO TYPE "S-50TB" ENHANCED PERFORMANCE ALUMINUM ROOF HATCH WITH INSULATION CURB LINER.

### PREFABRICATED CURBS

**EXPANSION JOINT CURB:** 16 GAGE GALVANIZED STEEL, G90.

### JOINT SEALANTS SPECIFICATION SECTION 079200

**BACKER ROD:** CLOSED-CELL BACKER ROD.
**BUTYL SEALANT:** ONE-PART GUN GRADE, BUTYL-RUBBER BASED JOINT SEALANT, ASTM C 1311.
**SILICONE SEALANT:** SINGLE-COMPONENT, NONSAG, NEUTRAL-CURING SILICONE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.
**SEALANT TAPE:** 1" WIDE BUTYL SEALANT TAPE, APPLIED BETWEEN METAL SURFACES AND UNDERLYING SURFACE.
**STRUCTURAL SEALANT:** SINGLE-COMPONENT, MOISTURE CURING, GUN GRADE ADHESIVE, "M-1" MANUFACTURED BY CHEM LINK ENGINEERED SYSTEMS.
**URETHANE SEALANT:** SINGLE-COMPONENT, NONSAG, POLYURETHANE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.

CONSTRUCTION DOCUMENTS
INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA
LOW SLOPE
ROOFING REPLACEMENT PROJECT

JAY AMMON ARCHITECT, INC.
3246 LAKEVIEW OAKS DRIVE • LONGWOOD, FLORIDA 32779
(407) 333-1977 • FAX: (407) 333-4686 • E MAIL: JAY@JAYAMMON.COM

REVISIONS

| NUMBER | TYPE | DATE: |
|---|---|---|
| | | |
| | | |
| | | |

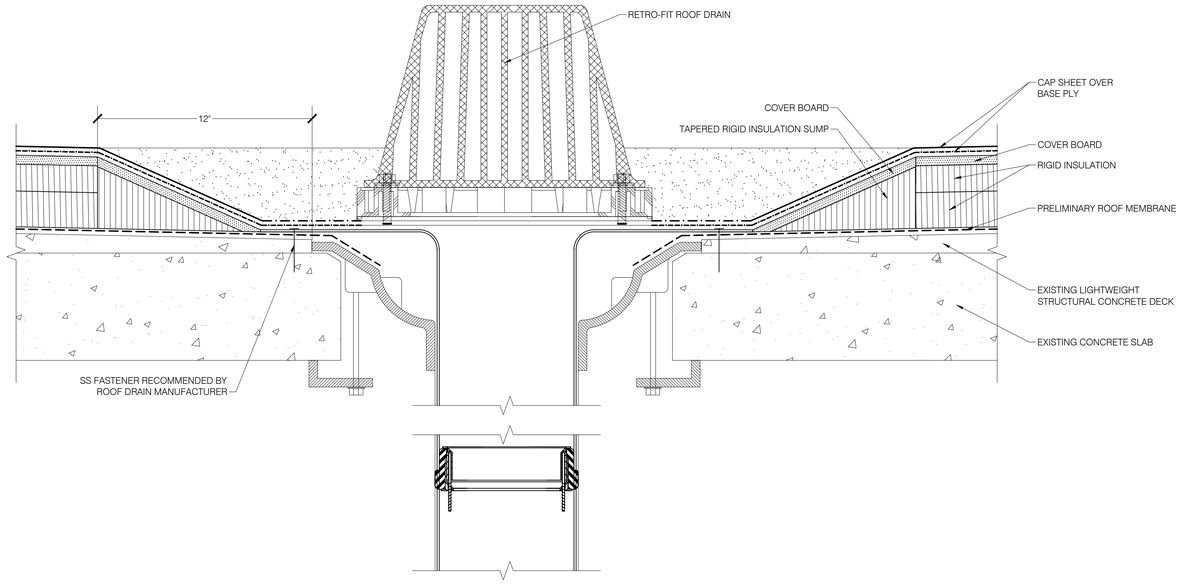
DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 29, 2021

ROOF DETAILS

PLOT: 3" = 1'-0"
SHEET A3.7

NOTES:

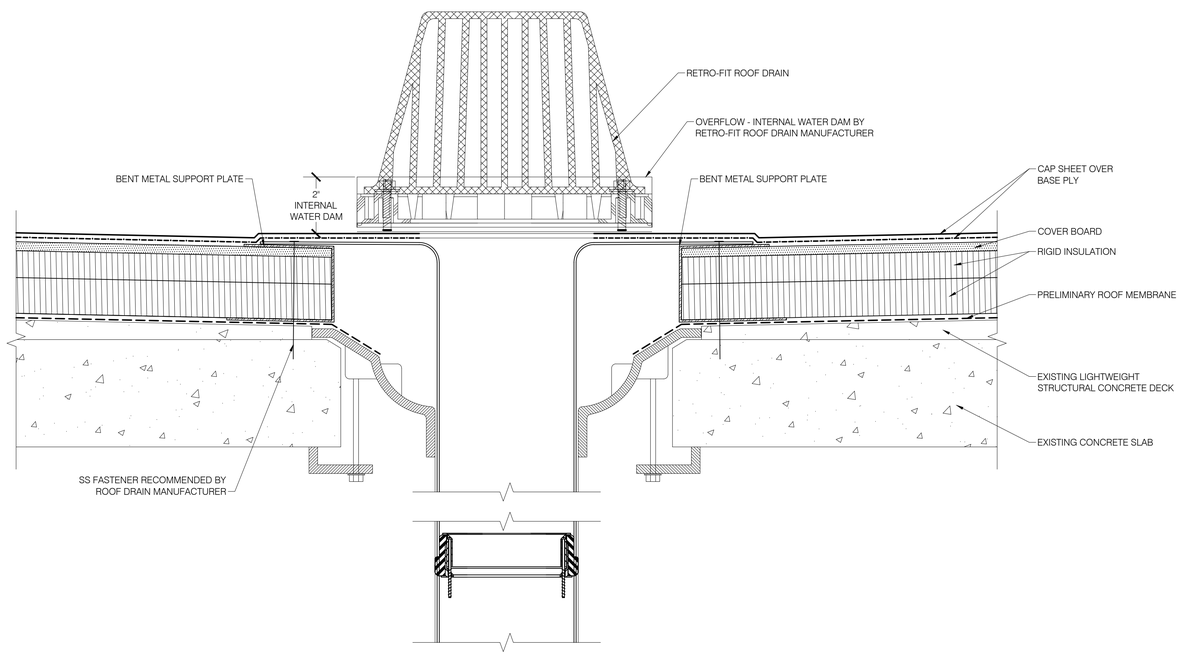
A. ALL ROOF DRAINS TO BE TEMPORARILY PLUGGED AND WATER TESTED FOR LEAKAGE.
B. INSTALL ALL ROOF DRAIN ACCESSORIES AS REQUIRED BY EXISTING CONDITIONS.
C. SEE PROPOSED ROOF PLAN SHEET A2.2 FOR LOCATIONS.




A / A3.8 RETRO-FIT ROOF DRAIN - ACTIVE DRAIN
NTS

NOTES:

A. ALL OVERFLOW ROOF DRAINS TO BE TEMPORARILY PLUGGED AND WATER TESTED FOR LEAKAGE.
B. INSTALL ALL ROOF DRAIN ACCESSORIES AS REQUIRED BY EXISTING CONDITIONS.
C. SEE PROPOSED ROOF PLAN SHEET A2.2 FOR LOCATIONS.




B / A3.8 RETRO-FIT ROOF DRAIN - OVERFLOW ROOF DRAIN
NTS

## MATERIAL COMPONENT SCHEDULE

### ROOF INSULATION SPECIFICATION SECTION 075520

**COVER BOARD:** 1/2" GYPSUM ROOF BOARD WITH FIBERGLASS MATS, ASTM C1177. BASIS OF DESIGN: "DENSDECK PRIME" MANUFACTURED BY GEORGIA-PACIFIC.
**RIGID INSULATION:** POLYISOCYANURATE INSULATION, ASTM C 1289 TYPE 2, GRADE 2, FLAT INSULATION BOARDS. INSTALL TAPERED INSULATION OVER FLAT INSULATION WHERE DESIGNATED AND AS REQUIRED TO ACHIEVE A 1/4 INCH PER FOOT POSITIVE SLOPE WITH NO PONDING AFTER 24 HOUR DRYING TIME. TAPERED INSULATION SHALL BE FABRICATED AT ZERO INCH THICKNESS AT THIN EDGE.

### SBS MODIFIED BITUMINOUS ROOFING

SPECIFICATION SECTION 075520
**BASE FLASHING - INNER PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6164, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 SA" MANUFACTURED BY SIPLAST.
**BASE FLASHING - OUTER PLY:** ALUMINUM FOIL FACED SBS MODIFIED BITUMEN, ASTM D 6298, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF DESIGN: "VERAL ALUMINUM" MANUFACTURED BY SIPLAST.
**BASE PLY:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PARADIENE 20 TG" MANUFACTURED BY SIPLAST.
**BASE SHEET:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, SELF-ADHERED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "PRO BASE SA" MANUFACTURED BY SIPLAST.
**CANT STRIP:** HIGH-DENSITY, LAMINATED PERLITE BOARD.
**CAP SHEET:** SBS GRANULE SURFACED MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER MEMBRANE BELOW. BASIS OF
**LIQUID-APPLIED FLASHING:** A POLYESTER REINFORCED PMMA BASED FLASHING SYSTEM BY ROOF MEMBRANE MANUFACTURER.
**PRELIMINARY ROOF MEMBRANE:** SBS SMOOTH MODIFIED BITUMEN, ASTM D 6163, TYPE 1, TORCHED APPLIED OVER SUBSTRATE BELOW. BASIS OF DESIGN: "IREX 40" MANUFACTURED BY SIPLAST.
**ROOF TRAFFIC PADS:** SBS MODIFIED BITUMEN WITH GRANULATED SURFACE, WITH COLOR CONTRAST TO THE CAP SHEET. COLOR TO BE SELECTED BY OWNER.
**SELF-ADHERED UNDERLAYMENT:** .040" SELF-ADHERED MODIFIED BITUMEN, ASTM D 1970, (W.R. GRACE "ICE & WATER SHIELD HT") ADHERED OVER PRIMED SUBSTRATE BELOW.

### LIQUID-APPLIED ROOFING

SPECIFICATION SECTION 075520
**PMMA - LIQUID-APPLIED MEMBRANE:** A REINFORCED, TRAFFIC, PMMA LIQUID MEMBRANE SYSTEM. BASIS OF DESIGN: "PARAPRO ROOF MEMBRANE SYSTEM" MANUFACTURED BY SIPLAST.

### SHEET METAL FLASHING AND TRIM

SPECIFICATION SECTION 076200
**BENT METAL PLATE:** 16 GAGE, GALVANIZED G90.
**CONCEALED SPLICE PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL COUNTERFLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL EDGE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL FACE EXTENDER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL RECEIVER FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
**METAL SKIRT FLASHING:** 22 GAGE STAINLESS STEEL, TYPE 316.
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**OVERFLOW SCUPPER CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.
**SCUPPER PLATE:** 22 GAGE STAINLESS STEEL, TYPE 316.
**TERMINATION BAR:** 1/8" THICK X 1" WIDE STAINLESS STEEL.
**WALL EXPANSION JOINT COVER:** 22 GAGE STAINLESS STEEL, TYPE 316.
**WALL EXPANSION JOINT CLEAT:** 22 GAGE STAINLESS STEEL, TYPE 316.

### ROOF ACCESSORIES

**EQUIPMENT CURB:** 14 GAGE GALVANIZED STEEL, G90.
**PLUMBING VENT FLASHING EXTENSION:** PRE-FABRICATED PVC EXTENSIONS.

### ROOF DRAINS

**RETRO-FIT ROOF DRAIN:** ONE-PIECE SPUN ALUMINUM RETRO-FIT ROOF DRAIN, "O-RING DRAINS" MANUFACTURED BY OMG ROOFING PRODUCTS.

### ROOF SCUTTLES

**ROOF HATCH:** BASIS OF DESIGN: BILCO TYPE "S-50TB" ENHANCED PERFORMANCE ALUMINUM ROOF HATCH WITH INSULATION CURB LINER.

### PREFABRICATED CURBS

**EXPANSION JOINT CURB:** 16 GAGE GALVANIZED STEEL, G90.

### JOINT SEALANTS SPECIFICATION SECTION 079200

**BACKER ROD:** CLOSED-CELL BACKER ROD.
**BUTYL SEALANT:** ONE-PART GUN GRADE, BUTYL-RUBBER BASED JOINT SEALANT, ASTM C 1311.
**SILICONE SEALANT:** SINGLE-COMPONENT, NONSAG, NEUTRAL-CURING SILICONE JOINT SEALANT: ASTM C 920, TYPE S, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.
**SEALANT TAPE:** 1" WIDE BUTYL SEALANT TAPE, APPLIED BETWEEN METAL SURFACES AND UNDERLYING SURFACE.
**STRUCTURAL SEALANT:** SINGLE-COMPONENT, MOISTURE CURING, GUN GRADE ADHESIVE, "M-1" MANUFACTURED BY CHEM LINK ENGINEERED SYSTEMS.
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CONSTRUCTION DOCUMENTS
INDIAN RIVER COUNTY

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REVISIONS

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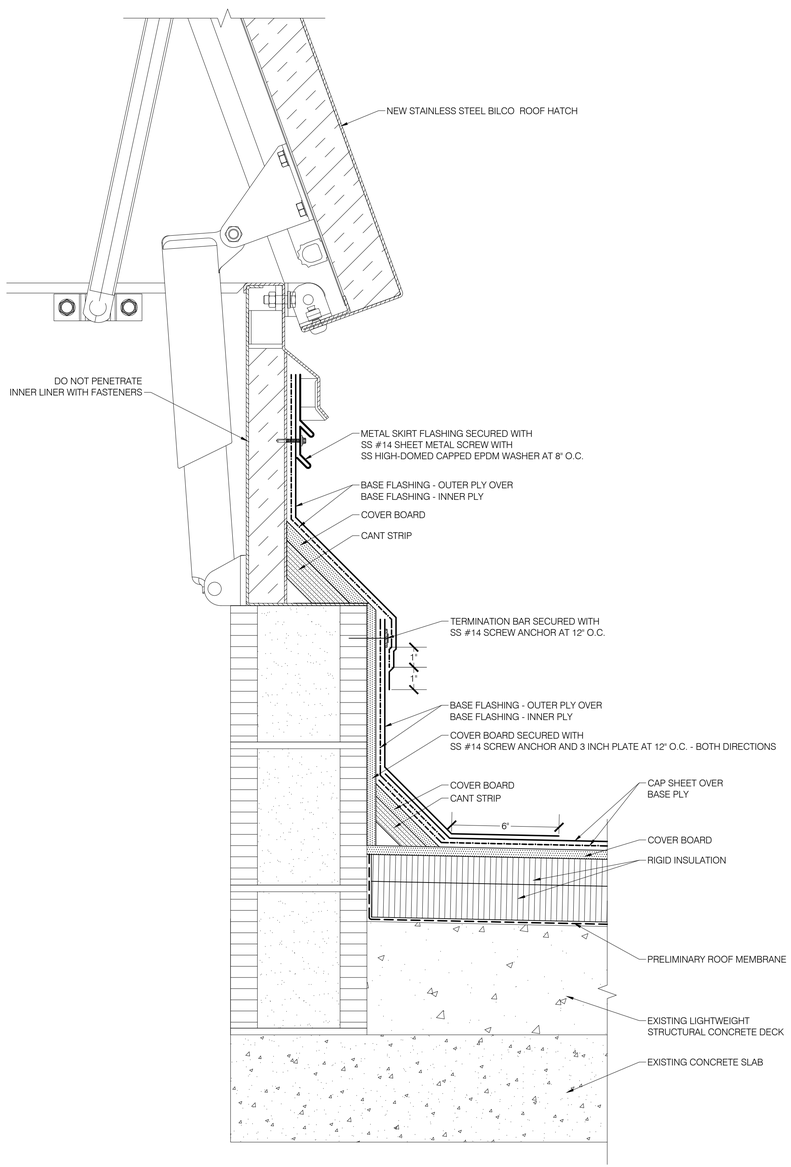
DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 25, 2021

ROOF DETAILS

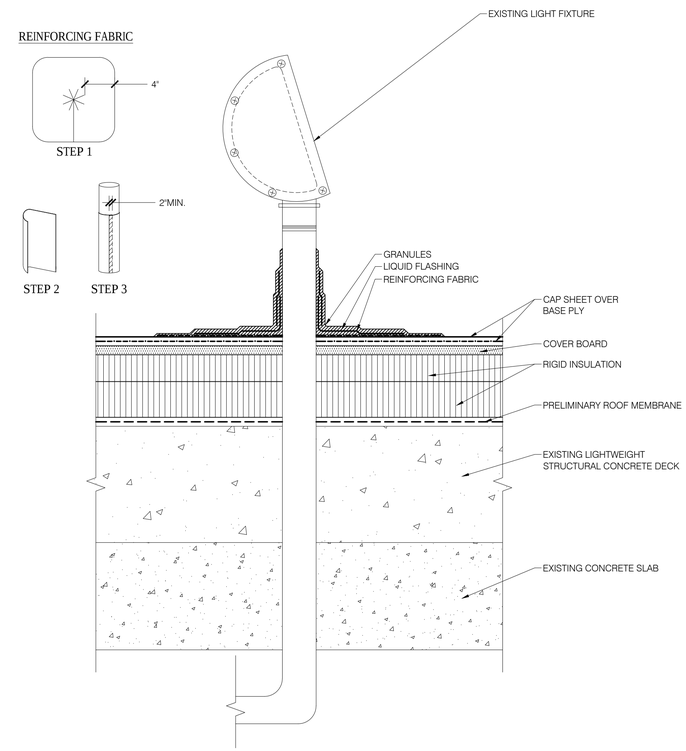
PLOT: 3" = 1'-0"
SHEET A3.8

NOTES

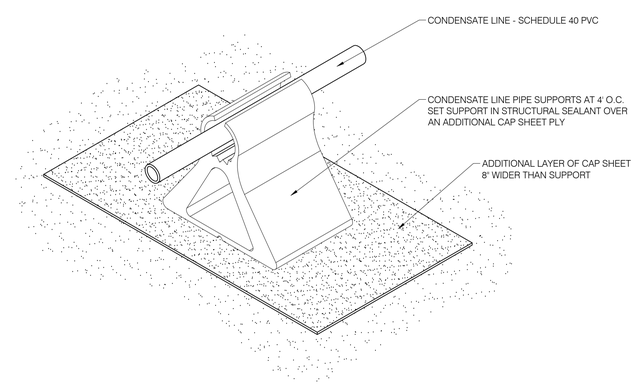
A. AT OUTSIDE CORNER TRANSTION FLASHING FULLY SOLDER ALL NON-MOVING JOINTS.




A
A3.9
ROOF HATCH DETAIL
NTS




B
A3.9
ROOF MOUNTED LIGHT FIXTURE
NTS




C
A3.9
CONDENSATE LINE SUPPORT
NTS

## MATERIAL COMPONENT SCHEDULE

### ROOF INSULATION SPECIFICATION SECTION 075520

**COVER BOARD:** 1/2" GYPSUM ROOF BOARD WITH FIBERGLASS MATS, ASTM C1177. BASIS OF DESIGN: "DENSDECK PRIME" MANUFACTURED BY GEORGIA-PACIFIC.
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**METAL EDGE:** 22 GAGE STAINLESS STEEL, TYPE 316.
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### ROOF ACCESSORIES

**EQUIPMENT CURB:** 14 GAGE GALVANIZED STEEL, G90.
**PLUMBING VENT FLASHING EXTENSION:** PRE-FABRICATED PVC EXTENSIONS.

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CONSTRUCTION DOCUMENTS

INDIAN RIVER COUNTY

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DRAWN BY: LBH / CAS
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ENGINEER:
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DATE: JANUARY 25, 2021

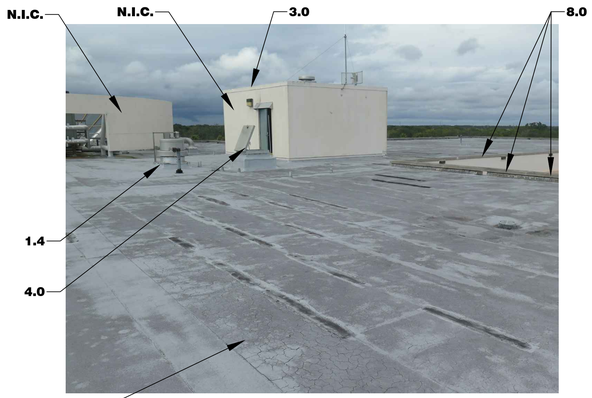
ROOF DETAILS

PLOT: 3" = 1'-0"
SHEET A3.9

RADIUS ROOFS AND ROOF EXPANSION JOINT

1 / A4.1 PHOTOGRAPH 1

PENTHOUSE ROOF

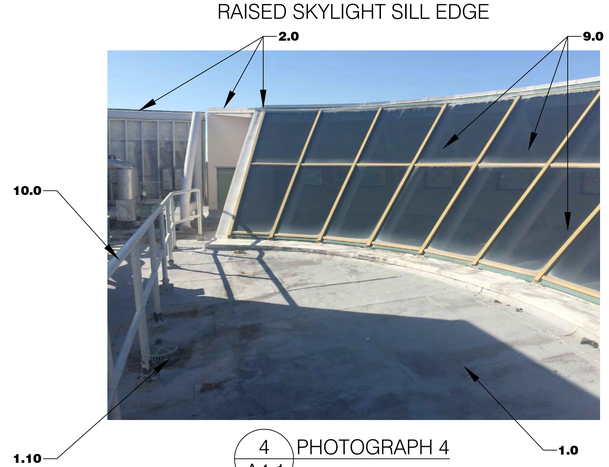



2 / A4.1 PHOTOGRAPH 2

BUILDING EXPANSION JOINT - PENTHOUSE WALL

3 / A4.1 PHOTOGRAPH 3

RAISED SKYLIGHT SILL EDGE




4 / A4.1 PHOTOGRAPH 4

SKYLIGHT ROOF EDGE - ROOF AREA B1

5 / A4.1 PHOTOGRAPH 5

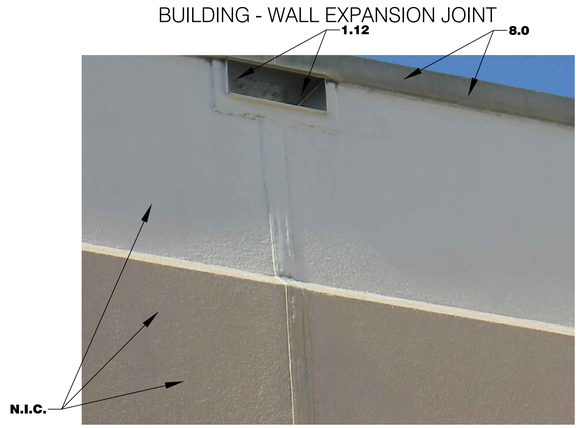
RADIUS ROOF AREA B3

6 / A4.1 PHOTOGRAPH 6

LOWER ROOF AREA

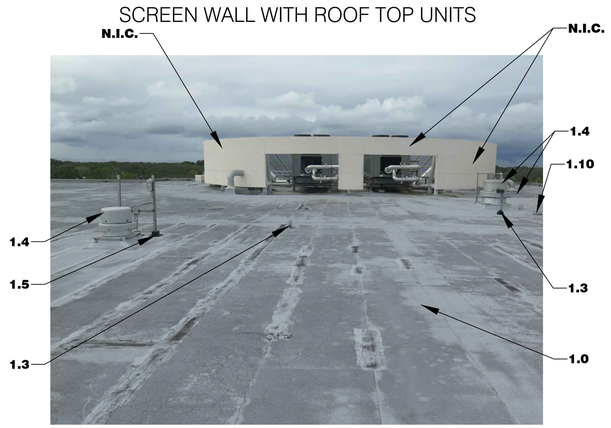
7 / A4.1 PHOTOGRAPH 7

BUILDING - WALL EXPANSION JOINT




8 / A4.1 PHOTOGRAPH 8

SCREEN WALL WITH ROOF TOP UNITS




9 / A4.1 PHOTOGRAPH 9

A / A4.1 PHOTOGRAPHS

## SCOPE OF WORK:

**1.0 ROOFING ASSEMBLY TYPE A - LOW-SLOPE ROOF AREAS:**

**1.1 ROOFING REMOVAL:** REMOVE THE EXISTING ROOF SYSTEM DOWN TO THE TOP SURFACE OF THE EXISTING SLOPED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ANY DAMAGED OR DETERIORATED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ALL ASBESTOS CONTAINING MATERIALS AND PROPERLY DISPOSE OF ACCORDING TO OWNER AND CURRENT GOVERNMENTAL REQUIREMENTS. OBTAIN ASBESTOS SURVEY REPORT FROM INDIAN RIVER COUNTY PRIOR TO DEMOLITION. THE ROOFING COMPONENTS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO ALL EXISTING COATINGS, ROOF MEMBRANE FLASHING/SEALANTS, RIGID ROOF COVER BOARD, RIGID POLYISOCYANURATE INSULATION BOARDS, METAL FLASHINGS, RELATED FASTENERS, AND CANT STRIPS.

**1.2 TEMPORARY REMOVAL:** TEMPORARILY REMOVE THE FOLLOWING EXISTING COMPONENTS AND REINSTALL DURING THE ROOFING REPLACEMENT PROJECT AS REQUIRED TO PROVIDE A WATERTIGHT INSTALLATION. REPAIR OR REPLACE THE COMPONENTS AS REQUIRED TO MEET OR EXCEED THE LEVEL OF PERFORMANCE THAT WAS PRESENT PRIOR TO REMOVAL OF THE COMPONENT. COMPONENTS INCLUDE ELECTRICAL JUNCTION BOXES, OUTLETS, CONDUITS, ANTENNAS, SECURITY CAMERAS, ROOF MOUNTED LIGHTS, POWER VENTS, ELEVATED HVAC EQUIPMENT AND OTHER MISCELLANEOUS ELECTRICAL COMPONENTS. REINSTALL EXISTING COMPONENTS AFTER THE INSTALLATION OF NEW ROOFING ASSEMBLY COMPONENTS.

**1.3 EXISTING PIPE PENETRATIONS AND EXISTING ROOFTOP EQUIPMENT LESS THAN 8 INCHES ABOVE FINISHED ROOF SURFACE:** WHERE DESIGNATED ON THE DRAWINGS TO REMAIN, REMOVE METAL AND MEMBRANE FLASHINGS AT THE EXISTING PLUMBING VENTS. EXTEND EXISTING PLUMBING VENTS AS REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. INSTALL A LIQUID-APPLIED FLASHING SYSTEM BY THE MANUFACTURER OF THE ROOF MEMBRANE AT PIPE PENETRATION. WHERE REQUIRED, INSTALL NEW PREMANUFACTURED EQUIPMENT CURBS BY PATE, INC. OR APPROVED EQUAL TO MAINTAIN 8" MINIMUM BASE FLASHING HEIGHT ABOVE THE NEW ROOF SYSTEM. MODIFY EXISTING HVAC EQUIPMENT AND ELECTRICAL EQUIPMENT AS REQUIRED. ALL MECHANICAL AND ELECTRICAL WORK TO BE COMPLETED BY A STATE OF FLORIDA LICENSED ELECTRICIAN AND / OR MECHANICAL CONTRACTOR. ROOFING CONTRACTOR TO SUBMIT SEALED ENGINEERED SHOP DRAWINGS OF CURBS AND FLORIDA PRODUCT APPROVAL INFORMATION BY PATE, INC. OR APPROVED EQUAL.

**1.4 EXISTING ROOFTOP EQUIPMENT 8 INCHES OR GREATER ABOVE FINISHED ROOF SURFACE:** REMOVE ALL EXISTING SKIRT FLASHINGS FROM CURBED ROOF MOUNTED EQUIPMENT. INSTALL NEW COVER BOARD, BASE FLASHINGS AND SKIRT FLASHINGS AT EXISTING CURBED ROOF MOUNTED EQUIPMENT. MODIFY EQUIPMENT AND BASE FLASHINGS AS REQUIRED BY ROOF MEMBRANE MANUFACTURERS WARRANTY REQUIREMENTS.

**1.5 EXISTING PIPE PENETRATIONS WITH PITCH PANS:** REMOVE ALL EXISTING PITCH PANS. EXTEND EXISTING PENETRATIONS WHERE REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. APPLY ROOF MEMBRANE MANUFACTURER APPROVED LIQUID-APPLIED FLASHING SYSTEM WITH FULL REINFORCING FABRIC.

**1.6 ROOF MOUNTED CONDUITS:** TEMPORARILY REMOVE EXISTING CONDUITS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL PREMANUFACTURED ROOFTOP ATTACHMENT SYSTEM ASSEMBLY. REINSTALL CONDUITS AFTER NEW ROOFING ASSEMBLY INSTALLATION. BASIS OF DESIGN: "U3600-SBS TORCH", MANUFACTURED BY " ANCHOR PRODUCTS." ALL EXPOSED MATERIALS TO BE STAINLESS STEEL.

**1.7 NOT USED**

**1.8 ENGINEERING:** CONTRACTOR TO COMPLETE BONDED PULL TESTS OF THE ROOF SYSTEM PRELIMINARY ROOF MEMBRANE PER TAS 124 CRITERIA. PROVIDE ENGINEERING CALCULATIONS PREPARED BY A STATE OF FLORIDA LICENSED STRUCTURAL ENGINEER INCLUDING THE TESTED NOA FOR EACH ROOF ZONE. SUBMIT THE BONED PULL TEST RESULTS AND THE ENGINEERED ADHESIVE RIBBON SPACING CALCULATIONS TO THE ARCHITECT AND MANUFACTURER FOR REVIEW PRIOR TO COMMENCEMENT OF THE ROOFING INSTALLATION. (SEE SHEET A2-3 FOR WIND UPLIFT PRESSURES.).

**1.9 NEW MODIFIED BITUMOUS ROOFING MEMBRANE ASSEMBLY - TYPE A - MAIN ROOF AREAS:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE TO MEET OR EXCEED PROJECT WIND UPLIFT PRESSURES. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE FOR A TOTAL THICKNESS 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURERS RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL A ON SHEET A3.1. SEE SPECIFICATION SECTION 075520.

**1.10 ROOF DRAINAGE - RETRO-FIT ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, RETRO-FIT ROOF DRAINS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURERS INSTALLATION INSTRUCTIONS. FORM SUMP AT RETRO-FIT ROOF DRAINS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.11 RETRO-FIT EXISTING OVERFLOW ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING OVERFLOW ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURERS INSTALLATION INSTRUCTIONS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.12 EXISTING SECONDARY OVERFLOW SCUPPERS:** REMOVE ALL EXISTING METAL SCUPPER INSERTS AND FLASHINGS FROM THE PARAPET WALL ASSEMBLY. INSTALL NEW ALL WELDED STAINLESS STEEL SCUPPERS AT INTERFACE WITH CONCRETE BLOCK / EIFS WALL ASSEMBLIES. CUT AND PATCH EXISTING EIFS WALL ASSEMBLY AS REQUIRED TO INSTALL NEW SCUPPER FLASHINGS.

**1.13 EXISTING EQUIPMENT:** REMOVE EXISTING INDIAN RIVER COUNTY COURTHOUSE DESIGNATED ABANDONED EQUIPMENT FROM ROOF SURFACES. AT EXISTING DECK OPENINGS LESS THAN 18"X18", INSTALL NEW 16 GAUGE GALVANIZED STEEL PLATE SECURED TO EXISTING CONCRETE DECK, INSTALL RIGID INSULATION AND COVER BOARD FLUSH TO ADJACENT ROOF SURFACES. NOTIFY ARCHITECT OF DECK OPENINGS GREATER THAN 18"X18". AT ABANDONED EQUIPMENT CURBS, INSTALL 20 GAUGE STAINLESS STEEL EQUIPMENT COVERS SECURED TO NEW AND EXISTING CURBS.

**1.14 METAL FLASHING INSTALLATION:** INSTALL NEW PRE-MANUFACTURED ALUMINUM METAL EDGE FLASHINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE-PIECE TRANSITION FLASHINGS AT CORNERS, TRANSITIONS AND TERMINATIONS. RESECURE ALL WOOD BLOCKING PER PROJECT WIND UPLIFT PRESSURES AND STRUCTRUAL LOAD REQUIREMENTS.

**1.15 ROOF WALK PADS:** INSTALL NEW MODIFIED BITUMEN ROOF WALKWAY PADS AT DESIGNATED LOCATIONS. COLOR OF NEW WALKPADS TO BE SELECTED BY ONWER IN FIELD. SEE SHEET A2.2 FOR NEW WALK WAY PAD LOCATIONS.

**1.16 EXISTING ROOF DECK VENTS:** REMOVE EXISTING DECK VENTS FROM THE TOP SURFACE OF THE EXISTING STRUCTURAL LIGHTWEIGHT CONCRETE DECK AND PATCH AS REQUIRED BY ROOF MEMBRANE MANUFACTURER.

**1.17 EXISTING ROOF LIGHT FIXTURES:** TEMPORARILY REMOVE EXISTING LIGHT FIXTURES FROM ROOF SURFACE AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL ROOF MEMBRANE APPROVED LIQUID-APPLIED FLASHING.

**1.18 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING CONCRETE CHILLER PAD MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING CONCRETE PAD AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**1.19 EXISTING HOT WATER TANKS OVER RAISED CONCRETE PAD:** TEMPORARILY DISCONNECT ALL WATER TANKS OVER EXISTING RAISED CONCRETE PADS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**2.0 ROOFING ASSEMBLY TYPE B - RADIUS ROOFS WITH PLYWOOD DECKS:**

**2.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** RESECURE EXISTING PLYWOOD WITH NEW #12 SHEET METAL SCREWS TO THE EXISTING STEEL FRAMING AT 4" O.C. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW ROOF ASSEMBLY THICKNESS. PRELIMINARY INSTALL A CEMENTITIOUS COVER BOARD OVER THE EXISTING PLYWOOD DECK. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND MECHANICALLY ATTACH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE SHEET OVER THE NEW COVER BOARD. TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN INNER-PLY OVER BASE SHEET. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER INNER-PLY. APPLY A PMMA REINFORCED LIQUID ROOF MEMBRANE OVER CAP SHEET. SEE DETAIL B/A3.1. SEE SPECIFICATION SECTION 075520.

**3.0 ROOFING ASSEMBLY TYPE C - ELEVATOR PENTHOUSE WITH CONCRETE DECK:**

**3.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE TO MEET A TOTAL THICKNESS OF 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW INSULATION THICKNESS. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURERS RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL C/A3.1. SEE SPECIFICATION SECTION 075520.

**4.0 ROOF HATCH:**

**4.1 ROOF HATCH REPLACEMENT:** REMOVE EXISTING ROOF HATCH FROM CURB. INSTALL NEW STAINLESS STEEL BILCO TYPE S ROOF HATCH WITH STAINLESS STEEL LATCHING HARDWARE. INSTALL SKIRT FLASHING AT BASE FLASHING INTERFACE.

**5.0 ROOF ACCESS DOOR RESTORATION:**

**5.1 MAIN ACCESS DOORS:** REMOVE EXISTING STEEL PLATE AND THRESHOLD DOWN TO CONCRETE SUBSTRATE. INSTALL NEW ROOF ASSEMBLY AND METAL FLASHINGS. INSTALL NEW PLATE AND THRESHOLD IN FULL BED OF SEALANT. SEE DETAIL B/A3.4.

**5.2 MECHANICAL DOORS:** AT TWO MECHANICAL ROOM DOORS LOCATED BELOW THE RADIUS ROOFS. REMOVE ALL EXISTING SEALANTS AT PAN FLASHING AND THRESHOLDS AND INSTALL NEW URETHANE SEALANTS AT PAN FLASHING AND THRESHOLD. SEE SPECIFICATION SECTIONS 079200.

**6.0 COUNTERFLASHING REPLACEMENT:**

**6.1 COUNTERFLASHING INSTALLATION:** REMOVE ALL EXISTING COUNTERFLASHINGS AND WIND CLIPS BELOW THE EXISTING THROUGH-WALL FLASHINGS. FABRICATE AND INSTALL NEW STAINLESS STEEL COUNTERFLASHINGS WHERE INDICATED AND WHERE REQUIRED FOR A TOTAL ROOFING ASSEMBLY WARRANTY. SOLDER ALL TRANSITION FLASHING JOINTS NOT REQUIRED TO THERMALLY EXPAND AND CONTRACT. SEE SPECIFICATION SECTION 076200.

**7.0 EXPANSION JOINTS:**

**7.1 NEW EXPANSION JOINT COVER INSTALLATION:** INSTALL NEW 22 GAUGE STAINLESS STEEL FINISHED ROOF AND WALL EXPANSION JOINT COVERS. INSTALL ONE PIECE TRANSITION FLASHINGS WITH ALL SOLDERED / WELDED JOINTS AT CORNERS, TERMINATIONS AND TRANSITIONS. SEE SPECIFICATION SECTION 076200.

**8.0 PRECAST CONCRETE PARAPET CAPS:**

**8.1 PRECAST CONCRETE RESTORATION:** REMOVE EXISTING SEALANTS, PRIME CONCRETE SURFACES AND INSTALL NEW DOW 795 SILICONE SEALANTS AT ALL END JOINTS. PROVIDE MOCK-UP AND COMPLETE ADHESION TESTS OF NEW SEALANT SYSTEM.

**9.0 SKYLIGHTS:**

**9.1 ROOF MOUNTED SKYLIGHT RESEALING:** REMOVE ALL SEALANTS FROM EXISTING SKYLIGHT ASSEMBLY. INSTALL NEW DOW 795 SILICONE SEALANT AT ALL METAL TO METAL AND METAL TO GLASS JOINTS. MAINTAIN EXISTING SKYLIGHT WEEP SYSTEMS. REPLACE EXISTING HEAD FLASHINGS WITH NEW PRE-PAINTED ALUMINUM FLASHINGS. INSTALL FULLY REINFORCED ROOF COATING SYSTEM OVER EXISTING PERIMETER (SIDE) FLASHING LOWER BASE FLASHINGS.

**10.0 GUARD RAIL FLASHINGS:** REMOVE EXISTING GUARDRAIL FLASHINGS AND INSTALL NEW REINFORCED LIQUID FLASHINGS SYSTEM BY ROOF SYSTEM MANUFACTURER.

**11.0 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING MOTORS AND VIBRATION DAMPENERS AS REQUIRED TO INSTALL NEW ROOF SYSTEM.

CONSTRUCTION DOCUMENTS

INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA

LOW SLOPE
ROOFING REPLACEMENT PROJECT


JAY AMMON ARCHITECT, INC.
3246 LAKEVIEW OAKS DRIVE • LONGWOOD, FLORIDA 32779
(407) 333-1977 • FAX: (407) 333-4686 • E MAIL: JAY@JAYAMMON.COM


REVISIONS

| NUMBER | TYPE | DATE: |
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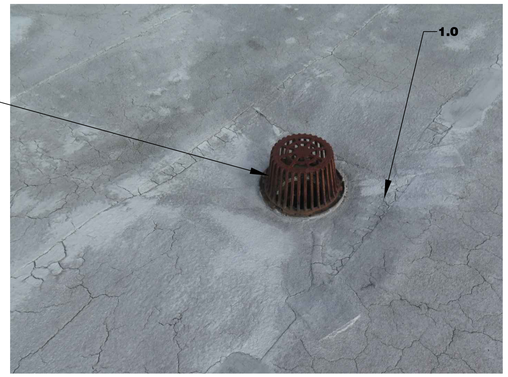
| DRAWN BY: LBH / CAS | PROJECT NUMBER: 18-012 |
| APPROVED BY: JPA | PHASE: CONSTRUCTION DOCS |
| ENGINEER: | DATE: JANUARY 25, 2021 |

PHOTOGRAPHS

PLOT: N.T.S. SHEET A4.1

TYPICAL ROOF DRAIN




1 / A4.2 PHOTOGRAPH 1

TYPICAL OVERFLOW SCUPPER AND COPINGS

2 / A4.2 PHOTOGRAPH 2

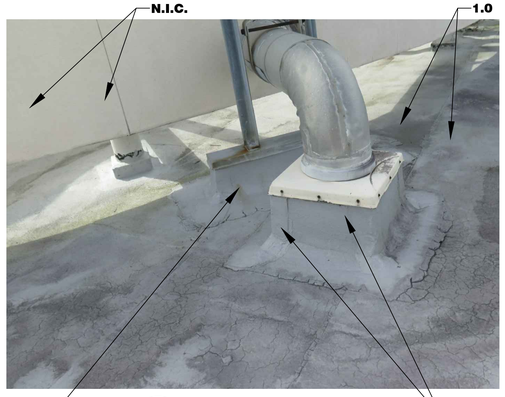
ACTIVE SCUPPER - ROOF AREA B2

3 / A4.2 PHOTOGRAPH 3

ROOF MOUNTED EQUIPMENT

4 / A4.2 PHOTOGRAPH 4

ROOF MOUNTED EQUIPMENT

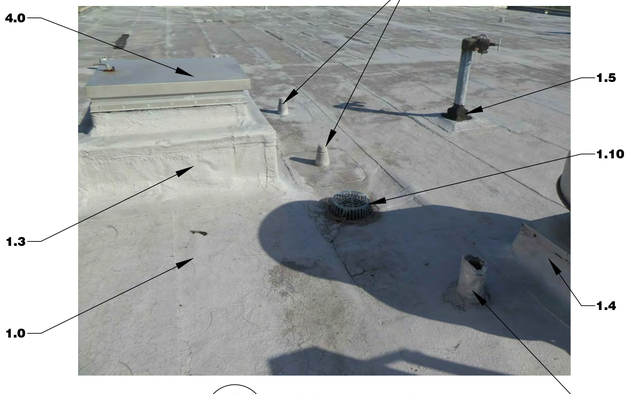



5 / A4.2 PHOTOGRAPH 5

SCREEN WALL SUPPORTS

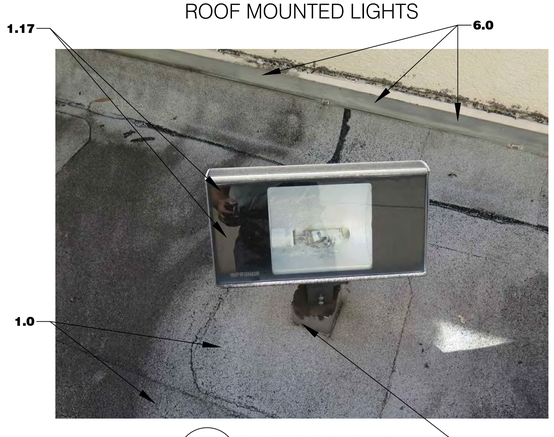
6 / A4.2 PHOTOGRAPH 6

ROOF HATCH




7 / A4.2 PHOTOGRAPH 7

ROOF MOUNTED LIGHTS




8 / A4.2 PHOTOGRAPH 8

EXISTING CHILLERS / DUCTWORK

9 / A4.2 PHOTOGRAPH 9

A / A4.2 PHOTOGRAPHS

## SCOPE OF WORK:

**1.0 ROOFING ASSEMBLY TYPE A - LOW-SLOPE ROOF AREAS:**

**1.1 ROOFING REMOVAL:** REMOVE THE EXISTING ROOF SYSTEM DOWN TO THE TOP SURFACE OF THE EXISTING SLOPED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ANY DAMAGED OR DETERIORATED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ALL ASBESTOS CONTAINING MATERIALS AND PROPERLY DISPOSE OF ACCORDING TO OWNER AND CURRENT GOVERNMENTAL REQUIREMENTS. OBTAIN ASBESTOS SURVEY REPORT FROM INDIAN RIVER COUNTY PRIOR TO DEMOLITION. THE ROOFING COMPONENTS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO ALL EXISTING COATINGS, ROOF MEMBRANE FLASHING/SEALANTS, RIGID ROOF COVER BOARD, RIGID POLYISOCYANURATE INSULATION BOARDS, METAL FLASHINGS, RELATED FASTENERS, AND CANT STRIPS.

**1.2 TEMPORARY REMOVAL:** TEMPORARILY REMOVE THE FOLLOWING EXISTING COMPONENTS AND REINSTALL DURING THE ROOFING REPLACEMENT PROJECT AS REQUIRED TO PROVIDE A WATERTIGHT INSTALLATION. REPAIR OR REPLACE THE COMPONENTS AS REQUIRED TO MEET OR EXCEED THE LEVEL OF PERFORMANCE THAT WAS PRESENT PRIOR TO REMOVAL OF THE COMPONENT. COMPONENTS INCLUDE ELECTRICAL JUNCTION BOXES, OUTLETS, CONDUITS, ANTENNAS, SECURITY CAMERAS, ROOF MOUNTED LIGHTS, POWER VENTS, ELEVATED HVAC EQUIPMENT AND OTHER MISCELLANEOUS ELECTRICAL COMPONENTS. REINSTALL EXISTING COMPONENTS AFTER THE INSTALLATION OF NEW ROOFING ASSEMBLY COMPONENTS.

**1.3 EXISTING PIPE PENETRATIONS AND EXISTING ROOFTOP EQUIPMENT LESS THAN 8 INCHES ABOVE FINISHED ROOF SURFACE:** WHERE DESIGNATED ON THE DRAWINGS TO REMAIN, REMOVE METAL AND MEMBRANE FLASHINGS AT THE EXISTING PLUMBING VENTS. EXTEND EXISTING PLUMBING VENTS AS REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. INSTALL A LIQUID-APPLIED FLASHING SYSTEM BY THE MANUFACTURER OF THE ROOF MEMBRANE AT PIPE PENETRATION. WHERE REQUIRED, INSTALL NEW PREMANUFACTURED EQUIPMENT CURBS BY PATE, INC. OR APPROVED EQUAL TO MAINTAIN 8" MINIMUM BASE FLASHING HEIGHT ABOVE THE NEW ROOF SYSTEM. MODIFY EXISTING HVAC EQUIPMENT AND ELECTRICAL EQUIPMENT AS REQUIRED. ALL MECHANICAL AND ELECTRICAL WORK TO BE COMPLETED BY A STATE OF FLORIDA LICENSED ELECTRICIAN AND / OR MECHANICAL CONTRACTOR. ROOFING CONTRACTOR TO SUBMIT SEALED ENGINEERED SHOP DRAWINGS OF CURBS AND FLORIDA PRODUCT APPROVAL INFORMATION BY PATE, INC. OR APPROVED EQUAL.

**1.4 EXISTING ROOFTOP EQUIPMENT 8 INCHES OR GREATER ABOVE FINISHED ROOF SURFACE:** REMOVE ALL EXISTING SKIRT FLASHINGS FROM CURBED ROOF MOUNTED EQUIPMENT. INSTALL NEW COVER BOARD, BASE FLASHINGS AND SKIRT FLASHINGS AT EXISTING CURBED ROOF MOUNTED EQUIPMENT. MODIFY EQUIPMENT AND BASE FLASHINGS AS REQUIRED BY ROOF MEMBRANE MANUFACTURERS WARRANTY REQUIREMENTS.

**1.5 EXISTING PIPE PENETRATIONS WITH PITCH PANS:** REMOVE ALL EXISTING PITCH PANS. EXTEND EXISTING PENETRATIONS WHERE REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. APPLY ROOF MEMBRANE MANUFACTURER APPROVED LIQUID-APPLIED FLASHING SYSTEM WITH FULL REINFORCING FABRIC.

**1.6 ROOF MOUNTED CONDUITS:** TEMPORARILY REMOVE EXISTING CONDUITS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL PREMANUFACTURED ROOFTOP ATTACHMENT SYSTEM ASSEMBLY. REINSTALL CONDUITS AFTER NEW ROOFING ASSEMBLY INSTALLATION. BASIS OF DESIGN: "U3600-SBS TORCH", MANUFACTURED BY " ANCHOR PRODUCTS." ALL EXPOSED MATERIALS TO BE STAINLESS STEEL.

**1.7 NOT USED**

**1.8 ENGINEERING:** CONTRACTOR TO COMPLETE BONDED PULL TESTS OF THE ROOF SYSTEM PRELIMINARY ROOF MEMBRANE PER TAS 124 CRITERIA. PROVIDE ENGINEERING CALCULATIONS PREPARED BY A STATE OF FLORIDA LICENSED STRUCTURAL ENGINEER INCLUDING THE TESTED NOA FOR EACH ROOF ZONE. SUBMIT THE BONED PULL TEST RESULTS AND THE ENGINEERED ADHESIVE RIBBON SPACING CALCULATIONS TO THE ARCHITECT AND MANUFACTURER FOR REVIEW PRIOR TO COMMENCEMENT OF THE ROOFING INSTALLATION. (SEE SHEET A2.3 FOR WIND UPLIFT PRESSURES.).

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**1.10 ROOF DRAINAGE - RETRO-FIT ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, RETRO-FIT ROOF DRAINS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURERS INSTALLATION INSTRUCTIONS. FORM SUMP AT RETRO-FIT ROOF DRAINS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.11 RETRO-FIT EXISTING OVERFLOW ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING OVERFLOW ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURERS INSTALLATION INSTRUCTIONS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.12 EXISTING SECONDARY OVERFLOW SCUPPERS:** REMOVE ALL EXISTING METAL SCUPPER INSERTS AND FLASHINGS FROM THE PARAPET WALL ASSEMBLY. INSTALL NEW ALL WELDED STAINLESS STEEL SCUPPERS AT INTERFACE WITH CONCRETE BLOCK / EIFS WALL ASSEMBLIES. CUT AND PATCH EXISTING EIFS WALL ASSEMBLY AS REQUIRED TO INSTALL NEW SCUPPER FLASHINGS.

**1.13 EXISTING EQUIPMENT:** REMOVE EXISTING INDIAN RIVER COUNTY COURTHOUSE DESIGNATED ABANDONED EQUIPMENT FROM ROOF SURFACES. AT EXISTING DECK OPENINGS LESS THAN 18"X18", INSTALL NEW 16 GAUGE GALVANIZED STEEL PLATE SECURED TO EXISTING CONCRETE DECK, INSTALL RIGID INSULATION AND COVER BOARD FLUSH TO ADJACENT ROOF SURFACES. NOTIFY ARCHITECT OF DECK OPENINGS GREATER THAN 18"X18". AT ABANDONED EQUIPMENT CURBS, INSTALL 20 GAUGE STAINLESS STEEL EQUIPMENT COVERS SECURED TO NEW AND EXISTING CURBS.

**1.14 METAL FLASHING INSTALLATION:** INSTALL NEW PRE-MANUFACTURED ALUMINUM METAL EDGE FLASHINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE-PIECE TRANSITION FLASHINGS AT CORNERS, TRANSITIONS AND TERMINATIONS. RESECURE ALL WOOD BLOCKING PER PROJECT WIND UPLIFT PRESSURES AND STRUCTRUAL LOAD REQUIREMENTS.

**1.15 ROOF WALK PADS:** INSTALL NEW MODIFIED BITUMEN ROOF WALKWAY PADS AT DESIGNATED LOCATIONS. COLOR OF NEW WALKPADS TO BE SELECTED BY OWNER IN FIELD. SEE SHEET A2.2 FOR NEW WALK WAY PAD LOCATIONS.

**1.16 EXISTING ROOF DECK VENTS:** REMOVE EXISTING DECK VENTS FROM THE TOP SURFACE OF THE EXISTING STRUCTURAL LIGHTWEIGHT CONCRETE DECK AND PATCH AS REQUIRED BY ROOF MEMBRANE MANUFACTURER.

**1.17 EXISTING ROOF LIGHT FIXTURES:** TEMPORARILY REMOVE EXISTING LIGHT FIXTURES FROM ROOF SURFACE AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL ROOF MEMBRANE APPROVED LIQUID-APPLIED FLASHING.

**1.18 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING CONCRETE CHILLER PAD MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING CONCRETE PAD AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**1.19 EXISTING HOT WATER TANKS OVER RAISED CONCRETE PAD:** TEMPORARILY DISCONNECT ALL WATER TANKS OVER EXISTING RAISED CONCRETE PADS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**2.0 ROOFING ASSEMBLY TYPE B - RADIUS ROOFS WITH PLYWOOD DECKS:**

**2.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** RESECURE EXISTING PLYWOOD WITH NEW #12 SHEET METAL SCREWS TO THE EXISTING STEEL FRAMING AT 4" O.C. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW ROOF ASSEMBLY THICKNESS. PRELIMINARY INSTALL A CEMENTITIOUS COVER BOARD OVER THE EXISTING PLYWOOD DECK. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBERANE MANUFACTURER AND MECHANICALLY ATTACH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE SHEET OVER THE NEW COVER BOARD. TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN INNER-PLY OVER BASE SHEET. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER INNER-PLY. APPLY A PMMA REINFORCED LIQUID ROOF MEMBRANE OVER CAP SHEET. SEE DETAIL B/A3.1. SEE SPECIFICATION SECTION 075520.

**3.0 ROOFING ASSEMBLY TYPE C - ELEVATOR PENTHOUSE WITH CONCRETE DECK:**

**3.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE TO MEET A TOTAL THICKNESS OF 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW INSULATION THICKNESS. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURERS RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL C/A3.1. SEE SPECIFICATION SECTION 075520.

**4.0 ROOF HATCH:**

**4.1 ROOF HATCH REPLACEMENT:** REMOVE EXISTING ROOF HATCH FROM CURB. INSTALL NEW STAINLESS STEEL BILCO TYPE S ROOF HATCH WITH STAINLESS STEEL LATCHING HARDWARE. INSTALL SKIRT FLASHING AT BASE FLASHING INTERFACE.

**5.0 ROOF ACCESS DOOR RESTORATION:**

**5.1 MAIN ACCESS DOORS:** REMOVE EXISTING STEEL PLATE AND THRESHOLD DOWN TO CONCRETE SUBSTRATE. INSTALL NEW ROOF ASSEMBLY AND METAL FLASHINGS. INSTALL NEW PLATE AND THRESHOLD IN FULL BED OF SEALANT. SEE DETAIL B/A3.4.

**5.2 MECHANICAL DOORS:** AT TWO MECHANICAL ROOM DOORS LOCATED BELOW THE RADIUS ROOFS, REMOVE ALL EXISTING SEALANTS AT PAN FLASHING AND THRESHOLDS AND INSTALL NEW URETHANE SEALANTS AT PAN FLASHING AND THRESHOLD. SEE SPECIFICATION SECTIONS 079200.

**6.0 COUNTERFLASHING REPLACEMENT:**

**6.1 COUNTERFLASHING INSTALLATION:** REMOVE ALL EXISTING COUNTERFLASHINGS AND WIND CLIPS BELOW THE EXISTING THROUGH-WALL FLASHINGS. FABRICATE AND INSTALL NEW STAINLESS STEEL COUNTERFLASHINGS WHERE INDICATED AND WHERE REQUIRED FOR A TOTAL ROOFING ASSEMBLY WARRANTY. SOLDER ALL TRANSITION FLASHING JOINTS NOT REQUIRED TO THERMALLY EXPAND AND CONTRACT. SEE SPECIFICATION SECTION 076200.

**7.0 EXPANSION JOINTS:**

**7.1 NEW EXPANSION JOINT COVER INSTALLATION:** INSTALL NEW 22 GAUGE STAINLESS STEEL FINISHED ROOF AND WALL EXPANSION JOINT COVERS. INSTALL ONE PIECE TRANSITION FLASHINGS WITH ALL SOLDERED / WELDED JOINTS AT CORNERS, TERMINATIONS AND TRANSITIONS. SEE SPECIFICATION SECTION 076200.

**8.0 PRECAST CONCRETE PARAPET CAPS:**

**8.1 PRECAST CONCRETE RESTORATION:** REMOVE EXISTING SEALANTS, PRIME CONCRETE SURFACES AND INSTALL NEW DOW 795 SILICONE SEALANTS AT ALL END JOINTS. PROVIDE MOCK-UP AND COMPLETE ADHESION TESTS OF NEW SEALANT SYSTEM.

**9.0 SKYLIGHTS:**

**9.1 ROOF MOUNTED SKYLIGHT RESEALING:** REMOVE ALL SEALANTS FROM EXISTING SKYLIGHT ASSEMBLY. INSTALL NEW DOW 795 SILICONE SEALANT AT ALL METAL TO METAL AND METAL TO GLASS JOINTS. MAINTAIN EXISTING SKYLIGHT WEEP SYSTEMS. REPLACE EXISTING HEAD FLASHINGS WITH NEW PRE-PAINTED ALUMINUM FLASHINGS. INSTALL FULLY REINFORCED ROOF COATING SYSTEM OVER EXISTING PERIMETER (SIDE) FLASHING LOWER BASE FLASHINGS.

**10.0 GUARD RAIL FLASHINGS:** REMOVE EXISTING GUARDRAIL FLASHINGS AND INSTALL NEW REINFORCED LIQUID FLASHINGS SYSTEM BY ROOF SYSTEM MANUFACTURER.

**11.0 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING MOTORS AND VIBRATION DAMPENERS AS REQUIRED TO INSTALL NEW ROOF SYSTEM.

CONSTRUCTION DOCUMENTS

INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA

LOW SLOPE
ROOFING REPLACEMENT PROJECT


JAY AMMON ARCHITECT, INC.
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(407) 333-1977 • FAX: (407) 333-4686 • E.MAIL: JAY@JAYAMMON.COM


REVISIONS

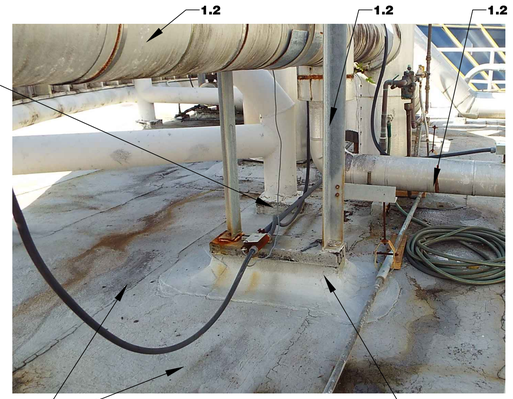
| NUMBER | TYPE | DATE: |
|---|---|---|
| | | |
| | | |
| | | |

DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 25, 2021

PHOTOGRAPHS

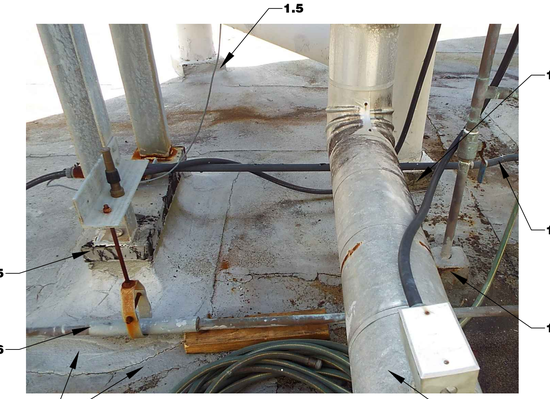
PLOT: N.T.S.
SHEET A4.2

## ROOF HVAC PATE CURBS



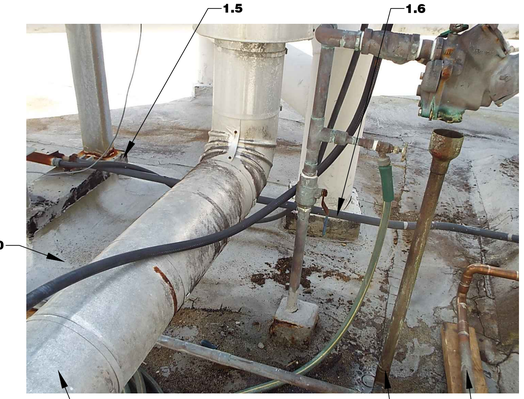

1 / A4.3 PHOTOGRAPH 1

## TYPICAL CONDUITS ATTACHMENTS / HOLDERS



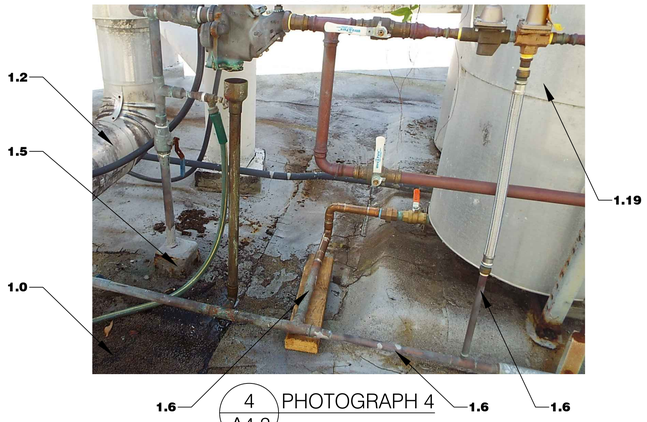

2 / A4.3 PHOTOGRAPH 2

## PIPE PENETRATIONS WITH PITCH PANS



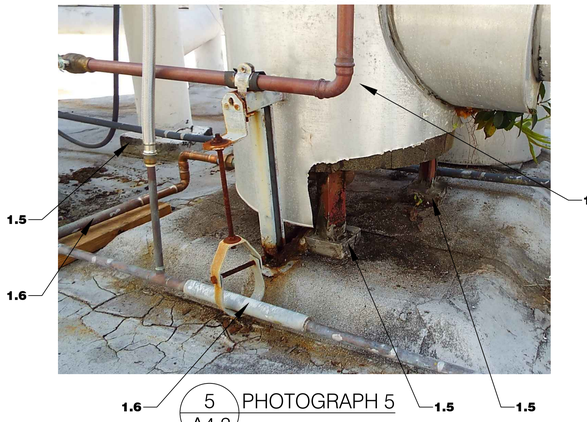

3 / A4.3 PHOTOGRAPH 3

## ROOF MOUNTED CONDUITS AND RAISED CONCRETE PAD



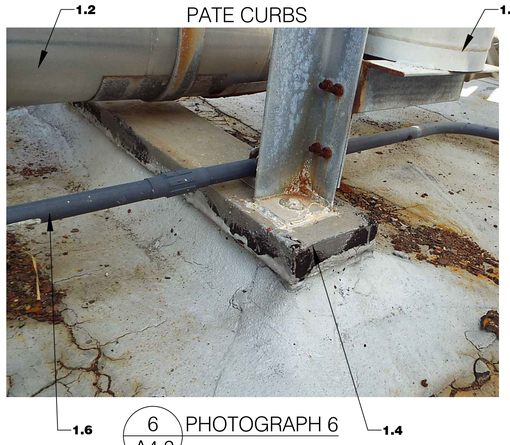

4 / A4.3 PHOTOGRAPH 4

## WATER HEATER SUPPORTS AND RAISED CONCRETE PAD




5 / A4.3 PHOTOGRAPH 5

## STEEL ANGLES SUPPORT OVER PATE CURBS




6 / A4.3 PHOTOGRAPH 6

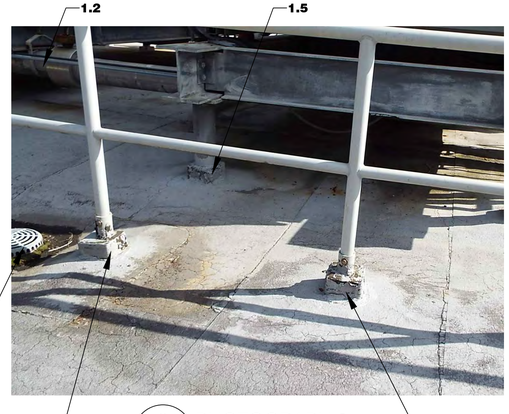
## CHILLER PAD MOTORS OVER RAISED CONCRETE PAD

7 / A4.3 PHOTOGRAPH 7

## RAISED SKYLIGHT SILL CURB

8 / A4.3 PHOTOGRAPH 8

## EXISTING GUARDRAIL OVER PITCH PANS




9 / A4.3 PHOTOGRAPH 9

A / A4.3 PHOTOGRAPHS

## SCOPE OF WORK:

**1.0 ROOFING ASSEMBLY TYPE A - LOW-SLOPE ROOF AREAS:**

**1.1 ROOFING REMOVAL:** REMOVE THE EXISTING ROOF SYSTEM DOWN TO THE TOP SURFACE OF THE EXISTING SLOPED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ANY DAMAGED OR DETERIORATED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ALL ASBESTOS CONTAINING MATERIALS AND PROPERLY DISPOSE OF ACCORDING TO OWNER AND CURRENT GOVERNMENTAL REQUIREMENTS. OBTAIN ASBESTOS SURVEY REPORT FROM INDIAN RIVER COUNTY PRIOR TO DEMOLITION. THE ROOFING COMPONENTS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO ALL EXISTING COATINGS, ROOF MEMBRANE FLASHING/SEALANTS, RIGID ROOF COVER BOARD, RIGID POLYISOCYANURATE INSULATION BOARDS, METAL FLASHINGS, RELATED FASTENERS, AND CANT STRIPS.

**1.2 TEMPORARY REMOVAL:** TEMPORARILY REMOVE THE FOLLOWING EXISTING COMPONENTS AND REINSTALL DURING THE ROOFING REPLACEMENT PROJECT AS REQUIRED TO PROVIDE A WATERTIGHT INSTALLATION. REPAIR OR REPLACE THE COMPONENTS AS REQUIRED TO MEET OR EXCEED THE LEVEL OF PERFORMANCE THAT WAS PRESENT PRIOR TO REMOVAL OF THE COMPONENT. COMPONENTS INCLUDE: ELECTRICAL JUNCTION BOXES, OUTLETS, CONDUITS, ANTENNAS, SECURITY CAMERAS, ROOF MOUNTED LIGHTS, POWER VENTS, ELEVATED HVAC EQUIPMENT AND OTHER MISCELLANEOUS ELECTRICAL COMPONENTS. REINSTALL EXISTING COMPONENTS AFTER THE INSTALLATION OF NEW ROOFING ASSEMBLY COMPONENTS.

**1.3 EXISTING PIPE PENETRATIONS AND EXISTING ROOFTOP EQUIPMENT LESS THAN 8 INCHES ABOVE FINISHED ROOF SURFACE:** WHERE DESIGNATED ON THE DRAWINGS TO REMAIN, REMOVE METAL AND MEMBRANE FLASHINGS AT THE EXISTING PLUMBING VENTS. EXTEND EXISTING PLUMBING VENTS AS REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. INSTALL A LIQUID-APPLIED FLASHING SYSTEM BY THE MANUFACTURER OF THE ROOF MEMBRANE AT PIPE PENETRATION, WHERE REQUIRED. INSTALL NEW PREMANUFACTURED EQUIPMENT CURBS BY PATE, INC. OR APPROVED EQUAL TO MAINTAIN 8" MINIMUM BASE FLASHING HEIGHT ABOVE THE NEW ROOF SYSTEM. MODIFY EXISTING HVAC EQUIPMENT AND ELECTRICAL EQUIPMENT AS REQUIRED. ALL MECHANICAL AND ELECTRICAL WORK TO BE COMPLETED BY A STATE OF FLORIDA LICENSED ELECTRICIAN AND / OR MECHANICAL CONTRACTOR. ROOFING CONTRACTOR TO SUBMIT SEALED ENGINEERED SHOP DRAWINGS OF CURBS AND FLORIDA PRODUCT APPROVAL INFORMATION BY PATE, INC. OR APPROVED EQUAL.

**1.4 EXISTING ROOFTOP EQUIPMENT 8 INCHES OR GREATER ABOVE FINISHED ROOF SURFACE:** REMOVE ALL EXISTING SKIRT FLASHINGS FROM CURBED ROOF MOUNTED EQUIPMENT. INSTALL NEW COVER BOARD, BASE FLASHINGS AND SKIRT FLASHINGS AT EXISTING CURBED ROOF MOUNTED EQUIPMENT. MODIFY EQUIPMENT AND BASE FLASHINGS AS REQUIRED BY ROOF MEMBRANE MANUFACTURERS WARRANTY REQUIREMENTS.

**1.5 EXISTING PIPE PENETRATIONS WITH PITCH PANS:** REMOVE ALL EXISTING PITCH PANS. EXTEND EXISTING PENETRATIONS WHERE REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. APPLY ROOF MEMBRANE MANUFACTURER APPROVED LIQUID-APPLIED FLASHING SYSTEM WITH FULL REINFORCING FABRIC.

**1.6 ROOF MOUNTED CONDUITS:** TEMPORARILY REMOVE EXISTING CONDUITS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL PREMANUFACTURED ROOFTOP ATTACHMENT SYSTEM ASSEMBLY. REINSTALL CONDUITS AFTER NEW ROOFING ASSEMBLY INSTALLATION. BASIS OF DESIGN: "U3600-SBS TORCH", MANUFACTURED BY " ANCHOR PRODUCTS." ALL EXPOSED MATERIALS TO BE STAINLESS STEEL.

**1.7 NOT USED**

**1.8 ENGINEERING:** CONTRACTOR TO COMPLETE BONDED PULL TESTS OF THE ROOF SYSTEM PRELIMINARY ROOF MEMBRANE PER TAS 124 CRITERIA. PROVIDE ENGINEERING CALCULATIONS PREPARED BY A STATE OF FLORIDA LICENSED STRUCTURAL ENGINEER INCLUDING THE TESTED NOA FOR EACH ROOF ZONE. SUBMIT THE BONED PULL TEST RESULTS AND THE ENGINEERED ADHESIVE RIBBON SPACING CALCULATIONS TO THE ARCHITECT AND MANUFACTURER FOR REVIEW PRIOR TO COMMENCEMENT OF THE ROOFING INSTALLATION. (SEE SHEET A2.3 FOR WIND UPLIFT PRESSURES.)

**1.9 NEW MODIFIED BITUMEN ROOFING MEMBRANE ASSEMBLY - TYPE A - MAIN ROOF AREAS:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE TO MEET OR EXCEED PROJECT WIND UPLIFT PRESSURES. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE FOR A TOTAL THICKNESS 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURERS RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL A ON SHEET A3.1. SEE SPECIFICATION SECTION 075520.

**1.10 ROOF DRAINAGE - RETRO-FIT ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, RETRO-FIT ROOF DRAINS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURERS INSTALLATION INSTRUCTIONS. FOR A DAM AT RETRO-FIT ROOF DRAINS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.11 RETRO-FIT EXISTING OVERFLOW ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING OVERFLOW ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.12 EXISTING SECONDARY OVERFLOW SCUPPERS:** REMOVE ALL EXISTING METAL SCUPPER INSERTS AND FLASHINGS FROM THE PARAPET WALL ASSEMBLY. INSTALL NEW ALL WELDED STAINLESS STEEL SCUPPERS AT INTERFACE WITH CONCRETE BLOCK / EIFS WALL ASSEMBLIES. CUT AND PATCH EXISTING EIFS WALL ASSEMBLY AS REQUIRED TO INSTALL NEW SCUPPER FLASHINGS.

**1.13 EXISTING EQUIPMENT:** REMOVE EXISTING INDIAN RIVER COUNTY COURTHOUSE DESIGNATED ABANDONED EQUIPMENT FROM ROOF SURFACES. AT EXISTING DECK OPENINGS LESS THAN 18"X18" INSTALL NEW 16 GAUGE GALVANIZED STEEL PLATE SECURED TO EXISTING CONCRETE DECK, INSTALL RIGID INSULATION AND COVER BOARD FLUSH TO ADJACENT ROOF SURFACES. NOTIFY ARCHITECT OF DECK OPENINGS GREATER THAN 18"X18". AT ABANDONED EQUIPMENT CURBS, INSTALL 20 GAUGE STAINLESS STEEL EQUIPMENT COVERS SECURED TO NEW AND EXISTING CURBS.

**1.14 METAL FLASHING INSTALLATION:** INSTALL NEW PRE-MANUFACTURED ALUMINUM METAL EDGE FLASHINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE-PIECE TRANSITION FLASHINGS AT CORNERS, TRANSITIONS AND TERMINATIONS. RESECURE ALL WOOD BLOCKING PER PROJECT WIND UPLIFT PRESSURES AND STRUCTRUAL LOAD REQUIREMENTS.

**1.15 ROOF WALK PADS:** INSTALL NEW MODIFIED BITUMEN ROOF WALKWAY PADS AT DESIGNATED LOCATIONS. COLOR OF NEW WALKPADS TO BE SELECTED BY ONWER IN FIELD. SEE SHEET A2.2 FOR NEW WALK WAY PAD LOCATIONS.

**1.16 EXISTING ROOF DECK VENTS:** REMOVE EXISTING DECK VENTS FROM THE TOP SURFACE OF THE EXISTING STRUCTURAL LIGHTWEIGHT CONCRETE DECK AND PATCH AS REQUIRED BY ROOF MEMBRANE MANUFACTURER.

**1.17 EXISTING ROOF LIGHT FIXTURES:** TEMPORARILY REMOVE EXISTING LIGHT FIXTURES FROM ROOF SURFACE AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL ROOF MEMBRANE APPROVED LIQUID-APPLIED FLASHING.

**1.18 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING CONCRETE CHILLER PAD MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING CONCRETE PAD AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**1.19 EXISTING HOT WATER TANKS OVER RAISED CONCRETE PAD:** TEMPORARILY DISCONNECT ALL WATER TANKS OVER EXISTING RAISED CONCRETE PADS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**2.0 ROOFING ASSEMBLY TYPE B - RADIUS ROOFS WITH PLYWOOD DECKS:**

**2.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** RESECURE EXISTING PLYWOOD WITH NEW #12 SHEET METAL SCREWS TO THE EXISTING STEEL FRAMING AT 4" O.C. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW ROOF ASSEMBLY THICKNESS. PRELIMINARY INSTALL A CEMENTITIOUS COVER BOARD OVER THE EXISTING PLYWOOD DECK. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND MECHANICALLY ATTACH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE SHEET OVER THE NEW COVER BOARD. TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN INNER-PLY OVER BASE SHEET. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER INNER-PLY. APPLY A PMMA REINFORCED LIQUID ROOF MEMBRANE OVER CAP SHEET. SEE DETAIL B/A3.1. SEE SPECIFICATION SECTION 075520.

**3.0 ROOFING ASSEMBLY TYPE C - ELEVATOR PENTHOUSE WITH CONCRETE DECK:**

**3.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE TO MEET A TOTAL THICKNESS OF 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW INSULATION THICKNESS. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURERS RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL C/A3.1. SEE SPECIFICATION SECTION 075520.

**4.0 ROOF HATCH:**

**4.1 ROOF HATCH REPLACEMENT:** REMOVE EXISTING ROOF HATCH FROM CURB. INSTALL NEW STAINLESS STEEL BILCO TYPE S ROOF HATCH WITH STAINLESS STEEL LATCHING HARDWARE. INSTALL SKIRT FLASHING AT BASE FLASHING INTERFACE.

**5.0 ROOF ACCESS DOOR RESTORATION:**

**5.1 MAIN ACCESS DOORS:** REMOVE EXISTING STEEL PLATE AND THRESHOLD DOWN TO CONCRETE SUBSTRATE. INSTALL NEW ROOF ASSEMBLY AND METAL FLASHINGS. INSTALL NEW PLATE AND THRESHOLD IN FULL BED OF SEALANT. SEE DETAIL B/A3.4.

**5.2 MECHANICAL DOORS:** AT TWO MECHANICAL ROOM DOORS LOCATED BELOW THE RADIUS ROOFS, REMOVE ALL EXISTING SEALANTS AT PAN FLASHING AND THRESHOLDS AND INSTALL NEW URETHANE SEALANTS AT PAN FLASHING AND THRESHOLD. SEE SPECIFICATION SECTIONS 079200.

**6.0 COUNTERFLASHING REPLACEMENT:**

**6.1 COUNTERFLASHING INSTALLATION:** REMOVE ALL EXISTING COUNTERFLASHINGS AND WIND CLIPS BELOW THE EXISTING THROUGH-WALL FLASHINGS. FABRICATE AND INSTALL NEW STAINLESS STEEL COUNTERFLASHINGS WHERE INDICATED AND WHERE REQUIRED FOR A TOTAL ROOFING ASSEMBLY WARRANTY. SOLDER ALL TRANSITION FLASHING JOINTS NOT REQUIRED TO THERMALLY EXPAND AND CONTRACT. SEE SPECIFICATION SECTION 076200.

**7.0 EXPANSION JOINTS:**

**7.1 NEW EXPANSION JOINT COVER INSTALLATION:** INSTALL NEW 22 GAUGE STAINLESS STEEL FINISHED ROOF AND WALL EXPANSION JOINT COVERS. INSTALL ONE PIECE TRANSITION FLASHINGS WITH ALL SOLDERED / WELDED JOINTS AT CORNERS, TERMINATIONS AND TRANSITIONS. SEE SPECIFICATION SECTION 076200.

**8.0 PRECAST CONCRETE PARAPET CAPS:**

**8.1 PRECAST CONCRETE RESTORATION:** REMOVE EXISTING SEALANTS. PRIME CONCRETE SURFACES AND INSTALL NEW DOW 795 SILICONE SEALANTS AT ALL END JOINTS. PROVIDE MOCK-UP AND COMPLETE ADHESION TESTS OF NEW SEALANT SYSTEM.

**9.0 SKYLIGHTS:**

**9.1 ROOF MOUNTED SKYLIGHT RESEALING:** REMOVE ALL SEALANTS FROM EXISTING SKYLIGHT ASSEMBLY. INSTALL NEW DOW 795 SILICONE SEALANT AT ALL METAL TO METAL AND METAL TO GLASS JOINTS. MAINTAIN EXISTING SKYLIGHT WEEP SYSTEMS. REPLACE EXISTING HEAD FLASHINGS WITH NEW PRE-PAINTED ALUMINUM FLASHINGS. INSTALL FULLY REINFORCED ROOF COATING SYSTEM OVER EXISTING PERIMETER (SIDE) FLASHING LOWER BASE FLASHINGS.

**10.0 GUARD RAIL FLASHINGS:** REMOVE EXISTING GUARDRAIL FLASHINGS AND INSTALL NEW REINFORCED LIQUID FLASHINGS SYSTEM BY ROOF SYSTEM MANUFACTURER.

**11.0 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING MOTORS AND VIBRATION DAMPENERS AS REQUIRED TO INSTALL NEW ROOF SYSTEM.

CONSTRUCTION DOCUMENTS

INDIAN RIVER COUNTY

INDIAN RIVER COUNTY COURTHOUSE
VERO BEACH, FLORIDA

LOW SLOPE
ROOFING REPLACEMENT PROJECT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REVISIONS

| NUMBER | TYPE | DATE: |
|---|---|---|
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DRAWN BY: LBH / CAS
APPROVED BY: JPA
ENGINEER:
PROJECT NUMBER: 18-012
PHASE: CONSTRUCTION DOCS
DATE: JANUARY 25, 2021

PHOTOGRAPHS

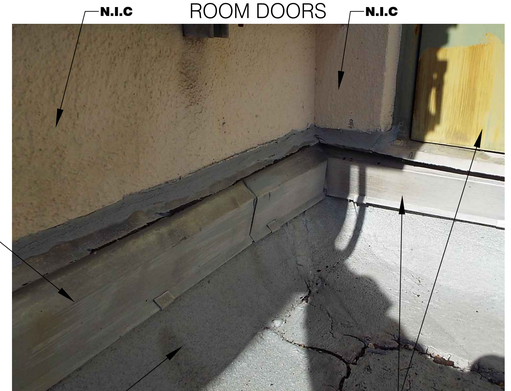
PLOT: N.T.S.
SHEET A4.3

## TYPICAL ACCESS MECHANICAL ROOM DOOR

1 / A4.4 PHOTOGRAPH 1

**INSTALL LIQUID APPLIED FLASHING OVER RAKE SKILIGHT**

## COUNTERFLASHINGS AT MECHANICAL ROOM DOORS




2 / A4.4 PHOTOGRAPH 2

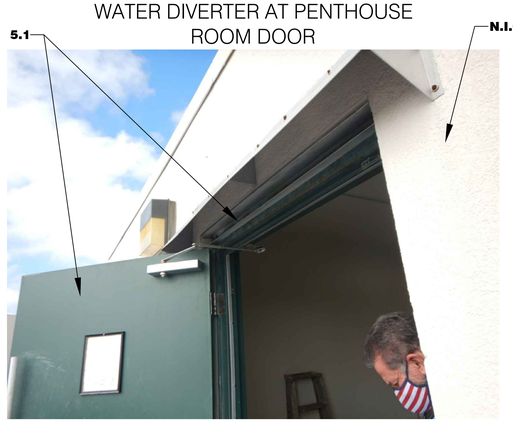
## THRESHOLDS AT MECHANICAL ROOM DOORS

3 / A4.4 PHOTOGRAPH 3

## DETERIORATED SEALANTS AT MECHANICAL ROOM DOORS

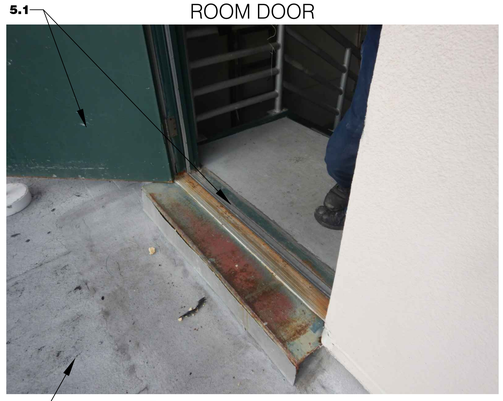
4 / A4.4 PHOTOGRAPH 4

## WATER DIVERTER AT PENTHOUSE ROOM DOOR




5 / A4.4 PHOTOGRAPH 5

## RUSTED THRESHOLD AT PENTHOUSE ROOM DOOR




6 / A4.4 PHOTOGRAPH 6

## RUSTED ANGLE STEP AT PENTHOUSE ROOM DOOR

7 / A4.4 PHOTOGRAPH 7

## DETERIORATED SEALANT AND METAL COUNTER FLASHING AT BOTTOM OF EIFS WALL

8 / A4.4 PHOTOGRAPH 8

## RUSTED METAL EDGE OVER MECHANICAL DOORS NEXT TO SKYLIGHT

9 / A4.4 PHOTOGRAPH 9

A / A4.4 PHOTOGRAPHS

## SCOPE OF WORK:

**1.0 ROOFING ASSEMBLY TYPE A - LOW-SLOPE ROOF AREAS:**

**1.1 ROOFING REMOVAL:** REMOVE THE EXISTING ROOF SYSTEM DOWN TO THE TOP SURFACE OF THE EXISTING SLOPED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ANY DAMAGED OR DETERIORATED STRUCTURAL LIGHTWEIGHT CONCRETE. REMOVE ALL ASBESTOS CONTAINING MATERIALS AND PROPERLY DISPOSE OF ACCORDING TO OWNER AND CURRENT GOVERNMENTAL REQUIREMENTS. OBTAIN ASBESTOS SURVEY REPORT FROM INDIAN RIVER COUNTY PRIOR TO DEMOLITION. THE ROOFING COMPONENTS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO ALL EXISTING COATINGS, ROOF MEMBRANE FLASHING/SEALANTS, RIGID ROOF COVER BOARD, RIGID POLYISOCYANURATE INSULATION BOARDS, METAL FLASHINGS, RELATED FASTENERS, AND CANT STRIPS.

**1.2 TEMPORARY REMOVAL:** TEMPORARILY REMOVE THE FOLLOWING EXISTING COMPONENTS AND REINSTALL DURING THE ROOFING REPLACEMENT PROJECT AS REQUIRED TO PROVIDE A WATERTIGHT INSTALLATION. REPAIR OR REPLACE THE COMPONENTS AS REQUIRED TO MEET OR EXCEED THE LEVEL OF PERFORMANCE THAT WAS PRESENT PRIOR TO REMOVAL OF THE COMPONENT. COMPONENTS INCLUDE ELECTRICAL JUNCTION BOXES, OUTLETS, CONDUITS, ANTENNAS, SECURITY CAMERAS, ROOF MOUNTED LIGHTS, POWER VENTS, ELEVATED HVAC EQUIPMENT AND OTHER MISCELLANEOUS ELECTRICAL COMPONENTS. REINSTALL EXISTING COMPONENTS AFTER THE INSTALLATION OF NEW ROOFING ASSEMBLY COMPONENTS.

**1.3 EXISTING PIPE PENETRATIONS AND EXISTING ROOFTOP EQUIPMENT LESS THAN 8 INCHES ABOVE FINISHED ROOF SURFACE:** WHERE DESIGNATED ON THE DRAWINGS TO REMAIN, REMOVE METAL AND MEMBRANE FLASHINGS AT THE EXISTING PLUMBING VENTS. EXTEND EXISTING PLUMBING VENTS AS REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. INSTALL A LIQUID-APPLIED FLASHING SYSTEM BY THE MANUFACTURER OF THE ROOF MEMBRANE AT PIPE PENETRATION, WHERE REQUIRED. INSTALL NEW PREMANUFACTURED EQUIPMENT CURBS BY PATE, INC. OR APPROVED EQUAL TO MAINTAIN 8" MINIMUM BASE FLASHING HEIGHT ABOVE THE NEW ROOF SYSTEM. MODIFY EXISTING HVAC EQUIPMENT AND ELECTRICAL EQUIPMENT AS REQUIRED. ALL MECHANICAL AND ELECTRICAL WORK TO BE COMPLETED BY A STATE OF FLORIDA LICENSED ELECTRICIAN AND / OR MECHANICAL CONTRACTOR. ROOFING CONTRACTOR TO SUBMIT SEALED ENGINEERED SHOP DRAWINGS OF CURBS AND FLORIDA PRODUCT APPROVAL INFORMATION BY PATE, INC. OR APPROVED EQUAL.

**1.4 EXISTING ROOFTOP EQUIPMENT 8 INCHES OR GREATER ABOVE FINISHED ROOF SURFACE:** REMOVE ALL EXISTING SKIRT FLASHINGS FROM CURBED ROOF MOUNTED EQUIPMENT. INSTALL NEW COVER BOARD, BASE FLASHINGS AND SKIRT FLASHINGS AT EXISTING CURBED ROOF MOUNTED EQUIPMENT. MODIFY EQUIPMENT AND BASE FLASHINGS AS REQUIRED BY ROOF MEMBRANE MANUFACTURERS WARRANTY REQUIREMENTS.

**1.5 EXISTING PIPE PENETRATIONS WITH PITCH PANS:** REMOVE ALL EXISTING PITCH PANS. EXTEND EXISTING PENETRATIONS WHERE REQUIRED TO MAINTAIN A MINIMUM HEIGHT OF 8 INCHES ABOVE THE NEW FINISHED ROOF SURFACE. APPLY ROOF MEMBRANE MANUFACTURER APPROVED LIQUID-APPLIED FLASHING SYSTEM WITH FULL REINFORCING FABRIC.

**1.6 ROOF MOUNTED CONDUITS:** TEMPORARILY REMOVE EXISTING CONDUITS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL PREMANUFACTURED ROOFTOP ATTACHMENT SYSTEM ASSEMBLY. REINSTALL CONDUITS AFTER NEW ROOFING ASSEMBLY INSTALLATION. BASIS OF DESIGN: "U3600-SBS TORCH", MANUFACTURED BY " ANCHOR PRODUCTS." ALL EXPOSED MATERIALS TO BE STAINLESS STEEL.

**1.7 NOT USED**

**1.8 ENGINEERING:** CONTRACTOR TO COMPLETE BONDED PULL TESTS OF THE ROOF SYSTEM PRELIMINARY ROOF MEMBRANE PER TAS 124 CRITERIA. PROVIDE ENGINEERING CALCULATIONS PREPARED BY A STATE OF FLORIDA LICENSED STRUCTURAL ENGINEER INCLUDING THE TESTED NOA FOR EACH ROOF ZONE. SUBMIT THE BONED PULL TEST RESULTS AND THE ENGINEERED ADHESIVE RIBBON SPACING CALCULATIONS TO THE ARCHITECT AND MANUFACTURER FOR REVIEW PRIOR TO COMMENCEMENT OF THE ROOFING INSTALLATION. (SEE SHEET A2.3 FOR WIND UPLIFT PRESSURES.)

**1.9 NEW MODIFIED BITUMEN ROOFING MEMBRANE ASSEMBLY - TYPE A - MAIN ROOF AREAS:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE TO MEET OR EXCEED PROJECT WIND UPLIFT PRESSURES. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE FOR A TOTAL THICKNESS 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURERS RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL A ON SHEET A3.1. SEE SPECIFICATION SECTION 075520.

**1.10 ROOF DRAINAGE - RETRO-FIT ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, RETRO-FIT ROOF DRAINS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURERS INSTALLATION INSTRUCTIONS. FORM EAR AT RETRO-FIT ROOF DRAINS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.11 RETRO-FIT EXISTING OVERFLOW ROOF DRAINS:** REMOVE EXISTING ROOF DRAIN STRAINERS, CLAMPING RINGS AND BOLTS. TEMPORARILY PLUG AND WATER TEST ALL DRAINS FOR LEAKAGE. INSTALL NEW SPUN ALUMINUM RETROFIT ROOF DRAINS WITH U-FLOW MECHANICAL SEAL AND VORTEX BREAKER AT ALL EXISTING OVERFLOW ROOF DRAIN LOCATIONS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. BASIS OF DESIGN: "HERCULES-PLUS ROOF DRAIN" MANUFACTURED BY OMG, INC.

**1.12 EXISTING SECONDARY OVERFLOW SCUPPERS:** REMOVE ALL EXISTING METAL SCUPPER INSERTS AND FLASHINGS FROM THE PARAPET WALL ASSEMBLY. INSTALL NEW ALL WELDED STAINLESS STEEL SCUPPERS AT INTERFACE WITH CONCRETE BLOCK / EIFS WALL ASSEMBLIES. CUT AND PATCH EXISTING EIFS WALL ASSEMBLY AS REQUIRED TO INSTALL NEW SCUPPER FLASHINGS.

**1.13 EXISTING EQUIPMENT:** REMOVE EXISTING INDIAN RIVER COUNTY COURTHOUSE DESIGNATED ABANDONED EQUIPMENT FROM ROOF SURFACES. AT EXISTING DECK OPENINGS LESS THAN 18"X18", INSTALL NEW 16 GAUGE GALVANIZED STEEL PLATE SECURED TO EXISTING CONCRETE DECK, INSTALL RIGID INSULATION AND COVER BOARD FLUSH TO ADJACENT ROOF SURFACES. NOTIFY ARCHITECT OF DECK OPENINGS GREATER THAN 18"X18". AT ABANDONED EQUIPMENT CURBS, INSTALL 20 GAUGE STAINLESS STEEL EQUIPMENT COVERS SECURED TO NEW AND EXISTING CURBS.

**1.14 METAL FLASHING INSTALLATION:** INSTALL NEW PRE-MANUFACTURED ALUMINUM METAL EDGE FLASHINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE-PIECE TRANSITION FLASHINGS AT CORNERS, TRANSITIONS AND TERMINATIONS. RESECURE ALL WOOD BLOCKING PER PROJECT WIND UPLIFT PRESSURES AND STRUCTRUAL LOAD REQUIREMENTS.

**1.15 ROOF WALK PADS:** INSTALL NEW MODIFIED BITUMEN ROOF WALKWAY PADS AT DESIGNATED LOCATIONS. COLOR OF NEW WALKPADS TO BE SELECTED BY ONWER IN FIELD. SEE SHEET A2.2 FOR NEW WALK WAY PAD LOCATIONS.

**1.16 EXISTING ROOF DECK VENTS:** REMOVE EXISTING DECK VENTS FROM THE TOP SURFACE OF THE EXISTING STRUCTURAL LIGHTWEIGHT CONCRETE DECK AND PATCH AS REQUIRED BY ROOF MEMBRANE MANUFACTURER.

**1.17 EXISTING ROOF LIGHT FIXTURES:** TEMPORARILY REMOVE EXISTING LIGHT FIXTURES FROM ROOF SURFACE AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL ROOF MEMBRANE APPROVED LIQUID-APPLIED FLASHING.

**1.18 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING CONCRETE CHILLER PAD MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING CONCRETE PAD AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**1.19 EXISTING HOT WATER TANKS OVER RAISED CONCRETE PAD:** TEMPORARILY DISCONNECT ALL WATER TANKS OVER EXISTING RAISED CONCRETE PADS AS REQUIRED TO INSTALL NEW ROOF SYSTEM. INSTALL AN ADDITIONAL PLY OF MODIFIED BITUMEN ROOF MEMBRANE BELOW CONCRETE PAD. RECONNECT HVAC EQUIPMENT.

**2.0 ROOFING ASSEMBLY TYPE B - RADIUS ROOFS WITH PLYWOOD DECKS:**

**2.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** RESECURE EXISTING PLYWOOD WITH NEW #12 SHEET METAL SCREWS TO THE EXISTING STEEL FRAMING AT 4' O.C. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW ROOF ASSEMBLY THICKNESS. PRELIMINARY INSTALL A CEMENTITIOUS COVER BOARD OVER THE EXISTING PLYWOOD DECK. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND MECHANICALLY ATTACH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE SHEET OVER THE NEW COVER BOARD. TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN INNER-PLY OVER BASE SHEET. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER INNER-PLY. APPLY A PMMA REINFORCED LIQUID ROOF MEMBRANE OVER CAP SHEET. SEE DETAIL B/A3.1. SEE SPECIFICATION SECTION 075520.

**3.0 ROOFING ASSEMBLY TYPE C - ELEVATOR PENTHOUSE WITH CONCRETE DECK:**

**3.1 NEW MODIFIED BITUMEN ROOFING ASSEMBLY:** PRIME SUBSTRATE AND TORCH APPLY A SMOOTH SURFACED MODIFIED BITUMEN PRELIMINARY ROOF MEMBRANE. INSTALL TWO LAYERS OF FLAT POLYISOCYANURATE TO MEET A TOTAL THICKNESS OF 3" OVER THE PRELIMINARY ROOF MEMBRANE IN INSULATION ADHESIVE PER PROJECT WIND UPLIFT PRESSURES. INSTALL NEW WOOD BLOCKING SIZED AS REQUIRED AT BUILDING PERIMETER TO ACCOMMODATE NEW INSULATION THICKNESS. ADHERE A CEMENTITIOUS COVER BOARD IN INSULATION ADHESIVE OVER ALL NEW INSULATION. PRIME COVER BOARD AS REQUIRED BY ROOF MEMBRANE MANUFACTURER AND TORCH ONE-PLY OF SMOOTH SURFACED MODIFIED BITUMEN BASE PLY OVER THE NEW COVER BOARD. TORCH APPLY A GRANULE SURFACED MODIFIED BITUMEN CAP SHEET OVER BASE PLY PER ROOF MEMBRANE MANUFACTURER'S RECOMMENDATIONS. TORCH APPLY ONE SMOOTH SURFACED AND ONE GRANULE SURFACED MODIFIED BITUMEN ROOF MEMBRANE ON ALL VERTICAL SURFACES. SEE DETAIL C/A3.1. SEE SPECIFICATION SECTION 075520.

**4.0 ROOF HATCH:**

**4.1 ROOF HATCH REPLACEMENT:** REMOVE EXISTING ROOF HATCH FROM CURB. INSTALL NEW STAINLESS STEEL BILCO TYPE S ROOF HATCH WITH STAINLESS STEEL LATCHING HARDWARE. INSTALL SKIRT FLASHING AT BASE FLASHING INTERFACE.

**5.0 ROOF ACCESS DOOR RESTORATION:**

**5.1 MAIN ACCESS DOORS:** REMOVE EXISTING STEEL PLATE AND THRESHOLD DOWN TO CONCRETE SUBSTRATE. INSTALL NEW ROOF ASSEMBLY AND METAL FLASHINGS. INSTALL NEW PLATE AND THRESHOLD IN FULL BED OF SEALANT. SEE DETAIL B/A3.4.

**5.2 MECHANICAL DOORS:** AT TWO MECHANICAL ROOM DOORS LOCATED BELOW THE RADIUS ROOFS, REMOVE ALL EXISTING SEALANTS AT PAN FLASHING AND THRESHOLDS AND INSTALL NEW URETHANE SEALANTS AT PAN FLASHING AND THRESHOLD. SEE SPECIFICATION SECTIONS 079200.

**6.0 COUNTERFLASHING REPLACEMENT:**

**6.1 COUNTERFLASHING INSTALLATION:** REMOVE ALL EXISTING COUNTERFLASHINGS AND WIND CLIPS BELOW THE EXISTING THROUGH-WALL FLASHINGS. FABRICATE AND INSTALL NEW STAINLESS STEEL COUNTERFLASHINGS WHERE INDICATED AND WHERE REQUIRED FOR A TOTAL ROOFING ASSEMBLY WARRANTY. SOLDER ALL TRANSITION FLASHING JOINTS NOT REQUIRED TO THERMALLY EXPAND AND CONTRACT. SEE SPECIFICATION SECTION 076200.

**7.0 EXPANSION JOINTS:**

**7.1 NEW EXPANSION JOINT COVER INSTALLATION:** INSTALL NEW 22 GAUGE STAINLESS STEEL FINISHED ROOF AND WALL EXPANSION JOINT COVERS. INSTALL ONE PIECE TRANSITION FLASHINGS WITH ALL SOLDERED / WELDED JOINTS AT CORNERS, TERMINATIONS AND TRANSITIONS. SEE SPECIFICATION SECTION 076200.

**8.0 PRECAST CONCRETE PARAPET CAPS:**

**8.1 PRECAST CONCRETE RESTORATION:** REMOVE EXISTING SEALANTS, PRIME CONCRETE SURFACES AND INSTALL NEW DOW 795 SILICONE SEALANTS AT ALL END JOINTS. PROVIDE MOCK-UP AND COMPLETE ADHESION TESTS OF NEW SEALANT SYSTEM.

**9.0 SKYLIGHTS:**

**9.1 ROOF MOUNTED SKYLIGHT RESEALING:** REMOVE ALL SEALANTS FROM EXISTING SKYLIGHT ASSEMBLY. INSTALL NEW DOW 795 SILICONE SEALANT AT ALL METAL TO METAL AND METAL TO GLASS JOINTS. MAINTAIN EXISTING SKYLIGHT WEEP SYSTEMS. REPLACE EXISTING HEAD FLASHINGS WITH NEW PRE-PAINTED ALUMINUM FLASHINGS. INSTALL FULLY REINFORCED ROOF COATING SYSTEM OVER EXISTING PERIMETER (SIDE) FLASHING LOWER BASE FLASHINGS.

**10.0 GUARD RAIL FLASHINGS:** REMOVE EXISTING GUARDRAIL FLASHINGS AND INSTALL NEW REINFORCED LIQUID FLASHINGS SYSTEM BY ROOF SYSTEM MANUFACTURER.

**11.0 CONCRETE CHILLER PAD MOTORS:** TEMPORARILY DISCONNECT HVAC WATER LINES AS REQUIRED TO TEMPORARILY REMOVE EXISTING MOTORS AND VIBRATION DAMPENERS. ELEVATE EXISTING MOTORS AND VIBRATION DAMPENERS AS REQUIRED TO INSTALL NEW ROOF SYSTEM.

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PLOT: N.T.S.

SHEET A4.4