

SEALEY ELEMENTARY SCHOOL ROOF REPLACEMENT

BUILDING 1, 2, 3, 4, AND 5

LEON COUNTY SCHOOLS

TALLAHASSEE, FLORIDA

CONSULTANTS



ARCHITECTURE
INTERIOR DESIGN
BUILDING ENVELOPE
 211 JOHN KNOX RD, SUITE 105
 TALLAHASSEE, FL 32303
 PH: (850) 385 9200
 MLDARCHITECTS.COM

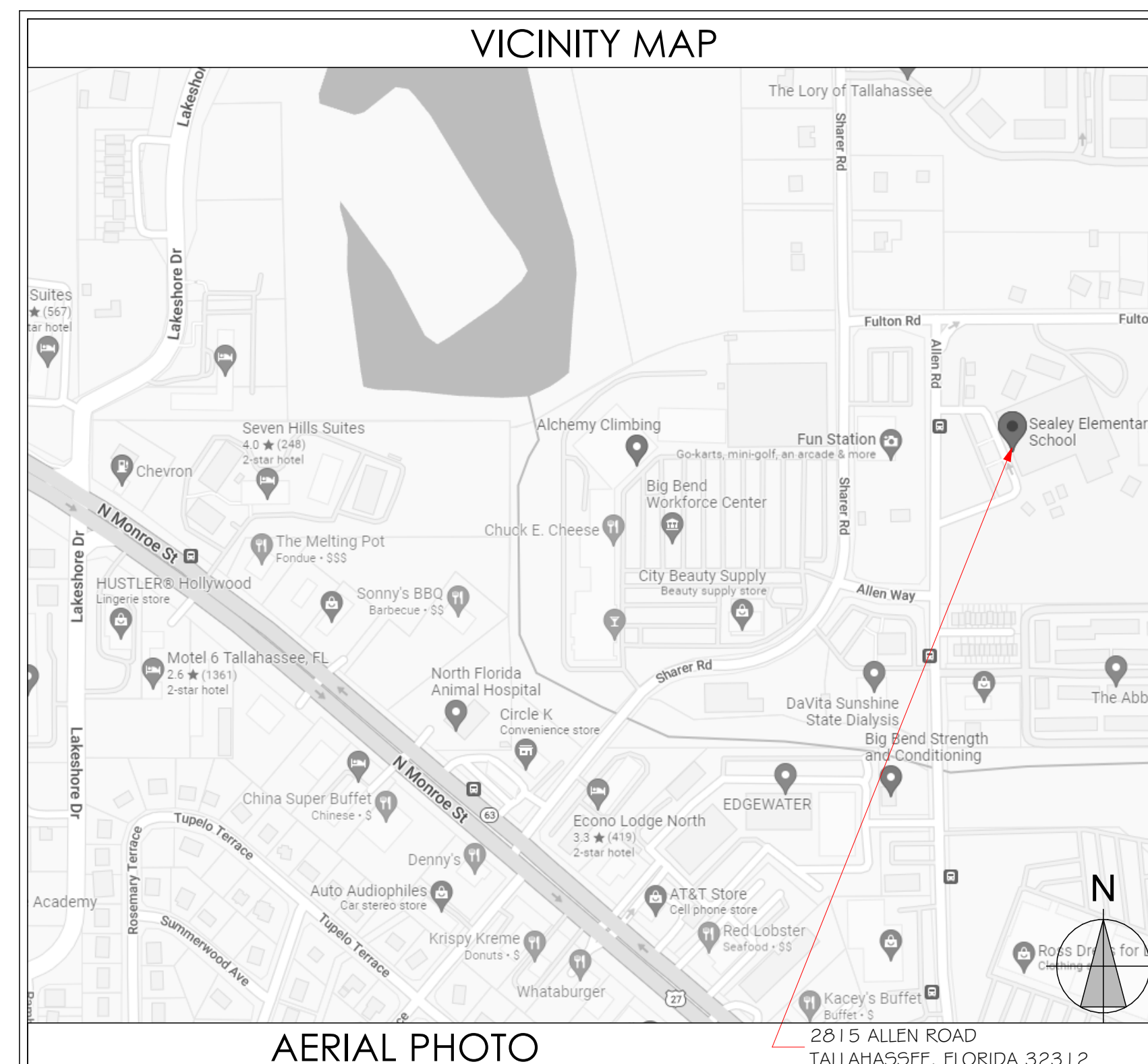
SEALEY ELEMENTARY SCHOOL ROOF
 REPLACEMENT BUILDING 1, 2, 3, 4, AND 5
 LEON COUNTY SCHOOLS
 TALLAHASSEE, FLORIDA

CONSTRUCTION
 DOCUMENTS

PROJ. NO. 156122
 DATE 05/17/2022
 DRAWN LH
 CHECKED IH
 APPROVED JS
 REVISION
 REVISION DATE

TITLE SHEET

G100



SCOPE OF WORK

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

THE WORK INCLUDES THE REMOVAL OF BUILDINGS 1, 2, 3, 4, & 5'S EXISTING ROOFING AND FLASHING SYSTEMS DOWN TO THE EXISTING LIGHTWEIGHT CONCRETE DECK ON THE STRUCTURAL STEEL DECK, AND INSTALL A REINFORCED NAILED BASE SHEET AND A TEMPORARY MEMBRANE/VAPOR BARRIER OVER THE REPAIRED AND CLEAN LIGHTWEIGHT DECK, INSTALL 1/4" PER FOOT TAPERED RIGID ISOCYANURATE INSULATION SYSTEM WITH A 1/2" HIGH DENSITY COVERBOARD AND INSTALL A HYBRID REINFORCED MODIFIED BITUMEN MEMBRANE INTERPLY ROOFING MEMBRANE WITH A HIGH SOLAR REFLECTANCE INDEX (SRI), FULLY ADHERED 60 MIL KETONE ETHYLENE ESTER (KEE) FLEECE BACKED CAP SHEET ROOFING AND 60 MIL KEE FLASHING MEMBRANE SYSTEM. THE WORK ALSO INCLUDES INSTALLING NEW CAST IRON ROOF DRAINS WITH METAL BASKET STRAINERS, RAISING EXPANSION JOINTS BETWEEN ROOF SECTIONS, RAISING PERIMETER EDGES, REMOVING ABANDONED ROOFTOP EQUIPMENT AND RAISING EXISTING CURBED ROOFTOP EQUIPMENT AND VTRs A MINIMUM TEN INCHES ABOVE THE FINISHED ROOF SURFACE.

ALTERNATE #A-
 IN LIEU OF INSTALLING THE "HYBRID" KEE ROOFING SYSTEM, INSTALL A "HYBRID" REINFORCED SBS MODIFIED BITUMEN MEMBRANE INTERPLY ROOFING MEMBRANE WITH 80 MIL PVC SINGLE FLY ROOFING SYSTEM WITH 60 MIL FLASHINGS TO MEET FBC AND PROVIDE MANUFACTURER'S 20 YEAR NDL (EDGE TO EDGE) WARRANTY.

BUILDING AND FIRE CODES

FLORIDA BUILDING CODE (FBC), 7TH EDITION (2020)
 FLORIDA ACCESSIBILITY CODE (FAC), 7TH EDITION (2020)
 FLORIDA EXISTING BUILDING CODE (FBC-EB), 7TH EDITION (2020)
 FLORIDA FUEL GAS CODE (FBC-FG), 7TH EDITION (2020)
 FLORIDA MECHANICAL CODE (FBC-M), 7TH EDITION (2020)
 FLORIDA PLUMBING CODE (FBC-P), 7TH EDITION (2020)
 FLORIDA FIRE PREVENTION CODE (FFPC), 7TH EDITION (2020)
 NATIONAL ELECTRICAL CODE (NEC), 2017 EDITION
 ASCE STANDARD 7-16 (STRUCTURAL WIND LOAD CRITERIA)

FLORIDA PRODUCT APPROVAL:
 CONTRACTOR SHALL MAKE AVAILABLE TO THE BUILDING INSPECTOR DOCUMENTATION NECESSARY TO VERIFY THAT ALL EXTERIOR ENVELOPE COMPONENTS REQUIRING PRODUCT APPROVAL PER F5 553.842 ARE IN COMPLIANCE WITH PRODUCT APPROVAL INSTALLATION REQUIREMENTS.

DRAWING INDEX

- G100 TITLE SHEET
- S-0.1 GENERAL NOTES
- S-0.2 WIND LOAD DIAGRAM
- S-0.3 WIND LOAD DIAGRAMS
- S-0.4 WIND LOAD DIAGRAMS
- A000 ROOFING LEGEND & NOTES
- A100 BUILDING 1 ROOF PLAN
- A101 BUILDINGS 2 & 3 ROOF PLANS
- A102 BUILDINGS 4 & 5 ROOF PLANS
- A500 DETAILS
- A501 DETAILS
- A700 PHOTOS
- A701 PHOTOS

LCS APPROVALS

DANNY ALLBRITTON, DIR. OF FACILITIES & CONSTRUCTION MARTHA CHAUNCEY, CAPITAL OUTLAY SPECIALIST

DEMETRIA CLEMONS, PRINCIPAL ALISON GARBER, PROJECT COORDINATOR

DISCLAIMER

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

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

ABBREVIATIONS

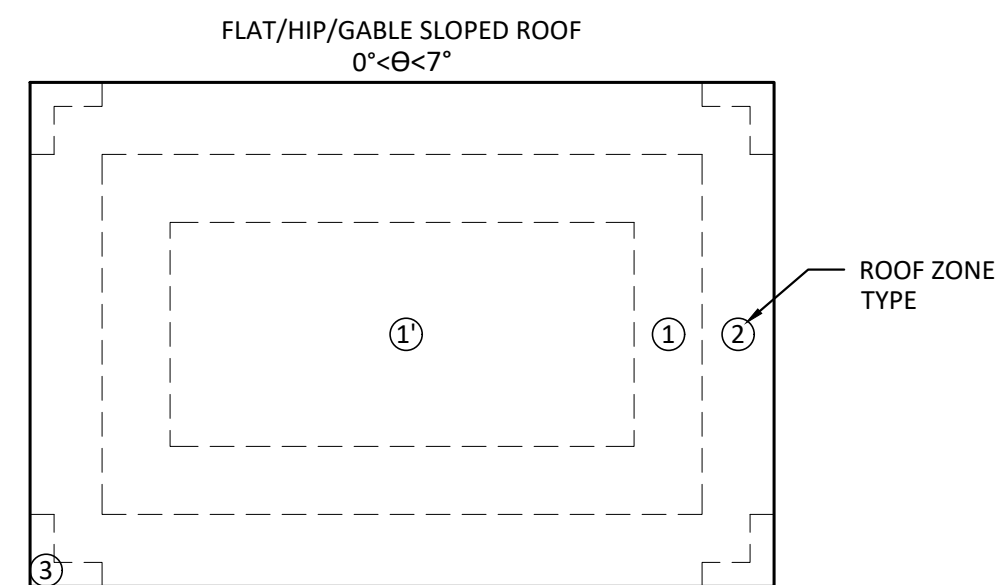
A/C	AIR CONDITIONER	HC	HOLLOW CORE
AB	ANCHOR BOLT	HDR	HEADER
ADJ	ADJACENT	HORIZ	HORIZONTAL
AFF	ABOVE FINISHED FLOOR	HT	HEIGHT
AGG	AGGREGATE	HVAC	HEATING, VENTILATION & A/C
ALT	ALTERNATE	IN	INCH
ALUM	ALUMINUM	INSUL	INSULATION
AO	ACCESS OPENING	INT	INTERIOR
APPROX	APPROXIMATE	IT	JOINT
ARCH	ARCHITECTURAL	K	KIPS
ASPH	ASPHALT	KSI	KIPS PER SQUARE INCH
B	BOTTOM	KSF	KIPS PER SQUARE FOOT
BLDG	BUILDING	L	ANGLE
BLKG	BLOCKING	LAM	LAMINATED
BM	BENCH MARK	LBS	POUNDS
BO	BOTTOM OF	LL	LIVE LOAD
BRG	BEARING	LLBB	LONG LEG BACK TO BACK
C	CHANNEL	LLH	LONG LEG HORIZONTAL
CANT	CANTILEVER	LLV	LONG LEG VERTICAL
CIP	CAST IN PLACE	LWC	LIGHT WEIGHT CONCRETE
CI	CONSTRUCTION JOINT	MAX	MAXIMUM
CL, <	CENTER LINE	MBR	MEMBER
CMU	CONCRETE MASONRY UNIT	MECH	MECHANICAL
COL	COLUMN	MFR	MANUFACTURER
CONC	CONCRETE	MIN	MINIMUM
CONN	CONNECTION	MISC	MISCELLANEOUS
CONST	CONSTRUCTION	ML	MATCH LINE
CONT	CONTINUOUS	MO	MASONRY OPENING
CR	COLD ROLLED	MTL	METAL
CTR	CENTER	N/A	NOT APPLICABLE
DBL	DOUBLE	NIC	NOT IN CONTRACT
DEG, ^	DEGREES	NOM	NOMINAL
DET	DETAIL	NS	NON SHRINK
DIA, ~	DIAMETER	NTS	NOT TO SCALE
DIM	DIMENSION	OC	ON CENTER
DL	DEAD LOAD	PCF	POUNDS PER CUBIC FOOT
DTL	DETAIL	PL, >	PLATE
DWG	DRAWING	PLF	POUNDS PER LINEAR FOOT
DWL	DOWEL	PREFAB	PREFABRICATED
EA	EACH	PRELIM	PRELIMINARY
EJ	EXPANSION JOINT	PSF	POUNDS PER SQUARE FOOT
ELEV	ELEVATION	PSI	POUNDS PER SQUARE INCH
ELEC	ELECTRICAL	PT	PRESSURE TREATED
EMBED	EMBEDMENT	RAD	RADIUS
ENCL	ENCLOSED	REF	REFERENCE
ENGR	ENGINEER	REINF	REINFORCED
EQ	EQUAL	REQ	REQUIRED
EST	ESTIMATED	SCHED	SCHEDULE
EW	EACH WAY	SECT	SECTION
EXIST	EXISTING	SF	SQUARE FOOT
EXT	EXTERIOR	SIM	SIMILAR
FAB	FABRICATE	SJ	STEEL JOIST INSTITUTE
FBC	FLORIDA BUILDING CODE	SLBB	SHORT LEG BACK TO BACK
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FDN	FOUNDATION	SQ	SQUARE
FF	FINISHED FLOOR	STD	STANDARD
FFE	FINISHED FLOOR ELEVATION	STL	STEEL
FG	FINISHED GRADE	SYM	SYMMETRICAL
FIN	FINISH	T	TOP
FL	FLOOR	T&B	TOP & BOTTOM
FT	FEET	TEMP	TEMPERED
FTG	FOOTING	TOC	TOP OF CONCRETE
GA	GAUGE	TOM	TOP OF MASONRY
GALV	GALVANIZED	TOS	TOP OF STEEL
GC	GENERAL CONTRACTOR	UNF	UNFINISHED
GEN	GENERAL	UON	UNLESS OTHERWISE NOTED
GND	GROUND	VERT	VERTICAL
GYP	GYPSONUM	W/	WITH
		W/O	WITH OUT
		WWF	WELDED WIRE FABRIC

ACCURATE SHOP DRAWINGS,

- THE CONTRACTOR SHALL REVISE ALL REFERENCES TO CONTRACT DOCUMENT SHEET NUMBERS AND SECTIONS MARKS AND SHALL REMOVE INFORMATION THAT IS NOT REQUIRED FOR THEIR WORK FROM THE CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS, INCLUDING THE TITLE BLOCK.
- ON FIRST SUBMITTAL, CLEARLY FLAG AND CLOUD ALL DIFFERENCES FROM THE CONTRACT DOCUMENTS. ON RE-SUBMITTALS, FLAG AND CLOUD ALL CHANGES AND ADDITIONS TO PREVIOUS SUBMITTAL, ONLY CLOUDED ITEMS WILL BE REVIEWED.
- SUBMITTALS FOR CUSTOM STRUCTURAL, LOAD-CARRYING ITEMS THAT ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES MUST BE PREPARED BY, OR UNDER THE DIRECT SUPERVISION OF, A DELEGATED ENGINEER. EXAMPLES INCLUDE OPEN WEB STEEL JOIST, RE-ENGINEERED METAL BUILDINGS, STRUCTURAL LIGHT GAGE STEEL FRAMING, EXTERIOR ENCLOSURE SYSTEMS, AND SHORING AND RE-SHORING.
- A DELEGATED ENGINEER IS DEFINED AS A FLORIDA LICENSED ENGINEER WHO SPECIALIZES IN AND UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS OR STRUCTURAL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED FOR THIS PROJECT AND IS AN EMPLOYEE OR OFFICER OF, OR CONSULTANT TO, THE CONTRACTOR OF FABRICATOR RESPONSIBLE FOR THE SUBMITTAL. THE DELEGATED ENGINEER SHALL SIGN, SEAL AND DATE THE SUBMITTAL, INCLUDING CALCULATIONS AND DRAWINGS, SEE SPECIFICATIONS FOR MORE SPECIFIC CRITERIA.
- THE GENERAL CONTRACTOR SHALL REVIEW AND APPROVE SUBMITTALS AND SHALL SIGN AND DATE EACH DRAWING PRIOR TO SUBMITTING TO THE ARCHITECT. THIS APPROVAL IS TO CONFIRM THAT THE SUBMITTAL IS COMPLETE, COMPLIES WITH THE SUBMITTAL REQUIREMENTS AND IS COORDINATED WITH FIELD DIMENSIONS, OTHER TRADES, ERECTION SEQUENCING AND CONSTRUCTIBLE.
- THE STRUCTURAL ENGINEER REVIEWS SUBMITTALS TO CONFIRM THAT THE SUBMITTAL IS IN GENERAL CONFORMANCE WITH THE DESIGN CONCEPT PRESENTED IN THE CONTRACT DOCUMENTS. QUANTITIES AND DIMENSIONS ARE NOT CHECKED. BEING CONSTRUCTIBLE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR/FABRICATOR.
- THE STRUCTURAL ENGINEER'S REVIEW OF DELEGATED ENGINEER SUBMITTALS IS LIMITED TO VERIFYING THAT THE SPECIFIED STRUCTURAL SUBMITTAL HAS BEEN FURNISHED AND SEALED BY THE DELEGATED ENGINEER AND THAT THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND USED THE SPECIFIED STRUCTURAL CRITERIA. NO DETAILED CHECK OF CALCULATIONS WILL BE MADE. ALL COMMENTS BY THE STRUCTURAL ENGINEER WILL BE MADE ON THE SHOP DRAWINGS. CALCULATIONS ARE FOR ARCHITECT'S AND ENGINEER'S RECORDS AND ARE NOT APPROVED NOR RETURNED.

WIND LOAD DESIGN CRITERIA

GOVERNING CODE	ASCE 7-16
BUILDING TYPE	ENCLOSED
BUILDING CATEGORY	III
EXPOSURE CATEGORY	B
BASIC WIND SPEED	V = 130 MPH
INTERNAL PRESSURE COEFFICIENT	GCPI = +/- 0.18



GENERAL NOTES

- THE GOVERNING CODE FOR THIS PROJECT IS THE 2020 FLORIDA BUILDING CODE, 7TH EDITION. THIS CODE PRESCRIBES WHICH EDITION OF EACH REFERENCE STANDARD APPLIES TO THIS PROJECT.
- TO THE BEST OF OUR KNOWLEDGE, THE STRUCTURAL DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE GOVERNING BUILDING CODE.
- CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- THE STRUCTURAL DOCUMENTS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DOCUMENTS. IF A CONFLICT EXISTS, THE MORE STRINGENT GOVERNS.
- DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYS IN AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
- OPENINGS SHOWN ON STRUCTURAL DRAWINGS ARE ONLY PICTORIAL. SEE THE ARCHITECTURAL AND M.E.P. DRAWINGS FOR THE SIZE AND LOCATION OF OPENINGS IN THE STRUCTURE.
- CONTRACTORS WHO DISCOVER DISCREPANCIES, OMISSIONS OR VARIATIONS IN THE CONTRACT DOCUMENTS DURING BIDDING SHALL IMMEDIATELY NOTIFY THE ARCHITECT. THE ARCHITECT WILL RESOLVE THE CONDITION AND ISSUE A WRITTEN CLARIFICATION.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS AND DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS, USE ONLY PRINTED DIMENSIONS. ELECTRONIC DRAWINGS SHOULD NOT BE ASSUMED TO BE DRAWN TO SCALE. REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. DO NOT CHANGE SIZE OR LOCATION OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE STRUCTURAL ENGINEER OF RECORD.
- THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, HIS OWN WORK AND THE PUBLIC FROM HARM. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND JOBSITE SAFETY INCLUDING ALL OSHA REQUIREMENTS.
- THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING, INCLUDING, BUT NOT LIMITED TO, MASONRY WALLS. WHEREVER THE CONTRACTOR IS UNSURE OF THESE REQUIREMENTS, THE CONTRACTOR SHALL RETAIN A FLORIDA LICENSED ENGINEER TO DESIGN AND INSPECT THE TEMPORARY BRACING AND STABILITY OF THE STRUCTURE.

SHOP DRAWINGS AND OTHER SUBMITTALS

- REFER TO DIVISION 1 OF THE SPECIFICATIONS FOR SUBMITTAL PROCEDURE AND REQUIREMENTS. REFER TO THE APPLICABLE SPECIFICATION SECTIONS FOR TECHNICAL CONTENT REQUIREMENTS. INCOMPLETE SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.
- SUBMIT SPECIFIC COMPONENTS, SUCH AS COLUMN, FOOTINGS, ETC., IN A SINGLE PACKAGE.
- CAD FILES OF STRUCTURAL DRAWINGS MAY BE USED AS AN AID IN PREPARING SHOP DRAWINGS UPON THE CONTRACTOR SIGNING AN AGREEMENT AND PAYING THE FEE ESTABLISHED AT THE TIME, IF ANY.
- DO NOT USE OR REPRODUCE STRUCTURAL DRAWINGS AS PART OF SHOP DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT/ENGINEER. IF CAD FILES ARE REQUESTED, THE CONTRACTOR MAY BE REQUIRED TO SIGN AN AGREEMENT FOR THE USE OF CAD FILES. WHEN CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE MADE AVAILABLE, IT IS UNDER THE FOLLOWING CONDITIONS:
 - ALL INFORMATION CONTAINED IN THE CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE INSTRUMENTS OF SERVICE OF THE ARCHITECT / ENGINEER AND SHALL NOT BE USED FOR OTHER PROJECTS, ADDITIONS TO THE PROJECT OR THE COMPLETION OF THE PROJECT BY OTHERS. CAD FILES AND COPIES OF THE STRUCTURAL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT/ENGINEER AND IN NO CASE SHALL THEIR TRANSFER BE CONSIDERED A SALE.
 - CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE NOT CONTRACT DOCUMENTS. IN THE EVENT OF A CONFLICT, THE STRUCTURAL DRAWINGS SHALL GOVERN.
 - THE USE OF CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROPER CHECKING AND COORDINATION OF DIMENSIONS, DETAILS, SIZES AND QUANTITIES OF MATERIALS AS REQUIRED FOR THE PREPARATION OF COMPLETE AND

COMPONENT & CLADDING LOADS - ROOF				COMPONENT & CLADDING LOADS - WALLS			
TRIB AREA	PRESSURE		O.H. PRESSURE	TRIB AREA	PRESSURE		
ZONE (1) ROOF - INTERIOR				ZONE (4) WALLS - INTERIOR			
10 SQ. FT.	16	-43	-39	10 SQ. FT.	27	-30	
20 SQ. FT.	16	-40	-38	20 SQ. FT.	26	-28	
50 SQ. FT.	16	-37	-37	50 SQ. FT.	24	-27	
100 SQ. FT.	16	-34	-37	100 SQ. FT.	23	-25	
ZONE (1') ROOF - INTERIOR EDGE				ZONE (5) WALLS - CORNER			
10 SQ. FT.	16	-25	N/A	10 SQ. FT.	27	-36	
20 SQ. FT.	16	-25	N/A	20 SQ. FT.	26	-34	
50 SQ. FT.	16	-25	N/A	50 SQ. FT.	24	-31	
100 SQ. FT.	16	-25	N/A	100 SQ. FT.	23	-28	
ZONE (2) ROOF - EXTERIOR EDGE				NOTE:			
10 SQ. FT.	16	-57	-53	FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOADS MAY BE INTERPOLATED, OTHERWISE USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.			
20 SQ. FT.	16	-53	-48	1. NUMBERS ARE THE GROSS ULTIMATE PRESSURES PERPENDICULAR TO THE SURFACE (IN PSF) BASED ON TRIBUTARY AREA. MULTIPLY ULTIMATE PRESSURES BY 0.6 TO OBTAIN PRESSURES FOR UNFACTORED LOADS USING ASD (ASCE 7-16 2.4).			
50 SQ. FT.	16	-48	-41	2. NEGATIVE PRESSURES ACT AWAY FROM SURFACE, POSITIVE PRESSURES ACT TOWARD SURFACE.			
100 SQ. FT.	16	-45	-37	3. ALL DIMENSIONS ARE MEASURED PERPENDICULAR TO SURFACE.			
ZONE (3) ROOF - EXTERIOR EDGE							
10 SQ. FT.	16	-77	-73				
20 SQ. FT.	16	-70	-65				
50 SQ. FT.	16	-60	-53				
100 SQ. FT.	16	-53	-45				
EDGE ZONE (0.6h) = 11'-6" & (0.2h) = 4'-0"							

CONSULTANTS

JOHNSON + MILNER
1725 Capital Circle NE
Suite 301
Tallahassee, FL 32308
p 850.205.6355
www.johnsonmilner.com

Primus V. Mtenga, P.E.
FL P.E. # 46667

ARCHITECTURE
INTERIOR DESIGN
BUILDING ENVELOPE

211 JOHN KNOX RD, SUITE 105
TALLAHASSEE, FL 32303
PH: (850) 385 9200
A096289
MLDARCHITECTS.COM

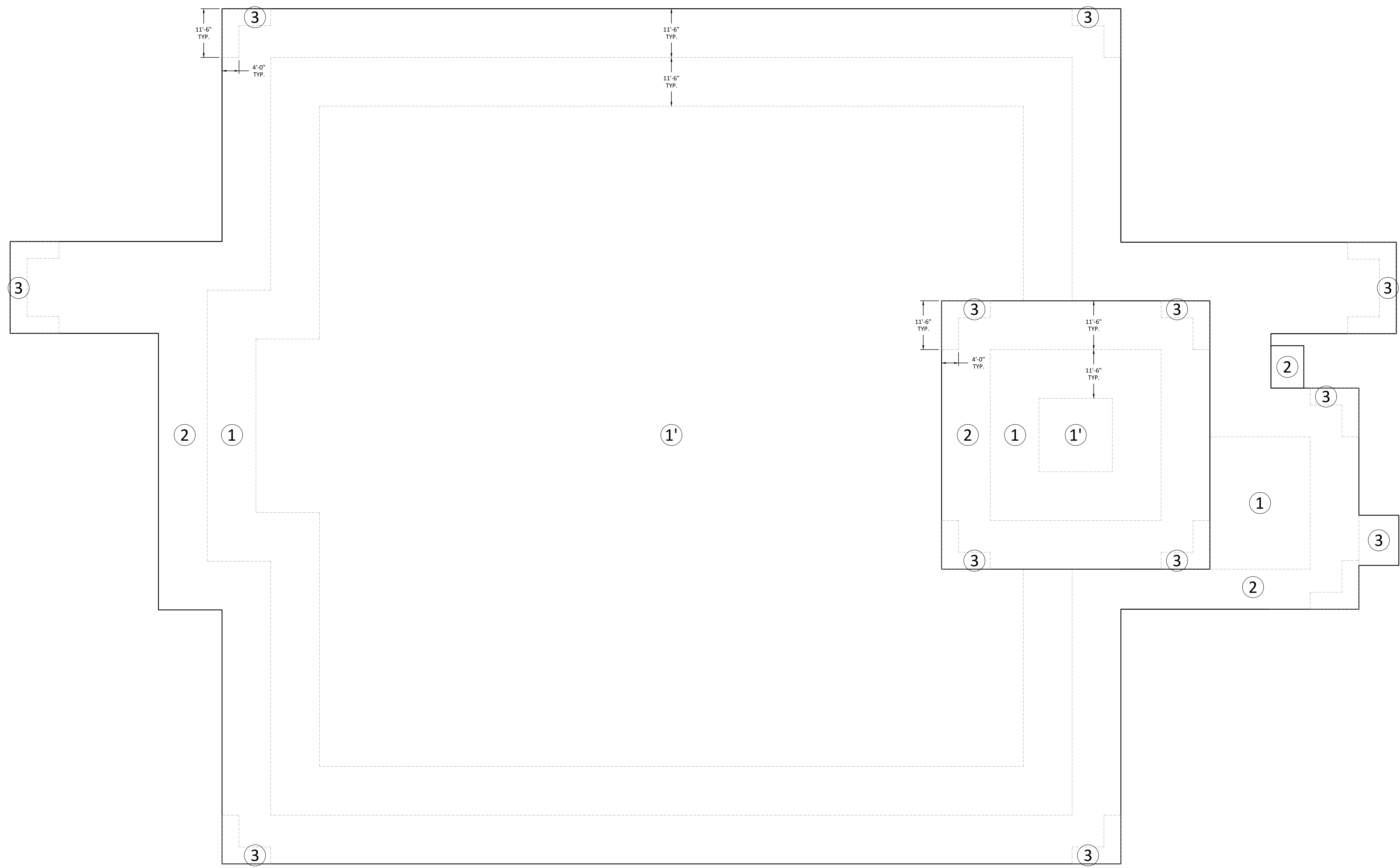
SEALEY ELEMENTARY SCHOOL ROOF
REPLACEMENT BUILDING 1, 2, 3, 4, AND 5
LEON COUNTY SCHOOLS
TALLAHASSEE, FLORIDA


CONSTRUCTION DOCUMENTS

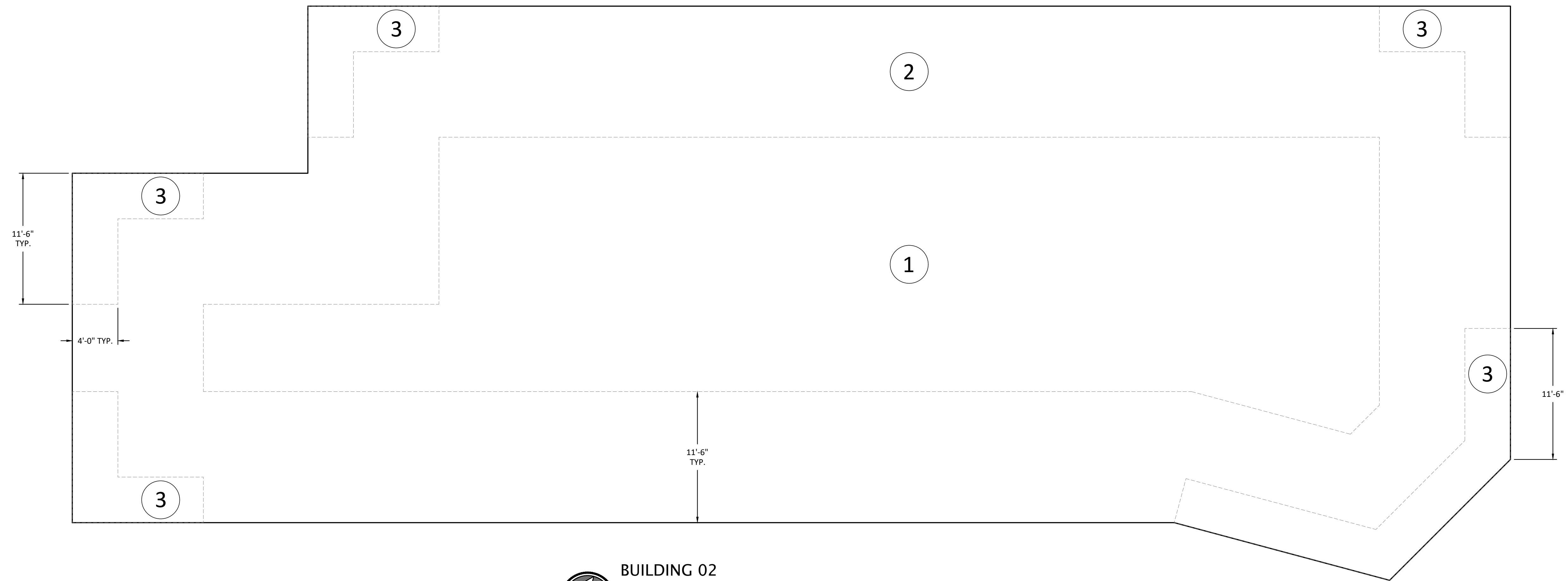
PROJ. NO. 156122
DATE 05/17/2022
DRAWN MH
CHECKED PVM
APPROVED _____
REVISION _____
REVISION DATE _____

GENERAL NOTES

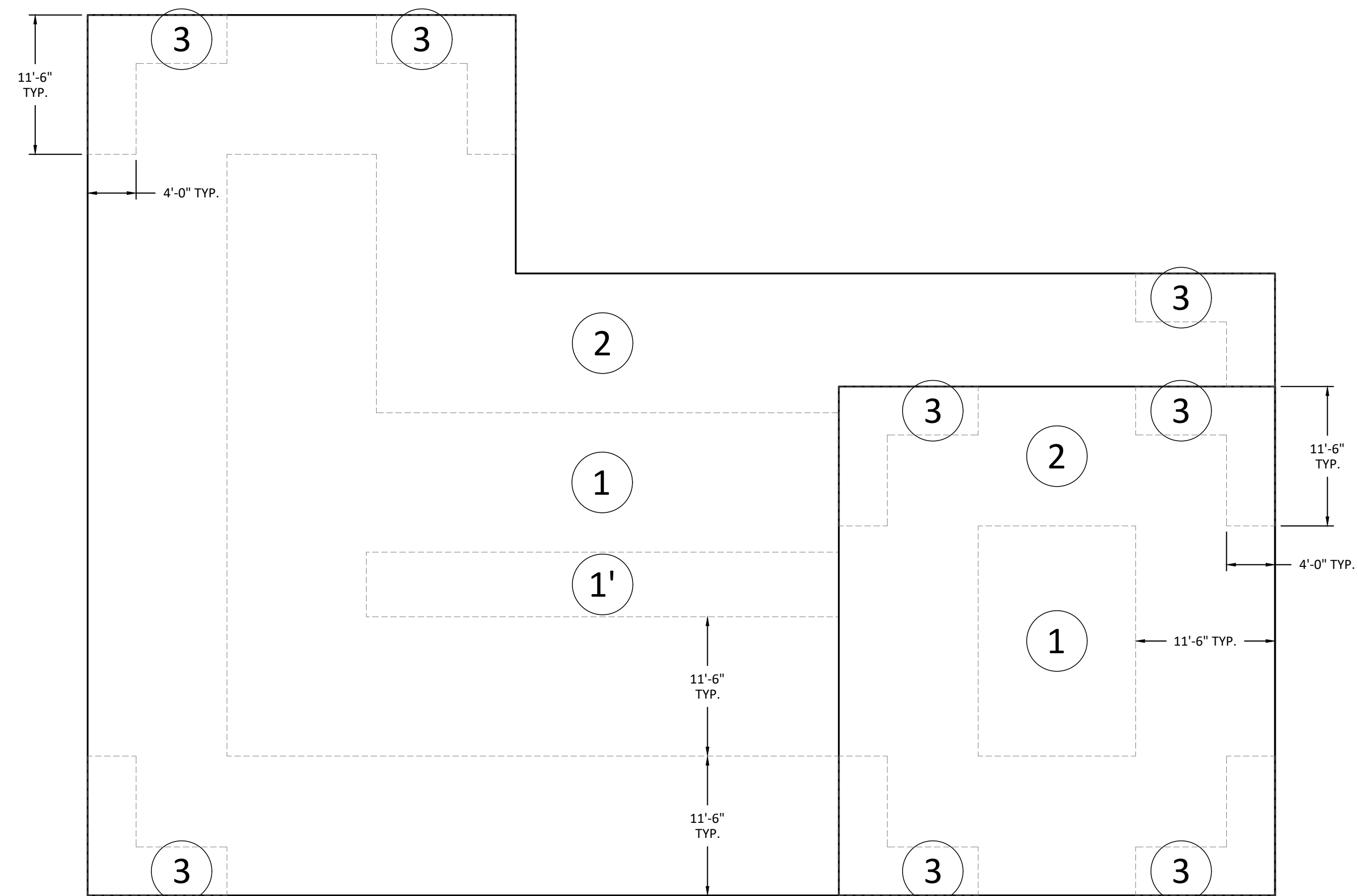
S-0.1



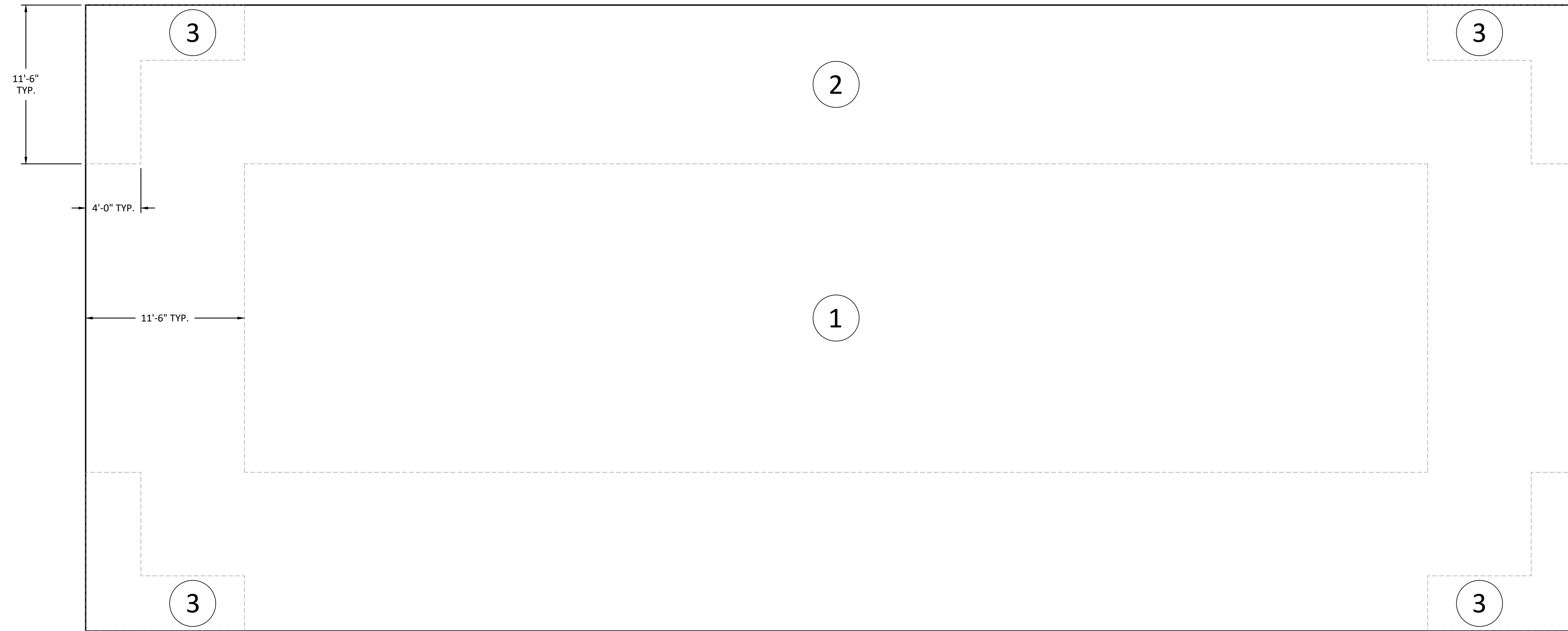
 **BUILDING 01**
WIND LOAD DIAGRAM
 SCALE: 3/32" = 1'-0"



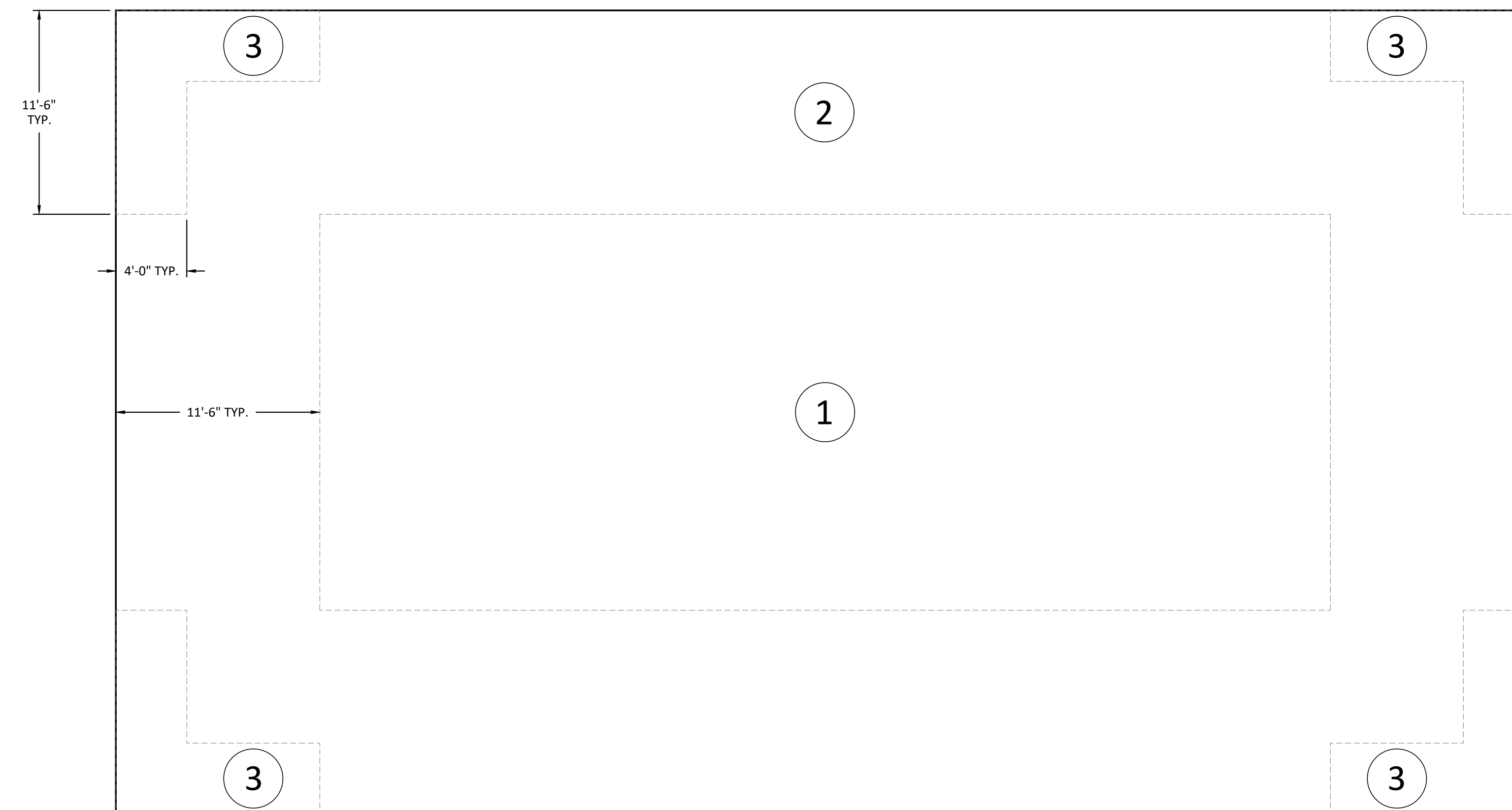
BUILDING 02
WIND LOAD DIAGRAM
 SCALE: 3/16" = 1'-0"



BUILDING 03
WIND LOAD DIAGRAM
 SCALE: 1/8" = 1'-0"



BUILDING 04
WIND LOAD DIAGRAM
 SCALE: 3/16" = 1'-0"



BUILDING 05
WIND LOAD DIAGRAM
 SCALE: 3/16" = 1'-0"

GENERAL NOTES

- THE EXISTING OVERALL ROOF PLANS AND ELEVATIONS ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ALL PROJECTIONS THROUGH ROOFS, AND ALL CONDITIONS.
- BEFORE SUBMITTING PROPOSAL FOR THE WORK, EACH BIDDER WILL BE HELD TO HAVE EXAMINED THE PREMISES AND SATISFIED HIMSELF AS TO THE EXISTING CONDITIONS UNDER WHICH HE WILL BE OBLIGED TO OPERATE AND COMPLETE THE WORK UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE SUBSEQUENTLY IN THIS CONNECTION ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.
- NORMAL OPERATIONS OF THE FACILITY SHALL CONTINUE DURING DEMOLITION AND CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE WORK WITH ALL SUBCONTRACTORS AND SEQUENCE DEMOLITION AND CONSTRUCTION TO MINIMIZE INTERRUPTIONS TO NORMAL OPERATIONS OF THE FACILITY.
- ALL PROPOSED INTERRUPTIONS TO OPERATIONS, SERVICES AND EQUIPMENT SHALL BE REVIEWED WITH AND APPROVED BY THE OWNER PRIOR TO STARTING SUCH WORK. UNLESS OTHERWISE APPROVED IN WRITING.
- DUE TO THE NATURE OF THE FACILITY, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE SPECIAL SECURITY MEASURES AT THE JOBSITE. ALL TOOLS, MATERIALS, EQUIPMENT, ETC. SHALL BE SECURED. SECURITY PROCEDURES WILL BE REVIEWED AT THE PRECONSTRUCTION CONFERENCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXIT WAYS CLEAR. WHERE AN EXIT MUST BE TEMPORARILY BLOCKED, CONTRACTOR SHALL PROVIDE THE REQUIRED BARRICADES AND DIRECTIONAL SIGNS FOR TEMPORARY EXITING AND SAFETY.
- CONTRACTOR SHALL ERECT AND MAINTAIN ALL REASONABLE SAFEGUARDS FOR SAFETY AND HEALTH INCLUDING POSTING DANGER SIGNS, AND OTHER WARNING AGAINST HAZARDS, AS WELL AS PROMULGATING SAFETY REGULATIONS.
- CONTRACTOR SHALL BE RESTRICTED TO AREAS SPECIFIED BY THE OWNER FOR ON SITE STORAGE OF CONSTRUCTION MATERIALS.
- CONTRACTOR SHALL TAKE CARE TO DISTRIBUTE LOAD OF EQUIPMENT AND MATERIALS ON ROOF DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR'S RESPONSIBILITY NOT TO EXCEED DESIGN LOAD OF EXISTING ROOF STRUCTURE. CONTRACTOR SHALL NOT USE ANY ROOF AREA OUTSIDE AREA OF THE WORK AND COMPLETED ROOF AREAS FOR STORAGE, STAGING, OR WORKING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PRUNING TREES, 3' AND LANDSCAPING SHRUBS 3' FROM BUILDING AND REMOVE VEGETATION FROM EXTERIOR WALLS, AS REQUIRED FOR DESIGNATED WORK. LANDSCAPE AND TREE PRUNING WORK TO BE DONE UNDER DIRECTION OF LICENSED LANDSCAPE ARCHITECT OR TREE SURGEON. TREES, SHRUBS, AND LANDSCAPING REMOVED OR DESTROYED SHALL BE REPLACED WITH LIKE KIND AND GUARANTEED FOR A YEAR.
- CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING SURFACES AND SHALL BE RESPONSIBLE FOR RETURNING ALL DISTURBED SOD AND REPAIR ALL DAMAGED AREAS (MATERIALS, FINISHES, LANDSCAPING, ETC.) TO THEIR ORIGINAL CONDITION. SURFACES SHALL BE REPAIRED TO MATCH THE EXISTING ADJACENT UNDAUNAGED SURFACES.
- CONTRACTOR SHALL MAINTAIN A CLEAN WORK PREMISE AT ALL TIMES AND SHALL CLEAN CONSTRUCTION SITE OF ALL DEBRIS AT COMPLETION OF THE JOB AND BEFORE FINAL PAYMENT IS MADE.
- ALL ROOF DRAINS AND DOWN LEADERS SHALL BE INSPECTED, CLEANED, AND FREE FLOWING DURING, AND UPON COMPLETION OF REROOFING.
- CONTRACTOR SHALL INSPECT THE EXISTING ROOF DECK SUBSTRATE, AND COMPENSATE FOR ANY UNEVEN, IRREGULAR CONDITIONS. THE CONTRACTOR SHALL SHAVE AREAS OF LIGHTWEIGHT CONCRETE DECK TO PROVIDE ADEQUATE POSITIVE DRAINAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER INTRUSION AND WATER DAMAGE TO THE BUILDING INTERIOR FOLLOWING EXISTING MEMBRANE TEAR-OFF.
- ALL NEW ROOFING MEMBRANE, MEMBRANE FLASHING, AND ROOF ACCESSORIES PROVIDED BY ROOFING MANUFACTURER SHALL BE CONSIDERED A "ROOFING SYSTEM" AND SHALL PROVIDE A UL CLASS 'A' FIRE RATING AND FBC WIND UPLIFT CLASSIFICATION
- ALL FLASHING SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS, AND COMPLY WITH RECOMMENDED DETAILS OF NRCA ROOFING AND WATERPROOFING MANUAL AND ARCHITECTURAL SHEET METAL MANUAL, BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. (SMACNA).
- ROOFING MANUFACTURER TO PROVIDE SPECIFIED 20 YEAR EDGE TO EDGE WARRANTY, WITH NON PRORATED, NO PENAL SUM, AND NO DOLLAR LIMIT WARRANTY TO INCLUDE THE ROOF SYSTEM. WARRANTY MAY BE EXTENDED WITH SPECIAL PROVISIONS UP TO 30 YEARS.
- ALL INDICATED EQUIPMENT SHALL BE RAISED AND REINSTALLED ON THE ROOF IN THEIR EXISTING LOCATIONS ON RAISED CURBS OR STANDS AS DETAILED UNLESS OTHERWISE NOTED. ALL THE EQUIPMENT CURBS AND VTRS SHALL BE A MINIMUM OF 10' ABOVE THE SURROUNDING FINISHED ROOF DECK.
- CONTRACTOR SHALL SEPARATE ALL DISSIMILAR METALS WITH ASPHALT COATING.
- JOINT SEALANT MANUFACTURERS TO PROVIDE 20 YEAR WARRANTY ON SILICONE JOINT SEALANT AND 5 YEAR WARRANTY ON POLYURETHANE JOINT SEALANT. PAINT MANUFACTURER SHALL PROVIDE 2 YEAR WARRANTY ON EXTERIOR PAINT SYSTEMS.
- CONTRACTOR AND INSTALLER SHALL PROVIDE 3 YEAR UNLIMITED LABOR AND MATERIAL WARRANTY ON MEMBRANE ROOFING SYSTEMS, JOINT SEALANT, PAINTING AND COATING SYSTEMS.
- ALL WORK SHALL COMPLY WITH APPLICABLE OSHA AND E.P.A. REGULATIONS AND GUIDELINES.
- ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020).
- CONTRACTOR SHALL LIST AN EMERGENCY TELEPHONE NUMBER WHERE HE OR SHE MAY BE REACHED 24 HOURS A DAY, SEVEN DAYS A WEEK, DURING THE ENTIRE PERIOD OF CONTRACT TIME. THIS TELEPHONE NUMBER SHALL BE PROVIDED AT THE PRECONSTRUCTION CONFERENCE.

EXISTING CONDITIONS

THE EXISTING ROOFING SYSTEMS CONSISTS OF:

BUILDING 1 ROOF 'A' (FROM THE TOP DOWN)

- TPO SINGLE PLY ROOFING AND FLASHING SYSTEM
- MODIFIED BITUMEN ROOFING SYSTEM
- LIGHTWEIGHT INSULATING CONCRETE
- STRUCTURAL STEEL ROOF DECK
- PREFINISHED METAL MANSARD ROOFING SYSTEM ALONG PERIMETERS

BUILDING 2 ROOFS 'A', 'B' AND 'C' (FROM THE TOP DOWN)

- 1/2" MODIFIED BITUMEN ROOFING AND FLASHING SYSTEM
- LIGHTWEIGHT INSULATING CONCRETE
- STRUCTURAL STEEL ROOF DECK

BUILDING 4 (FROM THE TOP DOWN)

- 1/2" MODIFIED BITUMEN ROOFING AND FLASHING SYSTEM
- LIGHTWEIGHT INSULATING CONCRETE
- STRUCTURAL STEEL ROOF DECK

BUILDING 1 ROOFS 'B', 'C', 'D', 'E', AND 'F' (FROM THE TOP DOWN)

- 2-PLY MINERAL MODIFIED BITUMEN SURFACED ROOFING AND FLASHING SYSTEM
- WOOD FIBER BOARD
- POLYISOCYANURATE INSULATION BOARD
- VAPOR BARRIER
- LIGHTWEIGHT INSULATING CONCRETE
- STRUCTURAL STEEL ROOF DECK
- PREFINISHED METAL MANSARD ROOFING SYSTEM ALONG PERIMETERS

BUILDING 3 ROOFS 'A', 'B' AND 'C' (FROM THE TOP DOWN)

- 1/2" MODIFIED BITUMEN ROOFING AND FLASHING SYSTEM
- LIGHTWEIGHT INSULATING CONCRETE
- STRUCTURAL STEEL ROOF DECK

BUILDING 5 (FROM THE TOP DOWN)

- 1/2" MODIFIED BITUMEN ROOFING AND FLASHING SYSTEM
- LIGHTWEIGHT INSULATING CONCRETE
- STRUCTURAL STEEL ROOF DECK

* **NOTE:** EXISTING CONDITIONS PER INVESTIGATION ASSESSMENT REPORT PROVIDED BY THE OWNER

DEMOLITION NOTES

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

- CONTRACTOR SHALL FIELD VERIFY ALL THE ITEMS TO BE REMOVED AS INDICATED ON THE PLANS WITHIN THE WORK AREA. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RENOVATION AS REQUIRED FOR NEW WORK.
- CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH MECHANICAL, PLUMBING, AND ELECTRICAL SUBCONTRACTORS. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS IN INSTALLING THE ROOFING SYSTEM WITHOUT DAMAGING THE ELECTRICAL CONDUIT OR CONDUCTORS. DAMAGED CONDUIT AND/OR CONDUCTORS SHALL BE REPLACED TO MATCHED EXISTING.
- REMOVE ALL VTR FLASHING, PERIMETER FLASHING, COUNTERFLASHING, MEMBRANE FLASHING, ANY ABANDONED ROOF EQUIPMENT IDENTIFIED BY OWNER, CURBS AND WOOD BLOCKING/NAILERS AS NOTED. REMOVE EXISTING EXPANSION JOINT, COUNTERFLASHING AND MEMBRANE FLASHING (UNLESS NOTED OTHERWISE).
- REMOVE INDICATED EXISTING ROOF DRAIN BOWL AND STRAINER. CAP EXISTING DRAIN PIPE BELOW ROOF DECK OPENING PRIOR TO ADDING INSULATION.
- REMOVE THE EXISTING TPO AND MODIFIED BITUMEN ROOFING AND FLASHING SYSTEMS DOWN TO THE LIGHTWEIGHT CONCRETE ROOF DECK, OVER THE STRUCTURAL METAL ROOF DECK.
- PATCH AND REPAIR, CLEAN AND REPLACE LIGHTWEIGHT INSULATING CONCRETE ROOF DECK TO RECEIVE NEW ROOFING SYSTEM. ALLOW DAMP LIGHTWEIGHT CONCRETE TO DRY AS LONG AS POSSIBLE (MINIMUM 4 HOUR) PRIOR TO BASE SHEET INSTALLATION. BASE BID TO INCLUDE REMOVAL/REPLACEMENT OF 5,000 SF OF DETERIORATED LIGHTWEIGHT CONCRETE. CONTRACTOR TO PROVIDE AN ADDITIVE/DEDUCTIVE UNIT COST PER SQUARE FOOT (\$ / SF) FOR LIGHTWEIGHT REPLACEMENT WITH ZONOPATCH OR ZONOLIGHT PREMIX LIGHTWEIGHT CONCRETE. CONTRACTOR TO PERFORM PULL TEST (10 MIN.) IN RANDOM LOCATION THROUGHOUT THE ROOF WITH THE MANUFACTURER'S RECOMMENDED N55 BASESHEET FASTENERS TO DETERMINE LIGHTWEIGHT CONDITION WILL MEET THE WIND UPLIFT REQUIREMENTS. CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF IDENTIFIED AREA WHERE LIGHTWEIGHT FAIL PULL TESTS.
- EXISTING EXHAUST FANS/VENTS ARE TO BE TEMPORARILY REMOVED/RAISED, AND REINSTALLED ON RAISED CURBS AS REQUIRED ABOVE NEW ROOF SYSTEM WITHOUT INTERRUPTION OF FACILITY OPERATIONS (UNLESS NOTED OTHERWISE).
- CONTRACTOR TO PROTECT EQUIPMENT AND FINISHES BELOW ROOF DURING ROOFING OPERATION INVOLVING PENETRATION OF THE ROOFING SYSTEM OR OPENING OF ROOF DECK TO BELOW. EQUIPMENT AND FACILITY TO REMAIN OPERATIONAL AT ALL TIMES.
- CLEAN AND PREPARE ROOF DECK TO RECEIVE NEW ROOFING SYSTEM.

ROOFING ELECTRICAL NOTES

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

RENOVATION NOTES

- AFTER TEAR-OFF OF EXISTING ROOFING AND FLASHING SYSTEMS, CLEAN THE EXISTING LIGHTWEIGHT INSULATING CONCRETE DECK. ALLOW DAMP LIGHTWEIGHT CONCRETE TO DRY AS LONG AS POSSIBLE (MINIMUM 4 HOURS). PATCH AND REPAIR AS REQUIRED.
- RAISE ALL ROOFTOP EQUIPMENT CURBS, VTRS, PENETRATIONS AND EXPANSION JOINTS TO A MINIMUM OF 10' ABOVE THE FINISHED ROOF SURFACE.
- INSTALL REINFORCED NAILED BASE SHEET OVER LIGHTWEIGHT INSULATING CONCRETE DECK WITH FASTENING PATTERN TO MEET FBC WIND UPLIFT CRITERIA, APPROVED BY ROOFING MANUFACTURER AND AS RECOMMENDED BY FMRC LOSS PREVENTION. REPLACE LIGHTWEIGHT INSULATING CONCRETE THAT DO NOT MEET THE FBC MINIMUM PULL TEST REQUIREMENTS WITH ZONOPATCH OR ZONOLIGHT PREMIX LIGHTWEIGHT CONCRETE. CONTRACTOR SHALL PERFORM A FASTENER PULLOUT RESISTANCE TEST AT 10 SQUARE INTERVALS. TORCH APPLY A FIBERGLASS REINFORCED MODIFIED BITUMEN MEMBRANE VAPOR BARRIER/TEMPORARY OVER THE NAILED BASE SHEET.
- INSTALL NEW 1/4" PER FOOT TAPERED ISOCYANURATE INSULATION AND A 1/2" HIGH DENSITY COVERBOARD, RAISING THE OVERALL R-VALUE TO R-25. INSTALL NEW TAPERED ISOCYANURATE INSULATION AND 1/2" HIGH DENSITY COVERBOARD AT CRICKETS WHERE INDICATED, ELIMINATING ANY PONDING AND ENSURING PROPER DRAINAGE. INSTALL TAPER INSULATION TO ALLOW A MINIMUM 4X4' SUMP AT EACH ROOF DRAIN WITH 1/2" PER FOOT SLOPE TO THE DRAIN.
- INSTALL 2-PLY UL CLASS 'A' MODIFIED BITUMEN INTERPLY MEMBRANE ROOFING AND FLASHING SYSTEM OVER THE INSTALLED INSULATION SYSTEM ACCORDING TO ROOFING MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. INSTALL LIQUID APPLIED REINFORCED FLASHING AT ALL VTRS AND ROOF PIPE PENETRATIONS. INSTALL 30X30" LEAD SHEET SET IN A BED OF MASTIC, PRIME SURFACE AT ROOF DRAINS AND INSTALL A MEMBRANE TARGET FLASHING OVER THE LEAD FLASHING.
- CONTRACTOR TO ENSURE ALL EXISTING DOWNLEADER PIPES ARE OPERATIONAL, SEALED AND FREE FLOWING. INSTALL NEW ROOF DRAIN BOWLS WITH STAINLESS STEEL BOLTS TO BE CLAMPED AND ANCHORED TO THE ROOF DECK. CONNECT TO EXISTING SYSTEM WITHOUT HUB COUPLINGS, CLEAN, PRIME AND PAINT TWO (2) COATS, ROOF DRAIN, CLAMPING RINGS AND METAL BASKET STRAINERS WITH PREMIUM ACRYLIC PAINT.
- INSTALL FULLY ADHERED HIGH SOLAR REFLECTANCE INDEX (SRI) 60 MIL KEE CAP SHEET SINGLE-PLY ROOFING MEMBRANE WITH ADHERED 60 MIL KEE FLASHING SYSTEM WITH LOW RISE FOAM ADHESIVE ACCORDING TO ROOFING MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS OVER THE INSTALLED MODIFIED BITUMEN INTERPLY ROOFING MEMBRANE TO PROVIDE A MANUFACTURER'S 20 YEAR NDL WARRANTY. USE A HEAVY ROLLER TO ENSURE PROPER ADHESIVE DISPLACEMENT AND HEAT WELD ALL LAPS AND SEAMS, AS REQUIRED.
- INSTALL MANUFACTURER'S PVC/KEE BOOT FLASHING AT VTRS AND PIPE PENETRATIONS. INSTALL STAINLESS STEEL DRAW BAND AND SEAL TOP EDGE WITH MANUFACTURER APPROVED SEALANT. INSTALL KEE FLASHING AT ROOFTOP EQUIPMENT CURBS AS DETAILED. HEAT WELD ALL SEAMS AS REQUIRED. INSTALL TERMINATION BAR AT THE TOP OF FLASHING WITH FASTENERS 8" O.C. INSTALL PREFINISHED ALUMINUM COUNTERFLASHING OVER TERMINATION BAR AND SEAL TOP EDGE WITH SILICONE SEALANT.
- INSTALL NEW PREFABRICATED MANUFACTURER APPROVED KEE/PVC COATED METAL OVERFLOW SCUPPERS AT INDICATED LOCATIONS. SEAL THE SCUPPER THROAT ALONG THE UNDERSIDE AND SIDES WITH PREMIUM SILICONE SEALANT.
- INSTALL KEE FLASHING MEMBRANE UP AND OVER RAISED EXPANSION JOINTS AS DETAILED IN 8/A500 AND RAISED DIVIDER CURBS AS DETAILED IN 9/A500. HEAT WELD LAPS AND SEAMS AS REQUIRED.
- INSTALL KEE MEMBRANE FLASHING UP AND OVER 1/2" CDX PLYWOOD CAPPED CURBS AND HEAT WELD ALL SEAM AND LAPS AS REQUIRED. INSTALL TERMINATION BAR AT TOP OF FLASHING WITH FASTENERS 8" O.C. ADHERE FLASHING, AS DETAILED TO COVER TERMINATION BAR. OVER BUILDING 1'S LARGE CAPPED CURBS, REMOVE / SALVAGE EXISTING METAL CAPS. INSTALL KEE MEMBRANE OVER CURB AS DETAILED. REINSTALL METAL CAP, CLEAN, PRIME AND PAINT WITH PREMIUM INDUSTRIAL ACRYLIC (2 COATS), PREVIOUSLY PAINTED METAL CAPS.
- INSTALL HEAVY GAUGE METAL CONTINUOUS CLEAT AT THE OUTSIDE EDGE OF PERIMETER WALL. ANCHOR INTO SECURED WOOD BLOCKING OR SOLID SUBSTRATE WITH FASTENERS MAX. 12" O.C. INSTALL PREFINISHED ALUMINUM FASCIA COVER PLATE, COLOR TO MATCH EXISTING PERIMETER METAL, PARAFET FASCIA ASSEMBLY TO MEET ANSI / SPF1 / ES-1 REQUIREMENTS.
- FULLY ADHERE MANUFACTURER'S WALK TREAD/ PROTECTIVE MEMBRANE ON SERVICEABLE SIDE OF EXHAUST FANS, ROOFTOP MECHANICAL EQUIPMENT AND LADDER STEP OFF AT THE OWNER'S DESIGNATED ROOF ACCESS LOCATION. INSTALL TO MANUFACTURER'S REQUIREMENT AFTER THE ROOFING MEMBRANE AND FLASHING LAPS AND JOINTS HAVE BEEN INSPECTED AND APPROVED BY THE MANUFACTURER'S TECHNICAL REPRESENTATIVE. WALK TREAD COLOR TO CONTRAST THE FINISHED ROOF SURFACE. BASE BID TO INCLUDE 600 SF. PROVIDE 5F UNIT COST FOR ADDITIONAL.

PRESSURE WASHING

- CLEAN ALL PERIMETER PREFINISHED METAL MANSARD ROOFS AND LARGE METAL CAPS CURB ON BUILDING 1, UTILIZING A "HIGH PRESSURE COLD WATER SYSTEM" (WITH OSCILLATING TIP) TO REMOVE ALL LAITANCE, DIRT, OIL, GREASE, MILDEW, AND LOOSE EXISTING COATINGS. PROVIDE A CLEAN, SOUND SUBSTRATE CONDITION. CAUTION NOT TO DAMAGE ROOF SURFACES ROOF MEMBRANE, BRICK, WINDOWS OR LANDSCAPING DURING PRESSURE WASHING.

MILDEW AREAS WILL REQUIRE A LIGHT DETERGENT AND CHLORINATED BLEACH SOLUTION TO BE UTILIZED IN CONJUNCTION WITH THE CLEANING OPERATION TO NEUTRALIZE MILDEW GROWTH.
- CONTRACTOR SHALL SEAL AND PROTECT INTERIOR FROM WATER PENETRATION.
- OWNER SHALL FURNISH WATER AND UTILITIES READILY AVAILABLE ON SITE TO COMPLETE THE WORK.

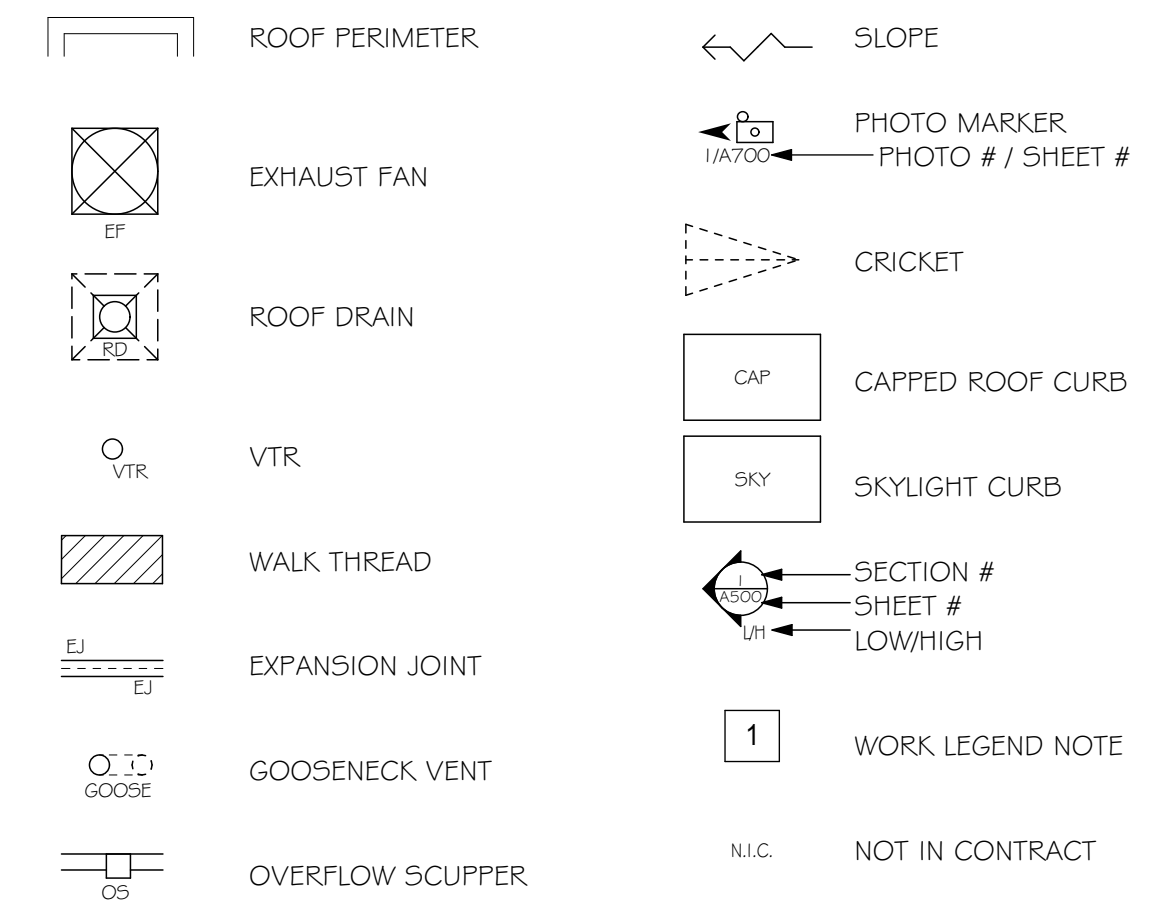
ALTERNATE #A:

- IN LIEU OF INSTALLING THE "HYBRID" KEE ROOFING SYSTEM, INSTALL A "HYBRID" REINFORCED S85 MODIFIED BITUMEN MEMBRANE INTERPLY ROOFING MEMBRANE WITH 80 MIL PVC SINGLE PLY ROOFING SYSTEM WITH 60 MIL FLASHINGS TO MEET FBC AND PROVIDE MANUFACTURER'S 20 YEAR NDL (EDGE TO EDGE) WARRANTY.

GENERAL PLUMBING NOTES

- PRIOR TO BIDDING, FIELD VERIFY ALL PLUMBING MODIFICATIONS, VENT AND DRAIN FOR ROOFING WORK.
- PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK OF ALL SUBCONTRACTORS.
- TAKE CARE NOT TO DAMAGE EXISTING EQUIPMENT AND REPAIR TO MATCH EXISTING CONDITIONS, AS REQUIRED.
- EXTEND PLUMBING VENTS OR VTRS TO ABOVE NEW ROOF AS REQUIRED. INSTALL NEW VTR PIPE TO 10' HEIGHT ABOVE NEW ROOF ELEVATION. CONTRACTOR SHALL PLAN BEFORE COMMENCING THE WORK AND COORDINATE ANY INTERRUPTION OF FACILITY OPERATIONS WITH THE OWNER.
- CONTRACTOR SHALL SUBMIT PROPOSED DRAINAGE SYSTEM ROUTE/PLAN AND VERIFY THERE ARE NO OBSTRUCTIONS TO PREVENT REQUIRED SLOPE/FALL.

LEGEND

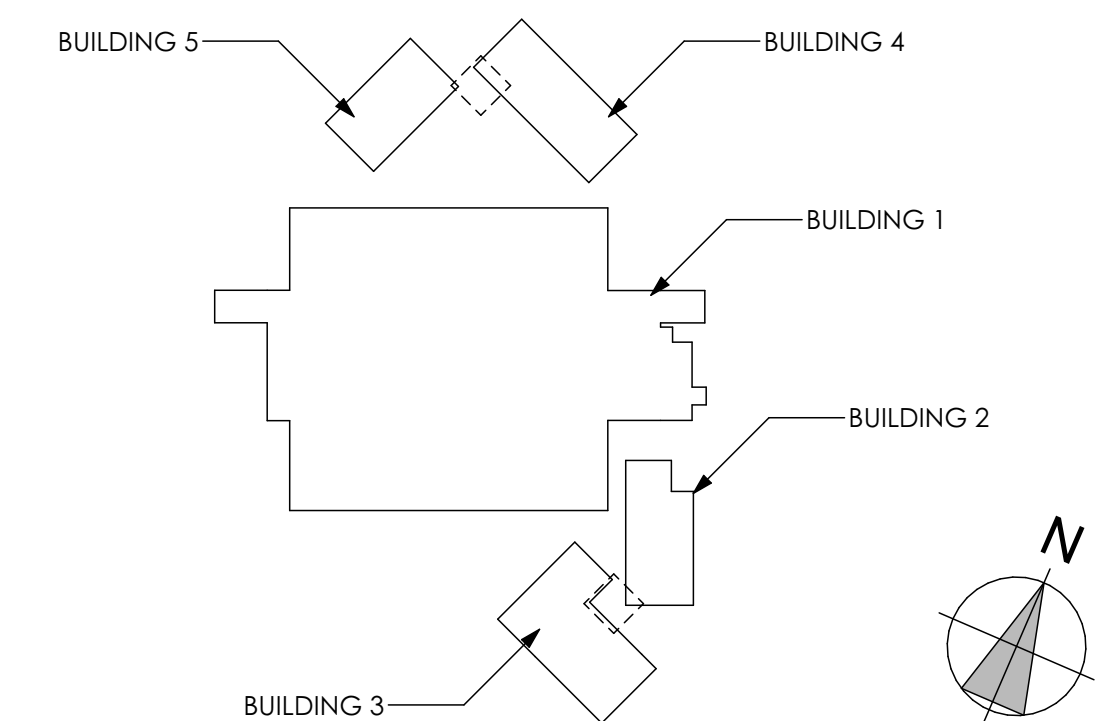


WORK NOTES

THESE WORK ITEMS ARE TYPICAL AND MAY NOT BE ALL INCLUSIVE BUT INTENDED TO SUPPLEMENT THE DRAWINGS AND DETAILS AND CLARIFY THE SCOPE OF WORK. WORK LEGEND ITEMS ARE TYPICAL FOR SITUATIONS AND WORK SCOPE SHOWN. WORK LEGEND SYMBOLS ARE NOT SHOWN AT EVERY SPECIFIC LOCATION WHICH SCOPE IS TO BE COMPLETED, UNLESS OTHERWISE NOTED.

- CLEAN ALL PERIMETER PREFINISHED METAL MANSARD ROOFS AND LARGE METAL CAP CURBS UTILIZING A "HIGH PRESSURE COLD WATER SYSTEM" (WITH OSCILLATING TIP) TO REMOVE ALL LAITANCE, DIRT, OIL, GREASE, MILDEW, AND LOOSE EXISTING COATINGS.
- TEAR-OFF OF EXISTING LOW SLOPE ROOFING SYSTEM AND FLASHING, INSTALL REINFORCED NAILED BASE SHEET, NEW 1/4" PER FOOT TAPERED POLYISOCYANURATE INSULATION WITH A 1/2" HIGH DENSITY COVERBOARD. INSTALL MODIFIED BITUMEN INTERPLY ROOFING MEMBRANE. FULLY ADHERE 60 MIL KEE CAP SHEET SINGLE PLY ROOFING AND FLASHING SYSTEM ACCORDING TO ROOFING MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- REMOVE INDICATED EXISTING ROOF DRAIN. CAP DRAIN PIPE AND INFILL ROOF OPENING AS NEEDED WITH INSULATION.
- RAISE ROOFTOP EQUIPMENT CURBS, AND VTR PENETRATIONS TO A MINIMUM OF 10' ABOVE THE FINISHED ROOF SURFACE.
- INSTALL NEW ROOF DRAIN WITH STAINLESS STEEL BOLTS. ROOF DRAIN BOWLS TO BE CLAMPED AND ANCHORED TO THE ROOF DECK. PAINT TWO (2) COATS, ROOF DRAIN, CLAMPING RINGS AND METAL BASKET STRAINERS WITH PREMIUM ACRYLIC PAINT.
- INSTALL NEW KEE/PVC COATED METAL OVERFLOW SCUPPERS AT INDICATED LOCATIONS. SEAL THE SCUPPER THROAT ALONG THE UNDERSIDE AND SIDES WITH PREMIUM SILICONE SEALANT.
- INSTALL HEAVY GAUGE METAL CONTINUOUS CLEAT AT THE OUTSIDE EDGE OF PERIMETER WALL. INSTALL PREFINISHED ALUMINUM FASCIA COVER PLATE, COLOR TO MATCH EXISTING PERIMETER METAL, PARAFET FASCIA ASSEMBLY TO MEET ANSI/SPF1/ES-1 REQUIREMENTS.

KEY PLAN (N.T.S.)



CONSULTANTS



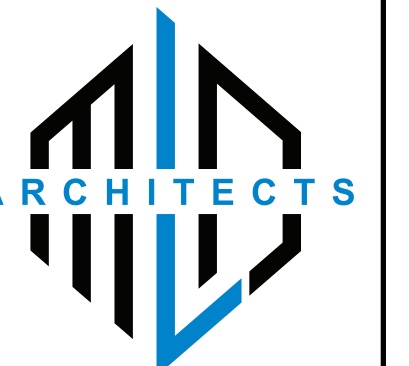
SEALEY ELEMENTARY SCHOOL ROOF
REPLACEMENT BUILDING 1, 2, 3, 4, AND 5
LEON COUNTY SCHOOLS
TALLAHASSEE, FLORIDA

CONSTRUCTION DOCUMENTS

PROJ. NO. 156122
DATE 05/17/2022
DRAWN LH
CHECKED JH
APPROVED JS
REVISION
REVISION DATE

ROOFING LEGEND & NOTES

A000



**ARCHITECTURE
INTERIOR DESIGN
BUILDING ENVELOPE**
211 JOHN KNOX RD, SUITE 105
TALLAHASSEE, FL 32303
PH: (850) 385 9200
ARCH209
MLDARCHITECTS.COM

**SEALEY ELEMENTARY SCHOOL ROOF
REPLACEMENT BUILDING 1, 2, 3, 4, AND 5
LEON COUNTY SCHOOLS
TALLAHASSEE, FLORIDA**

CONSTRUCTION DOCUMENTS

PROJ. NO. 156122
DATE 05/17/2022
DRAWN LH
CHECKED IH
APPROVED JS
REVISION
REVISION DATE

BUILDING 1 ROOF PLAN

A100

LEGEND

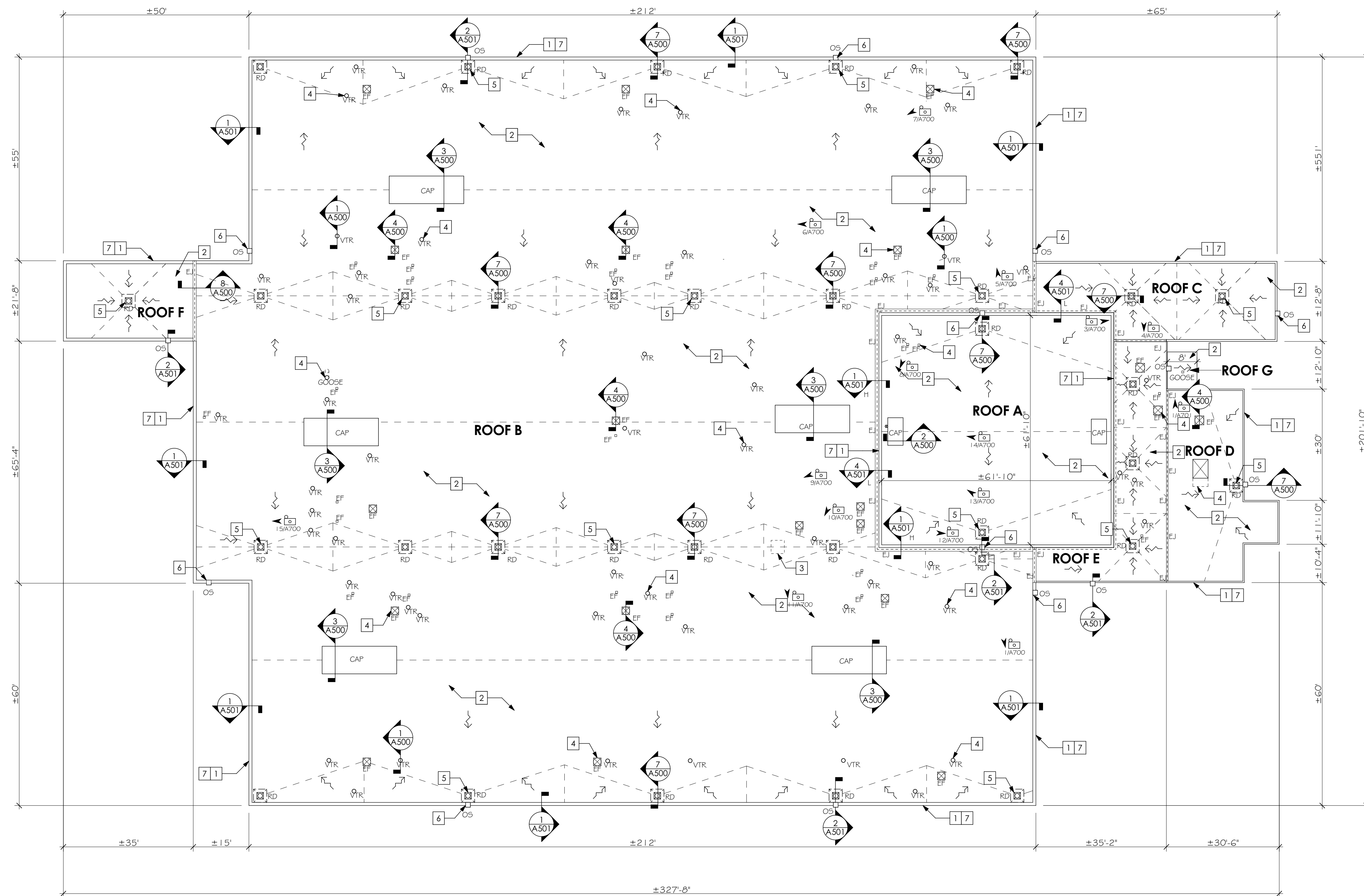
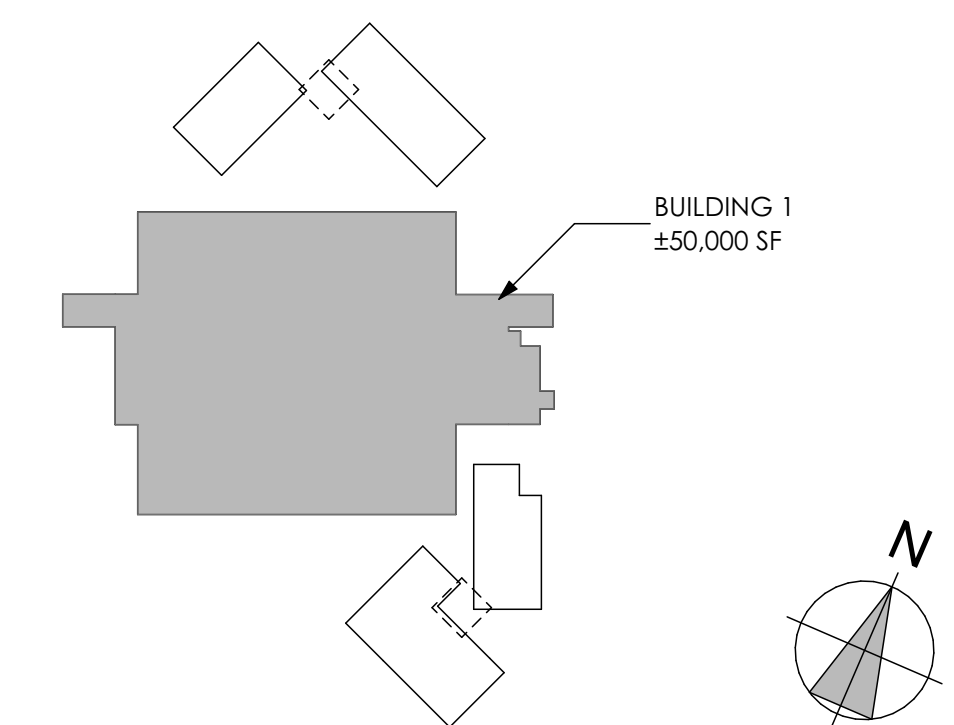
- | | | | |
|--|------------------|--|-----------------------------------|
| | ROOF PERIMETER | | SLOPE |
| | EXHAUST FAN | | PHOTO MARKER
PHOTO # / SHEET # |
| | ROOF DRAIN | | CRICKET |
| | VTR | | CAPPED ROOF CURB |
| | WALK THREAD | | SKYLIGHT CURB |
| | EXPANSION JOINT | | SECTION #
SHEET #
LOW/HIGH |
| | GOOSENECK VENT | | WORK LEGEND NOTE |
| | OVERFLOW SCUPPER | | N.I.C. NOT IN CONTRACT |

WORK NOTES

THESE WORK ITEMS ARE TYPICAL AND MAY NOT BE ALL INCLUSIVE BUT INTENDED TO SUPPLEMENT THE DRAWINGS AND DETAILS AND CLARIFY THE SCOPE OF WORK. WORK LEGEND ITEMS ARE TYPICAL FOR SITUATIONS AND WORK SCOPE SHOWN. WORK LEGEND SYMBOLS ARE NOT SHOWN AT EVERY SPECIFIC LOCATION WHICH SCOPE IS TO BE COMPLETED, UNLESS OTHERWISE NOTED.

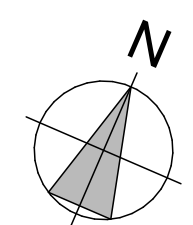
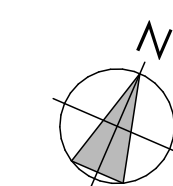
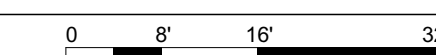
- 1 CLEAN ALL PERIMETER-PREFINISHED METAL MANSARD ROOFS AND LARGE METAL CAP CURBS UTILIZING A "HIGH PRESSURE COLD WATER SYSTEM" (WITH OSCILLATING TIP) TO REMOVE ALL LAITANCE, DIRT, OIL, GREASE, MILDEW, AND LOOSE EXISTING COATINGS.
- 2 TEAR-OFF OF EXISTING LOW SLOPE ROOFING SYSTEM AND FLASHING, INSTALL REINFORCED NAILED BASE SHEET, NEW 1/4" PER FOOT TAPERED POLYISOCYANURATE INSULATION WITH A 1/2" HIGH DENSITY COVERBOARD. INSTALL MODIFIED BITUMEN INTERPLY ROOFING MEMBRANE. FULLY ADHERE 60 MIL KEE CAP SHEET SINGLE PLY ROOFING AND FLASHING SYSTEM ACCORDING TO ROOFING MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- 3 REMOVE INDICATED EXISTING ROOF DRAIN. CAP DRAIN PIPE AND INFILL ROOF OPENING AS NEEDED WITH INSULATION.
- 4 RAISE ROOFTOP EQUIPMENT CURBS, AND VTR PENETRATIONS TO A MINIMUM OF 10" ABOVE THE FINISHED ROOF SURFACE.
- 5 INSTALL NEW ROOF DRAIN WITH STAINLESS STEEL BOLTS. ROOF DRAIN BOWLS TO BE CLAMPED AND ANCHORED TO THE ROOF DECK. PAINT TWO (2) COATS, ROOF DRAIN, CLAMPING RINGS AND METAL BASKET STRAINERS WITH PREMIUM ACRYLIC PAINT.
- 6 INSTALL NEW KEEL/PVC COATED METAL OVERFLOW SCUPPERS AT INDICATED LOCATIONS. SEAL THE SCUPPER THROAT ALONG THE UNDERSIDE AND SIDES WITH PREMIUM SILICONE SEALANT.
- 7 INSTALL HEAVY GAUGE METAL CONTINUOUS CLEAT AT THE OUTSIDE EDGE OF PERIMETER WALL. INSTALL PREFINISHED ALUMINUM FASCIA COVER PLATE, COLOR TO MATCH EXISTING PERIMETER METAL, PARAPET FASCIA ASSEMBLY TO MEET ANSI/SPRI/ES-1 REQUIREMENTS.

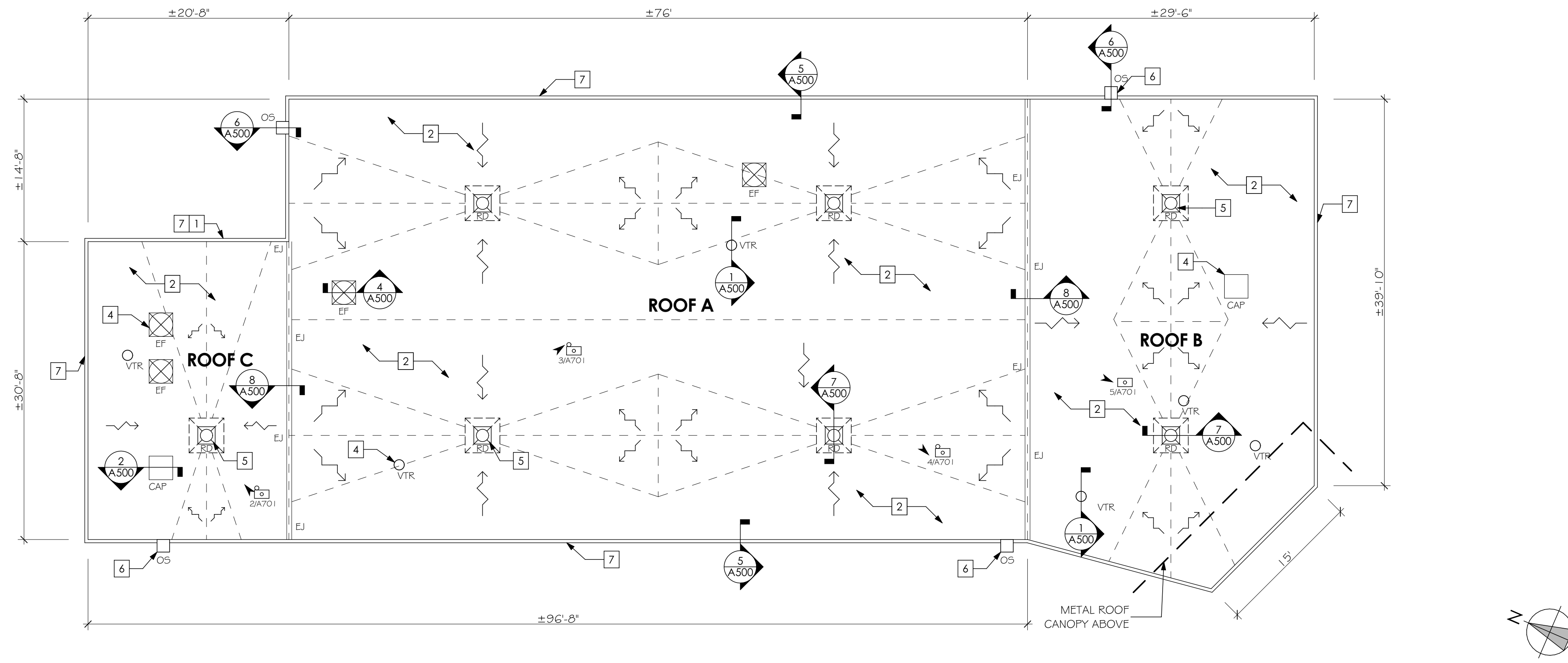
KEY PLAN (N.T.S.)



NOTE: WALK TREAD NOT SHOWN FOR DRAWING CLARITY. WALK TREAD TO BE INSTALLED AT SERVICEABLE SIDE OF EXHAUST FANS ROOFTOP MECHANICAL EQUIPMENT AND THE OWNER'S DESIGNATED ACCESS LOCATION

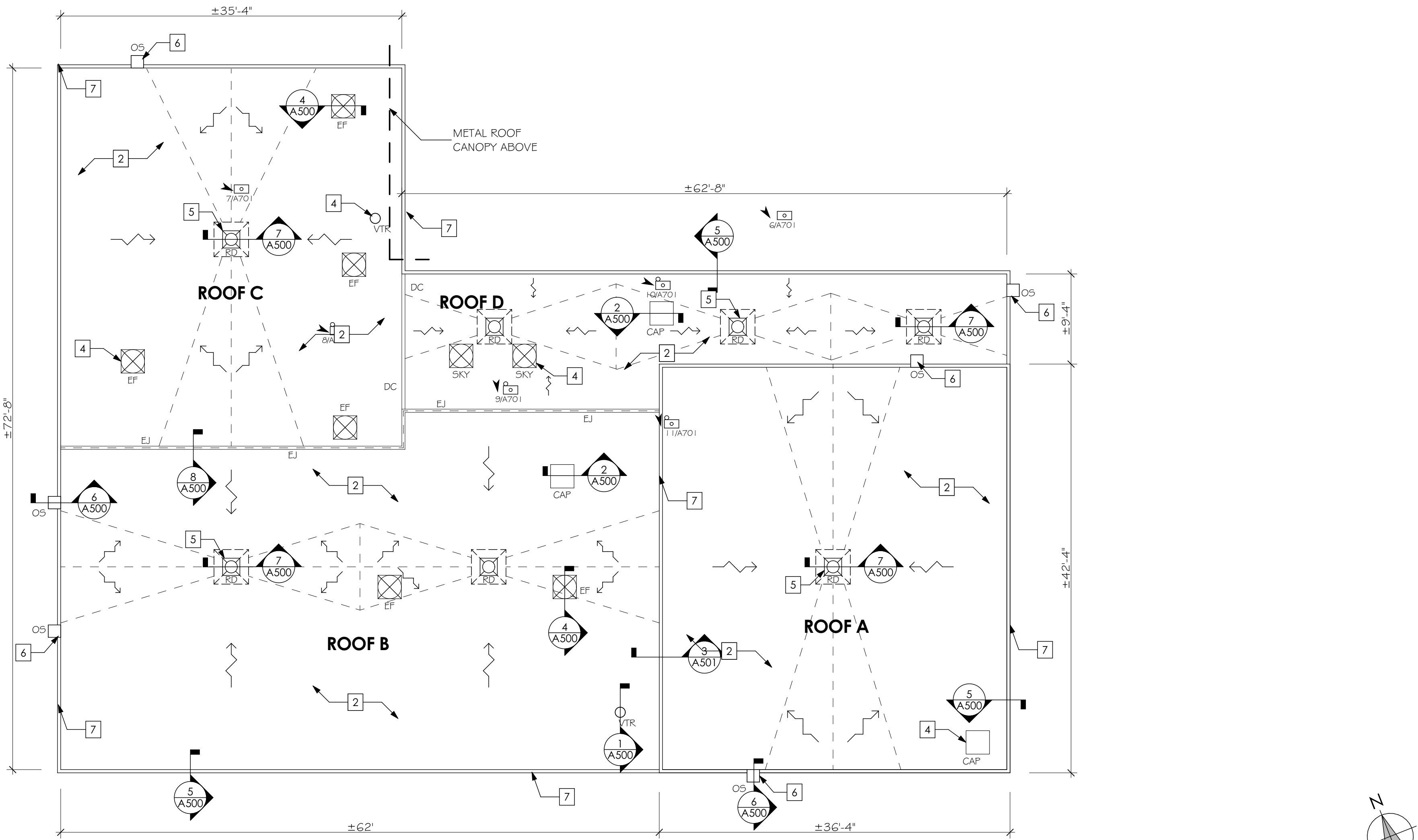
1 ROOF PLAN - BUILDING 1
A100 SCALE: 1/16" = 1'-0"





1
A101 ROOF PLAN - BUILDING 2
SCALE: 1/8" = 1'-0"

NOTE: WALK TREAD NOT SHOWN FOR DRAWING CLARITY. WALK TREAD TO BE INSTALLED AT SERVICEABLE SIDE OF EXHAUST FANS ROOFTOP MECHANICAL EQUIPMENT AND THE OWNER'S DESIGNATED ACCESS LOCATION



2
A101 ROOF PLAN - BUILDING 3
SCALE: 1/8" = 1'-0"

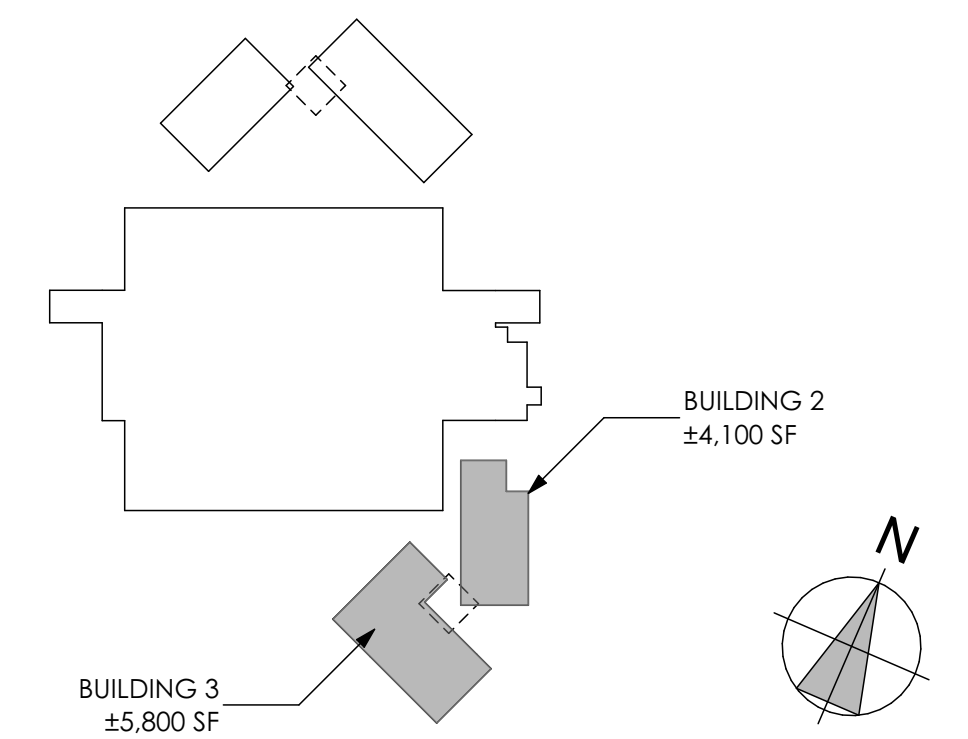
LEGEND

- | | | | |
|--|------------------|--|-----------------------------------|
| | ROOF PERIMETER | | SLOPE |
| | EXHAUST FAN | | PHOTO MARKER
PHOTO # / SHEET # |
| | ROOF DRAIN | | CRICKET |
| | VTR | | CAPPED ROOF CURB |
| | WALK THREAD | | SKYLIGHT CURB |
| | EXPANSION JOINT | | SECTION #
SHEET #
LOW/HIGH |
| | GOOSENECK VENT | | WORK LEGEND NOTE |
| | OVERFLOW SCUPPER | | N.I.C. NOT IN CONTRACT |

WORK NOTES

- THESE WORK ITEMS ARE TYPICAL AND MAY NOT BE ALL INCLUSIVE BUT INTENDED TO SUPPLEMENT THE DRAWINGS AND DETAILS AND CLARIFY THE SCOPE OF WORK. WORK LEGEND ITEMS ARE TYPICAL FOR SITUATIONS AND WORK SCOPE SHOWN. WORK LEGEND SYMBOLS ARE NOT SHOWN AT EVERY SPECIFIC LOCATION WHICH SCOPE IS TO BE COMPLETED, UNLESS OTHERWISE NOTED.
- 1 CLEAN ALL PERIMETER PREFINISHED METAL MANSARD ROOFS AND LARGE METAL CAP CURBS UTILIZING A "HIGH PRESSURE COLD WATER SYSTEM" (WITH OSCILLATING TIP) TO REMOVE ALL LAITANCE, DIRT, OIL, GREASE, MILDEW, AND LOOSE EXISTING COATINGS.
 - 2 TEAR-OFF OF EXISTING LOW SLOPE ROOFING SYSTEM AND FLASHING, INSTALL REINFORCED NAILED BASE SHEET, NEW 1/4" PER FOOT TAPERED POLYISOCYANURATE INSULATION WITH A 1/2" HIGH DENSITY COVERBOARD. INSTALL MODIFIED BITUMEN INTERPLY ROOFING MEMBRANE. FULLY ADHERE 60 MIL KEE CAP SHEET SINGLE PLY ROOFING AND FLASHING SYSTEM ACCORDING TO ROOFING MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 - 3 REMOVE INDICATED EXISTING ROOF DRAIN. CAP DRAIN PIPE AND INFILL ROOF OPENING AS NEEDED WITH INSULATION.
 - 4 RAISE ROOFTOP EQUIPMENT CURBS, AND VTR PENETRATIONS TO A MINIMUM OF 10" ABOVE THE FINISHED ROOF SURFACE.
 - 5 INSTALL NEW ROOF DRAIN WITH STAINLESS STEEL BOLTS. ROOF DRAIN BOWLS TO BE CLAMPED AND ANCHORED TO THE ROOF DECK. PAINT TWO (2) COATS, ROOF DRAIN, CLAMPING RINGS AND METAL BASKET STRAINERS WITH PREMIUM ACRYLIC PAINT.
 - 6 INSTALL NEW KEEL/PVC COATED METAL OVERFLOW SCUPPERS AT INDICATED LOCATIONS. SEAL THE SCUPPER THROAT ALONG THE UNDERSIDE AND SIDES WITH PREMIUM SILICONE SEALANT.
 - 7 INSTALL HEAVY GAUGE METAL CONTINUOUS CLEAT AT THE OUTSIDE EDGE OF PERIMETER WALL. INSTALL PREFINISHED ALUMINUM FASCIA COVER PLATE, COLOR TO MATCH EXISTING PERIMETER METAL, PARAPET FASCIA ASSEMBLY TO MEET ANSI/SPRI/ES-1 REQUIREMENTS.

KEY PLAN (N.T.S.)



CONSULTANTS

ARCHITECTS

**ARCHITECTURE
INTERIOR DESIGN
BUILDING ENVELOPE**

211 JOHN KNOX RD, SUITE 105
TALLAHASSEE, FL 32303
PH: (850) 385 9200

ARCH029
MLDARCHITECTS.COM

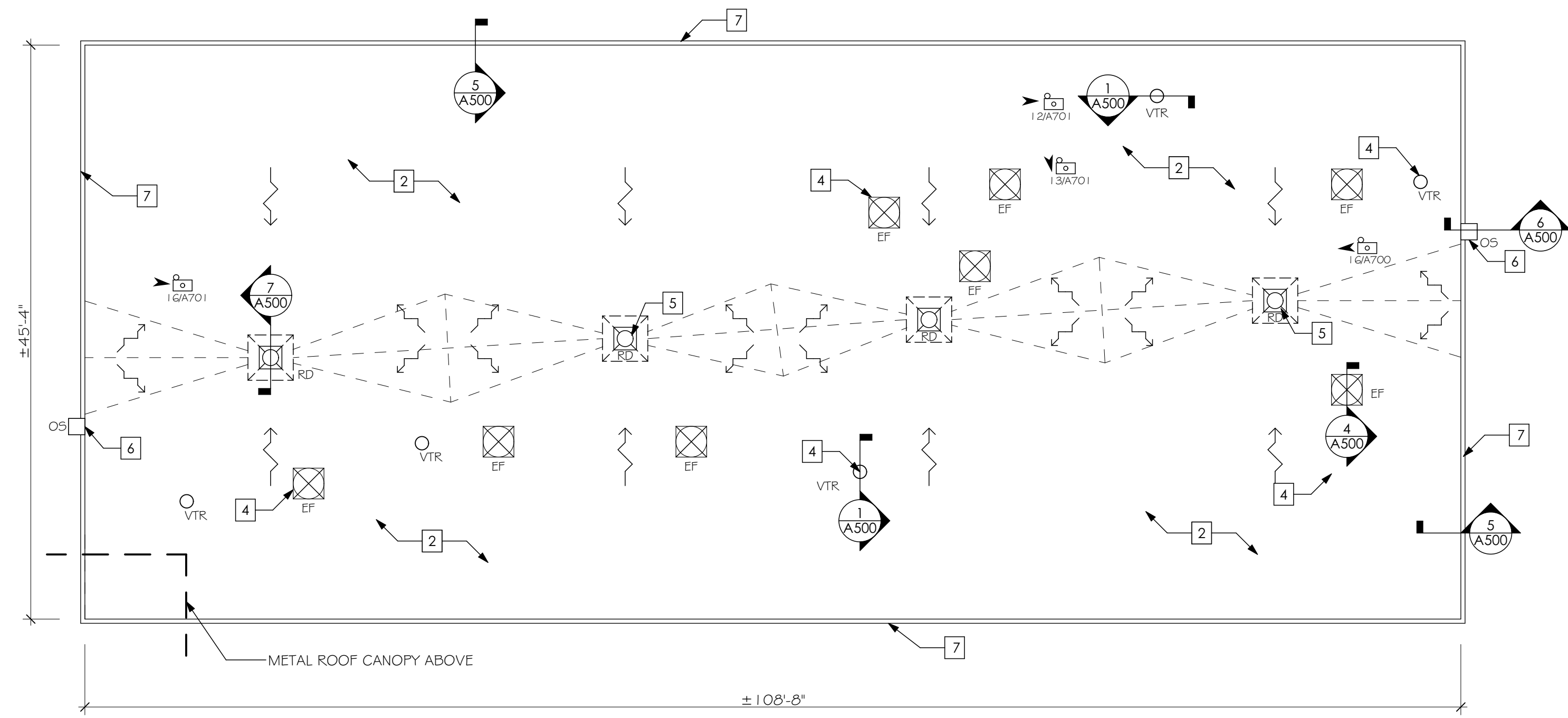
SEALEY ELEMENTARY SCHOOL ROOF
REPLACEMENT BUILDING 1, 2, 3, 4, AND 5
LEON COUNTY SCHOOLS
TALLAHASSEE, FLORIDA

CONSTRUCTION DOCUMENTS

PROJ. NO.	156122
DATE	05/17/2022
DRAWN	LH
CHECKED	IM
APPROVED	J5
REVISION	
REVISION DATE	

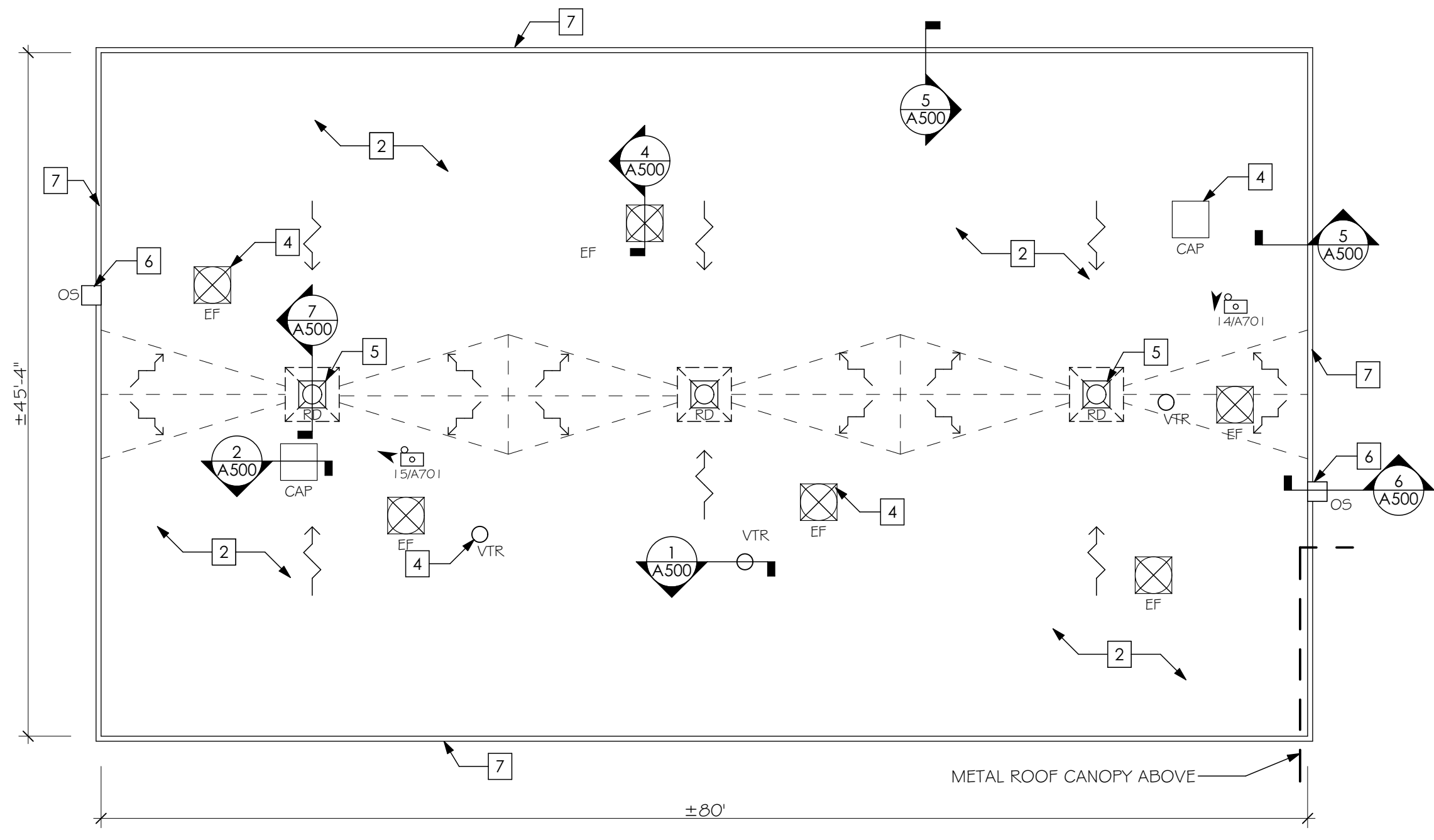
BUILDINGS 2 & 3
ROOF PLANS

A101



1
A102 ROOF PLAN - BUILDING 4
SCALE: 1/8" = 1'-0"

NOTE: WALK TREAD NOT SHOWN FOR DRAWING CLARITY. WALK TREAD TO BE INSTALLED AT SERVICEABLE SIDE OF EXHAUST FAN'S ROOFTOP MECHANICAL EQUIPMENT AND THE OWNER'S DESIGNATED ACCESS LOCATION



2
A102 ROOF PLAN - BUILDING 5
SCALE: 1/8" = 1'-0"

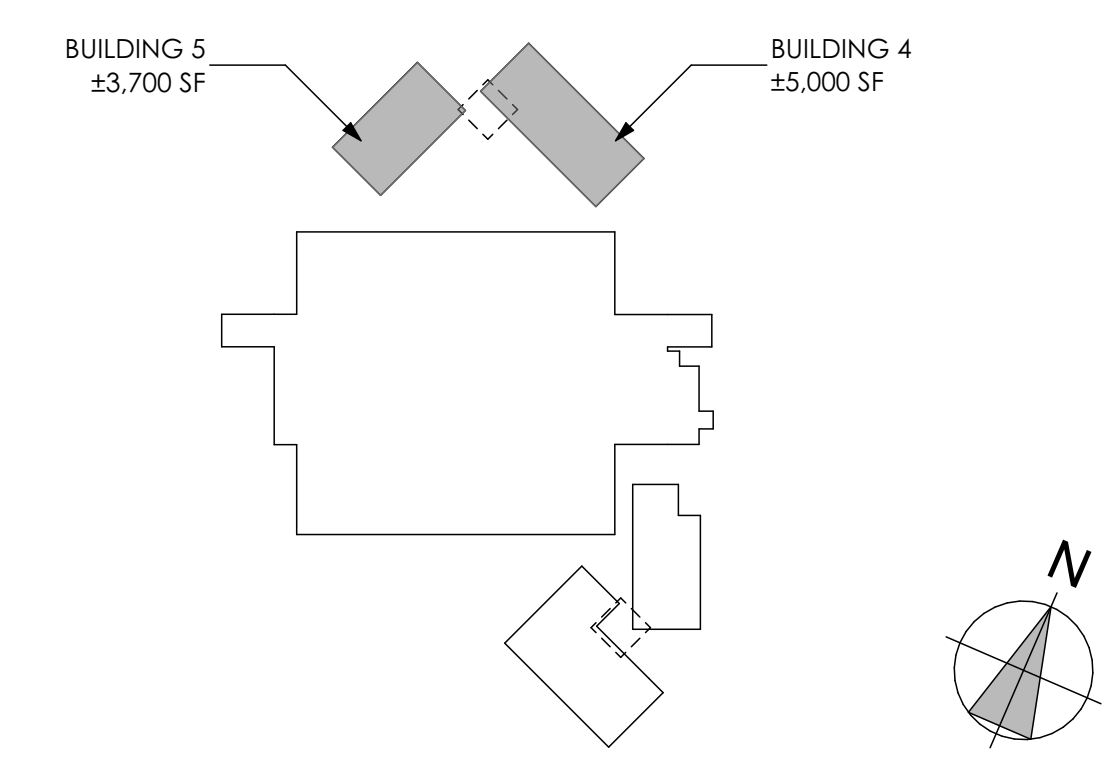
LEGEND

- | | | | |
|--|------------------|--|-----------------------------------|
| | ROOF PERIMETER | | SLOPE |
| | EXHAUST FAN | | PHOTO MARKER
PHOTO # / SHEET # |
| | ROOF DRAIN | | CRICKET |
| | VTR | | CAPPED ROOF CURB |
| | WALK THREAD | | SKYLIGHT CURB |
| | EXPANSION JOINT | | SECTION #
SHEET #
LOW/HIGH |
| | GOOSENECK VENT | | WORK LEGEND NOTE |
| | OVERFLOW SCUPPER | | N.I.C. NOT IN CONTRACT |

WORK NOTES

- THESE WORK ITEMS ARE TYPICAL AND MAY NOT BE ALL INCLUSIVE BUT INTENDED TO SUPPLEMENT THE DRAWINGS AND DETAILS AND CLARIFY THE SCOPE OF WORK. WORK LEGEND ITEMS ARE TYPICAL FOR SITUATIONS AND WORK SCOPE SHOWN. WORK LEGEND SYMBOLS ARE NOT SHOWN AT EVERY SPECIFIC LOCATION WHICH SCOPE IS TO BE COMPLETED, UNLESS OTHERWISE NOTED.
- 1 CLEAN ALL PERIMETER PREFINISHED METAL MANSARD ROOFS AND LARGE METAL CAP CURBS UTILIZING A "HIGH PRESSURE COLD WATER SYSTEM" (WITH OSCILLATING TIP) TO REMOVE ALL LAITANCE, DIRT, OIL, GREASE, MILDEW, AND LOOSE EXISTING COATINGS.
 - 2 TEAR-OFF OF EXISTING LOW SLOPE ROOFING SYSTEM AND FLASHING, INSTALL REINFORCED NAILED BASE SHEET, NEW 1/4" PER FOOT TAPERED POLYISOCYANURATE INSULATION WITH A 1/2" HIGH DENSITY COVERBOARD. INSTALL MODIFIED BITUMEN INTERPLY ROOFING MEMBRANE. FULLY ADHERE 60 MIL KEE CAP SHEET SINGLE PLY ROOFING AND FLASHING SYSTEM ACCORDING TO ROOFING MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 - 3 REMOVE INDICATED EXISTING ROOF DRAIN. CAP DRAIN PIPE AND INFILL ROOF OPENING AS NEEDED WITH INSULATION.
 - 4 RAISE ROOFTOP EQUIPMENT CURBS, AND VTR PENETRATIONS TO A MINIMUM OF 10" ABOVE THE FINISHED ROOF SURFACE.
 - 5 INSTALL NEW ROOF DRAIN WITH STAINLESS STEEL BOLTS. ROOF DRAIN BOWLS TO BE CLAMPED AND ANCHORED TO THE ROOF DECK. PAINT TWO (2) COATS, ROOF DRAIN, CLAMPING RINGS AND METAL BASKET STRAINERS WITH PREMIUM ACRYLIC PAINT.
 - 6 INSTALL NEW KEEL/PVC COATED METAL OVERFLOW SCUPPERS AT INDICATED LOCATIONS. SEAL THE SCUPPER THROAT ALONG THE UNDERSIDE AND SIDES WITH PREMIUM SILICONE SEALANT.
 - 7 INSTALL HEAVY GAUGE METAL CONTINUOUS CLEAT AT THE OUTSIDE EDGE OF PERIMETER WALL. INSTALL PREFINISHED ALUMINUM FASCIA COVER PLATE, COLOR TO MATCH EXISTING PERIMETER METAL, PARAPET FASCIA ASSEMBLY TO MEET ANSI/SPRI/ES-1 REQUIREMENTS.

KEY PLAN (N.T.S.)



CONSULTANTS

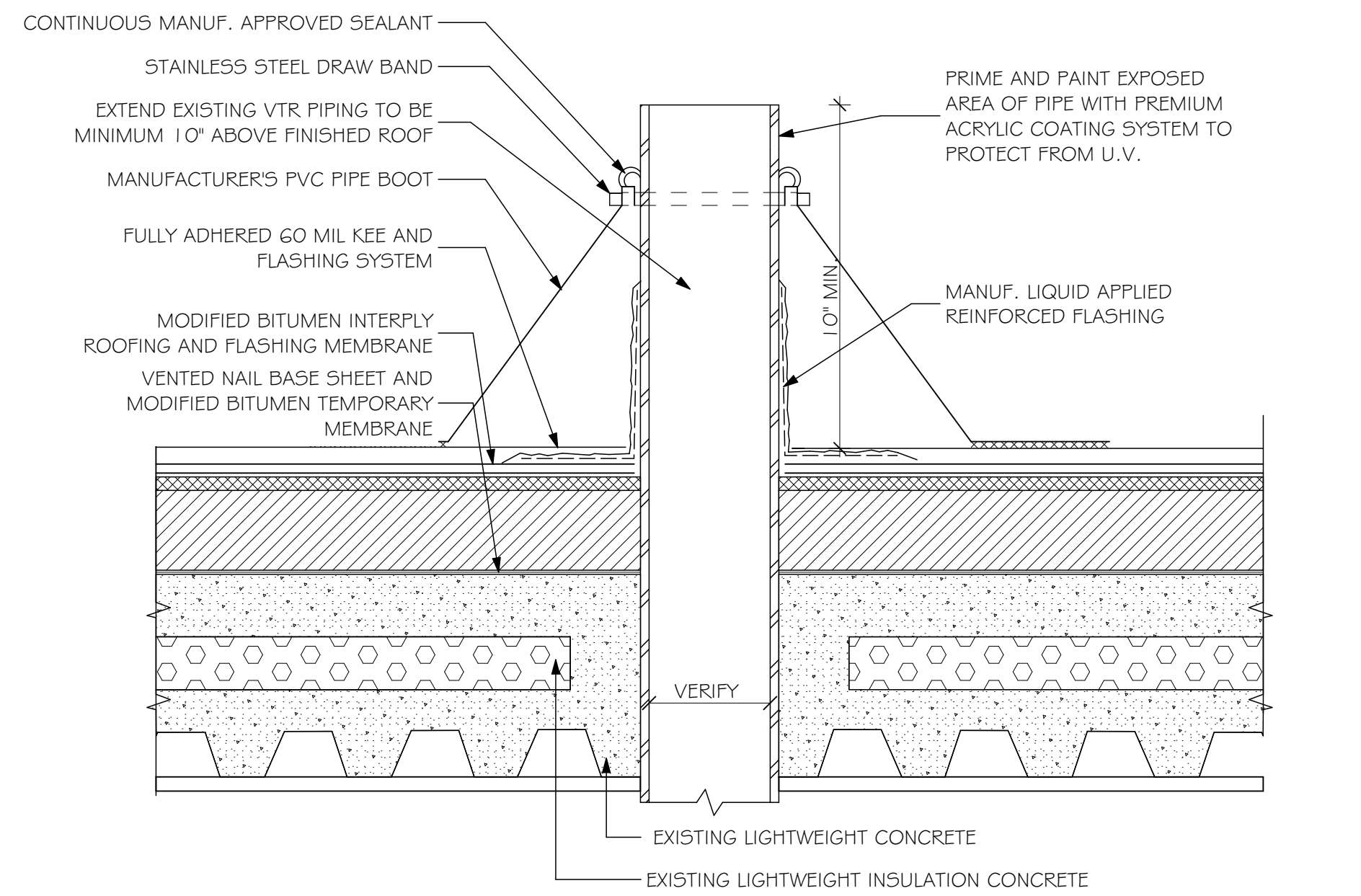
SEALEY ELEMENTARY SCHOOL ROOF
REPLACEMENT BUILDING 1, 2, 3, 4, AND 5
LEON COUNTY SCHOOLS
TALLAHASSEE, FLORIDA

CONSTRUCTION DOCUMENTS

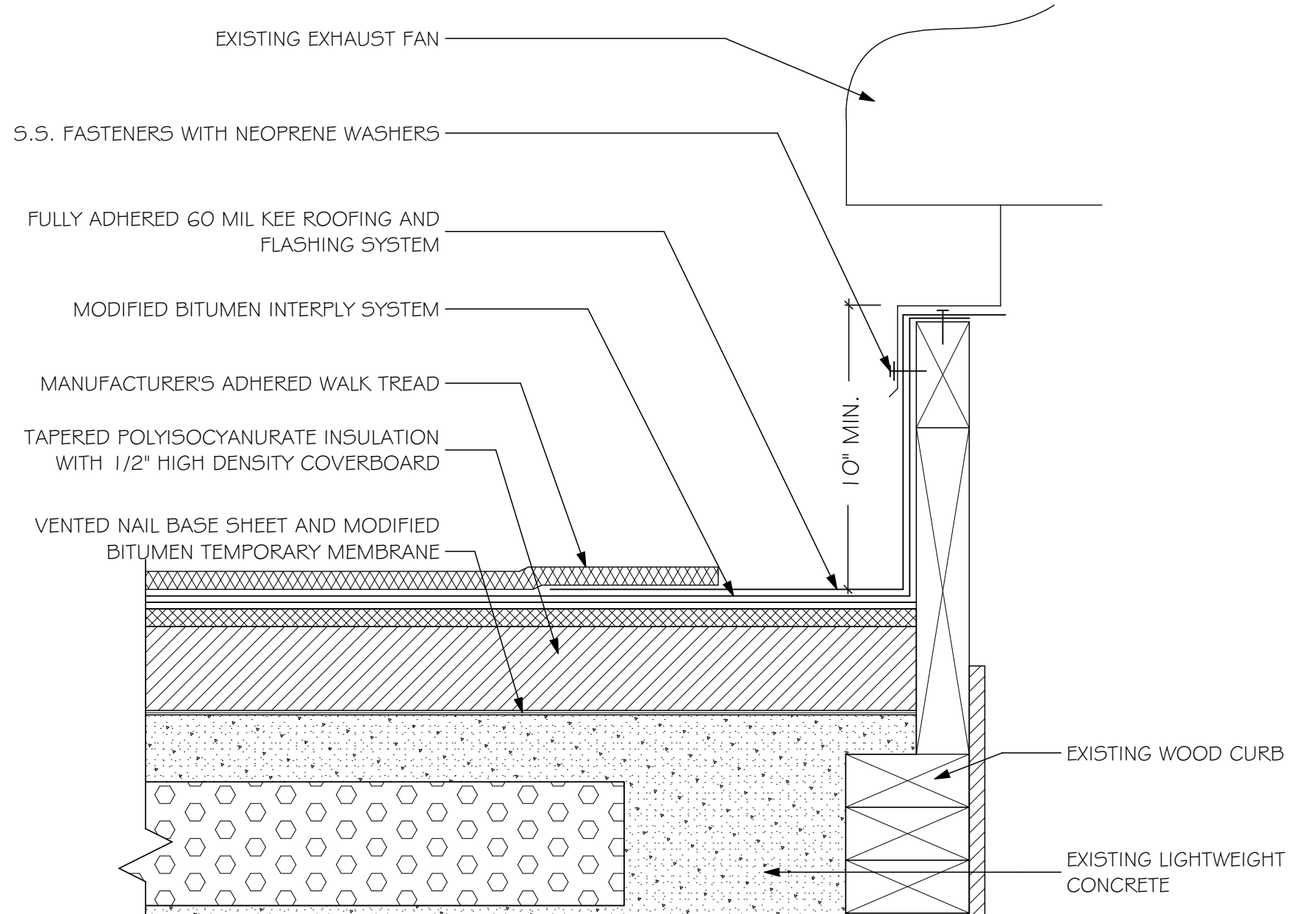
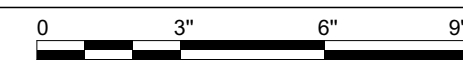
PROJ. NO.	156122
DATE	05/17/2022
DRAWN	LH
CHECKED	IH
APPROVED	JS
REVISION	
REVISION DATE	

BUILDINGS 4 & 5
ROOF PLANS

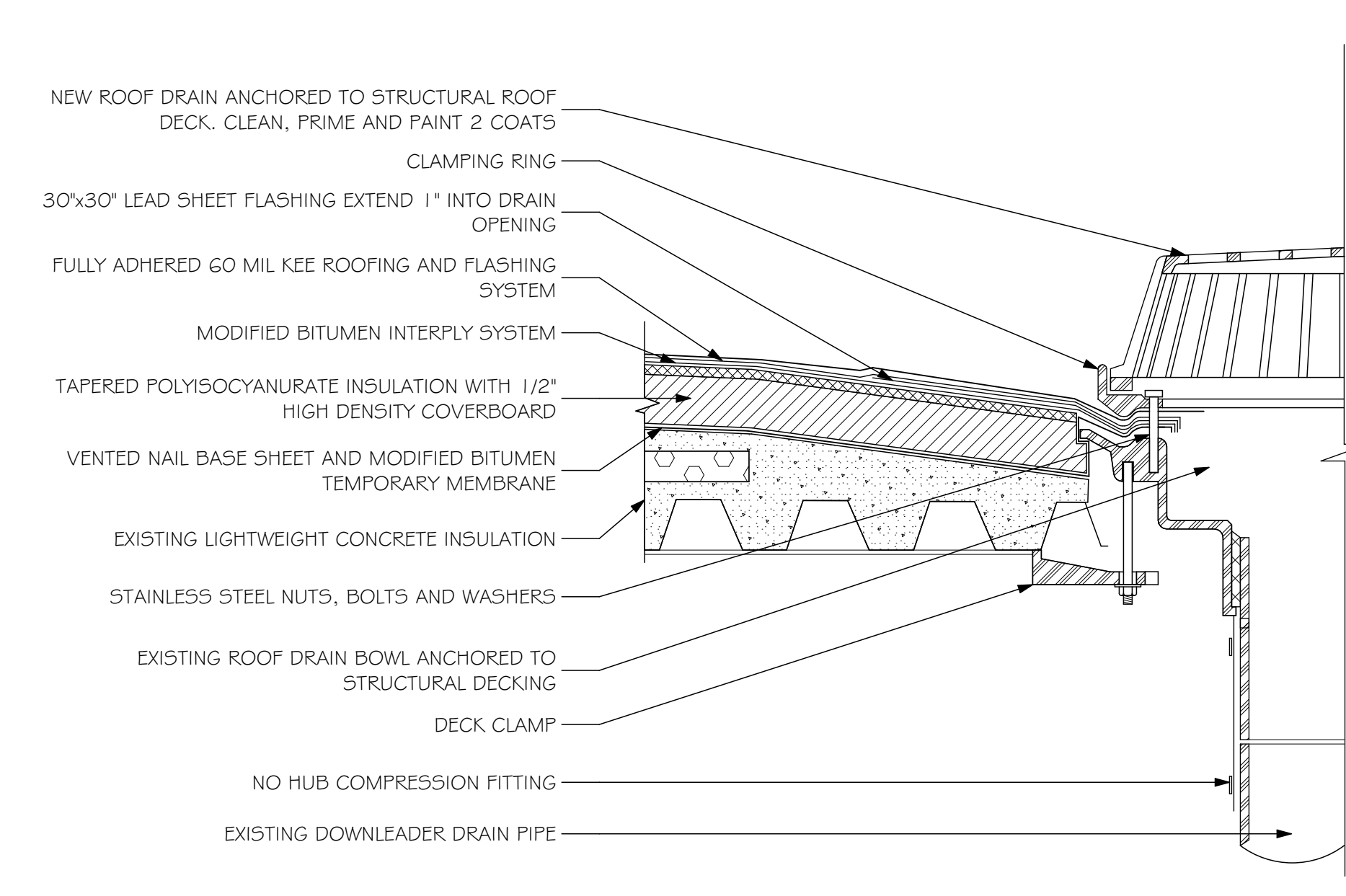
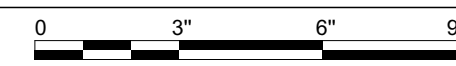
A102



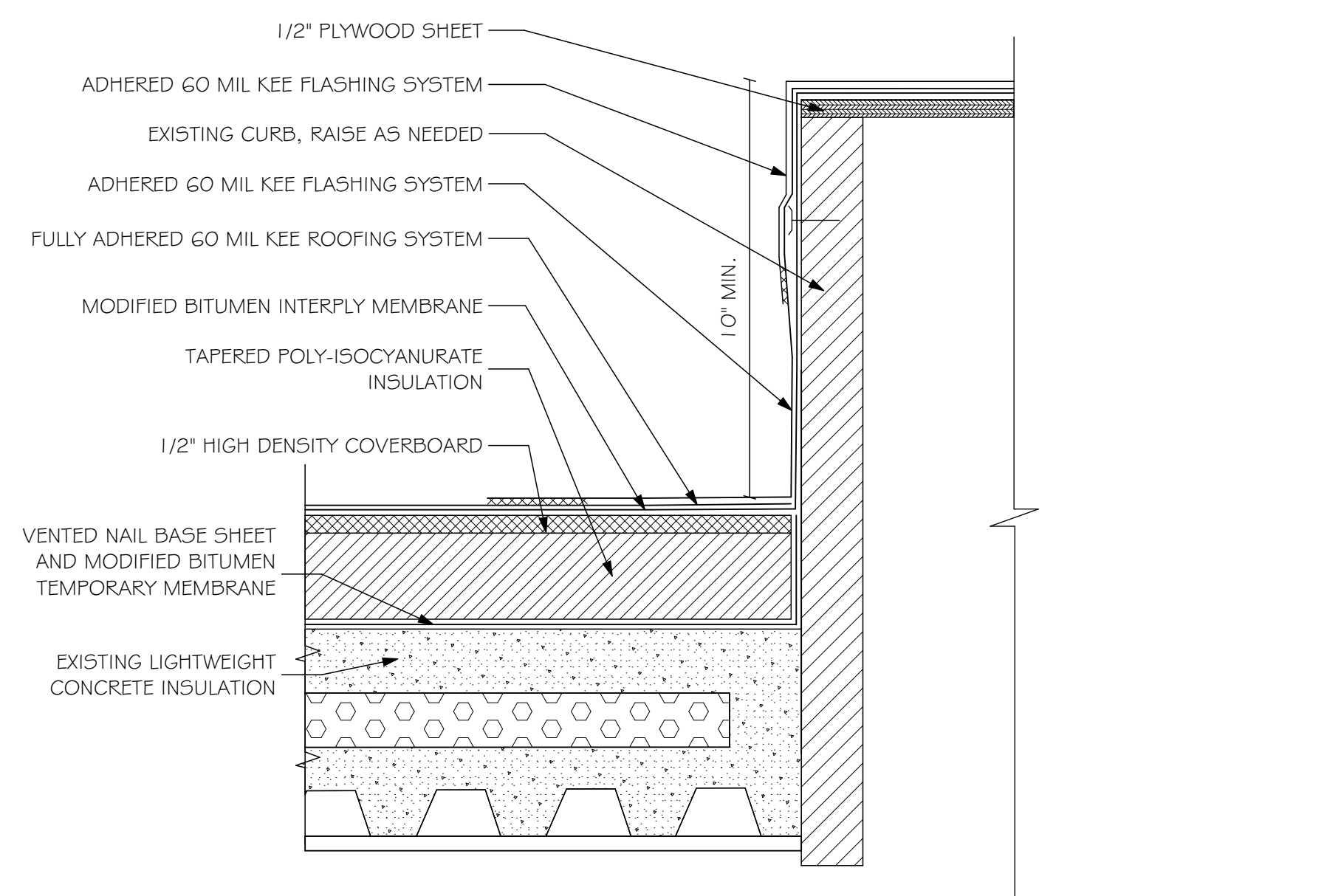
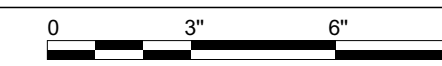
1 VTR DETAIL
A500 SCALE: 3" = 1'-0"



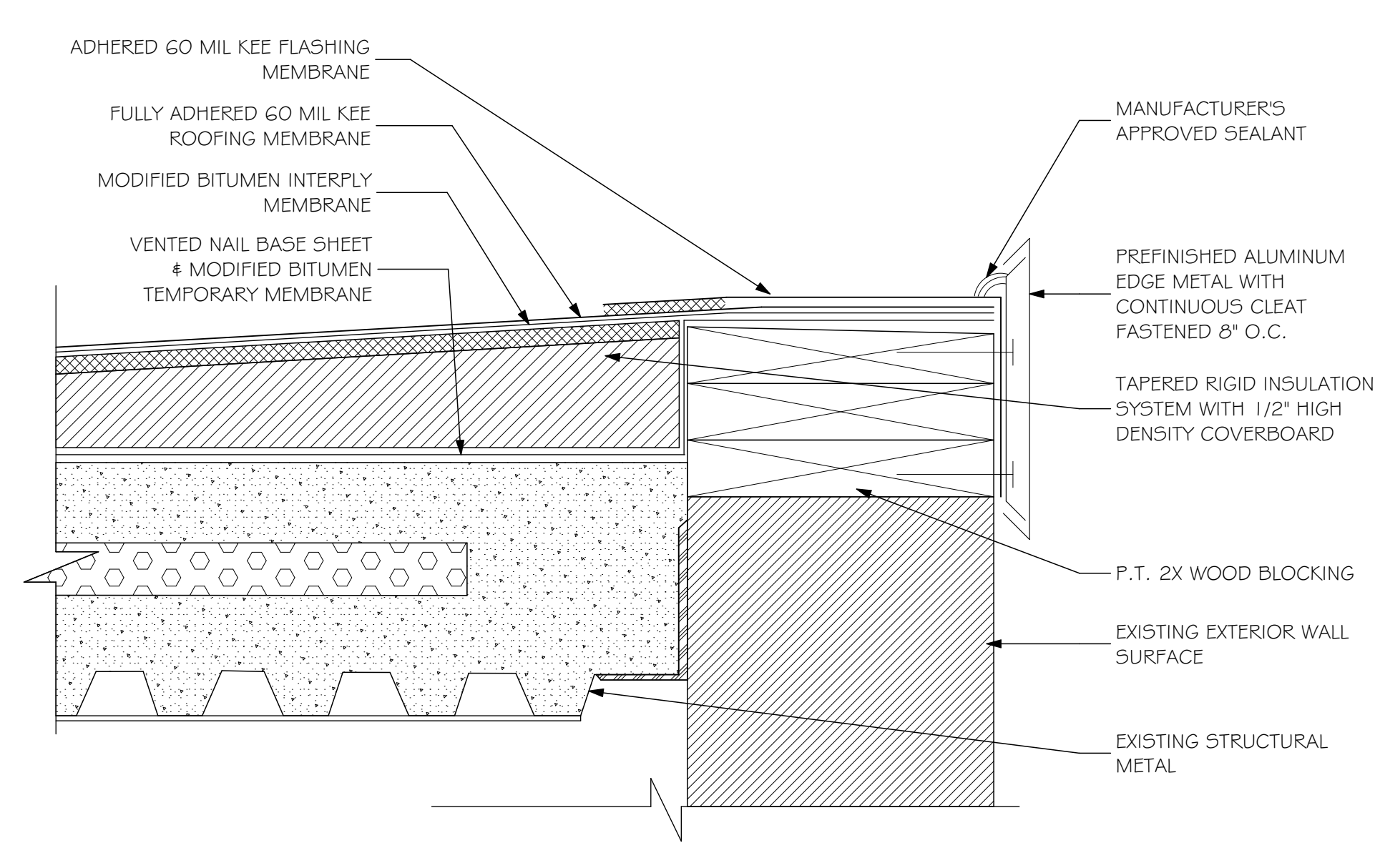
4 EXHAUST FAN DETAIL
A500 SCALE: 3" = 1'-0"



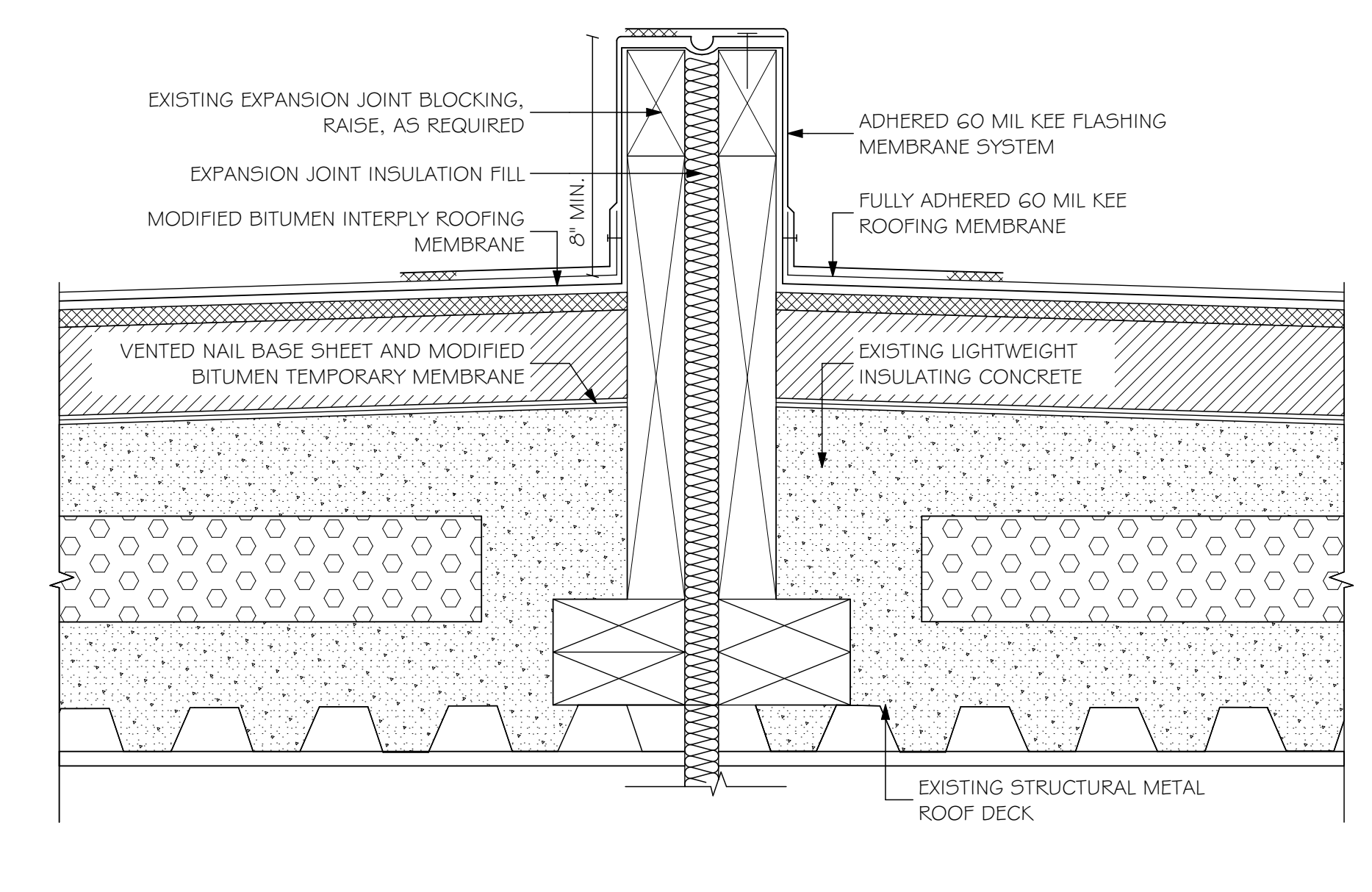
7 ROOF DRAIN DETAIL
A500 SCALE: 3" = 1'-0"



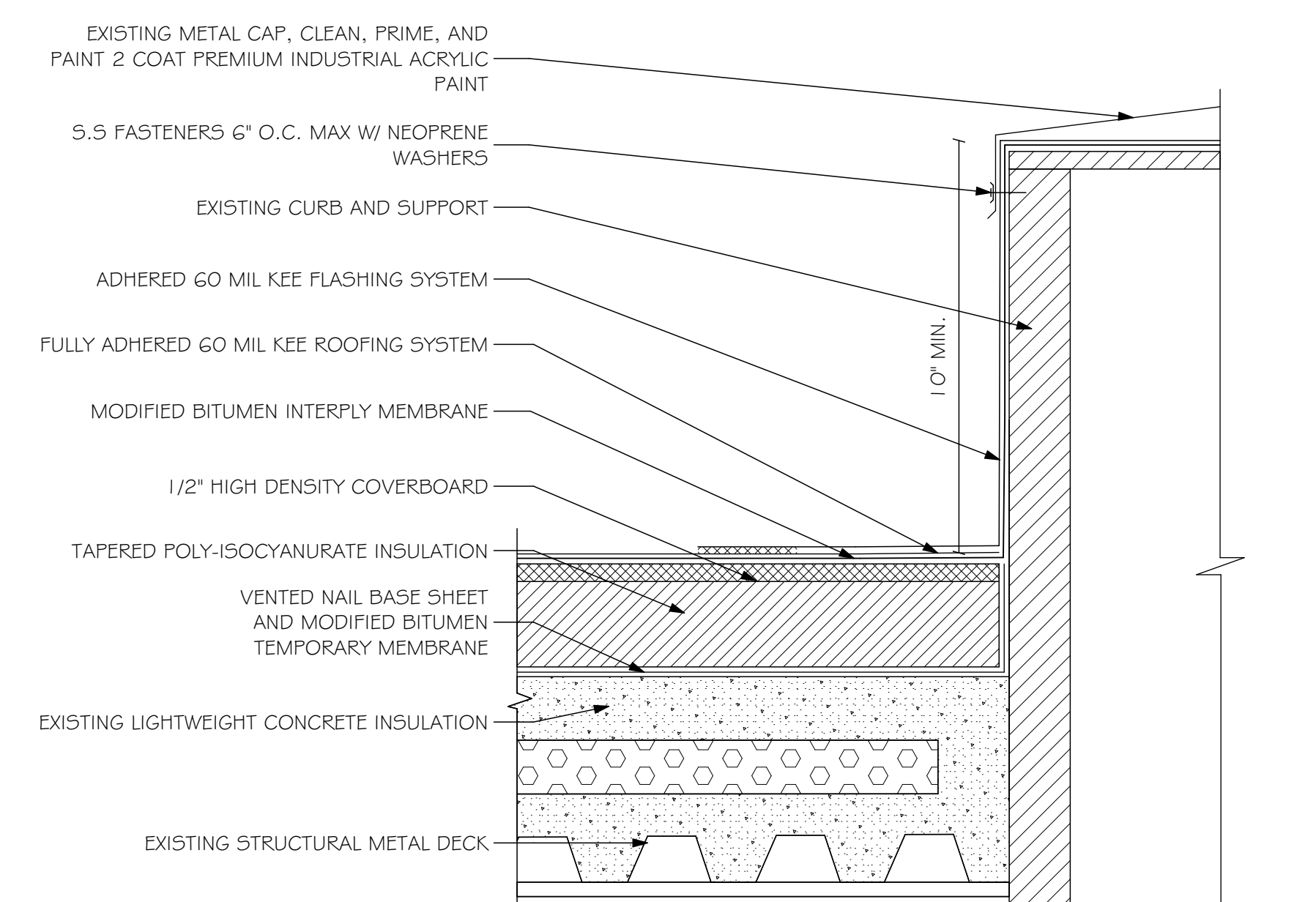
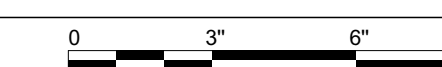
2 CAPPED ROOF CURB DETAIL
A500 SCALE: 3" = 1'-0"



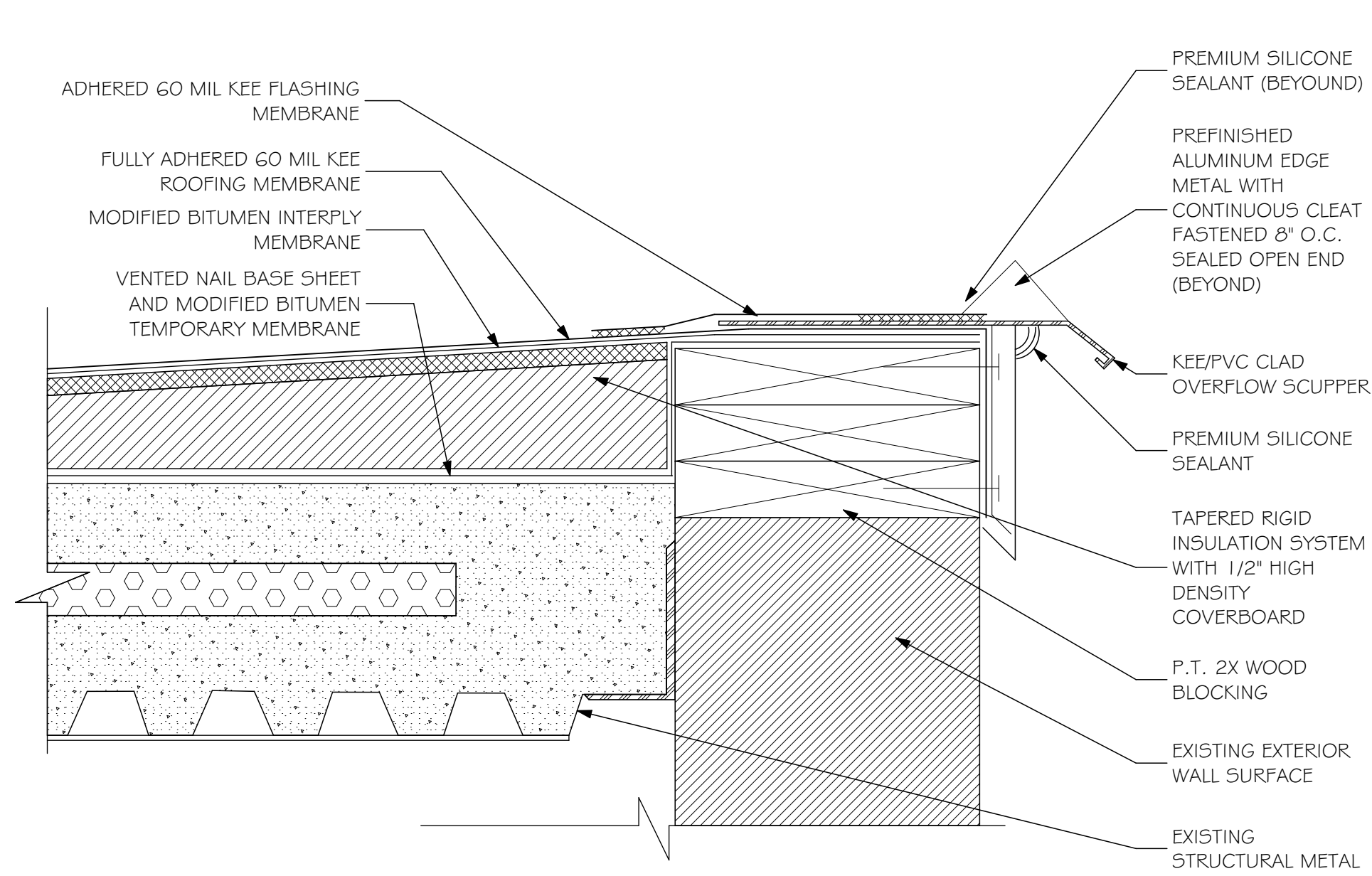
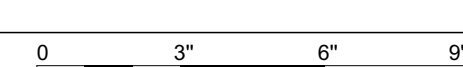
5 EDGE METAL DETAIL (BUILDING 2, 3, 4, & 5)
A500 SCALE: 3" = 1'-0"



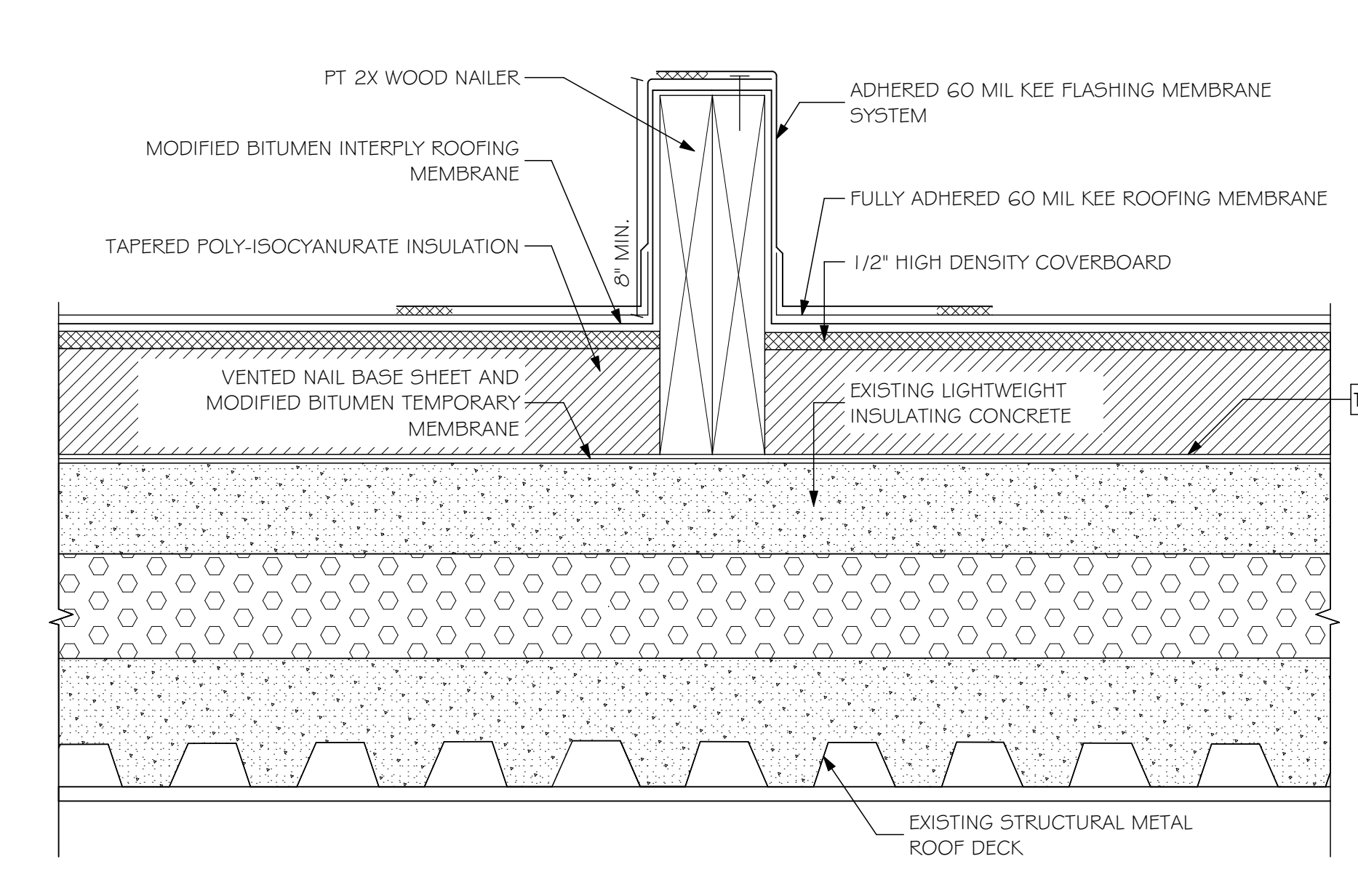
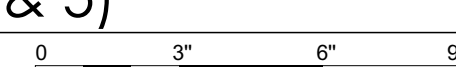
8 EXPANSION JOINT DETAIL
A500 SCALE: 3" = 1'-0"



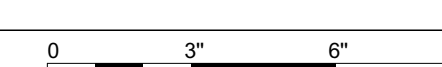
3 LARGE CAPPED ROOF CURB DETAIL
A500 SCALE: 3" = 1'-0"



6 OVERFLOW SCUPPER DETAIL (BUILDING 2, 3, 4, & 5)
A500 SCALE: 3" = 1'-0"



9 DIVIDER CURB DETAIL
A500 SCALE: 3" = 1'-0"



CONSULTANTS



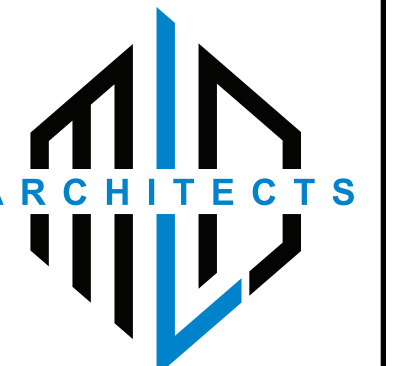
SEALEY ELEMENTARY SCHOOL ROOF REPLACEMENT BUILDING 1, 2, 3, 4, AND 5 LEON COUNTY SCHOOLS TALLAHASSEE, FLORIDA

CONSTRUCTION DOCUMENTS

PROJ. NO.	156122
DATE	05/17/2022
DRAWN	LH
CHECKED	ih
APPROVED	js
REVISION	
REVISION DATE	

DETAILS

A500



**ARCHITECTURE
INTERIOR DESIGN
BUILDING ENVELOPE**
211 JOHN KNOX RD, SUITE 105
TALLAHASSEE, FL 32303
PH: (850) 385 9200
ARCH289
MLDARCHITECTS.COM

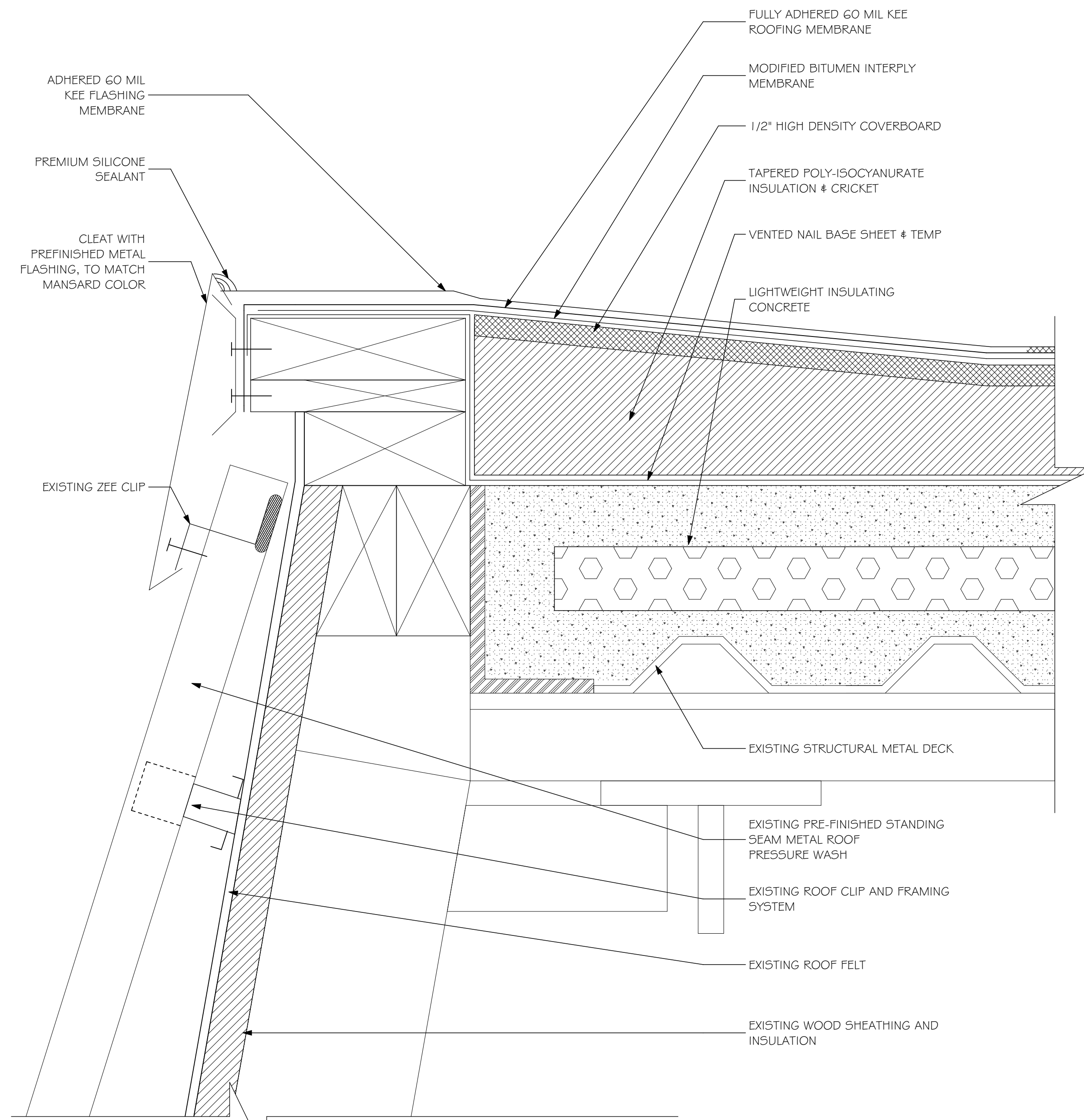
**SEALEY ELEMENTARY SCHOOL ROOF
REPLACEMENT BUILDING 1, 2, 3, 4, AND 5
LEON COUNTY SCHOOLS
TALLAHASSEE, FLORIDA**

CONSTRUCTION DOCUMENTS

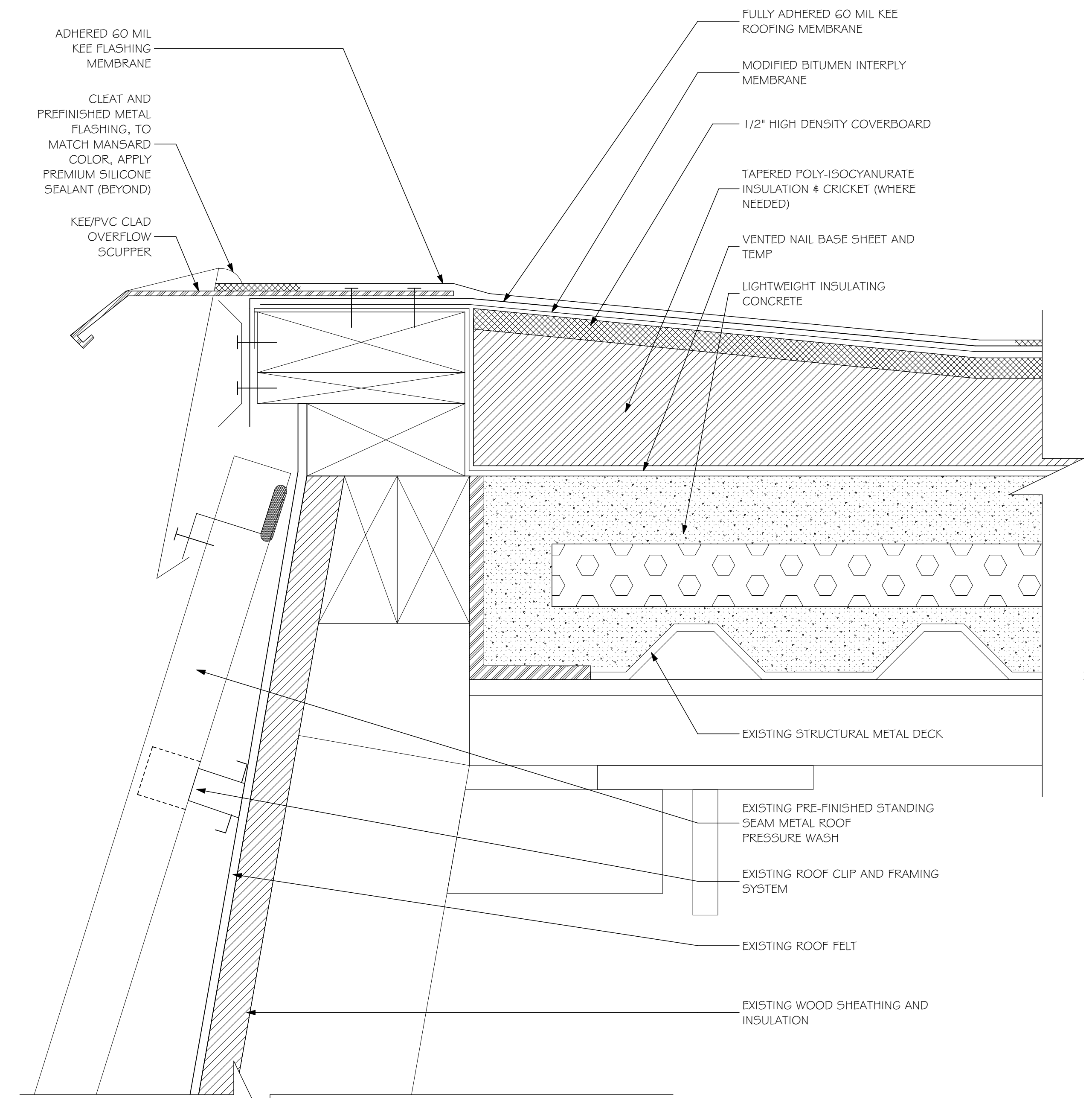
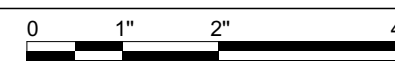
PROJ. NO. 156122
DATE 05/17/2022
DRAWN LH
CHECKED JH
APPROVED JS
REVISION
REVISION DATE

DETAILS

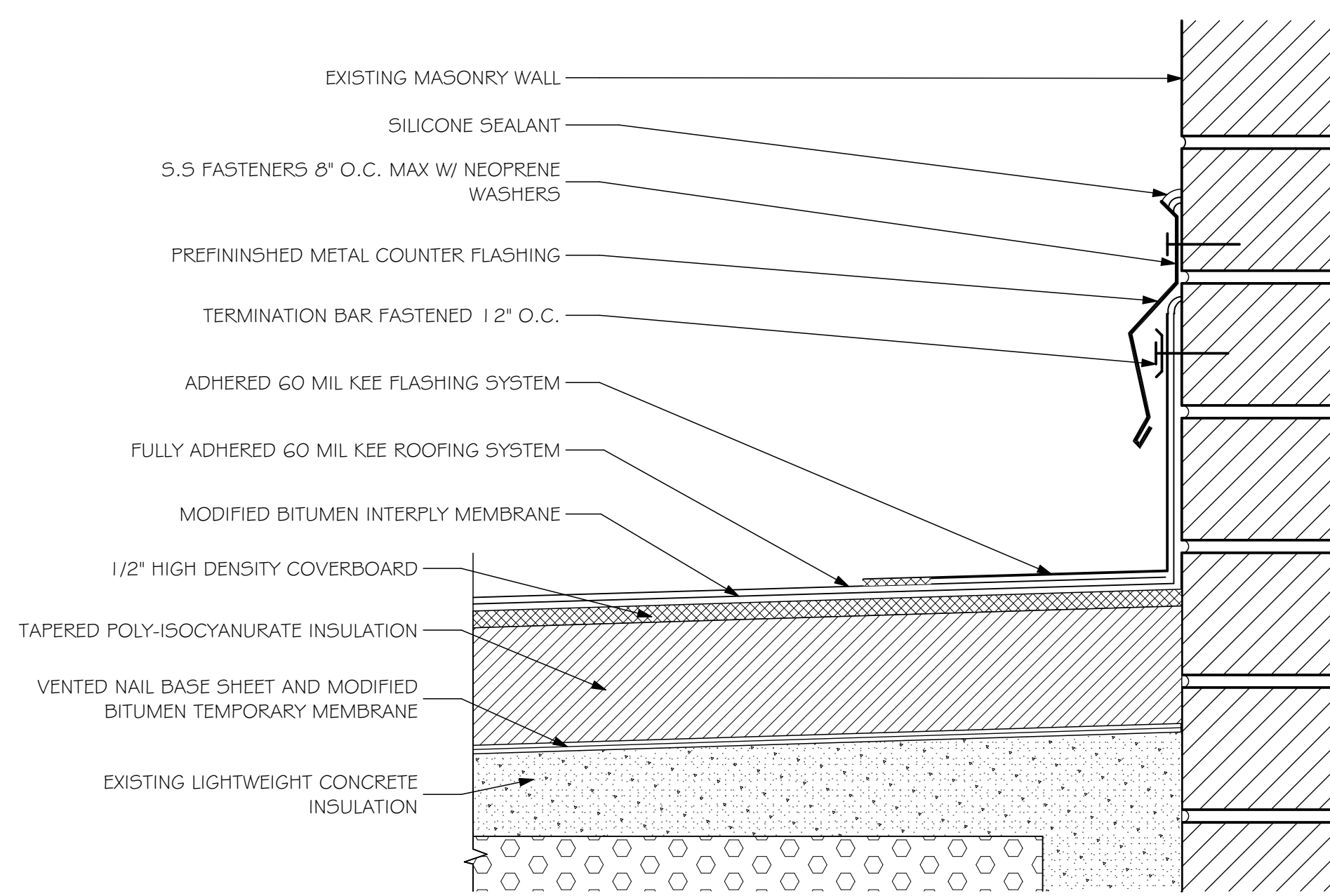
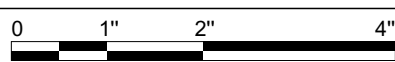
A501



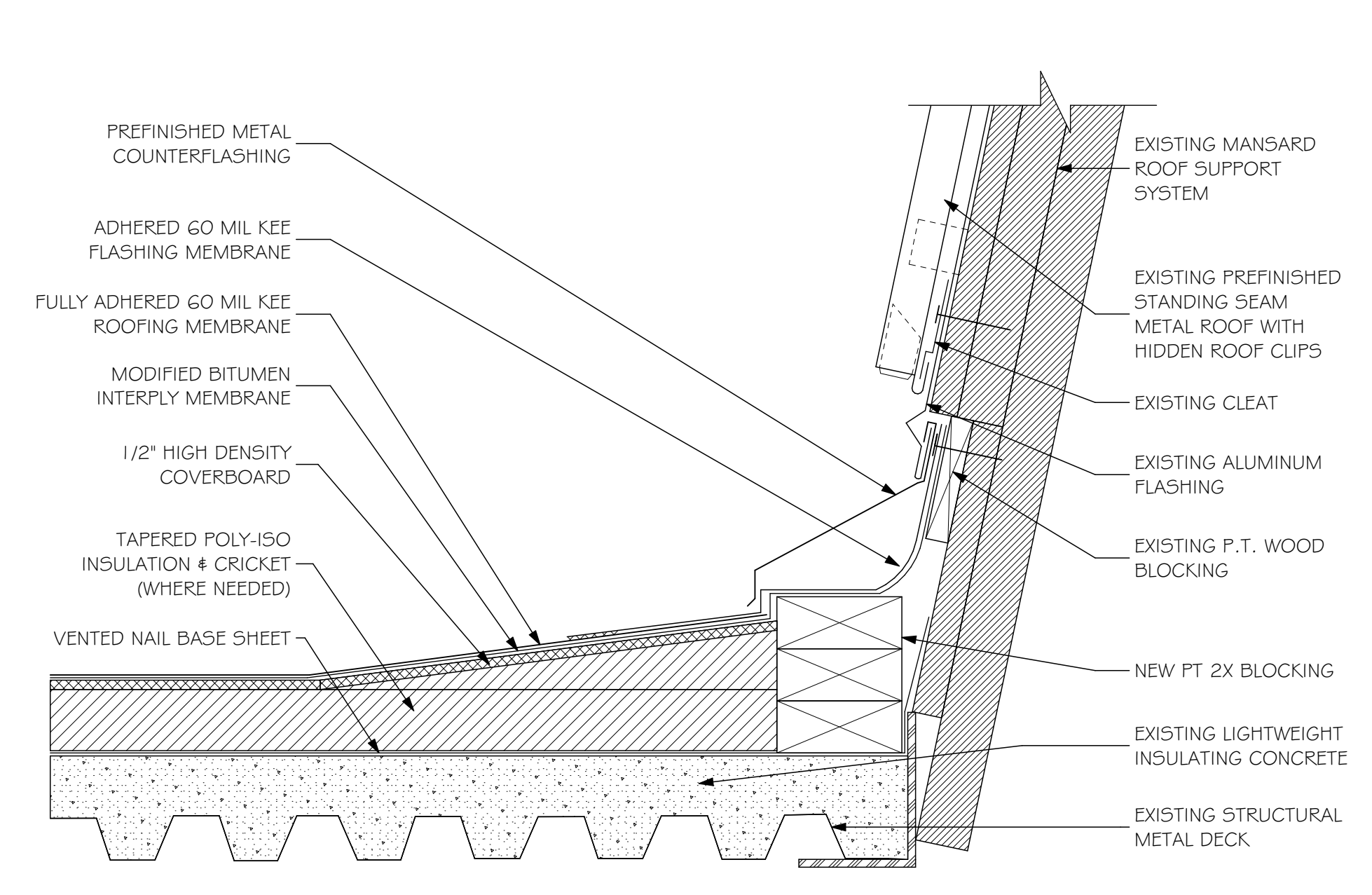
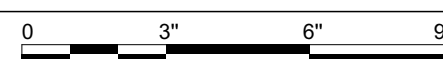
1 ROOF EDGE DETAIL AT MANSARD
A501 SCALE: 6" = 1'-0"



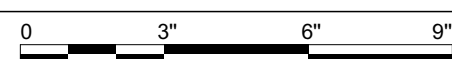
2 OVERFLOW SCUPPER DETAIL AT MANSARD
A501 SCALE: 6" = 1'-0"

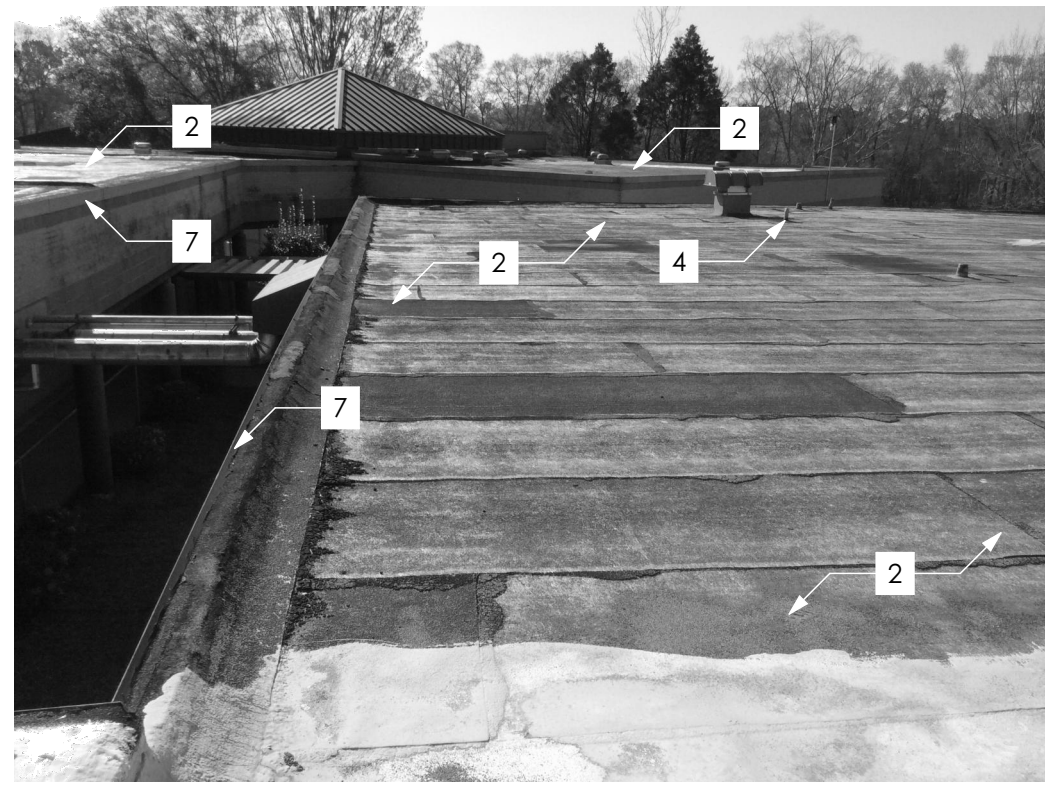


3 WALL BASE DETAIL
A501 SCALE: 3" = 1'-0"

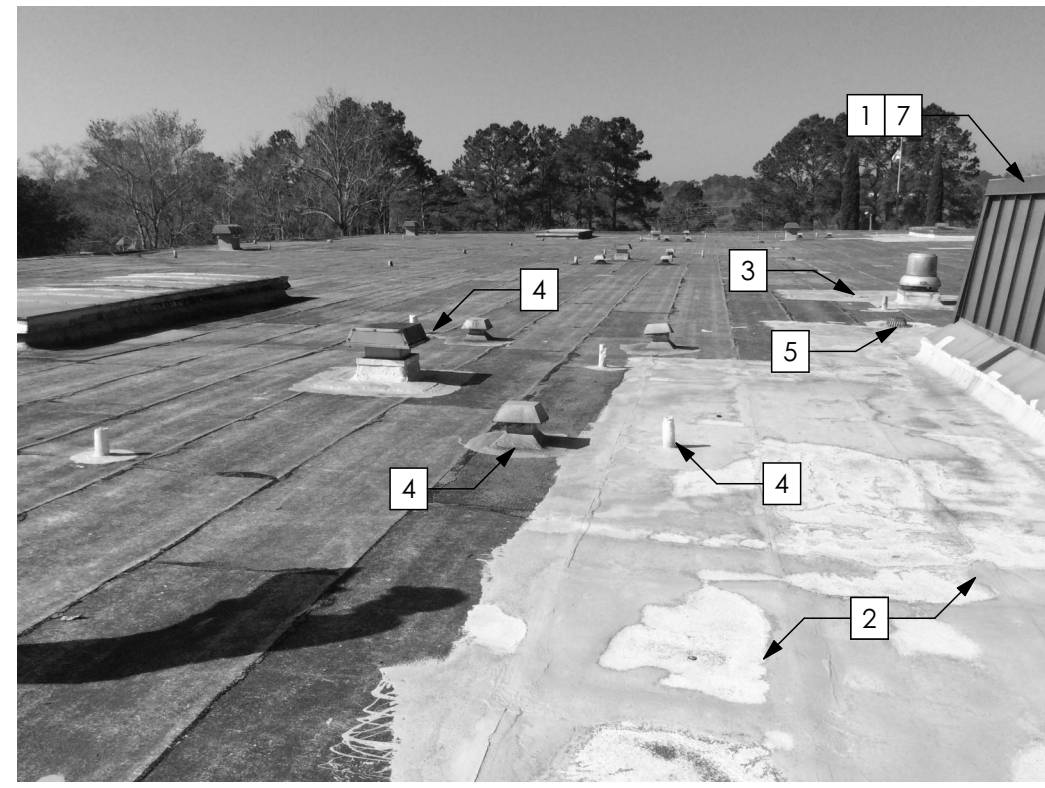


4 WALL BASE EXPANSION JOINT DETAIL
A501 SCALE: 3" = 1'-0"

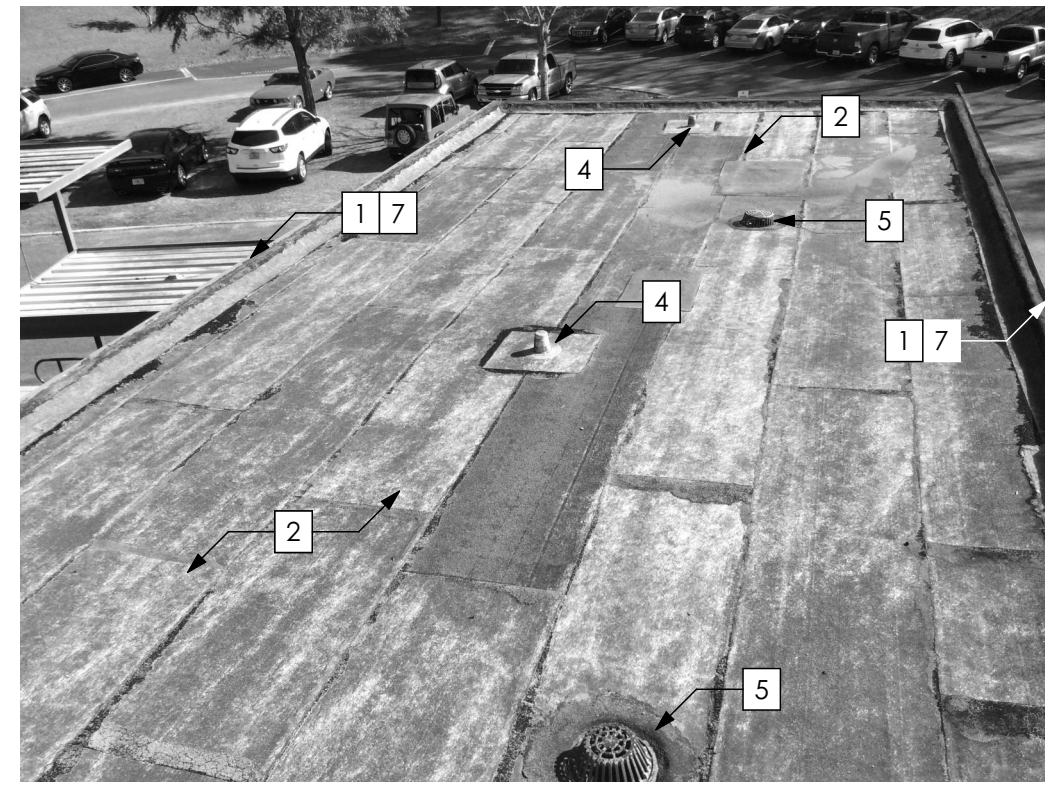




1 PHOTO
A700



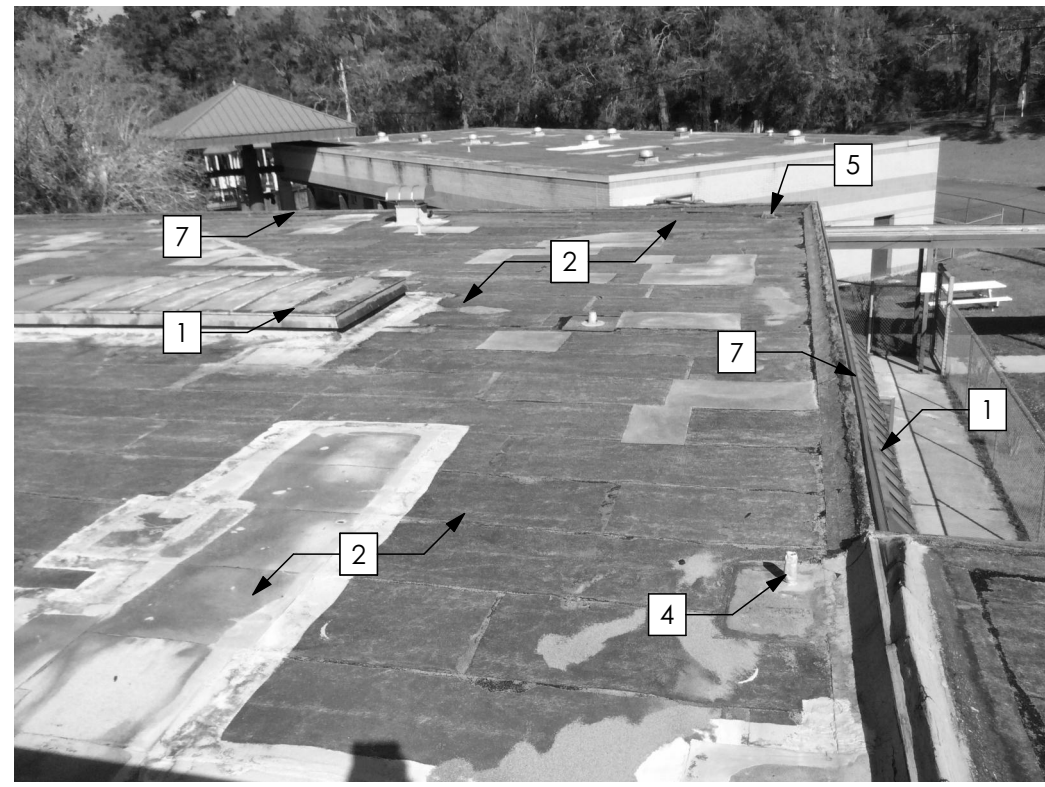
2 PHOTO
A700



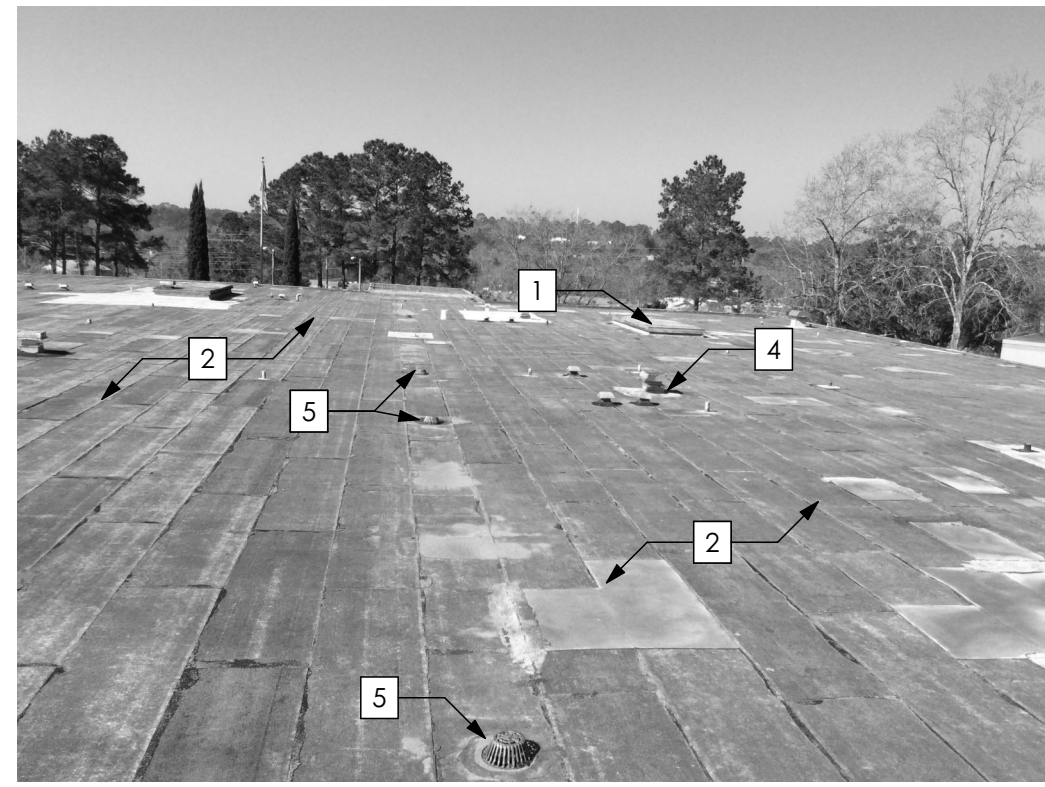
3 PHOTO
A700



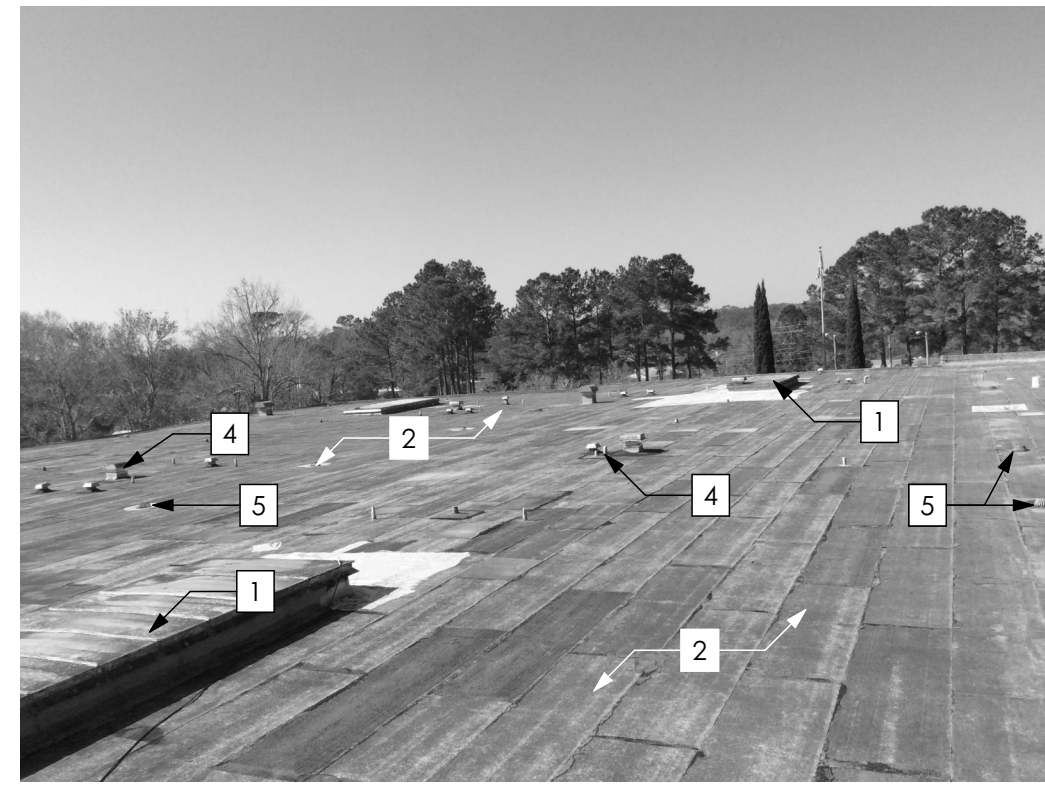
4 PHOTO
A700



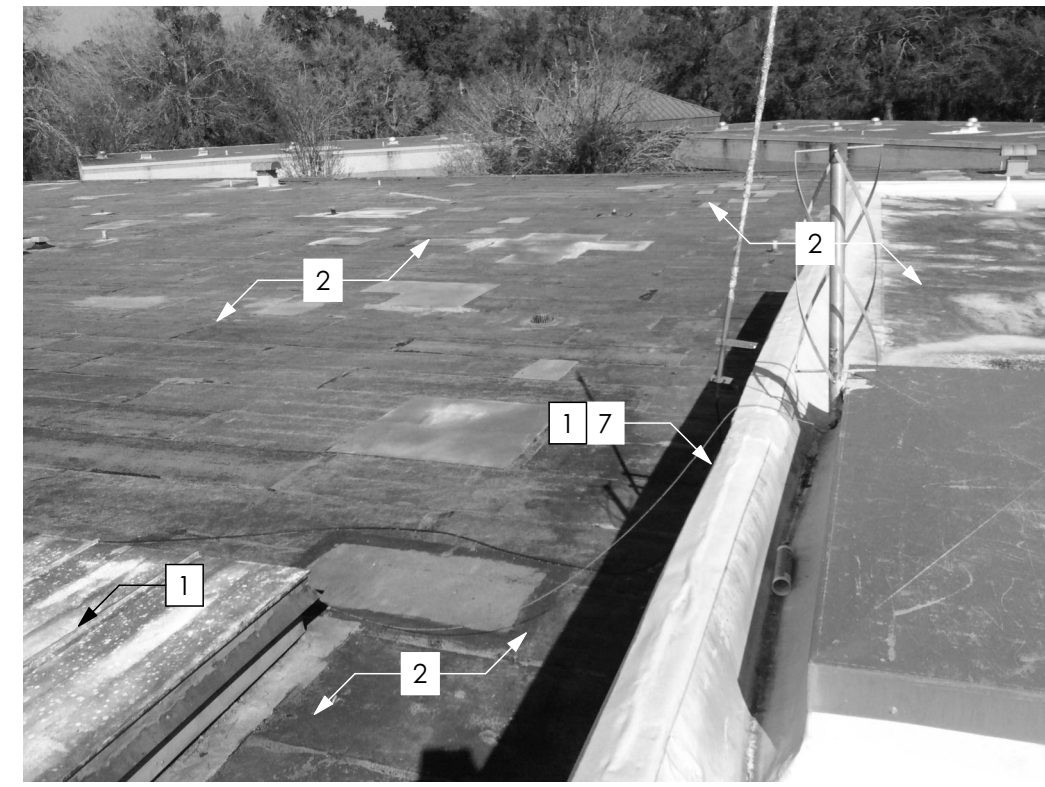
5 PHOTO
A700



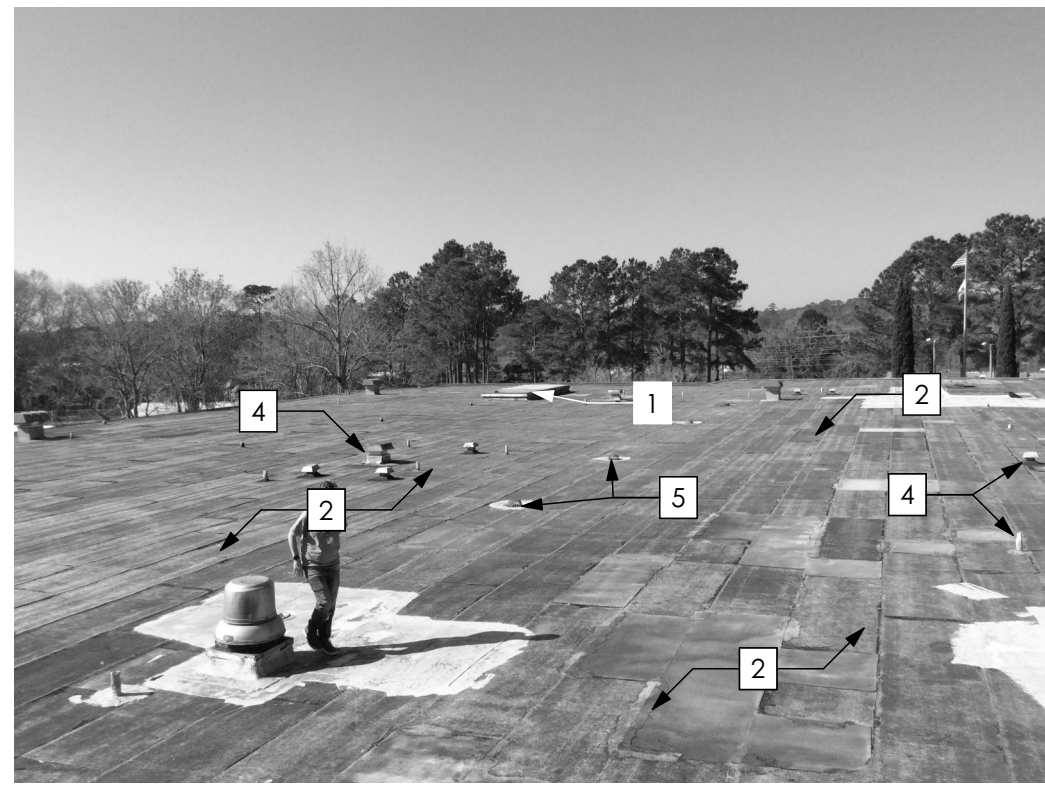
6 PHOTO
A700



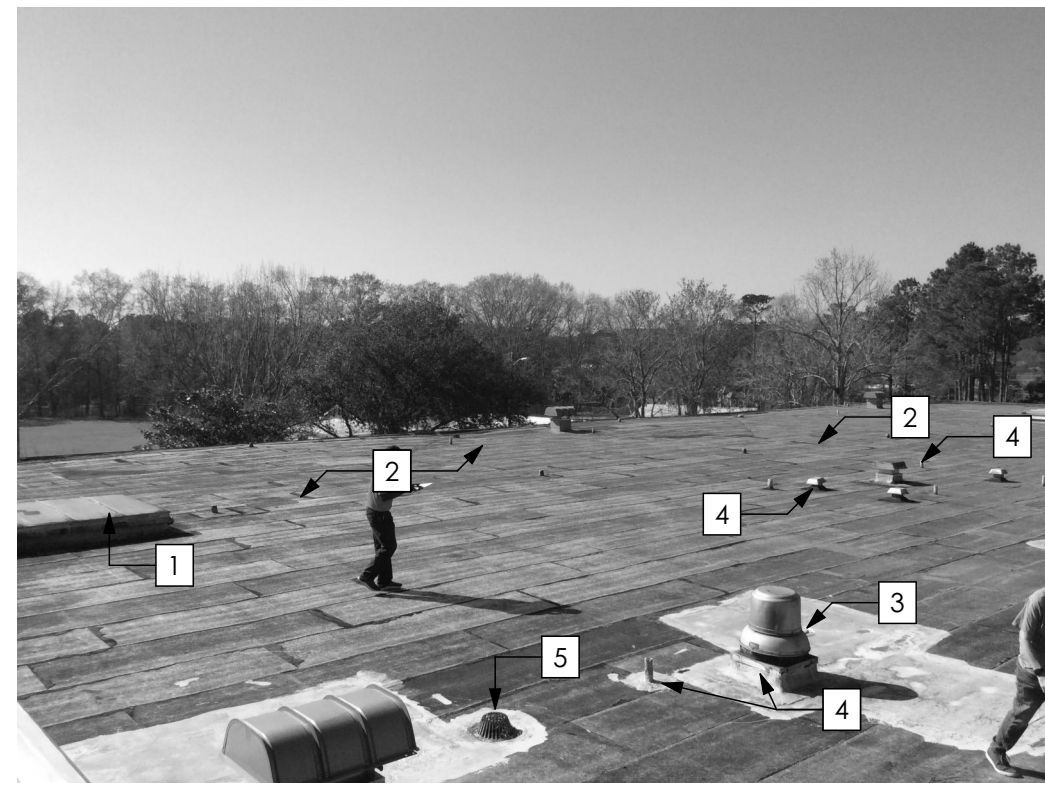
7 PHOTO
A700



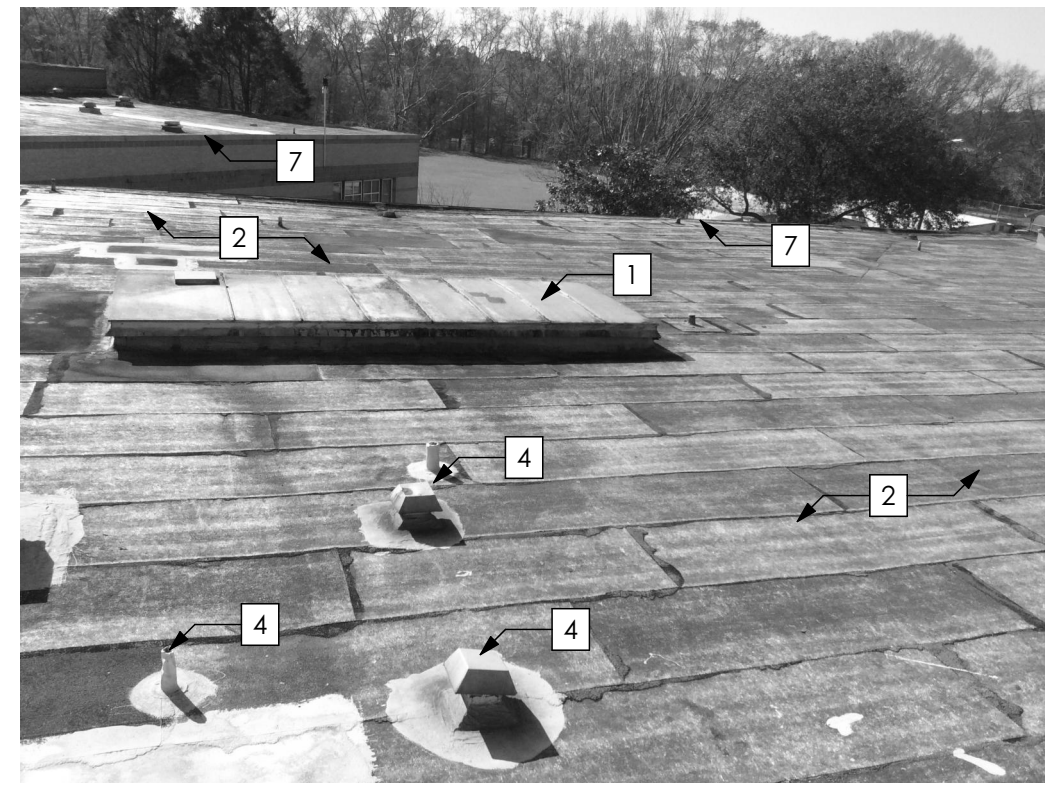
8 PHOTO
A700



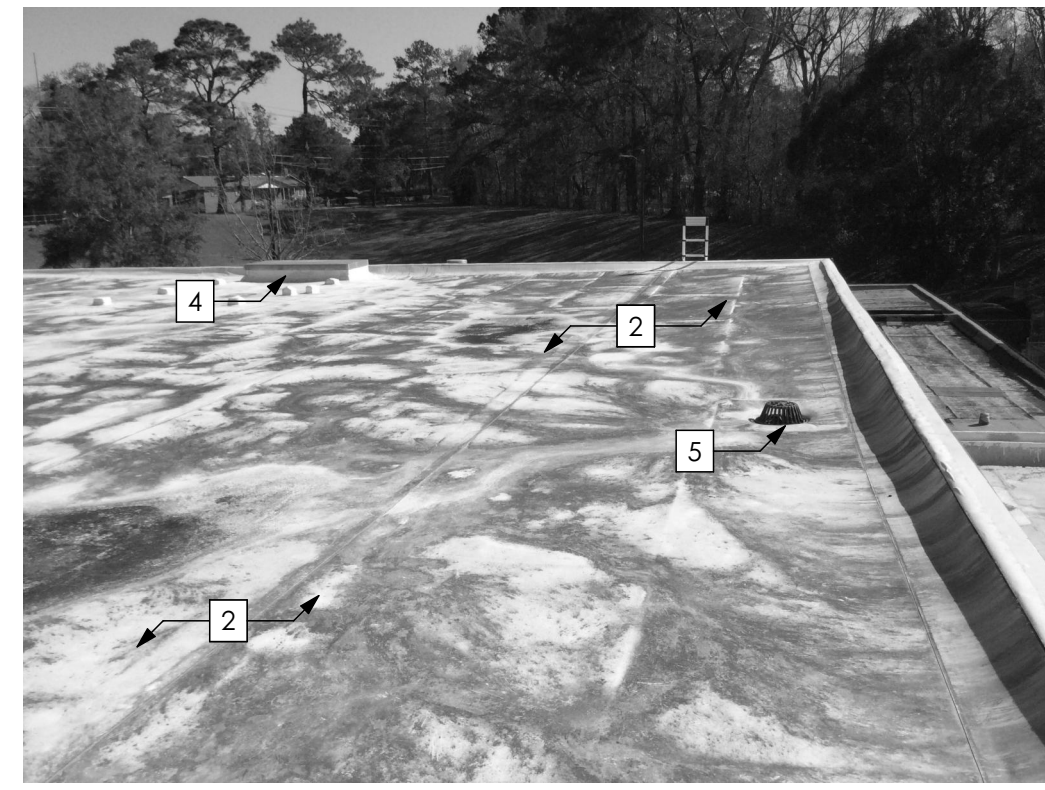
9 PHOTO
A700



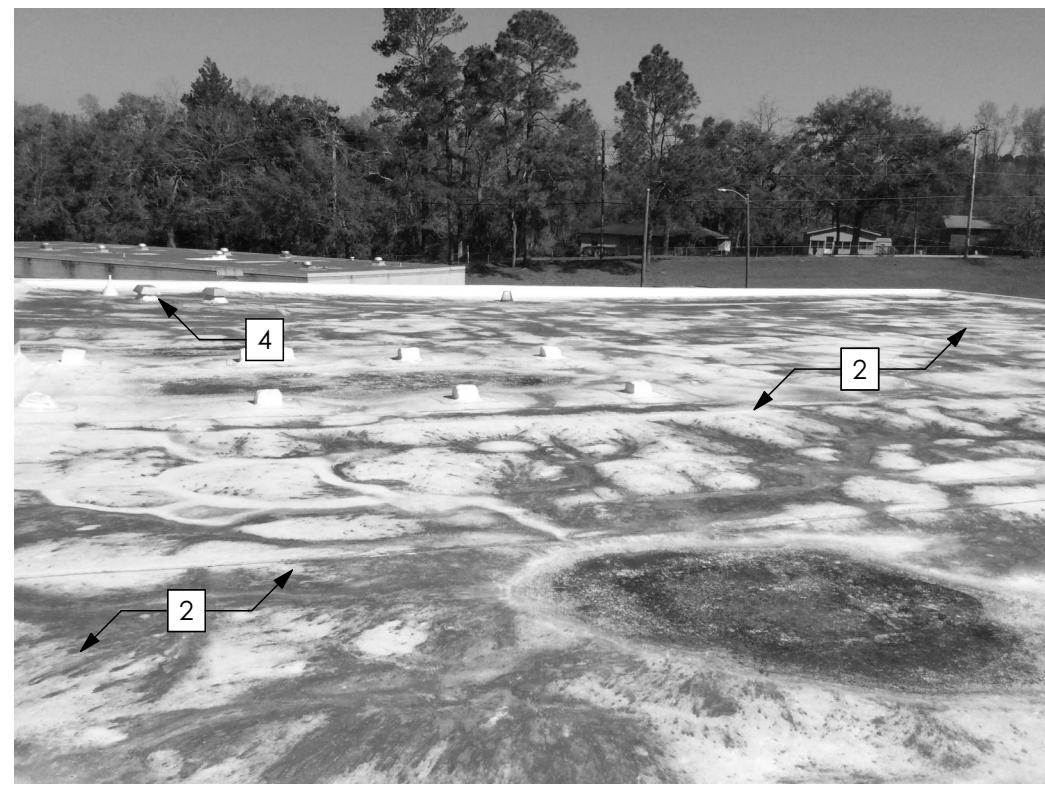
10 PHOTO
A700



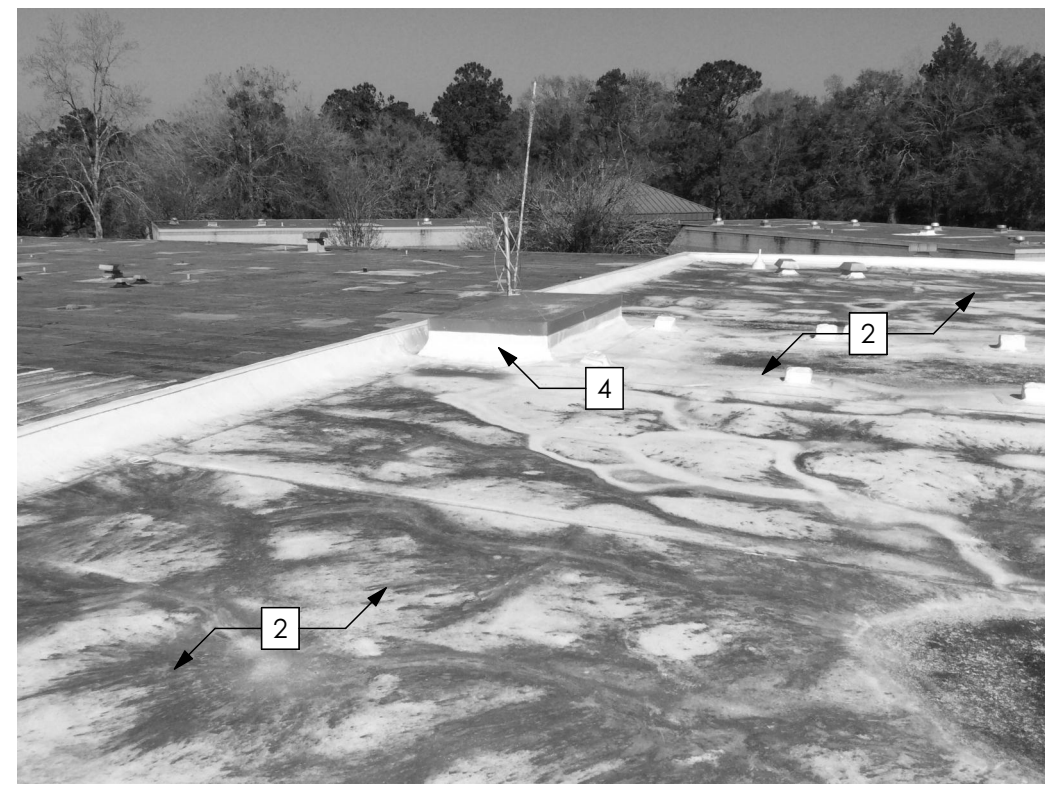
11 PHOTO
A700



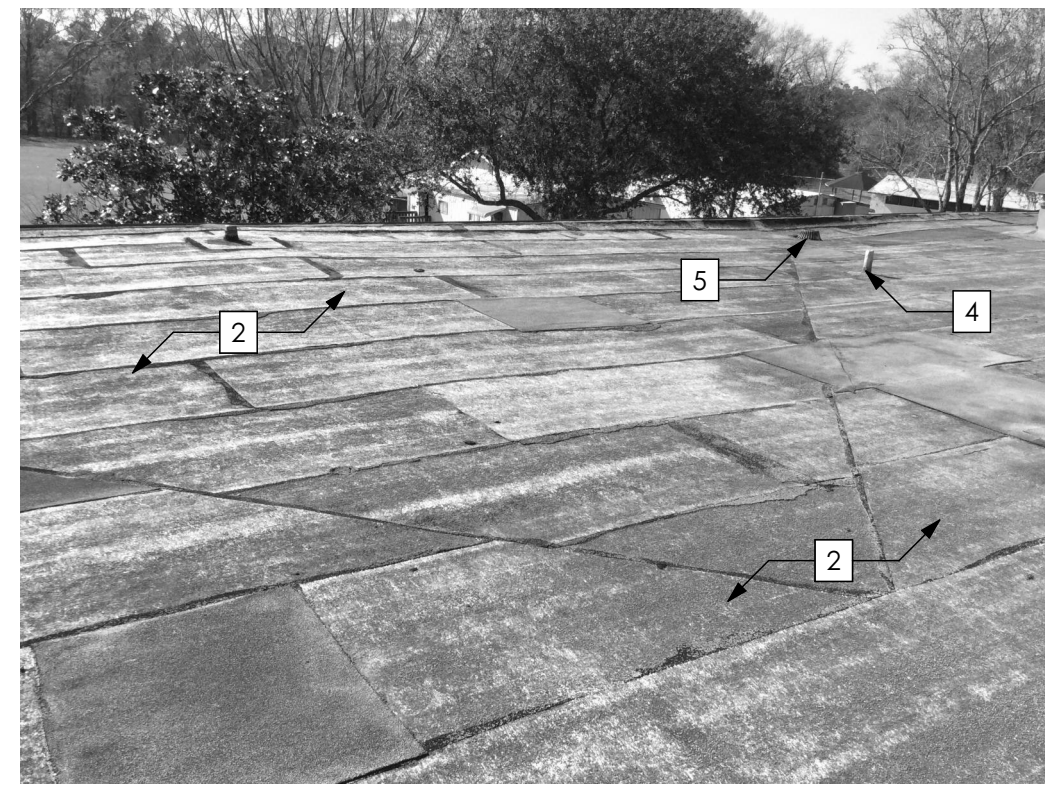
12 PHOTO
A700



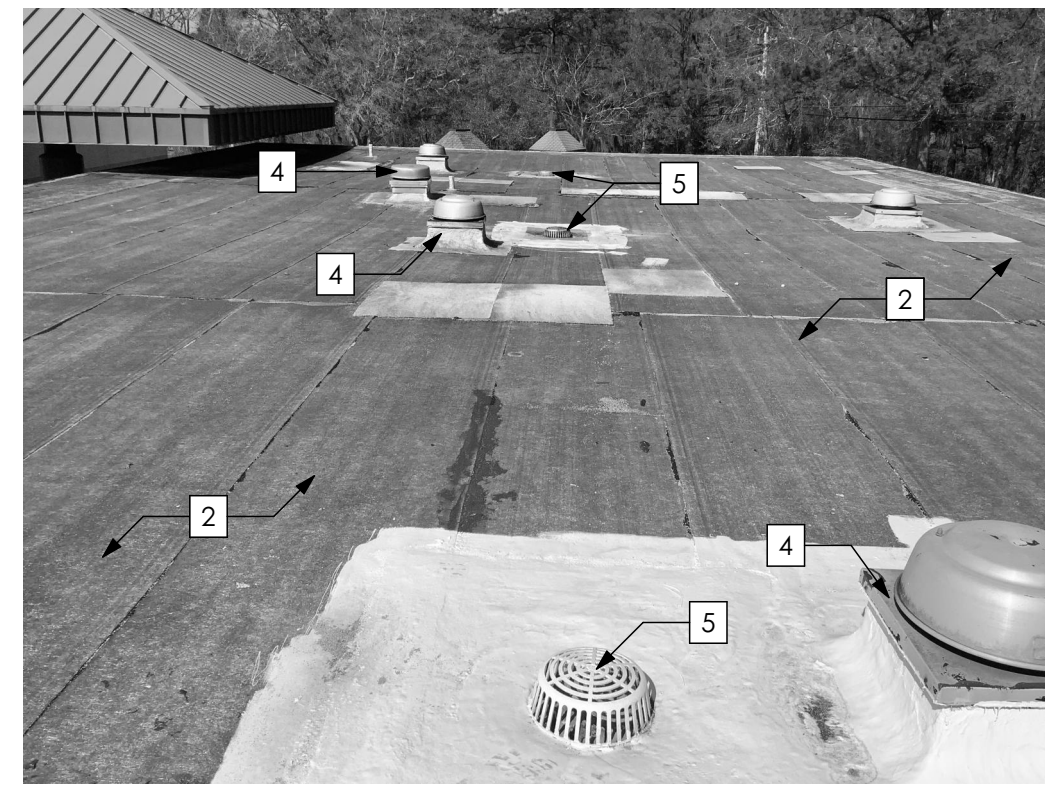
13 PHOTO
A700



14 PHOTO
A700



15 PHOTO
A700



16 PHOTO
A700

LEGEND

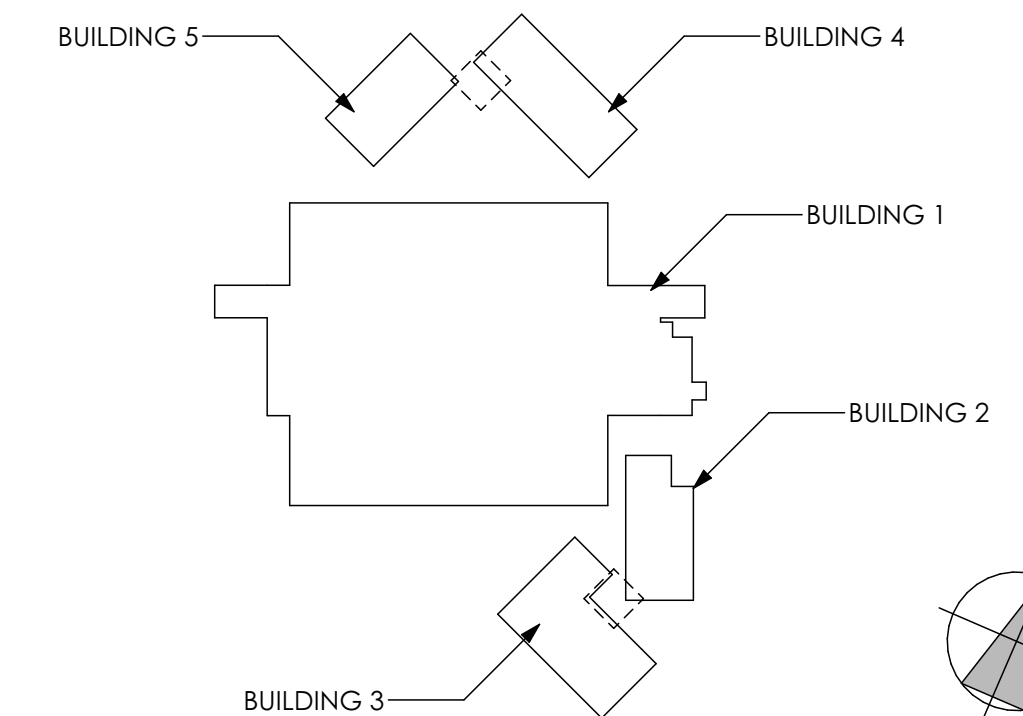
	ROOF PERIMETER		SLOPE
	EXHAUST FAN		PHOTO MARKER PHOTO # / SHEET #
	ROOF DRAIN		CRICKET
	VTR		CAPPED ROOF CURB
	WALK THREAD		SKYLIGHT CURB
	EXPANSION JOINT		SECTION #
	GOOSENECK VENT		SHEET #
	OVERFLOW SCUPPER		LOW/HIGH
			WORK LEGEND NOTE
			N.I.C. NOT IN CONTRACT

WORK NOTES

THESE WORK ITEMS ARE TYPICAL AND MAY NOT BE ALL INCLUSIVE BUT INTENDED TO SUPPLEMENT THE DRAWINGS AND DETAILS AND CLARIFY THE SCOPE OF WORK. WORK LEGEND ITEMS ARE TYPICAL FOR SITUATIONS AND WORK SCOPE SHOWN. WORK LEGEND SYMBOLS ARE NOT SHOWN AT EVERY SPECIFIC LOCATION WHICH SCOPE IS TO BE COMPLETED, UNLESS OTHERWISE NOTED.

- 1 CLEAN ALL PERIMETER PREFINISHED METAL MANSARD ROOFS AND LARGE METAL CAP CURBS UTILIZING A "HIGH PRESSURE COLD WATER SYSTEM" (WITH OSCILLATING TIP) TO REMOVE ALL LAITANCE, DIRT, OIL, GREASE, MILDEW, AND LOOSE EXISTING COATINGS.
- 2 TEAR-OFF OF EXISTING LOW SLOPE ROOFING SYSTEM AND FLASHING, INSTALL REINFORCED NAILED BASE SHEET, NEW 1/4" PER FOOT TAPERED POLYISOCYANURATE INSULATION WITH A 1/2" HIGH DENSITY COVERBOARD. INSTALL MODIFIED BITUMEN INTERPLY ROOFING MEMBRANE. FULLY ADHERE 60 MIL KEE CAP SHEET SINGLE PLY ROOFING AND FLASHING SYSTEM ACCORDING TO ROOFING MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- 3 REMOVE INDICATED EXISTING ROOF DRAIN. CAP DRAIN PIPE AND INFILL ROOF OPENING AS NEEDED WITH INSULATION.
- 4 RAISE ROOFTOP EQUIPMENT CURBS, AND VTR PENETRATIONS TO A MINIMUM OF 10" ABOVE THE FINISHED ROOF SURFACE.
- 5 INSTALL NEW ROOF DRAIN WITH STAINLESS STEEL BOLTS. ROOF DRAIN BOWLS TO BE CLAMPED AND ANCHORED TO THE ROOF DECK. PAINT TWO (2) COATS, ROOF DRAIN, CLAMPING RINGS AND METAL BASKET STRAINERS WITH PREMIUM ACRYLIC PAINT.
- 6 INSTALL NEW KEE/PVC COATED METAL OVERFLOW SCUPPERS AT INDICATED LOCATIONS. SEAL THE SCUPPER THROAT ALONG THE UNDERSIDE AND SIDES WITH PREMIUM SILICONE SEALANT.
- 7 INSTALL HEAVY GAUGE METAL CONTINUOUS CLEAT AT THE OUTSIDE EDGE OF PERIMETER WALL. INSTALL PREFINISHED ALUMINUM FASCIA COVER PLATE, COLOR TO MATCH EXISTING PERIMETER METAL. PARAPET FASCIA ASSEMBLY TO MEET ANSI/SPIR/ES-1 REQUIREMENTS.

KEY PLAN (N.T.S.)



CONSULTANTS

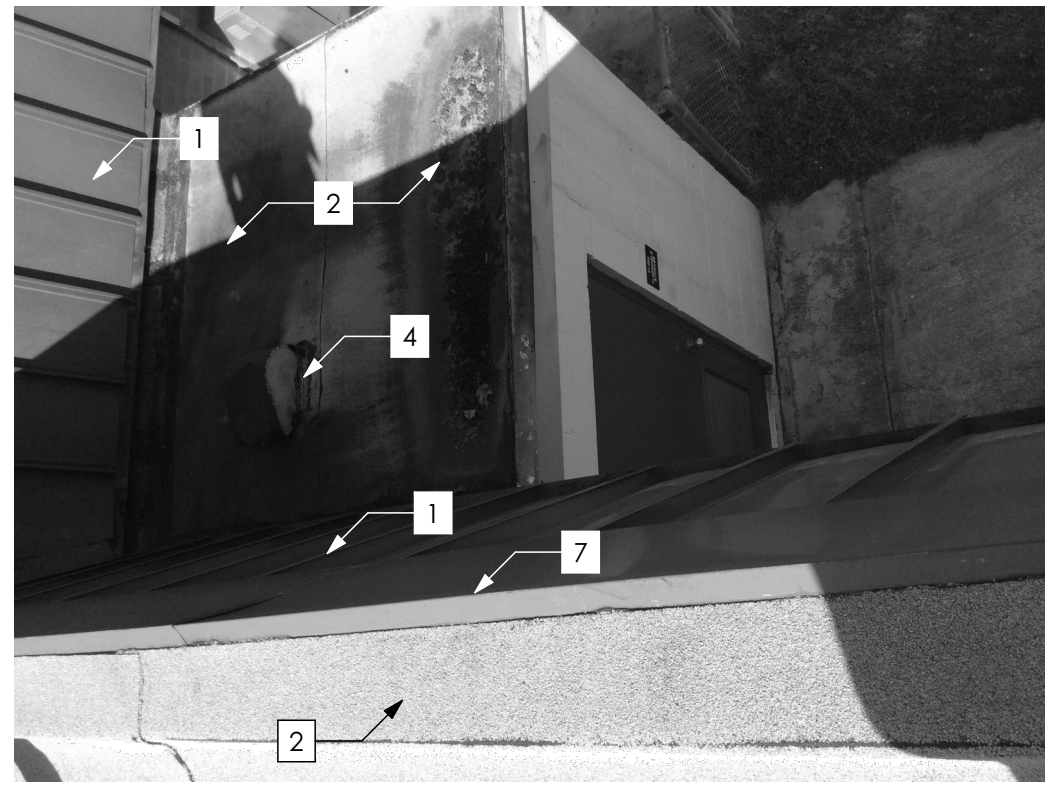
SEALEY ELEMENTARY SCHOOL ROOF
REPLACEMENT BUILDING 1, 2, 3, 4, AND 5
LEON COUNTY SCHOOLS
TALLAHASSEE, FLORIDA

CONSTRUCTION DOCUMENTS

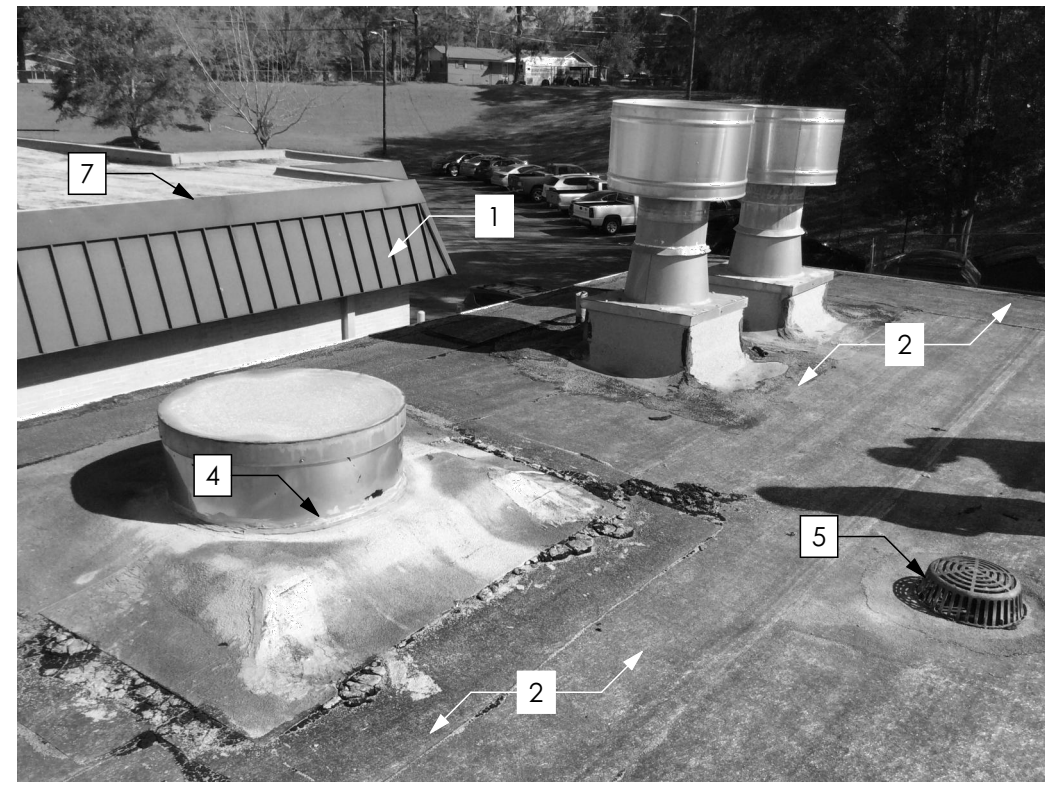
PROJ. NO.	156122
DATE	05/17/2022
DRAWN	LH
CHECKED	IH
APPROVED	JS
REVISION	
REVISION DATE	

PHOTOS

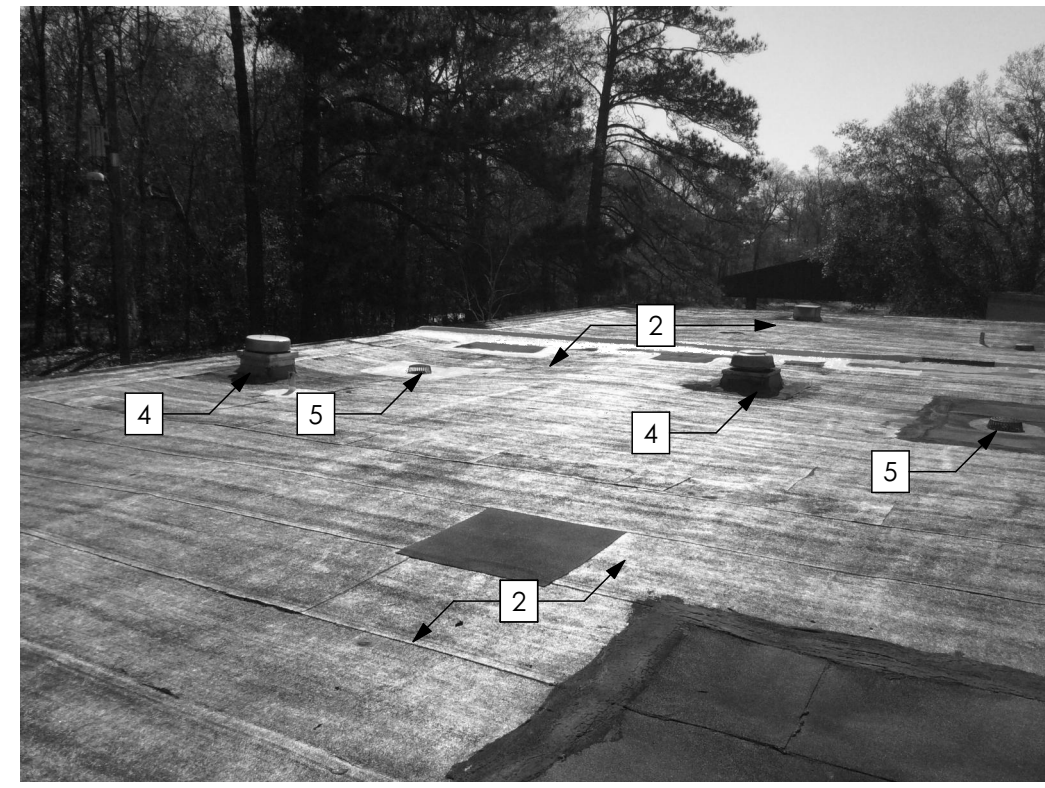
A700



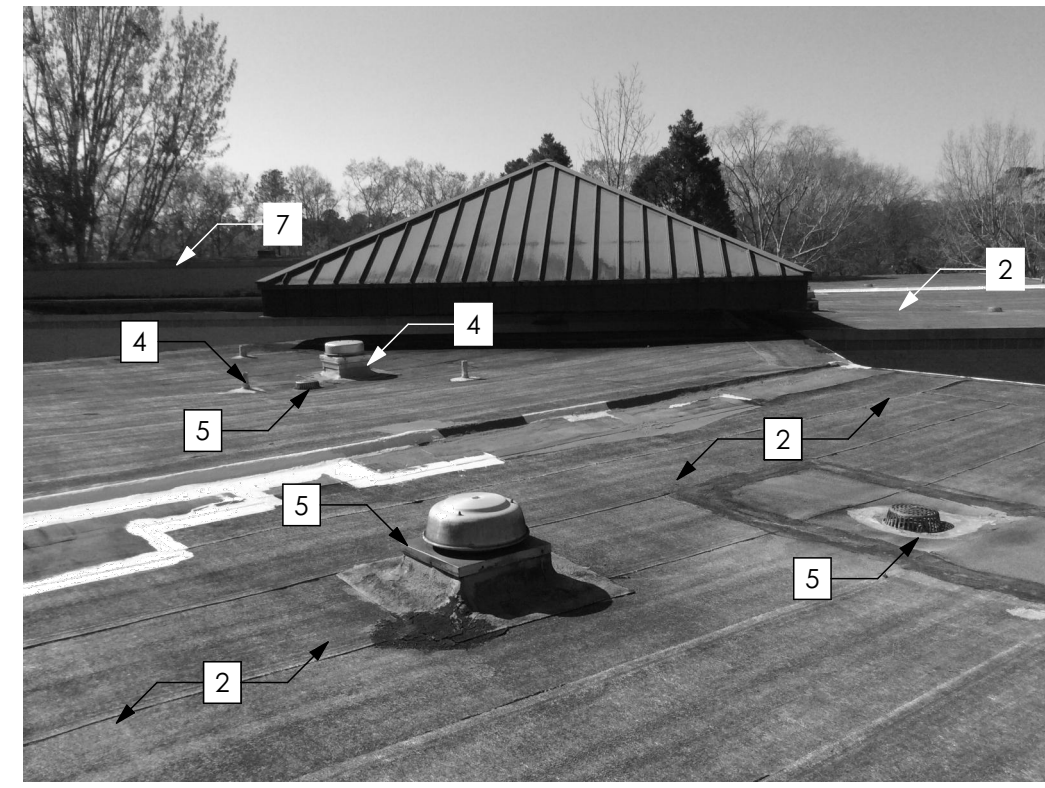
1 PHOTO
A701



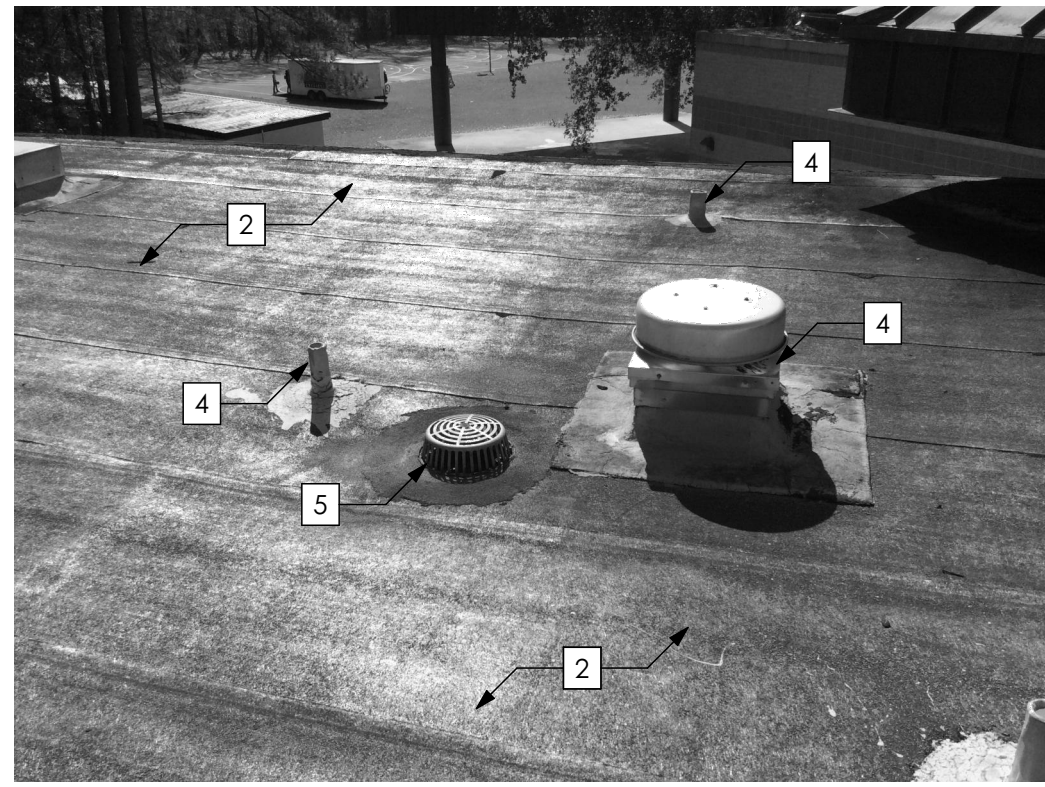
2 PHOTO
A701



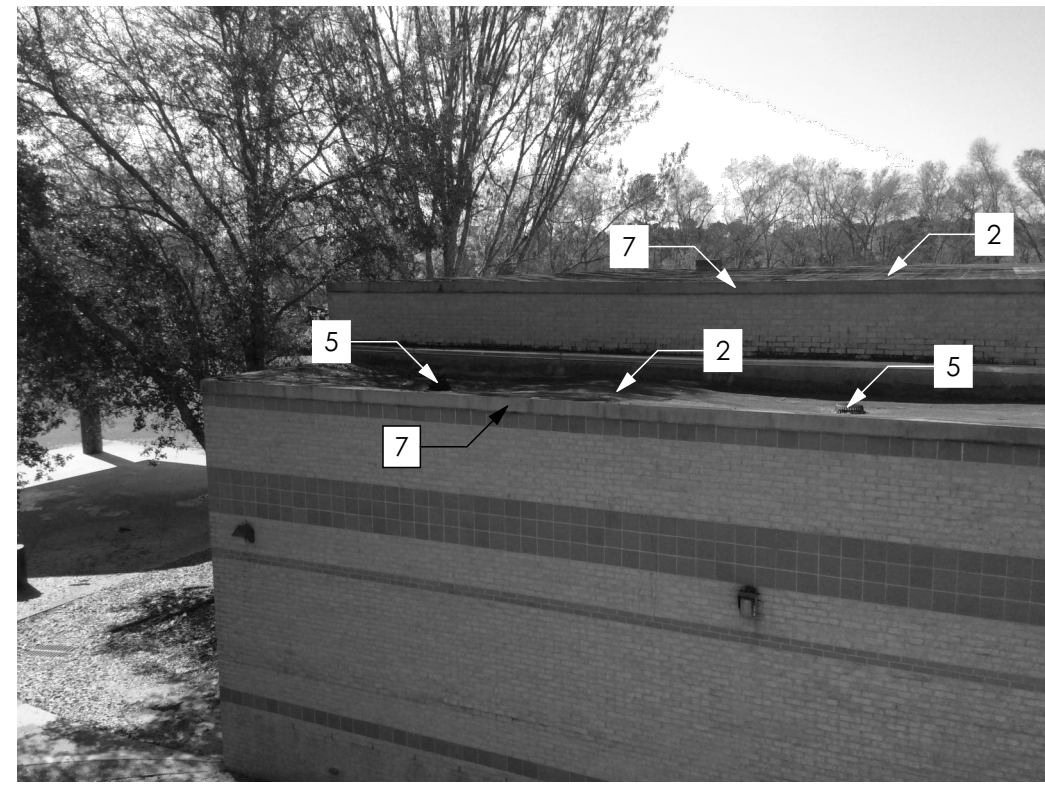
3 PHOTO
A701



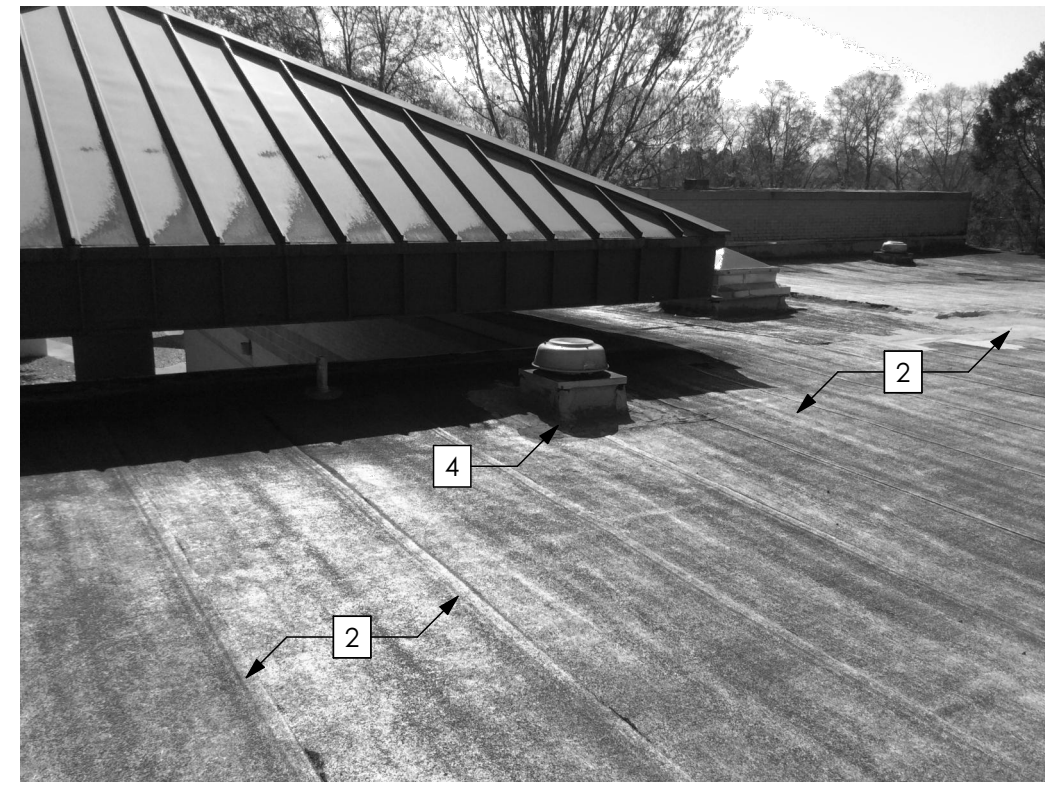
4 PHOTO
A701



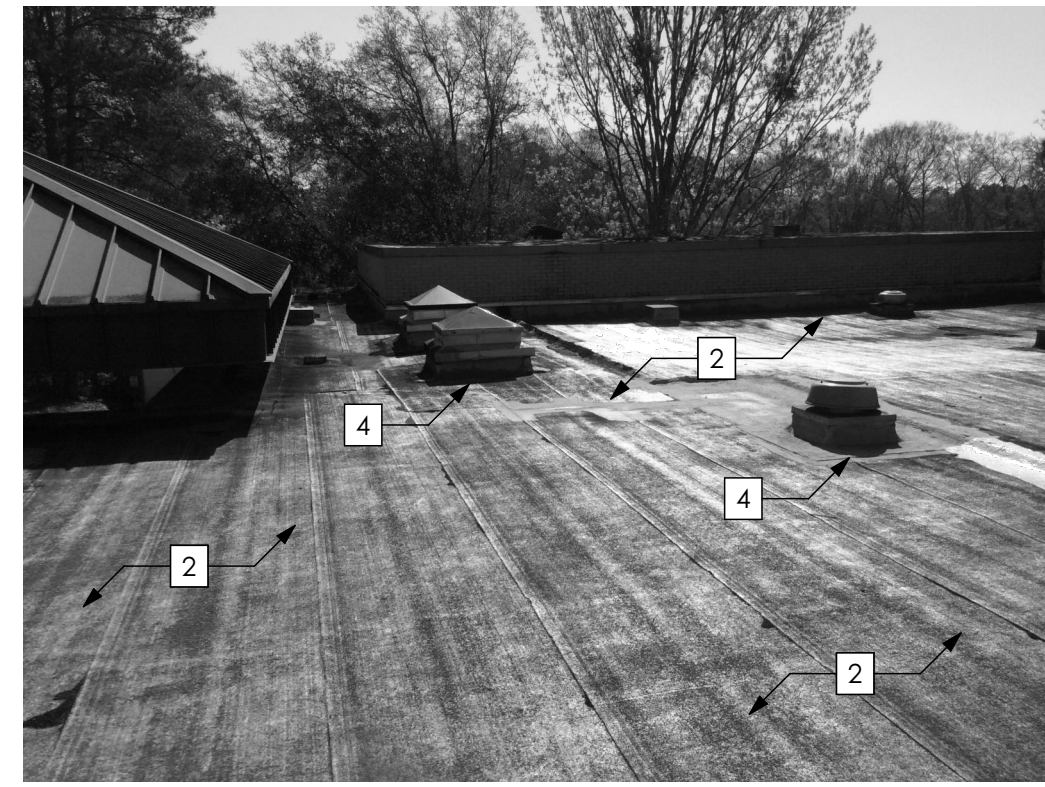
5 PHOTO
A701



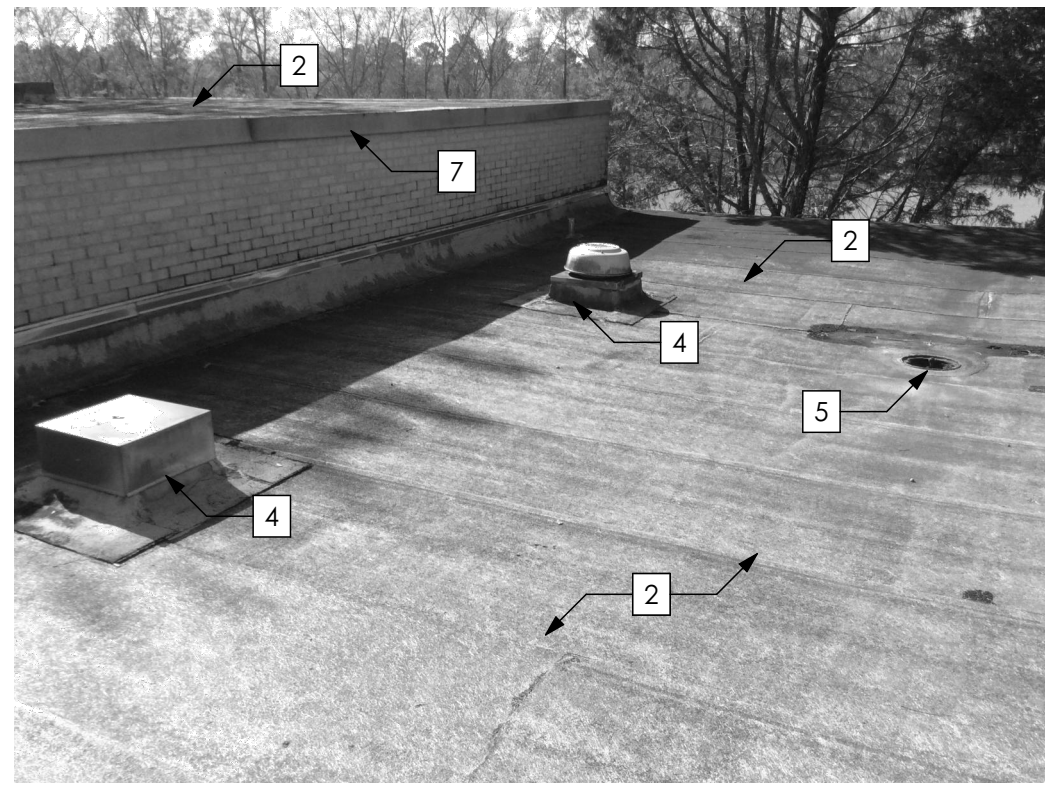
6 PHOTO
A701



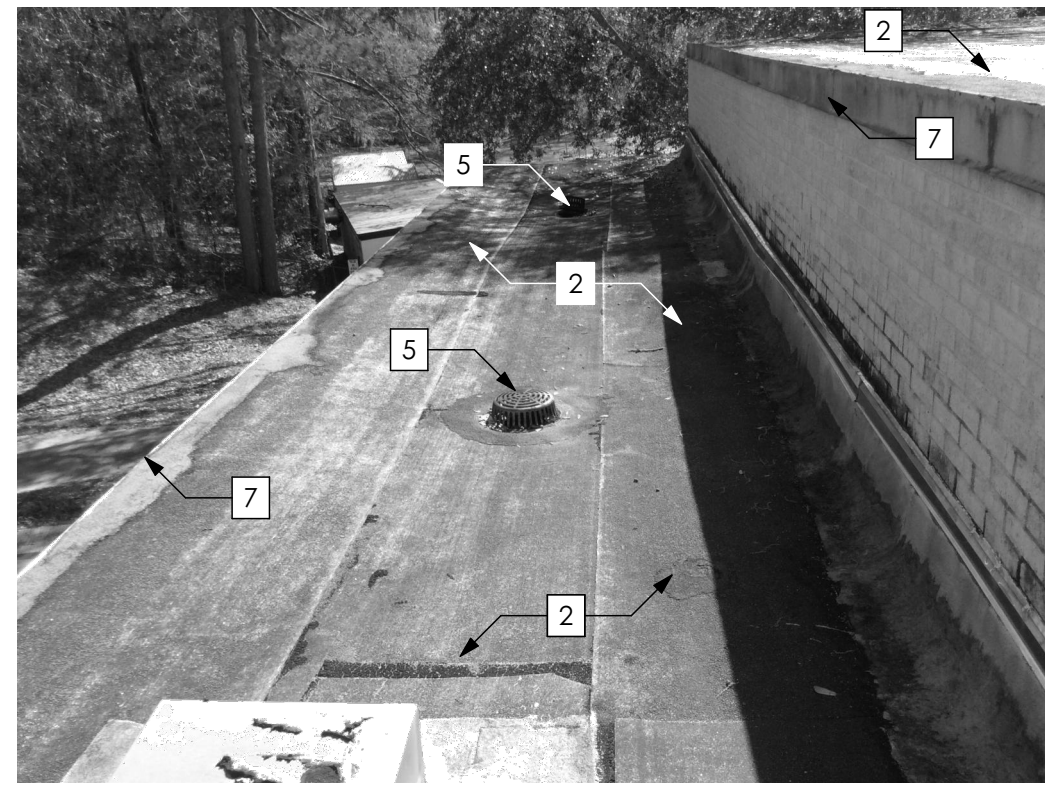
7 PHOTO
A701



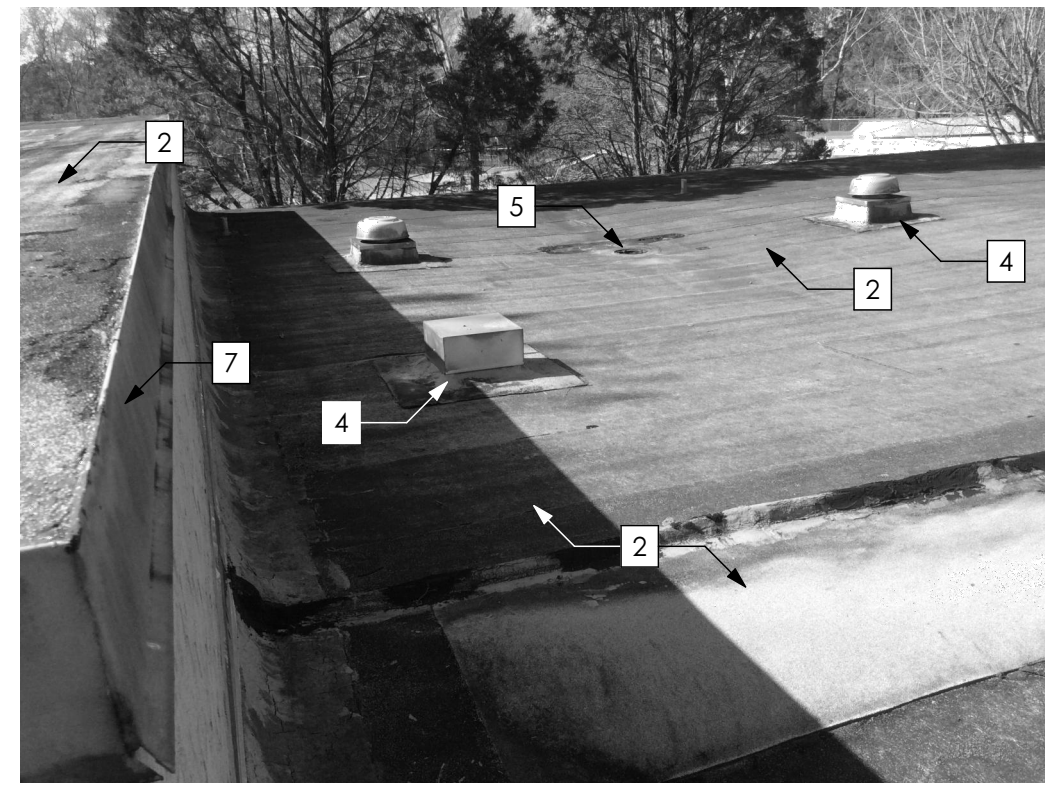
8 PHOTO
A701



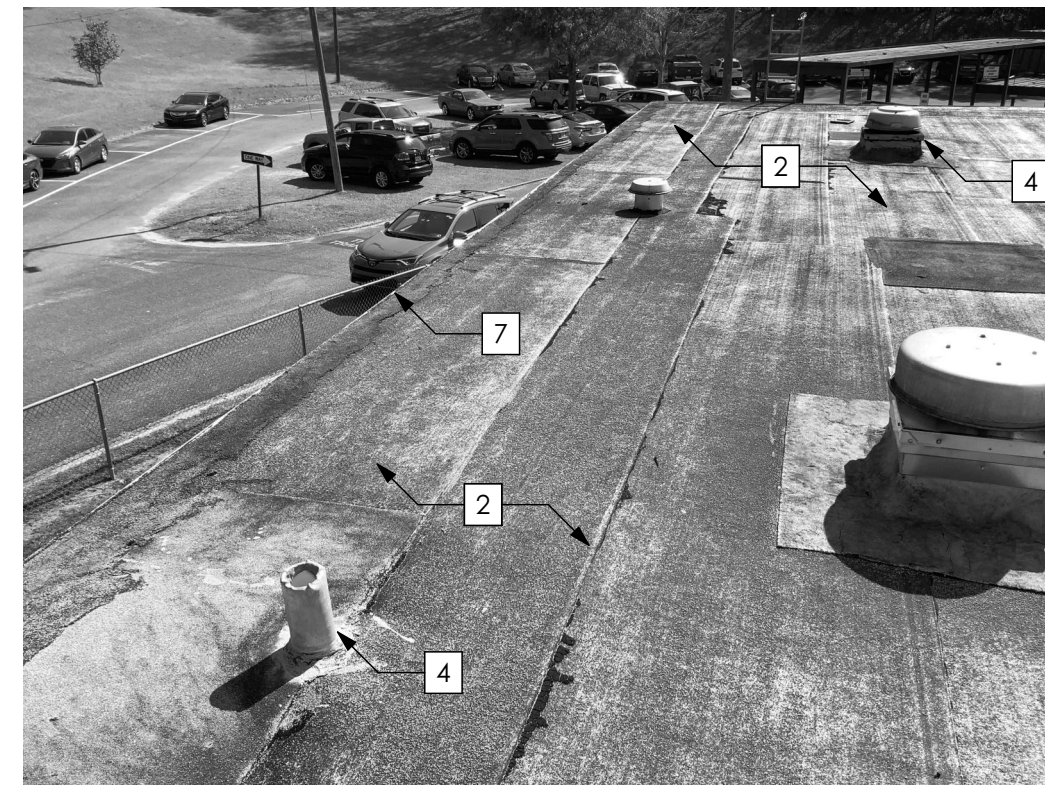
9 PHOTO
A701



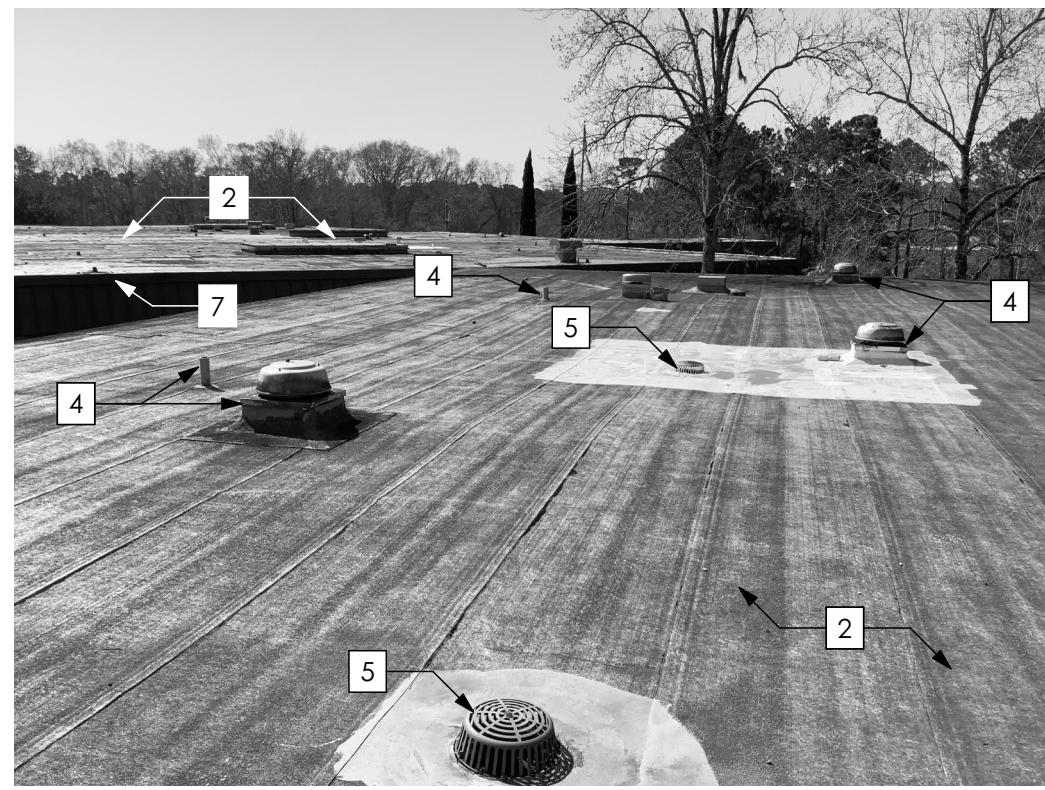
10 PHOTO
A701



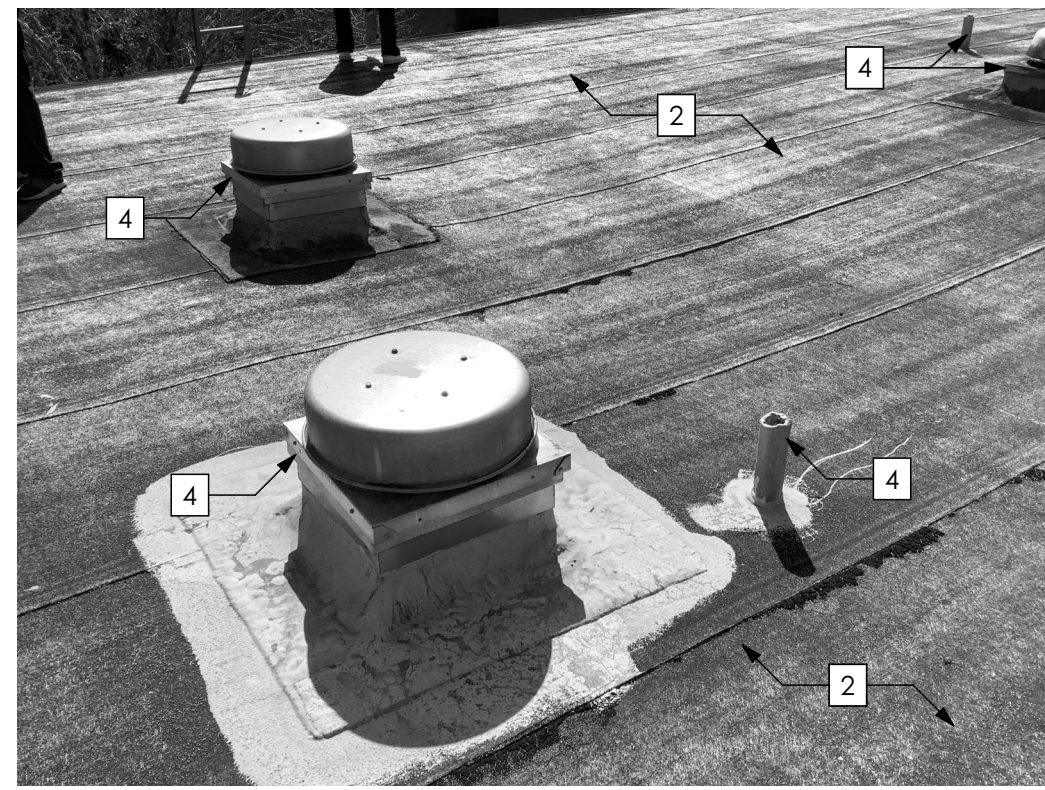
11 PHOTO
A701



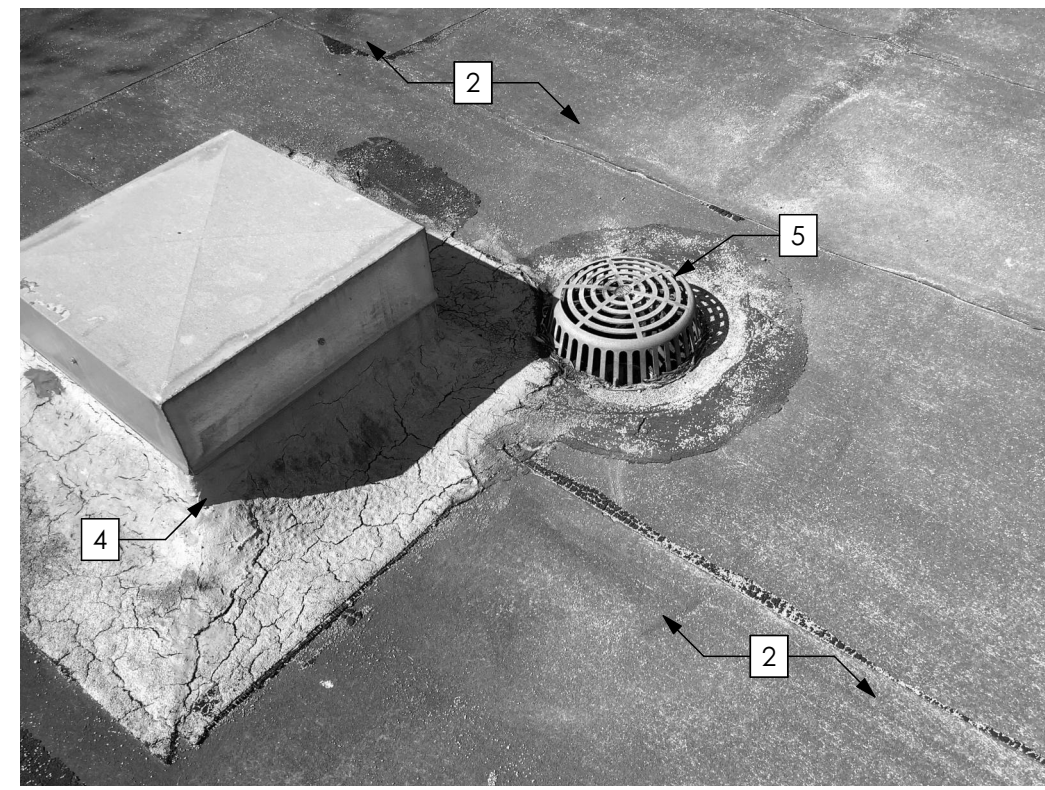
12 PHOTO
A701



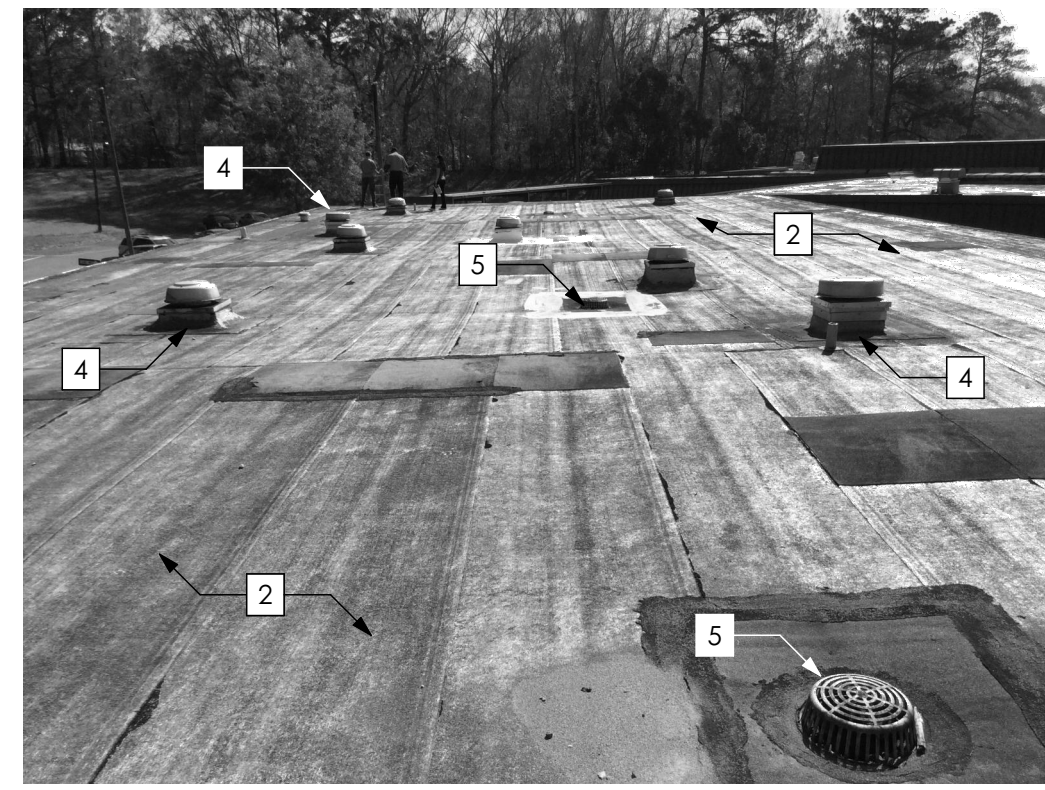
13 PHOTO
A701



14 PHOTO
A701



15 PHOTO
A701



16 PHOTO
A701

LEGEND

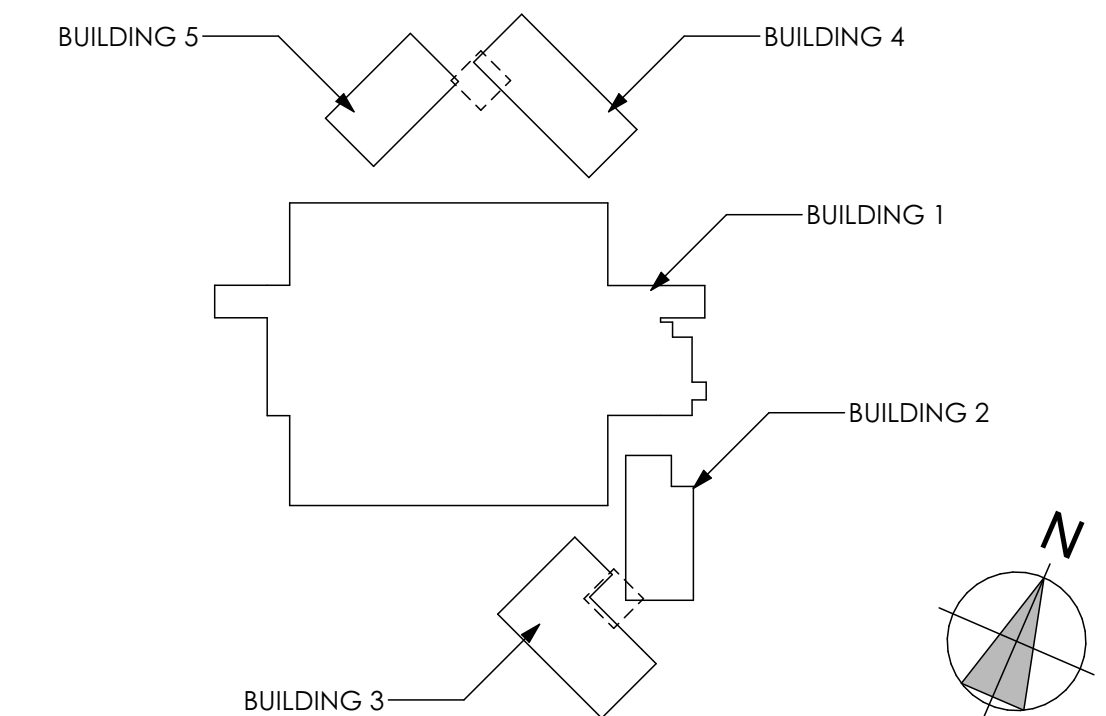
	ROOF PERIMETER		SLOPE
	EXHAUST FAN		PHOTO MARKER PHOTO # / SHEET #
	ROOF DRAIN		CRICKET
	VTR		CAPPED ROOF CURB
	WALK THREAD		SKYLIGHT CURB
	EXPANSION JOINT		SECTION #
	GOOSENECK VENT		SHEET #
	OVERFLOW SCUPPER		LOW/HIGH
			WORK LEGEND NOTE
			N.I.C. NOT IN CONTRACT

WORK NOTES

THESE WORK ITEMS ARE TYPICAL AND MAY NOT BE ALL INCLUSIVE BUT INTENDED TO SUPPLEMENT THE DRAWINGS AND DETAILS AND CLARIFY THE SCOPE OF WORK. WORK LEGEND ITEMS ARE TYPICAL FOR SITUATIONS AND WORK SCOPE SHOWN. WORK LEGEND SYMBOLS ARE NOT SHOWN AT EVERY SPECIFIC LOCATION WHICH SCOPE IS TO BE COMPLETED, UNLESS OTHERWISE NOTED.

- 1 CLEAN ALL PERIMETER PREFINISHED METAL MANSARD ROOFS AND LARGE METAL CAP CURBS UTILIZING A "HIGH PRESSURE COLD WATER SYSTEM" (WITH OSCILLATING TIP) TO REMOVE ALL LAITANCE, DIRT, OIL, GREASE, MILDEW, AND LOOSE EXISTING COATINGS.
- 2 TEAR-OFF OF EXISTING LOW SLOPE ROOFING SYSTEM AND FLASHING. INSTALL REINFORCED NAILED BASE SHEET, NEW 1/4" PER FOOT TAPERED POLYISOCYANURATE INSULATION WITH A 1/2" HIGH DENSITY COVERBOARD. INSTALL MODIFIED BITUMEN INTERPLY ROOFING MEMBRANE. FULLY ADHERE 60 MIL KEE CAP SHEET SINGLE PLY ROOFING AND FLASHING SYSTEM ACCORDING TO ROOFING MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- 3 REMOVE INDICATED EXISTING ROOF DRAIN. CAP DRAIN PIPE AND INFILL ROOF OPENING AS NEEDED WITH INSULATION.
- 4 RAISE ROOFTOP EQUIPMENT CURBS, AND VTR PENETRATIONS TO A MINIMUM OF 10" ABOVE THE FINISHED ROOF SURFACE.
- 5 INSTALL NEW ROOF DRAIN WITH STAINLESS STEEL BOLTS. ROOF DRAIN BOWLS TO BE CLAMPED AND ANCHORED TO THE ROOF DECK. PAINT TWO (2) COATS 5, ROOF DRAIN, CLAMPING RINGS AND METAL BASKET STRAINERS WITH PREMIUM ACRYLIC PAINT.
- 6 INSTALL NEW KEE/PVC COATED METAL OVERFLOW SCUPPERS AT INDICATED LOCATIONS. SEAL THE SCUPPER THROAT ALONG THE UNDERSIDE AND SIDES WITH PREMIUM SILICONE SEALANT.
- 7 INSTALL HEAVY GAUGE METAL CONTINUOUS CLEAT AT THE OUTSIDE EDGE OF PERIMETER WALL. INSTALL PREFINISHED ALUMINUM FASCIA COVER PLATE, COLOR TO MATCH EXISTING PERIMETER METAL. PARAPET FASCIA ASSEMBLY TO MEET ANSI/SPRI/ES-1 REQUIREMENTS.

KEY PLAN (N.T.S.)



CONSULTANTS



ARCHITECTURE
INTERIOR DESIGN
BUILDING ENVELOPE
211 JOHN KNOX RD, SUITE 105
TALLAHASSEE, FL 32303
PH: (850) 385 9200
ARCHITECTS
MLDARCHITECTS.COM

SEALEY ELEMENTARY SCHOOL ROOF
REPLACEMENT BUILDING 1, 2, 3, 4, AND 5
LEON COUNTY SCHOOLS
TALLAHASSEE, FLORIDA

CONSTRUCTION DOCUMENTS

PROJ. NO. 156122
DATE 05/17/2022
DRAWN LH
CHECKED JH
APPROVED JS
REVISION
REVISION DATE

PHOTOS

A701