BID DOCUMENTS

CORAL SHORES HIGH SCHOOL
ROOFING AND EXTERIOR WALL REPAIR PROJECT

89901 OLD HIGHWAY
TAVERNIER, FL 33070

APRIL 15, 2022

SITE VICINITY MAP

SUPERINTENDENT:
THERESA AXFORD, SUPERINTENDENT

SCHOOL BOARD MEMBERS:
BOBBY HIGHSMITH, DISTRICT 1 - SCHOOL BOARD MEMBER
ANDY GRIFFITHS, DISTRICT 2 - VICE CHAIR
MINDY CONN, DISTRICT 3 - SCHOOL BOARD MEMBER
JOHN DICK, DISTRICT 4 - CHAIR
DR. SUE WOLTANSKI, DISTRICT 5 - SCHOOL BOARD MEMBER

DRAWING INDEX

ARCHITECT'S CODE COMPLIANCE CERTIFICATION

JAY AMMON ARCHITECT, INC. CERTIFIES THAT THESE CONSTRUCTION DOCUMENTS COMPLY WITH THE FLORIDA BUILDING CODE - BUILDING, 2020 EDITION

BID DOCUMENTS

CORAL SHORES HIGH SCHOOL
TAVENIER, FLORIDA
ROOFING AND EXTERIOR WALL REPAIR PROJECT

PROJECT NUMBER: 21-100

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: JHH
APPROVED BY: JPA
ENGINEER: NHR
PROJECT NUMBER: 21-100
PHASE: BID DOCUMENTS
DATE: APRIL 15, 2022

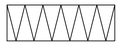
COVER SHEET

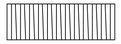
PLOT:
SHEET C1.0

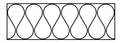
ARCHITECTURAL ABBREVIATIONS

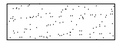
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE or ACOUSTICAL TREATMENT
AD	AREA DRAIN or AREA DEVELOPMENT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARF	ACRYLIC RESIN FLOORING
AHU	AIR HANDLING UNIT
BD	BOARD
BF	BRICK FACE
BLDG	BUILDING
BO	BOTTOM OF
BOH	BACK OF HOUSE
BOT	BOTTOM
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
D	DEPTH
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DMP	DISTRESSED METAL PROCESS
DN	DOWN
DS	DOWN SPOUT
DWG	DRAWING
DWP	DISTRESSED WOOD PROCESS
DWR	DRAWER
DL	DEAD LOAD
(E)	EXISTING
EA	EACH
EDF	ELECTRICAL DRINKING FOUNTAIN
EER	ELECTRONIC EQUIPMENT ROOM
EH	EYEHOOK
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXP	EXPOSED
EXT	EXTERIOR
FBR	FABRIC
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FHC	FIRE HOSE CABINET
FMG	FACTORY MUTUAL GLOBAL
FRT	FIRE RETARDANT TREATED
FIN	FINISH
FLR	FLOOR
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FRP	FIBERGLASS REINFORCED PLASTIC
FS	FLOOR SINK or FINISH SEALER
FT	FEET
GA	GAUGE
GALV	GALVANIZED
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GAL	GALLON
GL	GLASS
GYP BD	GYPSUM BOARD
H	HIGH
HB	HOSE BIBB
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HEATING VENTILATING & AIR CONDITIONING
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
KEC	KITCHEN EQUIPMENT CONTRACTOR
KD	KILN DRIED
KDAT	KILN DRIED AFTER TREATMENT
LAV	LAVATORY
LL	LIVE LOAD
LP	LOW POINT
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MBSR	MODIFIED BITUMINOUS SHEET ROOFING
MCC	MOTOR CONTROL CENTER
MECH	MECHANICAL
MET	METAL
MEZZ	MEZZANINE
MF	METAL FACE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MRT	MOISTURE RESISTANT TREATMENT
(N)	NEW
NIC	NOT IN CONTRACT
NR	NOT RATED
NTS	NOT TO SCALE
NRCA	NATIONAL ROOFING CONTRACTORS ASSOCIATION
OC	ON CENTER
OCC	OPERATOR CONTROL CONSOLE
OCP	OPERATOR CONTROL PANEL
OD	OUTSIDE DIAMETER or OVERFLOW DRAIN
OFI	OWNER FURNISHED ITEM
OFOI	OWNER FURNISHED OWNER INSTALLED
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OPP	OPPOSITE
P.S.I.	POUNDS PER SQUARE INCH
PF	PLASTER FACE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNT	PAINT
POC	POINT OF CONNECTION
POS	POINT OF SALE
PR	PAIR
PREP	PREPARATION
PROJ	PROJECTION
PSF	POUNDS PER SQUARE FPPT
PT	PRESSURE TREATED
QT	QUARRY TILE
R	RISER
R or RAD	RADIUS
RBC	RESILIENT BASE COVE
RBS	RESILIENT BASE STRAIGHT
RC	REINFORCED CONCRETE
RD	ROOF DRAIN
RCP	REFLECTED CEILING PLAN
REF	REFERENCE
REQD	REQUIRED
RF	RESILIENT FLOOR
RM	ROOM
RO	ROUGH OPENING
RS	ROUGH SAWN
SC	SOLID CORE
SF	SQUARE FEET or STONE FACE
SHT	SHEET
SIM	SIMILAR
SPF	SPECIAL FINISH
SQ	SQUARE
SQ FT	SQUARE FEET OR SQUARE FOOT
SS	STAINLESS STEEL
SSP	SANITARY SHEET PLASTIC
ST	STONE
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
S4S	SURFACED FOUR SIDES
SYP	SOUTHERN YELLOW PINE
T	TREAD
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TOC	TOP OF CONCRETE or CURB
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES INC.
UNO	UNLESS NOTED OTHERWISE
UPH	UPHOLSTERY
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WIDE
W/	WITH
WC	WALL COVERING OR WATER CLOSET
W/O	WITHOUT
WF	WOOD FACE
WD	WOOD
WDB	WOOD BASE
WDF	WOOD FLOOR
WP	WORK POINT
WR	WATER RESISTANT

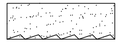
MATERIALS LEGEND


ACOUSTICAL INSULATION

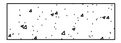

ACOUSTICAL TILE


BATT INSULATION


PORTLAND
CEMENT PLASTER

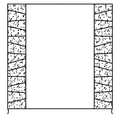

PORTLAND CEMENT
PLASTER OVER METAL LATH


COMPRESSIBLE FILLER

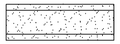

CONCRETE


CONCRETE MASONRY
UNIT


EARTH


C.M.U. (SECTION)

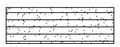

GLASS

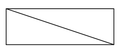

GYPSUM BOARD


RIGID INSULATION


METAL

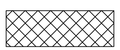

PLYWOOD


DENS DECK SHEATHING

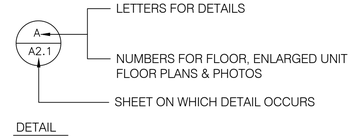

WOOD BLOCKING


CONTINUOUS WOOD
MEMBER

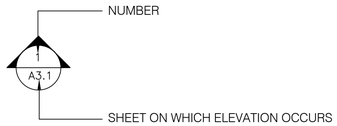

FINISHED WOOD MEMBER


EXTERIOR INSULATION &
FINISH SYSTEM

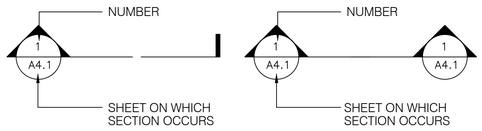
SYMBOLS



DETAIL

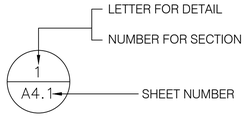


ELEVATION



WALL SECTION

OVERALL BUILDING SECTION



CODE INFORMATION

CURRENT BUILDING CODES

Building :	2020 FLORIDA BUILDING CODE	Edition :	SEVENTH
Mechanical :	2020 FLORIDA MECHANICAL CODE	Edition :	SEVENTH
Plumbing :	2020 FLORIDA PLUMBING CODE	Edition :	SEVENTH
	2020 FLORIDA FUEL GAS CODE	Edition :	SEVENTH
Electrical :	2020 FLORIDA ELECTRICAL CODE	Edition :	SEVENTH
Accessibility:	2020 FLORIDA ACCESSIBILITY CODE	Edition :	SEVENTH
	2020 FLORIDA ENERGY CONSERVATION CODE	Edition :	SEVENTH

BID DOCUMENTS

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TAVENIER, FLORIDA

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REVISIONS

NUMBER	TYPE	DATE:

DRAWN BY: JHH
APPROVED BY: JPA
ENGINEER: NHR

PROJECT NUMBER: 21-100
PHASE: BID DOCUMENTS
DATE: APRIL 15, 2022

SYMBOLS, ABBREVIATIONS
AND CODE INFORMATION

PLOT: N.T.S.

SHEET A1.1

GENERAL NOTES:

A. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. THIS SHALL INCLUDE VERIFYING THE EXACT LOCATIONS, DIMENSIONS AND QUANTITIES OF ALL WALL MOUNTED EQUIPMENT AND PENETRATIONS WHICH INCLUDES, BUT IS NOT LIMITED TO VENT PIPES, DRAINS, ELECTRICAL JUNCTION BOXES, CURBS, FLASHING AND ALL OTHERS PENETRATIONS AND WORK ASSOCIATED WITH THIS ROOFING REPLACEMENT PROJECT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ALL EXISTING CONDITIONS WHICH ARE IN VARIANCE WITH THE CONDITIONS DOCUMENTED HEREIN.
B. THE BUILDING MAY BE FULLY OR PARTIALLY OCCUPIED; CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND FOR THE SAFETY OF ALL PERSONS AT THE PROJECT SITE.
C. CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN, INCLUDING ADJACENT ROOFS, WALLS, GROUNDS, EXTERIOR SURFACES AND THE INTERIOR OF THE BUILDING. 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. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL CODES AND AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
E. 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.
F. THE CONTRACTOR IS TO PROVIDE ALL LABOR AND MATERIAL FOR A COMPLETE AND WATERTIGHT JOB WHICH IS FULLY WARRANTED / GUARANTEED BY THE MANUFACTURER AS PRESENTED 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.
G. 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.
H. LAYDOWN/STORAGE AREA IS LIMITED AND SHALL BE AS APPROVED BY THE OWNER.
I. 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.
J. BUILDING ACCESS IS RESTRICTED AND ALLOWED ONLY AS REQUIRED TO ACCOMPLISH CONTRACT WORK. COORDINATE ANY REQUIRED ACCESS WITH THE OWNER.
K. SITE SHALL BE CLEANED AND SECURED ON A DAILY BASIS AT THE END OF EACH WORK SHIFT.
L. ALL COMPONENTS AND ASSEMBLIES SHALL MEET OR EXCEED UL 790 STANDARDS FOR A CLASS A FIRE RATING.
M. THE FINISH OF ALL NEW COMPONENTS OR REPAIRED COMPONENTS SHALL MATCH ALL CHARACTERISTICS OF THE EXISTING COMPONENTS INCLUDING TEXTURE AND ALL OTHER QUALITIES.
N. PATCH ALL FINISHES AFFECTED BY THE WORK OF THIS PROJECT AS REQUIRED TO MATCH ALL CHARACTERISTICS OF EXISTING UNDAMAGED FINISHES.

BUILDING PROTECTION NOTES:

A. THE BUILDING WILL REMAIN FUNCTIONAL THROUGHOUT THE CONSTRUCTION PERIOD. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO CONTENTS AND OCCUPANTS.
B. THE BUILDING SHALL BE WATERTIGHT AT THE END OF EACH DAYS CONSTRUCTION AND WHEN INCLEMENT WEATHER THREATENS.
C. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE BUILDING, EXTERIOR AND GROUNDS, INCLUDING GRASS, PLANTS, TREES, SHRUBS, OTHER LANDSCAPING, AND ALL PROMENADE CONCRETE WITHIN THE PROJECT BOUNDARIES.
D. ANY SURFACES STAINED, MARKED, MARRED, OR DAMAGED BY THE CONTRACTOR SHALL BE RETURNED TO ORIGINAL CONDITION AND TO MATCH ADJACENT SURFACES.
F. THE CONTRACTOR SHALL RETURN THE SITE AND ANY DAMAGED ITEMS OF THE SITE OR FACILITY TO ORIGINAL CONDITION.
G. THE SEQUENCE OF WORK SHALL MINIMIZE CONSTRUCTION TRAFFIC ON THE NEW WORK.

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. GENERAL DEMOLITION SCOPE: REMOVE ALL DESIGNATED DETERIORATED WALL COMPONENTS REQUIRED FOR THE EXTERIOR RESTORATION PROJECT.
D. PROVIDE AND INSTALL TEMPORARY ROOFING, NIGHT SEALS, AND FLASHING AS REQUIRED TO PROTECT EXISTING BUILDING INTERIOR FROM DAMAGE.
E. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM CONSTRUCTION SITE AND DISPOSE OF IN A LEGAL MANNER.
F. DAMAGED OR DETERIORATED SUSTRATE UNCOVERED DURING DEMOLITION SHALL BE DOCUMENTED BY THE CONTRACTOR, REPORTED TO THE OWNER IN WRITING.
G. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING ROOF AND WALL 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. THE CONTRACTOR SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY ADDITIONAL LABOR OR MATERIALS DUE TO SUFFERING EXISTING CONDITIONS WHICH ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO THE START OF WORK.
H. THE CONTRACTOR SHALL REMOVE ALL EXISTING EXTERIOR CONDUIT, PIPING, LIGHTING FIXTURES, LIGHTNING PROTECTION SYSTEMS, FACADE RESTORATION AND ANY OTHER ITEMS WHICH INTERFERE WITH THE INSTALLATION OF THE RECOVERY ROOF SYSTEM AND 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 CRAFTSMAN 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. INSTALL BUILDING LIGHTNING PROTECTION COMPONENTS BY QUALIFIED, LICENSED LIGHTNING PROTECTION INSTALLER WITH MINIMUM 5 YEARS EXPERIENCE IN THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS IN ACCORDANCE WITH NFPA-780 AND ALL APPLICABLE BUILDING CODES.
I. ALL EXISTING DOWNSPOUTS AND DRAIN LINES SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF WORK. ANY DRAIN LINES FOUND TO BE CLOGGED OR RESTRICTED SHALL BE REPORTED TO THE OWNER IN WRITING BEFORE PROCEEDING WITH THE WORK. ANY DRAIN LINES FOUND TO BE CLOGGED OR RESTRICTED AFTER THE START OF WORK, WHICH WERE NOT REPORTED AS SUCH PRIOR TO THE START OF WORK, SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL DRAINS AND DOWNSPOUTS MUST BE KEPT OPEN AND FULLY FUNCTIONING DURING THE ENTIRE CONSTRUCTION PERIOD, WITH ANY CLOGS TO BE CLEANED OUT PROMPTLY.
J. ALL DEPICTED COMPONENTS ON DRAWINGS ARE NEW UNLESS IDENTIFIED AS EXISTING.

SCOPE OF WORK:

0.0 GENERAL: THE BUILDING ENVELOPE RESTORATION AND REPAIR OF CORAL SHORES HIGH SCHOOL INCLUDES THE RESTORATION OF THE EXISTING EXTERIOR METAL ROOFING COMPONENTS AND DESIGNATED EXTERIOR WALL ASSEMBLIES EXPOSED TO THE WEATHER. AT A MINIMUM, ALL RIDGE CAP COMPONENTS WILL BE REPLACED OR REPAIRED. WHERE A SCOPE OF WORK ITEM IS DESIGNATED, THAT DESIGNATION IS TYPICAL FOR ALL SIMILAR CONDITIONS WHETHER OR NOT SPECIFICALLY CALLED OUT.

1.0 SLOPED STANDING SEAM METAL ROOFING ASSEMBLIES:

1.1 METAL RIDGE CAP FLASHINGS RECOVER AT BUILDING 4: REMOVE ALL POURABLE SEALER AND EXPOSED FASTENERS AT EXISTING RIDGE CAPS. REMOVE ALL EXPOSED FASTENER RIDGE CAP FASTENERS. INSTALL NEW .050" ALUMINUM Z-CLOSURES FABRICATED WITH RADIUS FLANGES TO MATCH PROFILE OF EXISTING METAL ROOF PANELS. SET BOTTOM FLANGE IN A FULL BED OF SEALANT. INSTALL A LAYER OF HIGH TEMPERATURE SELF ADHERED UNDERLAYMENT OVER EXISTING RIDGE CAPS. INSTALL NEW .050" PREPAINTED ALUMINUM RIDGE CAP FLASHING TO NEW Z-CLOSURES. PROVIDE A 20'-0" MOCK-UP IN THE FIELD FOR OWNER AND ARCHITECT WRITTEN APPROVAL PRIOR TO INSTALLATION OF THE REMAINING ROOF AREAS. MATCH COLOR OF EXISTING METAL ROOF PANELS. SEE SPECIFICATION SECTIONS 076200 AND 079200. SEE DETAIL G/A-5.0.

1.2 RIDGE CAP FLASHING - REMAINING BUILDINGS: AT ALL OTHER ROOF AREAS, INSTALL NEW .050" PRE-PAINTED ALUMINUM RIDGE CAP COVER PLATES AT EXISTING RIDGE CAP FLASHING END JOINTS. REMOVE EXISTING COATING AND SEALANTS AS REQUIRED TO INSTALL TWO BEADS OF CONCEALED URETHANE SEALANT WITH IN RIDGE CAP COVER PLATE. SEE SPECIFICATION SECTIONS 079200 AND 079200. SEE DETAILS D/A-5.1, E/A-5.1 AND F/A-5.1.

1.3 EXISTING GUTTER SEALING: AT METAL PANEL ROOF GUTTERS, REMOVE ALL DEBRIS AND PROPERLY PREPARE EXISTING GUTTER SURFACES. INSTALL NEW SIKALASTIC (DECOTHANE) COATING SYSTEM BY SIKA ON ALL METAL GUTTER SURFACES. SEE SPECIFICATION SECTION 077123. SEE DETAIL A/A-5.6, B/A5.6 AND C/A-5.6.

1.4 PLUMBING VENT PENETRATIONS: AT ALL PLUMBING VENT PENETRATIONS REMOVE THE EXPOSED SEALANT. INSTALL NEW STAINLESS STEEL DRAWBANDS AT THE TOP OF THE RUBBER BOOT AND METAL PIPE. INSTALL A BEAD OF SEALANT AT THE JOINT BETWEEN THE EXISTING RUBBER BOOT AND METAL PIPE. INSTALL THE ANDEK ROOF COATING SYSTEM OVER ALL PLUMBING VENT FLASHINGS SURFACES. INSTALL NEW TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. SEE DETAIL C/A-5.1.

1.5 METAL FLUE, AND NON-POWERED VENT PENETRATIONS: AT ALL ROOF MOUNTED EQUIPMENT PENETRATIONS, REMOVE ALL RUST AND APPLY A RUST INHIBITOR TO ALL METAL SURFACES. INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL ROOF FLASHINGS INTERFACES. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. PRIME AND PAINT ALL METAL SURFACES WITH A PRIMER AND TWO COATS OF A HIGH PERFORMANCE PAINT AND WHERE REQUIRED HEAT RESISTANT METAL PAINT. SEE DETAIL A/A-5.2.

1.6 CURB AND CRICKET FLASHINGS: AT ALL SLOPED AND FLAT CRICKET FLASHINGS, INSTALL INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL CRICKET FLASHINGS. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. INSTALL ROOF COATING SYSTEM WITH FULL REINFORCEMENT FABRIC. SEE DETAIL E/A-501. SEE SPECIFICATION SECTIONS 075610 AND 075620.

1.7 ROOF PANEL CLIP FASTENER REPAIR: AT ALL CORRODED ROOF PANEL SURFACES, REMOVE ALL CORROSION, INSTALL INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL CRICKET FLASHINGS. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. INSTALL ROOF COATING SYSTEM WITH FULL REINFORCEMENT FABRIC. SEE DETAIL E/A-5.0. SEE SPECIFICATION SECTIONS 075610 AND 075620. SEE DETAIL D/A5.0.

2.0 MAIN ENTRANCE LOW SLOPE ROOFING ASSEMBLY:

2.1 ROOFING RECOVER: INSPECT ALL ROOF SURFACES AND REPLACE ANY DETERIORATED ROOF COMPONENTS AS REQUIRED TO INSTALL NEW ROOF RECOVER COATING SYSTEM. CUT ALL BLISTERED ROOF MEMBRANE LOCATIONS AND PATCH WITH ONE PLY OF SMOOTH SURFACED MODIFIED BITUMEN ROOF MEMBRANE. PROPERLY PREPARE ALL EXISTING ROOF SURFACES AND APPLY NEW ASTEC 3-COAT ROOF COATING SYSTEM IN FULL REINFORCEMENT FABRIC OVER ALL FLASHINGS AND ROOF MEMBRANE SURFACES AS REQUIRED TO MAINTAIN EXISTING ROOF WARRANTIES. TOP COAT COLOR: WHITE. TERMINATE THE TOP SURFACES OF THE NEW ROOFING RECOVER COATING WITH STAINLESS STEEL FLASHINGS. INSTALL NEW 22 GAUGE STAINLESS STEEL SCUPPER INSERTS. PRIOR TO COATING ROOF STRIP IN SCUPPER INSERTS WITH TWO PLIES OF MODIFIED BITUMEN ROOF MEMBRANE. SET SCUPPER EXTERIOR FLANGES IN A FULL BED OF SEALANT. INSTALL MOCKUP FOR REVIEW.

3.0 PRECAST CONCRETE PANEL AT AUDITORIUM STAGE:

3.1 PRECAST CONCRETE REPLACEMENT: REMOVE ALL SEALANTS ASSOCIATED WITH THE PRECAST CONCRETE AND REMOVE VENEER PANEL SURFACES. INSTALL A CLOSED CELL BACKER ROD AND ALL VERTICAL AND HORIZONTAL JOINTS. PRIME WALL JOINT SUBSTRATES, AND APPLY A DOUBLE BEAD OF DOW CPS HYBRID SEALANT AT ALL HORIZONTAL AND VERTICAL JOINTS. SEE DETAILS F/A5.4 AND G/A5.4.

3.2 AUDITORIUM STAGE UPPER ROOF AND LOW ROOF BASE FLASHINGS: PROPERLY PREPARE EXISTING BASE FLASHING AND ADJACENT ROOF SUBSTRATES. INSTALL A 24" STRIP OF FULLY REINFORCED ROOF COATING BY ASTEC, INC. (CURRENT WARRANTY MANUFACTURER) AT EXISTING BASE FLASHINGS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM. SEE DETAILS C/A5.4 AND G/A5.4.

3.3 COPING INSTALLATION AT AUDITORIUM ROOF: INSTALL NEW P.T. WOOD BLOCKING ON THE TOP SURFACE OF THE EXISTING PARAPET WALLS. SECURE NEW WOOD BLOCKING TO MEET PROJECT WIND UPLIFT CRITERIA. INSTALL ONE LAYER OF HIGH TEMPERATURE SELF ADHERED UNDERLAYMENT OVER NEW WOOD BLOCKING. INSTALL NEW PRE MANUFACTURED ALUMINUM METAL COPINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE PIECE TRANSITION FLASHINGS AT COPING CORNERS, TRANSITIONS AND TERMINATIONS. INSTALL 12" CONCEALED SPLICE PLATES AT ALL COPING END JOINTS WITH TWO BEADS OF CONCEALED SEALANT ON EACH SIDE OF END JOINT. SEE DETAIL D/A-5.5.

4.0 EXISTING LOW SLOPE ROOFING ASSEMBLIES:

4.1 SCUPPER BASE AND METAL FLASHINGS: PROPERLY PREPARE EXISTING BASE FLASHING AND SCUPPER FLASHING SUBSTRATES. INSTALL A 24" STRIP OF FULLY REINFORCED ROOF COATING BY ASTEC, INC. (CURRENT WARRANTY MANUFACTURER) AT EXISTING BASE FLASHINGS AND METAL SCUPPER INSERTS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM. AT EXPOSED (WALL) SIDES OF EXISTING SCUPPERS, INSTALL DOW CPS HYBRID SEALANT SYSTEM TO ALL METAL TO TEXTURED CONCRETE JOINTS.

4.2 EXISTING COATING BLISTER REPAIR: CUT EXISTING BLISTERS PER ASTEC INC RECOMMENDATIONS. INSTALL A FULLY REINFORCED ROOF COATING BY ASTEC, INC. (CURRENT WARRANTY MANUFACTURER) AT EXISTING BLISTER LOCATIONS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM.

4.3 ROOFING RECOVER AT BUILDING 4 NORTHEAST EXTERIOR STAIRS: INSPECT ALL ROOF SURFACES AND REPLACE ANY DETERIORATED ROOF COMPONENTS AS REQUIRED TO INSTALL NEW ASTEC ROOF RECOVER COATING SYSTEM. CUT ALL BLISTERED ROOF MEMBRANE LOCATIONS AND PATCH WITH ONE PLY OF SMOOTH SURFACED MODIFIED BITUMEN ROOF MEMBRANE. PROPERLY PREPARE ALL EXISTING ROOF SURFACES AND APPLY NEW ASTEC 3-COAT ROOF COATING SYSTEM IN FULL REINFORCEMENT FABRIC OVER ALL FLASHINGS AND ROOF MEMBRANE SURFACES AS REQUIRED TO MAINTAIN EXISTING ROOF WARRANTIES. TOP COAT COLOR: WHITE. TERMINATE THE TOP SURFACES OF THE NEW ROOFING RECOVER COATING WITH STAINLESS STEEL FLASHINGS. INSTALL NEW 22 GAUGE STAINLESS STEEL SCUPPER INSERTS. PRIOR TO COATING ROOF STRIP IN SCUPPER INSERTS WITH TWO PLIES OF MODIFIED BITUMEN ROOF MEMBRANE. SET SCUPPER EXTERIOR FLANGES IN A FULL BED OF SEALANT. INSTALL MOCKUP FOR REVIEW.

5.0 LIGHTNING PROTECTION

5.1 LIGHTNING AIR TERMINALS: TEMPORARILY REMOVE ALL EXISTING LIGHTNING TERMINALS WHICH ARE ATTACHED TO COMPONENTS DESCRIBED IN THIS SCOPE OF WORK. REINSTALL LIGHTNING PROTECTION SYSTEM IN ACCORDANCE WITH NFPA-780 BY A LICENSED CONTRACTOR WITH A MINIMUM OF 5 YEARS EXPERIENCE IN THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS. MAINTAIN OPERATION OF LIGHTNING PROTECTION SYSTEM DURING CONSTRUCTION. SEE SPECIFICATION SECTION 166010.

BID DOCUMENTS

CORAL SHORES HIGH SCHOOL

TAVENIER, FLORIDA

ROOFING AND EXTERIOR WALL REPAIR PROJECT

PROJECT NUMBER: 21-100

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:	JHH	PROJECT NUMBER	21-100
APPROVED BY:	JPA	PHASE:	BID DOCUMENTS
ENGINEER:	NHR	DATE:	APRIL 15, 2022

GENERAL NOTES AND SCOPE OF WORK

PLOT: N.T.S. SHEET A1.2

LEGEND

	PROJECT LOCATION

OVERALL SITE PLAN
SCALE: NTS

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.
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.
4. **SAFETY PLAN:** CONTRACTOR TO SUBMIT SAFETY PLAN WHICH CLEARLY DELINEATES AREAS FOR CONSTRUCTION, SAFETY BARRIERS, EXITS, CONSTRUCTION TRAFFIC DURING VARIOUS PHASES OF THE PROJECT AND WHEN CONDITIONS CHANGE. CONTRACTOR TO CONFORM WITH REQUIREMENTS IN FBC-B 107.3.5, FBC-B 449, FFPC 1-16.1 AND NFPA 241.

SEE ROOF PLANS ON SHEETS A2.1 THROUGH A2.3

CORAL SHORES HIGH SCHOOL SITE PLAN
SCALE: NTS

BID DOCUMENTS

CORAL SHORES HIGH SCHOOL
TAVENIER, FLORIDA
ROOFING AND EXTERIOR WALL REPAIR PROJECT

PROJECT NUMBER: 21-100

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REVISIONS

NUMBER	TYPE	DATE:

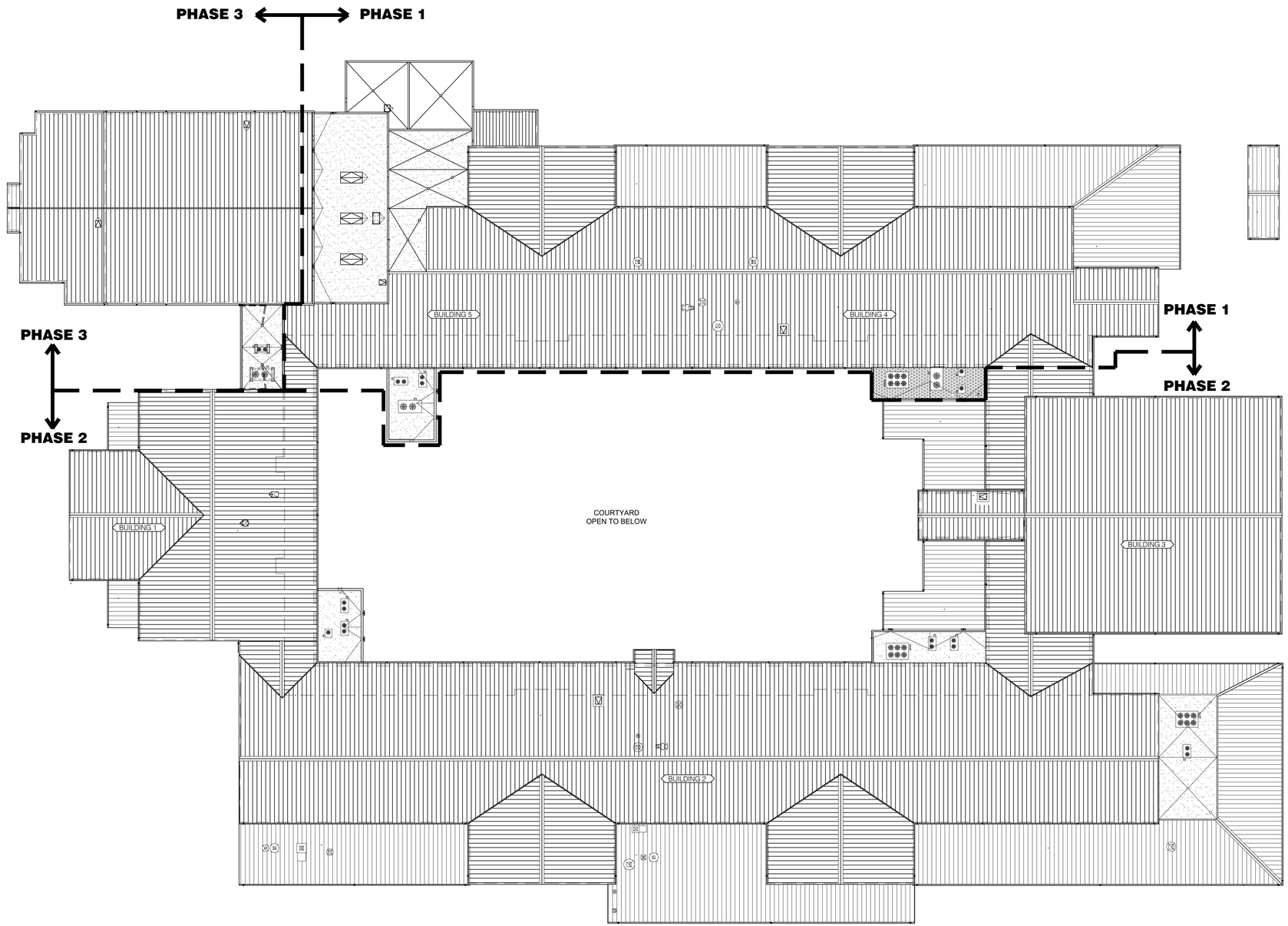
DRAWN BY: JHH
APPROVED BY: JPA
ENGINEER: NHB
PROJECT NUMBER: 21-100
PHASE: BID DOCUMENTS
DATE: APRIL 15, 2022

SITE PLAN

PLOT: N.T.S.
SHEET A1.3

LEGEND

SYMBOL	DESCRIPTION	DETAIL	SCOPE OF WORK ITEM
	PARAPET WALL		
	GUTTER WITH DOWNSPOUT	B A1.3 / C A1.3	1.8
	EXISTING STRUCTURAL ROOF SLOPE		
A-XXX	DETAIL DESIGNATION		
X A-XXX	DETAIL DESIGNATION		
	ROOF HATCH	E A1.3 / F A1.3	5.1
	PLUMBING VENT	A A1.3	1.3
	CONDUIT PENETRATION	B A1.3 / C A1.3	1.3
	EXHAUST VENT	D A1.3	6.0
	LIGHTING PROTECTION	E A1.3 / F A1.3	4.0
	ROOFING ASSEMBLY - EXISTING COATED CONCRETE DECK		
	NEW ASTEC ROOF COATING SYSTEM AT BUILDING 4 NORTHEAST STAIRWELL		4.3
	ROOFING ASSEMBLY - NEW COATED CONCRETE DECK		
	METAL ROOF		1.5, 1.7
	NEW RIDGE CAP INSTALLATION		
	NEW PARAPET COPING CAP INSTALLATION		
	PARAPET WALL WITH SCUPPER		1.12
	ROOF DRAIN	F A1.3	1.8
	MECHANICAL PENETRATION		
	METAL DIVERTER	D A1.3 / E A1.3 / F A1.3	1.5
	SMOKE HATCHES		1.11
	ROOF MOUNTED HVAC EQUIPMENT AT COATED CONCRETE DECK		1.3 & 6.1



1 A2.0 PROJECT PHASING PLAN
SCALE: 1/32" = 1'-0"

TRUE N

SCOPE OF WORK:

0.0 GENERAL: THE BUILDING ENVELOPE RESTORATION AND REPAIR OF CORAL SHORES HIGH SCHOOL INCLUDES THE RESTORATION OF THE EXISTING EXTERIOR METAL ROOFING COMPONENTS AND DESIGNATED EXTERIOR WALL ASSEMBLIES EXPOSED TO THE WEATHER AT A MINIMUM, ALL RIDGE CAP COMPONENTS WILL BE REPLACED OR REPAIRED. WHERE A SCOPE OF WORK ITEM IS DESIGNATED, THAT DESIGNATION IS TYPICAL FOR ALL SIMILAR COMPONENTS WHETHER OR NOT SPECIFICALLY CALLED OUT.

1.0 SLOPED STANDING SEAM METAL ROOFING ASSEMBLIES:

1.1 METAL RIDGE CAP FLASHINGS RECOVER AT BUILDING 4: REMOVE ALL FOURABLE SEALER AND EXPOSED FASTENERS AT EXISTING RIDGE CAPS. REMOVE ALL EXPOSED FASTENER RIDGE CAP FASTENERS. INSTALL NEW .050" ALUMINUM Z-CLOSURES FABRICATED WITH RADIUS FLANGES TO MATCH PROFILE OF EXISTING METAL ROOF PANELS. SET BOTTOM FLANGE IN A FULL BED OF SEALANT. INSTALL A LAYER OF HIGH TEMPERATURE SELF ADHERED UNDERLAYMENT OVER EXISTING RIDGE CAPS. INSTALL NEW .050" PREPAINTED ALUMINUM RIDGE CAP FLASHING TO NEW Z-CLOSURES. PROVIDE A 20'-0" MOCK-UP IN THE FIELD FOR OWNER AND ARCHITECT WRITTEN APPROVAL PRIOR TO INSTALLATION OF THE REMAINING ROOF AREAS. MATCH COLOR OF EXISTING METAL ROOF PANELS. SEE SPECIFICATION SECTIONS 076200 AND 079200. SEE DETAIL G/A-5.0.

1.2 RIDGE CAP FLASHING - REMAINING BUILDINGS: AT ALL OTHER ROOF AREAS, INSTALL NEW .050" PRE-PAINTED ALUMINUM 12" RIDGE CAP COVER PLATES AT EXISTING RIDGE CAP FLASHING END JOINTS. REMOVE EXISTING COATING AND SEALANTS AS REQUIRED TO INSTALL TWO BEADS OF CONCEALED URETHANE SEALANT WITH IN RIDGE CAP COVER PLATE. SEE SPECIFICATION SECTIONS 076200 AND 079200. SEE DETAILS D/A-5.1, E/A-5.1 AND F/A-5.1.

1.3 EXISTING GUTTER SEALING: AT METAL PANEL ROOF GUTTERS, REMOVE ALL DEBRIS AND PROPERLY PREPARE EXISTING GUTTER SURFACES. INSTALL NEW ASTEC ELASTIC (RECOTHANE) COATING SYSTEM BY SIKA ON ALL METAL GUTTER SURFACES. SEE SPECIFICATION SECTION 077123. SEE DETAIL A/A-5.6, B/A5.6 AND C/A-5.6.

1.4 PLUMBING VENT PENETRATIONS: AT ALL PLUMBING VENT PENETRATIONS REMOVE THE EXPOSED SEALANT. INSTALL NEW STAINLESS STEEL DRAINBAR RING AT THE TOP OF THE RUBBER BOOT AND METAL PIPE. INSTALL A BEAD OF SEALANT AT THE JOINT BETWEEN THE EXISTING RUBBER BOOT AND METAL PIPE. INSTALL THE ANDEX ROOF COATING SYSTEM OVER ALL PLUMBING VENT FLASHINGS SURFACES. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. SEE DETAIL C/A-5.1.

1.5 METAL FLUE, AND NON-POWERED VENT PENETRATIONS: AT ALL ROOF MOUNTED EQUIPMENT PENETRATIONS, REMOVE ALL RUST AND APPLY A RUST INHIBITOR TO ALL METAL SURFACES. INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL ROOF FLASHINGS INTERFACES. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. PRIME AND PAINT ALL METAL SURFACES WITH A PRIMER AND TWO COATS OF A HIGH PERFORMANCE PAINT AND WHERE REQUIRED HEAT RESISTANT METAL PAINT. SEE DETAIL A/A-5.2.

1.6 CURB AND CRICKET FLASHINGS: AT ALL SLOPED AND FLAT CRICKET FLASHINGS INSTALL INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL CRICKET FLASHINGS. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. INSTALL FULL REINFORCEMENT FABRIC. SEE DETAIL E/A-501. SEE SPECIFICATION SECTIONS 075610 AND 075620.

1.7 ROOF PANEL CLIP FASTENER REPAIR: AT ALL CORRODED ROOF PANEL SURFACES, REMOVE ALL CORROSION, INSTALL INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL CRICKET FLASHINGS. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. INSTALL ROOF COATING SYSTEM WITH FULL REINFORCEMENT FABRIC. SEE DETAIL E/A-5.0. SEE SPECIFICATION SECTIONS 075610 AND 075620. SEE DETAIL D/A5.0.

2.0 MAIN ENTRANCE LOW SLOPE ROOFING ASSEMBLY:

2.1 ROOFING RECOVER: INSPECT ALL ROOF SURFACES AND REPLACE ANY DETERIORATED ROOF COMPONENTS AS REQUIRED TO INSTALL NEW ROOF RECOVER COATING SYSTEM. CUT ALL BLISTERED ROOF MEMBRANE LOCATIONS AND PATCH WITH ONE PLY OF SMOOTH SURFACED MODIFIED BITUMEN ROOF MEMBRANE. PROPERLY PREPARE ALL EXISTING ROOF SURFACES AND APPLY NEW 3-COAT ROOF COATING SYSTEM IN FULL REINFORCEMENT FABRIC OVER ALL FLASHINGS AND ROOF MEMBRANE SURFACES. TOP COAT COLOR: WHITE. TERMINATE THE TOP SURFACES OF THE NEW ROOFING RECOVER COATING WITH STAINLESS STEEL FLASHINGS. SEE SPECIFICATION SECTIONS 075610 AND 076200. SEE DETAIL B/A-5.0.

2.2 COPING INSTALLATION: INSTALL NEW P.T. WOOD BLOCKING ON THE TOP SURFACE OF THE EXISTING PARAPET WALLS. SECURE NEW WOOD BLOCKING TO MEET PROJECT WIND UPLIFT CRITERIA. INSTALL ONE LAYER OF HIGH TEMPERATURE SELF ADHERED UNDERLAYMENT OVER NEW WOOD BLOCKING. INSTALL NEW PRE MANUFACTURED ALUMINUM METAL COPINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE PIECE TRANSITION FLASHINGS AT COPING CORNERS, TRANSITIONS AND TERMINATIONS. INSTALL 12" CONCEALED SPLICE PLATES AT ALL COPING END JOINTS WITH TWO BEADS OF CONCEALED SEALANT ON EACH SIDE OF END JOINT. SEE DETAIL D/A-5.5.

3.0 PRECAST CONCRETE PANEL AT AUDITORIUM STAGE:

3.1 PRECAST CONCRETE REPLACEMENT: REMOVE ALL SEALANTS ASSOCIATED WITH THE PRECAST CONCRETE AND STONE VENEER PANEL SURFACES. INSTALL A CLOSED CELL BACKER ROD AND ALL VERTICAL AND HORIZONTAL JOINTS. PRIME WALL JOINT SUBSTRATES, AND APPLY A DOUBLE BEAD OF DOW CPS HYBRID SEALANT AT ALL HORIZONTAL AND VERTICAL JOINTS SEE DETAILS F/AS.4 AND G/AS.4.

3.2 AUDITORIUM STAGE UPPER ROOF AND LOW ROOF BASE FLASHINGS: PROPERLY PREPARE EXISTING BASE FLASHING AND ADJACENT ROOF SUBSTRATES. INSTALL A 24" STRIP OF FULLY REINFORCED ROOF COATING BY ASTEC, INC. (CURRENT WARRANTY MANUFACTURER) AT EXISTING BASE FLASHINGS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM. SEE DETAILS C/AS.4 AND G/AS.4.

3.3 COPING INSTALLATION AT AUDITORIUM ROOF: INSTALL NEW P.T. WOOD BLOCKING ON THE TOP SURFACE OF THE EXISTING PARAPET WALLS. SECURE NEW WOOD BLOCKING TO MEET PROJECT WIND UPLIFT CRITERIA. INSTALL ONE LAYER OF HIGH TEMPERATURE SELF ADHERED UNDERLAYMENT OVER NEW WOOD BLOCKING. INSTALL NEW PRE MANUFACTURED ALUMINUM METAL COPINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE PIECE TRANSITION FLASHINGS AT COPING CORNERS, TRANSITIONS AND TERMINATIONS. INSTALL 12" CONCEALED SPLICE PLATES AT ALL COPING END JOINTS WITH TWO BEADS OF CONCEALED BEALANT ON BCH SIDE OF END JOINT. SEE DETAIL D/A-5.5.

4.0 EXISTING LOW SLOPE ROOFING ASSEMBLIES:

4.1 SCUPPER BASE AND METAL FLASHINGS: PROPERLY PREPARE EXISTING BASE FLASHING AND SCUPPER FLASHING SUBSTRATES. INSTALL A 24" STRIP OF FULLY REINFORCED ROOF COATING BY ASTEC, INC. (CURRENT WARRANTY MANUFACTURER) AT EXISTING BASE FLASHINGS AND METAL SCUPPER INSERTS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM. AT EXPOSED (WALL) SIDES OF EXISTING SCUPPERS, INSTALL A DOW CPS HYBRID SEALANT SYSTEM TO ALL METAL TO TEXTURED CONCRETE JOINTS.

4.2 EXISTING COATING BLISTER REPAIR: CUT EXISTING BLISTERS PER ASTEC, INC RECOMMENDATIONS. INSTALL A FULLY REINFORCED ROOF COATING BY ASTEC, INC. (CURRENT WARRANTY MANUFACTURER) AT EXISTING BLISTER LOCATIONS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM.

4.3 ROOFING RECOVER AT BUILDING 4 NORTHEAST EXTERIOR STAIRS: INSPECT ALL ROOF SURFACES AND REPLACE ANY DETERIORATED ROOF COMPONENTS AS REQUIRED TO INSTALL NEW ASTEC ROOF RECOVER COATING SYSTEM. CUT ALL BLISTERED ROOF MEMBRANE LOCATIONS AND PATCH WITH ONE PLY OF SMOOTH SURFACED MODIFIED BITUMEN ROOF MEMBRANE. PROPERLY PREPARE ALL EXISTING ROOF SURFACES AND APPLY NEW ASTEC 3-COAT ROOF COATING SYSTEM IN FULL REINFORCEMENT FABRIC OVER ALL FLASHINGS AND ROOF MEMBRANE SURFACES AS REQUIRED TO MAINTAIN EXISTING ROOF WARRANTIES. TOP COAT COLOR: WHITE. TERMINATE THE TOP SURFACES OF THE NEW ROOFING RECOVER COATING WITH STAINLESS STEEL FLASHINGS. INSTALL NEW 22 GAUGE STAINLESS STEEL SCUPPER INSERTS. PRIOR TO COATING ROOF STRIP IN SCUPPER INSERTS WITH TWO PLIES OF MODIFIED BITUMEN ROOF MEMBRANE. SET SCUPPER EXTERIOR FLANGES IN A FULL BED OF SEALANT. INSTALL MOCKUP FOR REVIEW.

5.0 LIGHTNING PROTECTION

5.1 LIGHTNING AIR TERMINALS: TEMPORARILY REMOVE ALL EXISTING LIGHTNING TERMINALS WHICH ARE ATTACHED TO COMPONENTS DESCRIBED IN THIS SCOPE OF WORK. REINSTALL LIGHTNING PROTECTION SYSTEM IN ACCORDANCE WITH NFPA-780 BY A LICENSED CONTRACTOR WITH A MINIMUM OF 5 YEARS EXPERIENCE IN THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS. MAINTAIN OPERATION OF LIGHTNING PROTECTION SYSTEM DURING CONSTRUCTION. SEE SPECIFICATION SECTION 166010.

BID DOCUMENTS

CORAL SHORES HIGH SCHOOL

TAVENIER, FLORIDA

ROOFING AND EXTERIOR WALL REPAIR PROJECT

PROJECT NUMBER: 21-100

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

NUMBER	TYPE	DATE:

DRAWN BY: JHH
APPROVED BY: JPA
ENGINEER: NHB
PROJECT NUMBER: 21-100
PHASE: BID DOCUMENTS
DATE: APRIL 15, 2022

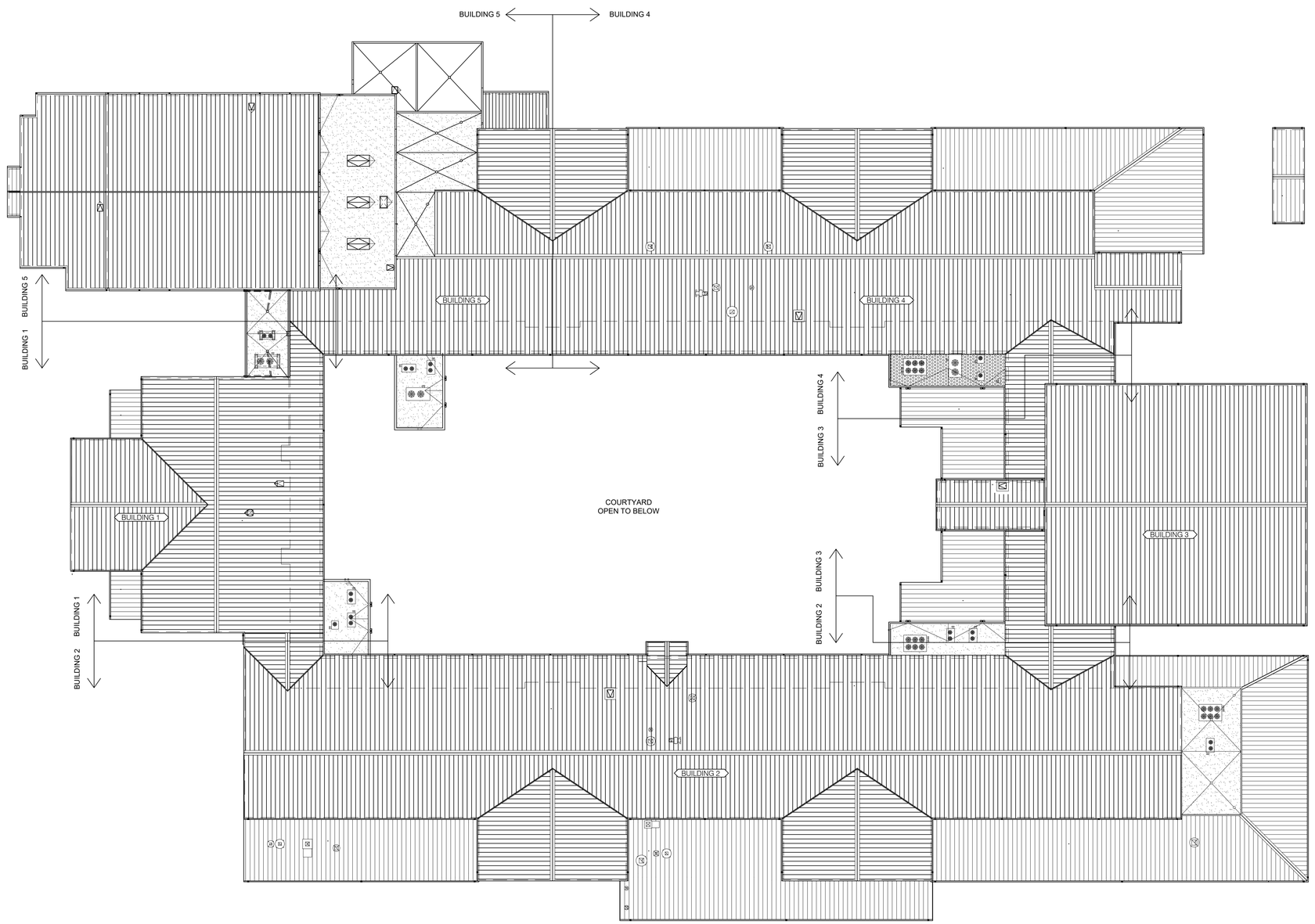
PROJECT PHASING PLAN

PLOT: N.T.S.

SHEET A2.0

LEGEND

SYMBOL	DESCRIPTION	DETAIL	SCOPE OF WORK ITEM
	PARAPET WALL		
	GUTTER WITH DOWNSPOUT	B A/L3.3 C A/L3.3	1.8
	EXISTING STRUCTURAL ROOF SLOPE		
	DETAIL DESIGNATION		
	DETAIL DESIGNATION		
	ROOF HATCH	E A/L3.3 F A/L3.3	5.1
	PLUMBING VENT	A A/L3.3	1.3
	CONDUIT PENETRATION	B A/L3.3 C A/L3.3	1.3
	EXHAUST VENT	D A/L3.3	6.0
	LIGHTING PROTECTION	E A/L3.3 F A/L3.3	4.0
	ROOFING ASSEMBLY - EXISTING COATED CONCRETE DECK		
	NEW ASTEC ROOF COATING SYSTEM AT BUILDING 4 NORTHEAST STAIRWELL		4.3
	ROOFING ASSEMBLY - NEW COATED CONCRETE DECK		
	METAL ROOF		1.5, 1.7
	NEW RIDGE CAP INSTALLATION		
	NEW PARAPET COPING CAP INSTALLATION		
	PARAPET WALL WITH SCUPPER		1.12
	ROOF DRAIN	F A/L3.3	1.8
	MECHANICAL PENETRATION		
	METAL DIVERTER	D A/L3.3 E A/L3.3 F A/L3.3	1.5
	SMOKE HATCHES		1.11
	ROOF MOUNTED HVAC EQUIPMENT AT COATED CONCRETE DECK		1.3 & 6.1



1 / A-2.1 EXISTING CONDITIONS ROOF PLAN
SCALE: 3/32" = 1'-0"

TRUE N

SCOPE OF WORK:

0.0 GENERAL: THE BUILDING ENVELOPE RESTORATION AND REPAIR OF CORAL SHORES HIGH SCHOOL INCLUDES THE RESTORATION OF THE EXISTING EXTERIOR METAL ROOFING COMPONENTS AND DESIGNATED EXTERIOR WALL ASSEMBLIES EXPOSED TO THE WEATHER AT A MINIMUM. ALL RIDGE CAP COMPONENTS WILL BE REPLACED OR REPAIRED. WHERE A SCOPE OF WORK ITEM IS DESIGNATED, THAT DESIGNATION IS TYPICAL FOR ALL SIMILAR COMPONENTS WHETHER OR NOT SPECIFICALLY CALLED OUT.

1.0 SLOPED STANDING SEAM METAL ROOFING ASSEMBLIES:

1.1 METAL RIDGE CAP FLASHINGS RECOVER AT BUILDING 4: REMOVE ALL POURABLE SEALER AND EXPOSED FASTENERS AT EXISTING RIDGE CAPS. REMOVE ALL EXPOSED FASTENER RIDGE CAP FASTENERS. INSTALL NEW .050" ALUMINUM Z-CLOSURES FABRICATED WITH RADIUS FLANGES TO MATCH PROFILE OF EXISTING METAL ROOF PANELS. SET BOTTOM FLANGE IN A FULL BED OF SEALANT. INSTALL A LAYER OF HIGH TEMPERATURE SELF ADHERED UNDERLAYMENT OVER EXISTING RIDGE CAPS. INSTALL NEW .050" PREPAINTED ALUMINUM RIDGE CAP FLASHING TO NEW Z-CLOSURES. PROVIDE A 20'-0" MOCK-UP IN THE FIELD FOR OWNER AND ARCHITECT WRITTEN APPROVAL PRIOR TO INSTALLATION OF THE REMAINING ROOF AREAS. MATCH COLOR OF EXISTING METAL ROOF PANELS. SEE SPECIFICATION SECTIONS 07610 AND 076200. SEE DETAIL G/A-5.0.

1.2 RIDGE CAP FLASHING - REMAINING BUILDINGS: AT ALL OTHER ROOF AREAS, INSTALL NEW .050" PRE-PAINTED ALUMINUM 12" RIDGE CAP COVER PLATES AT EXISTING RIDGE CAP FLASHING END JOINTS. REMOVE EXISTING COATING AND SEALANTS AS REQUIRED TO INSTALL TWO BEADS OF CONCEALED URETHANE SEALANT WITH IN RIDGE CAP COVER PLATE. SEE SPECIFICATION SECTIONS 076200 AND 079200. SEE DETAILS D/A-5.1, E/A-5.1 AND F/A-5.1.

1.3 EXISTING GUTTER SEALING: AT METAL PANEL ROOF GUTTERS, REMOVE ALL DEBRIS, AND PROPERLY PREPARE EXISTING GUTTER SURFACES. INSTALL NEW SIKALASTIC ISECOTHANEL COATING SYSTEM BY SIKA ON ALL METAL GUTTER SURFACES. SEE SPECIFICATION SECTION 077123. SEE DETAIL A/A-5.6, B/A5.6 AND C/A-5.6.

1.4 PLUMBING VENT PENETRATIONS: AT ALL PLUMBING VENT PENETRATIONS REMOVE THE EXPOSED SEALANT. INSTALL NEW STAINLESS STEEL DRAWBANDS AT THE TOP OF THE RUBBER BOOT AND METAL PIPE. INSTALL A BEAD OF SEALANT AT THE JOINT BETWEEN THE EXISTING RUBBER BOOT AND METAL PIPE. INSTALL THE ANDEK ROOF COATING SYSTEM OVER ALL PLUMBING VENT FLASHINGS SURFACES. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. SEE DETAIL C/A-5.1.

1.5 METAL FLUE, AND NON-POWERED VENT PENETRATIONS: AT ALL ROOF MOUNTED EQUIPMENT PENETRATIONS, REMOVE ALL RUST AND APPLY A RUST INHIBITOR TO ALL METAL SURFACES. INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL ROOF FLASHINGS INTERFACES. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. PRIME AND PAINT ALL METAL SURFACES WITH A PRIMER AND TWO COATS OF A HIGH PERFORMANCE PAINT AND WHERE REQUIRED HEAT RESISTANT METAL PAINT. SEE DETAIL A/A-5.2.

1.6 CURB AND CRICKET FLASHINGS: AT ALL SLOPED AND FLAT CRICKET FLASHINGS. INSTALL INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL CRICKET FLASHINGS. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. INSTALL ROOF COATING SYSTEM WITH FULL REINFORCEMENT FABRIC. SEE DETAIL E/A-501. SEE SPECIFICATION SECTIONS 075610 AND 075620.

1.7 ROOF PANEL CLIP FASTENER REPAIR: AT ALL CORRODED ROOF PANEL SURFACES, REMOVE ALL CORROSION. INSTALL INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL CRICKET FLASHINGS. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. INSTALL ROOF COATING SYSTEM WITH FULL REINFORCEMENT FABRIC. SEE DETAIL E/A-5.0. SEE SPECIFICATION SECTIONS 075610 AND 075620. SEE DETAIL D/A5.0.

2.0 MAIN ENTRANCE LOW SLOPE ROOFING ASSEMBLY:

2.1 ROOFING RECOVER: INSPECT ALL ROOF SURFACES AND REPLACE ANY DETERIORATED ROOF COMPONENTS AS REQUIRED TO INSTALL NEW ROOF RECOVER COATING SYSTEM. CUT ALL BLISTERED ROOF MEMBRANE LOCATIONS AND PATCH WITH ONE PLY OF SMOOTH SURFACED MODIFIED BITUMEN ROOF MEMBRANE. PROPERLY PREPARE ALL EXISTING ROOF SURFACES AND APPLY NEW ASTEC 3-COAT ROOF COATING SYSTEM IN FULL REINFORCEMENT FABRIC OVER ALL FLASHINGS AND ROOF MEMBRANE SURFACES. TOP COAT COLOR: WHITE. TERMINATE THE TOP SURFACES OF THE NEW ROOFING RECOVER COATING WITH STAINLESS STEEL FLASHINGS. SEE SPECIFICATION SECTIONS 075610 AND 076200. SEE DETAIL B/A-5.0.

2.2 COPING INSTALLATION: INSTALL NEW P.T. WOOD BLOCKING ON THE TOP SURFACE OF THE EXISTING PARAPET WALLS. SECURE NEW WOOD BLOCKING TO MEET PROJECT WIND UPLIFT CRITERIA. INSTALL ONE LAYER OF HIGH TEMPERATURE SELF ADHERED UNDERLAYMENT OVER NEW WOOD BLOCKING. INSTALL NEW PRE MANUFACTURED ALUMINUM METAL COPINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE PIECE TRANSITION FLASHINGS AT COPING CORNERS, TRANSITIONS, AND TERMINATIONS. INSTALL 12" CONCEALED SPLICE PLATES AT ALL COPING END JOINTS WITH TWO BEADS OF CONCEALED SEALANT ON EACH SIDE OF END JOINT. SEE DETAIL D/A-5.5.

3.0 PRECAST CONCRETE PANEL AT AUDITORIUM STAGE:

3.1 PRECAST CONCRETE REPLACEMENT: REMOVE ALL SEALANTS ASSOCIATED WITH THE PRECAST CONCRETE AND STONE VENEER PANEL SURFACES. INSTALL A CLOSED CELL BACKER ROD AND ALL VERTICAL AND HORIZONTAL JOINTS. PRIME WALL JOINT SUBSTRATES, AND APPLY A DOUBLE BEAD OF DOW CPS HYBRID SEALANT AT ALL HORIZONTAL AND VERTICAL JOINTS. SEE DETAILS F/AS.4 AND G/AS.4.

3.2 AUDITORIUM STAGE UPPER ROOF AND LOW ROOF BASE FLASHINGS: PROPERLY PREPARE EXISTING BASE FLASHING AND ADJACENT ROOF SUBSTRATES. INSTALL A 24" STRIP OF FULLY REINFORCED ROOF COATING BY ASTEC, INC. (CURRENT WARRANTY MANUFACTURER) AT EXISTING BASE FLASHINGS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM. SEE DETAILS C/AS.4 AND G/AS.4.

3.3 COPING INSTALLATION AT AUDITORIUM ROOF: INSTALL NEW P.T. WOOD BLOCKING ON THE TOP SURFACE OF THE EXISTING PARAPET WALLS. SECURE NEW WOOD BLOCKING TO MEET PROJECT WIND UPLIFT CRITERIA. INSTALL ONE LAYER OF HIGH TEMPERATURE SELF ADHERED UNDERLAYMENT OVER NEW WOOD BLOCKING. INSTALL NEW PRE MANUFACTURED ALUMINUM METAL COPINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE PIECE TRANSITION FLASHINGS AT COPING CORNERS, TRANSITIONS, AND TERMINATIONS. INSTALL 12" CONCEALED SPLICE PLATES AT ALL COPING END JOINTS WITH TWO BEADS OF CONCEALED SEALANT ON EACH SIDE OF END JOINT. SEE DETAIL D/A-5.5.

4.0 EXISTING LOW SLOPE ROOFING ASSEMBLIES:

4.1 SCUPPER BASE AND METAL FLASHINGS: PROPERLY PREPARE EXISTING BASE FLASHING AND SCUPPER FLASHING SUBSTRATES. INSTALL A 24" STRIP OF FULLY REINFORCED ROOF COATING BY ASTEC, INC. (CURRENT WARRANTY MANUFACTURER) AT EXISTING BASE FLASHINGS AND METAL SCUPPER INSERTS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM. AT EXPOSED WALL SIDES OF EXISTING SCUPPERS, INSTALL DOW CPS HYBRID SEALANT SYSTEM TO ALL METAL TO TEXTURED CONCRETE JOINTS.

4.2 EXISTING COATING BLISTER REPAIR: CUT EXISTING BLISTERS PER ASTEC INC RECOMMENDATIONS. INSTALL A FULLY REINFORCED ROOF COATING BY ASTEC, INC. (CURRENT WARRANTY MANUFACTURER) AT EXISTING BLISTER LOCATIONS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM.

4.3 ROOFING RECOVER AT BUILDING 4 NORTHEAST EXTERIOR STAIRS: INSPECT ALL ROOF SURFACES AND REPLACE ANY DETERIORATED ROOF COMPONENTS AS REQUIRED TO INSTALL NEW ASTEC ROOF RECOVER COATING SYSTEM. CUT ALL BLISTERED ROOF MEMBRANE LOCATIONS AND PATCH WITH ONE PLY OF SMOOTH SURFACED MODIFIED BITUMEN ROOF MEMBRANE. PROPERLY PREPARE ALL EXISTING ROOF SURFACES AND APPLY NEW ASTEC 3-COAT ROOF COATING SYSTEM IN FULL REINFORCEMENT FABRIC OVER ALL FLASHINGS AND ROOF MEMBRANE SURFACES AS REQUIRED TO MAINTAIN EXISTING ROOF WARRANTIES. TOP COAT COLOR: WHITE. TERMINATE THE TOP SURFACES OF THE NEW ROOFING RECOVER COATING WITH STAINLESS STEEL FLASHINGS. INSTALL NEW 22 GAUGE STAINLESS STEEL SCUPPER INSERTS. PRIOR TO COATING ROOF STRIP IN SCUPPER INSERTS WITH TWO BEDS OF MODIFIED BITUMEN ROOF MEMBRANE. SET SCUPPER EXTERIOR FLANGES IN A FULL BED OF SEALANT. INSTALL MOCKUP FOR REVIEW.

5.0 LIGHTNING PROTECTION

5.1 LIGHTNING AIR TERMINALS: TEMPORARILY REMOVE ALL EXISTING LIGHTNING TERMINALS WHICH ARE ATTACHED TO COMPONENTS DESCRIBED IN THIS SCOPE OF WORK. REINSTALL LIGHTNING PROTECTION SYSTEM IN ACCORDANCE WITH NFPA-780 BY A LICENSED CONTRACTOR WITH A MINIMUM OF 5 YEARS EXPERIENCE IN THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS. MAINTAIN OPERATION OF LIGHTNING PROTECTION SYSTEM DURING CONSTRUCTION. SEE SPECIFICATION SECTION 166010.

BID DOCUMENTS

CORAL SHORES HIGH SCHOOL

TAVENIER, FLORIDA

ROOFING AND EXTERIOR WALL REPAIR PROJECT

PROJECT NUMBER: 21-100

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REVISIONS

NUMBER	TYPE	DATE:

DRAWN BY: JHH
APPROVED BY: JPA
ENGINEER: NHR
PROJECT NUMBER: 21-100
PHASE: BID DOCUMENTS
DATE: APRIL 15, 2022

EXISTING CONDITIONS ROOF PLAN

PLOT: N.T.S.

SHEET A2.1

LEGEND

SYMBOL	DESCRIPTION	DETAIL	SCOPE OF WORK ITEM
	PARAPET WALL		
	GUTTER WITH DOWNSPOUT	B A1.3-2 C A1.3-2	1.8
	EXISTING STRUCTURAL ROOF SLOPE		
K-XXX	DETAIL DESIGNATION		
K-XXX	DETAIL DESIGNATION		
	ROOF HATCH	E A1.3-2 F A1.3-2	5.1
	PLUMBING VENT	A A1.3-2	1.3
	CONDUIT PENETRATION	B A1.3-2 C A1.3-2	1.3
	EXHAUST VENT	D A1.3-2	6.0
	LIGHTING PROTECTION	E A1.3-2 F A1.3-2	4.0
	ROOFING ASSEMBLY - EXISTING COATED CONCRETE DECK		
	NEW ASTEC ROOF COATING SYSTEM AT BUILDING 4 NORTHEAST STAIRWELL		4.3
	ROOFING ASSEMBLY - NEW COATED CONCRETE DECK		
	METAL ROOF		1.5, 1.7
	NEW RIDGE CAP INSTALLATION		
	NEW PARAPET COPING CAP INSTALLATION		
	PARAPET WALL WITH SCUPPER		1.12
	ROOF DRAIN	F A1.3-2	1.8
	MECHANICAL PENETRATION		
	METAL DIVERTER	D A1.3-2 E A1.3-2 F A1.3-2	1.5
	SMOKE HATCHES		1.11
	ROOF MOUNTED HVAC EQUIPMENT AT COATED CONCRETE DECK		1.3 & 6.1

WIND PRESSURES:

WIND DESIGN FOR ROOFING COMPONENTS AND CLADDING:

ASCE 7-16, Vult=200 mph wind, Vasd=155 mph wind, category IV,

Exposure "D", Kd = 0.85, h = VARIES ft., ENCLOSED BUILDING: GCpi = ± 0.18.

WIND UPLIFT PRESSURES SHOWN ARE GROSS

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

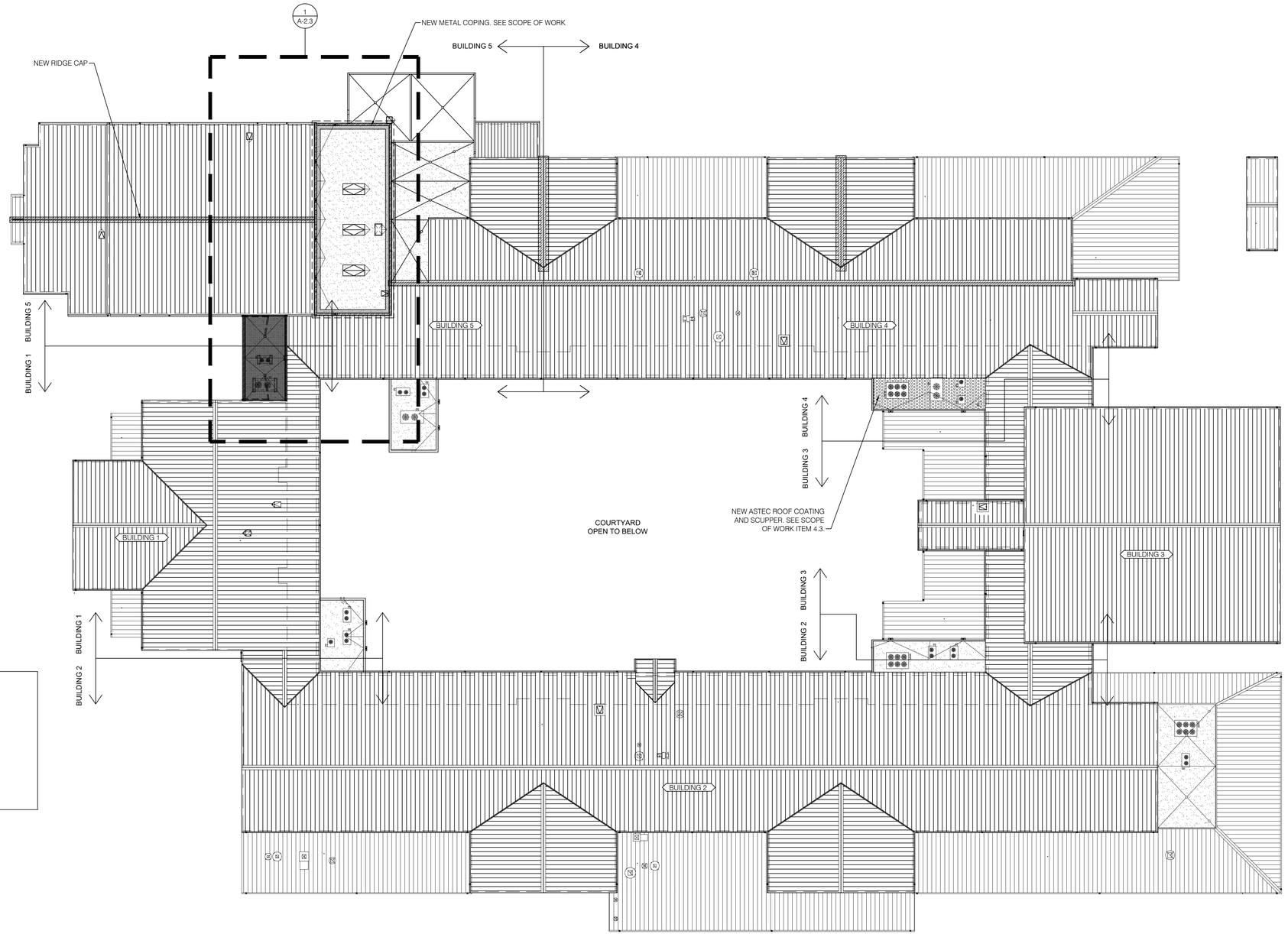
ENCLOSED STRUCTURE AT EACH ROOF SLOPE AND

HIGHEST WIND PRESSURES ARE SHOWN FOR EACH AREA.

WIND PRESSURES:

WIND UPLIFT PRESSURE LEGEND: ROOF AREAS A – HEIGHT – 65'-0"		ASCE 7-16 ROOF C & C DESIGN PRESSURES
ZONE 1 - FIELD ZONE	1	-109.7 PSF
ZONE 2 - EDGE ZONE	2	-172.2 PSF
ZONE 3 - CORNER ZONE	3	-234.7 PSF
ZONE 4 - FIELD WALL ZONE	4	-75 PSF
ZONE 5 - PERIMETER WALL ZONE	5	-137.5 PSF

DEPTH OF PERIMETER AND CORNER ZONES FROM ROOF EDGE - H: 65' FEET
PARAPET AT ROOF AREA A IS TALLER THAN 42" IN HEIGHT.



1 A2.2 PROPOSED ROOF PLAN
SCALE: 1/32" = 1'-0"

TRUE N

SCOPE OF WORK:

0.0 GENERAL: THE BUILDING ENVELOPE RESTORATION AND REPAIR OF CORAL SHORES HIGH SCHOOL INCLUDES THE RESTORATION OF THE EXISTING EXTERIOR METAL ROOFING COMPONENTS AND DESIGNATED EXTERIOR WALL ASSEMBLIES EXPOSED TO THE WEATHER, AT A MINIMUM, ALL RIDGE CAP COMPONENTS WILL BE REPLACED OR REPAIRED. WHERE A SCOPE OF WORK ITEM IS DESIGNATED, THAT DESIGNATION IS TYPICAL FOR ALL SIMILAR COMPONENTS WHETHER OR NOT SPECIFICALLY CALLED OUT.

1.0 SLOPED STANDING SEAM METAL ROOFING ASSEMBLIES:

1.1 METAL RIDGE CAP FLASHINGS RECOVER AT BUILDING 4: REMOVE ALL FOURABLE SEALER AND EXPOSED FASTENERS AT EXISTING RIDGE CAPS. REMOVE ALL EXPOSED FASTENER RIDGE CAP FASTENERS. INSTALL NEW .050" ALUMINUM Z-CLOSURES FABRICATED WITH RADIUS FLANGES TO MATCH PROFILE OF EXISTING METAL ROOF PANELS. SET BOTTOM FLANGE IN A FULL BED OF SEALANT. INSTALL A LAYER OF HIGH TEMPERATURE SELF ADHERED UNDERLAYMENT OVER EXISTING RIDGE CAPS. INSTALL NEW .050" PREPAINTED ALUMINUM RIDGE CAP FLASHING TO NEW Z-CLOSURES. PROVIDE A 20'-0" MOCK-UP IN THE FIELD FOR OWNER AND ARCHITECT WRITTEN APPROVAL PRIOR TO INSTALLATION OF THE REMAINING ROOF AREAS. MATCH COLOR OF EXISTING METAL ROOF PANELS. SEE SPECIFICATION SECTIONS 076200 AND 079200. SEE DETAIL G/A-5.0.

1.2 RIDGE CAP FLASHING - REMAINING BUILDINGS: AT ALL OTHER ROOF AREAS, INSTALL NEW .050" PRE-PAINTED ALUMINUM 12" RIDGE CAP COVER PLATES AT EXISTING RIDGE CAP FLASHING END JOINTS. REMOVE EXISTING COATING AND SEALANTS AS REQUIRED TO INSTALL TWO BEADS OF CONCEALED URETHANE SEALANT WITH IN RIDGE CAP COVER PLATE. SEE SPECIFICATION SECTIONS 076200 AND 079200. SEE DETAILS D/A-5.1, E/A-5.1 AND F/A-5.1.

1.3 EXISTING GUTTER SEALING: AT METAL PANEL ROOF GUTTERS, REMOVE ALL DEBRIS AND PROPERLY PREPARE EXISTING GUTTER SURFACES. INSTALL NEW SKKALASTIC (RECOTHANE) COATING SYSTEM BY SIKA ON ALL METAL GUTTER SURFACES. SEE SPECIFICATION SECTION 077123. SEE DETAIL A/A-5.6, B/A5.6 AND C/A-5.6.

1.4 PLUMBING VENT PENETRATIONS: AT ALL PLUMBING VENT PENETRATIONS REMOVE THE EXPOSED SEALANT. INSTALL NEW STAINLESS STEEL DRAWBAND CLIPS AT THE TOP OF THE RUBBER BOOT AND METAL PIPE. INSTALL A BEAD OF SEALANT AT THE JOINT BETWEEN THE EXISTING RUBBER BOOT AND METAL PIPE. INSTALL THE ANDEK ROOF COATING SYSTEM OVER ALL PLUMBING VENT FLASHING SURFACES. INSTALL TOP COAT CUSTOM MIXED COLOR TO TO MATCH ADJACENT ROOF PANELS. SEE DETAIL C/A-5.1.

1.5 METAL FLUE, AND NON-POWERED VENT PENETRATIONS: AT ALL ROOF MOUNTED EQUIPMENT PENETRATIONS, REMOVE ALL RUST AND APPLY A RUST INHIBITOR TO ALL METAL SURFACES. INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL ROOF FLASHINGS INTERFACES. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. PRIME AND PAINT ALL METAL SURFACES WITH A PRIMER AND TWO COATS OF A HIGH PERFORMANCE PAINT AND WHERE REQUIRED HEAT RESISTANT METAL PAINT. SEE DETAIL A/A-5.2.

1.6 CURB AND CRICKET FLASHINGS: AT ALL SLOPED AND FLAT CRICKET FLASHINGS INSTALL INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL CRICKET FLASHINGS. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. INSTALL ROOF COATING SYSTEM WITH FULL REINFORCEMENT FABRIC. SEE DETAIL E/A-501. SEE SPECIFICATION SECTIONS 075610 AND 075620.

1.7 ROOF PANEL CLIP FASTENER REPAIR: AT ALL CORRODED ROOF PANEL SURFACES, REMOVE ALL CORROSION. INSTALL INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL CRICKET FLASHINGS. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. INSTALL ROOF COATING SYSTEM WITH FULL REINFORCEMENT FABRIC. SEE DETAIL E/A-5.0. SEE SPECIFICATION SECTIONS 075610 AND 075620. SEE DETAIL D/A5.0.

2.0 MAIN ENTRANCE LOW SLOPE ROOFING ASSEMBLY:

2.1 ROOFING RECOVER: INSPECT ALL ROOF SURFACES AND REPLACE ANY DETERIORATED ROOF COMPONENTS AS REQUIRED TO INSTALL NEW ROOF RECOVER COATING SYSTEM. CUT ALL BLISTERED ROOF MEMBRANE LOCATIONS AND PATCH WITH ONE PLY OF SMOOTH SURFACED MODIFIED BITUMEN ROOF MEMBRANE. PROPERLY PREPARE ALL EXISTING ROOF SURFACES AND APPLY NEW 3-COAT ROOF COATING SYSTEM IN FULL REINFORCEMENT FABRIC OVER ALL FLASHINGS AND ROOF MEMBRANE SURFACES. TOP COAT COLOR: WHITE. TERMINATE TOP SURFACES OF THE NEW ROOFING RECOVER COATING WITH STAINLESS STEEL FLASHINGS. SEE SPECIFICATION SECTIONS 075610 AND 076200. SEE DETAIL B/A-5.0.

2.2 COPING INSTALLATION: INSTALL NEW P.T. WOOD BLOCKING ON THE TOP SURFACE OF THE EXISTING PARAPET WALLS. SECURE NEW WOOD BLOCKING TO MEET PROJECT WIND UPLIFT CRITERIA. INSTALL ONE LAYER OF HIGH TEMPERATURE SELF ADHERED UNDERLAYMENT OVER NEW WOOD BLOCKING. INSTALL NEW PRE MANUFACTURED ALUMINUM METAL COPINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE PIECE TRANSITION FLASHINGS AT COPING CORNERS, TRANSITIONS AND TERMINATIONS. INSTALL 12" CONCEALED SPLICE PLATES AT ALL COPING END JOINTS WITH TWO BEADS OF CONCEALED SEALANT ON EACH SIDE OF END JOINT. SEE DETAIL D/A-5.5.

3.0 PRECAST CONCRETE PANEL AT AUDITORIUM STAGE:

3.1 PRECAST CONCRETE REPLACEMENT: REMOVE ALL SEALANTS ASSOCIATED WITH THE PRECAST CONCRETE AND STONE VENEER PANEL SURFACES. INSTALL A CLOSED CELL BACKER ROD AND ALL VERTICAL AND HORIZONTAL JOINTS. PRIME WALL JOINT SUBSTRATES, AND APPLY A DOUBLE BEAD OF DOW CPS HYBRID SEALANT AT ALL HORIZONTAL AND VERTICAL JOINTS. SEE DETAILS F/A5.4 AND G/A5.4.

3.2 AUDITORIUM STAGE UPPER ROOF AND LOW ROOF BASE FLASHINGS: PROPERLY PREPARE EXISTING BASE FLASHING AND ADJACENT ROOF SUBSTRATES. INSTALL A 24" STRIP OF FULLY REINFORCED ROOF COATING BY ASTEC INC. (CURRENT WARRANTY MANUFACTURER) AT EXISTING BASE FLASHINGS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM. SEE DETAILS C/A5.4 AND G/A5.4.

3.3 COPING INSTALLATION AT AUDITORIUM ROOF: INSTALL NEW P.T. WOOD BLOCKING ON THE TOP SURFACE OF THE EXISTING PARAPET WALLS. SECURE NEW WOOD BLOCKING TO MEET PROJECT WIND UPLIFT CRITERIA. INSTALL ONE LAYER OF HIGH TEMPERATURE SELF ADHERED UNDERLAYMENT OVER NEW WOOD BLOCKING. INSTALL NEW PRE MANUFACTURED ALUMINUM METAL COPINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE PIECE TRANSITION FLASHINGS AT COPING CORNERS, TRANSITIONS AND TERMINATIONS. INSTALL 12" CONCEALED SPLICE PLATES AT ALL COPING END JOINTS WITH TWO BEADS OF CONCEALED SEALANT ON EACH SIDE OF END JOINT. SEE DETAIL D/A-5.5.

4.0 EXISTING LOW SLOPE ROOFING ASSEMBLIES:

4.1 SCUPPER BASE AND METAL FLASHINGS: PROPERLY PREPARE EXISTING BASE FLASHING AND SCUPPER FLASHING SUBSTRATES. INSTALL A 24" STRIP OF FULLY REINFORCED ROOF COATING BY ASTEC INC. (CURRENT WARRANTY MANUFACTURER) AT EXISTING BASE FLASHINGS AND METAL SCUPPER INSERTS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM. AT EXPOSED (WALL) SIDES OF EXISTING SCUPPERS, INSTALL DOW CPS HYBRID SEALANT SYSTEM TO ALL METAL TO TEXTURED CONCRETE JOINTS.

4.2 EXISTING COATING BLISTER REPAIR: CUT EXISTING BLISTERS PER ASTEC INC RECOMMENDATIONS. INSTALL A FULLY REINFORCED ROOF COATING BY ASTEC, INC. (CURRENT WARRANTY MANUFACTURER) AT EXISTING BLISTER LOCATIONS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM.

4.3 ROOFING RECOVER AT BUILDING 4 NORTHEAST EXTERIOR STAIRS: INSPECT ALL ROOF SURFACES AND REPLACE ANY DETERIORATED ROOF COMPONENTS AS REQUIRED TO INSTALL NEW ASTEC ROOF RECOVER COATING SYSTEM. CUT ALL BLISTERED ROOF MEMBRANE LOCATIONS AND PATCH WITH ONE PLY OF SMOOTH SURFACED MODIFIED BITUMEN ROOF MEMBRANE. PROPERLY PREPARE ALL EXISTING ROOF SURFACES AND APPLY NEW ASTEC 3-COAT ROOF COATING SYSTEM IN FULL REINFORCEMENT FABRIC OVER ALL FLASHINGS AND ROOF MEMBRANE SURFACES AS REQUIRED TO MAINTAIN EXISTING ROOF WARRANTIES. TOP COAT COLOR: WHITE. TERMINATE THE TOP SURFACES OF THE NEW ROOFING RECOVER COATING WITH STAINLESS STEEL FLASHINGS. INSTALL NEW 22 GAGE STAINLESS STEEL SCUPPER INSERTS. PRIOR TO COATING ROOF STRIP IN SCUPPER INSERTS WITH TWO PLIES OF MODIFIED BITUMEN ROOF MEMBRANE. SET SCUPPER EXTERIOR FLANGES IN A FULL BED OF SEALANT. INSTALL MOCKUP FOR REVIEW.

5.0 LIGHTNING PROTECTION

5.1 LIGHTNING AIR TERMINALS: TEMPORARILY REMOVE ALL EXISTING LIGHTNING TERMINALS WHICH ARE ATTACHED TO COMPONENTS DESCRIBED IN THIS SCOPE OF WORK. REINSTALL LIGHTNING PROTECTION SYSTEM IN ACCORDANCE WITH NFPA-780 BY A LICENSED CONTRACTOR WITH A MINIMUM OF 5 YEARS EXPERIENCE IN THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS. MAINTAIN OPERATION OF LIGHTNING PROTECTION SYSTEM DURING CONSTRUCTION. SEE SPECIFICATION SECTION 166010.

BID DOCUMENTS

CORAL SHORES HIGH SCHOOL

TAVENIER, FLORIDA

ROOFING AND EXTERIOR WALL REPAIR PROJECT

PROJECT NUMBER: 21-100

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

NUMBER	TYPE	DATE:

DRAWN BY: JHH
APPROVED BY: JPA
ENGINEER: NHB
PROJECT NUMBER: 21-100
PHASE: BID DOCUMENTS
DATE: APRIL 15, 2022

PROPOSED ROOF PLAN

PLOT: N.T.S.

SHEET A2.2

LEGEND

SYMBOL	DESCRIPTION	DETAIL	SCOPE OF WORK ITEM
	PARAPET WALL		
	GUTTER WITH DOWNSPOUT	B A1.3 / C A1.3	1.8
	EXISTING STRUCTURAL ROOF SLOPE		
	DETAIL DESIGNATION		
	DETAIL DESIGNATION		
	ROOF HATCH	E A1.3 / F A1.3	5.1
	PLUMBING VENT	A A1.3	1.3
	CONDUIT PENETRATION	B A1.3 / C A1.3	1.3
	EXHAUST VENT	D A1.3	6.0
	LIGHTING PROTECTION	E A1.3 / F A1.3	4.0
	ROOFING ASSEMBLY - EXISTING COATED CONCRETE DECK		
	NEW ASTEC ROOF COATING SYSTEM AT BUILDING 4 NORTHEAST STAIRWELL		4.3
	ROOFING ASSEMBLY - NEW COATED CONCRETE DECK		
	METAL ROOF		1.5, 1.7
	NEW RIDGE CAP INSTALLATION		
	NEW PARAPET COPING CAP INSTALLATION		
	PARAPET WALL WITH SCUPPER		1.12
	ROOF DRAIN	F A1.3	1.8
	MECHANICAL PENETRATION		
	METAL DIVERTER	D A1.3 / E A1.3 / F A1.3	1.5
	SMOKE HATCHES		1.11
	ROOF MOUNTED HVAC EQUIPMENT AT COATED CONCRETE DECK		1.3 & 6.1

WIND PRESSURES:

WIND DESIGN FOR ROOFING COMPONENTS AND CLADDING:

ASCE 7-16, Vult=200 mph wind, Vasd=116 mph wind, category IV,

Exposure "D", Kd = 0.85, h = VARIES ft., ENCLOSED BUILDING: GCpi = ± 0.18.

WIND UPLIFT PRESSURES SHOWN ARE GROSS

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

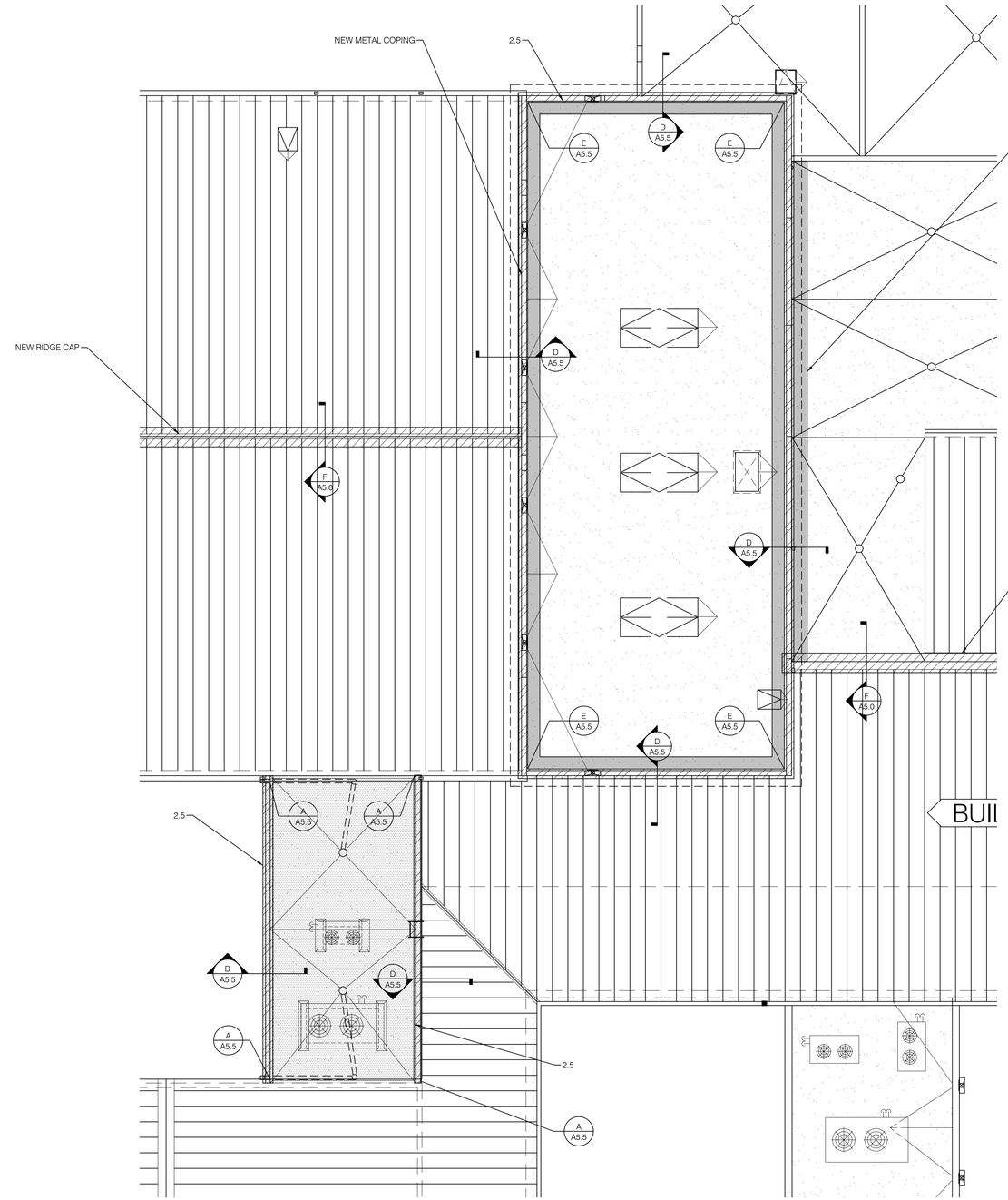
ENCLOSED STRUCTURE AT EACH ROOF SLOPE AND

HIGHEST WIND PRESSURES ARE SHOWN FOR EACH AREA.

WIND PRESSURES:

WIND UPLIFT PRESSURE LEGEND: ROOF AREAS A – HEIGHT – 65'-0"		ASCE 7-16 ROOF C & C DESIGN PRESSURES
ZONE 1 - FIELD ZONE	1	-109.7 PSF
ZONE 2 - EDGE ZONE	2	-172.2 PSF
ZONE 3 - CORNER ZONE	3	-234.7 PSF
ZONE 4 - FIELD WALL ZONE	4	-75 PSF
ZONE 5 - PERIMETER WALL ZONE	5	-137.5 PSF

DEPTH OF PERIMETER AND CORNER ZONES FROM ROOF EDGE - H: 65' FEET
PARAPET AT ROOF AREA A IS TALLER THAN 42" IN HEIGHT.



1 A2.3 ENLARGED ROOF PLAN
SCALE: 3/32" = 1'-0"

SCOPE OF WORK:

0.0 GENERAL: THE BUILDING ENVELOPE RESTORATION AND REPAIR OF CORAL SHORES HIGH SCHOOL INCLUDES THE RESTORATION OF THE EXISTING EXTERIOR METAL ROOFING COMPONENTS AND DESIGNATED EXTERIOR WALL ASSEMBLIES EXPOSED TO THE WEATHER. AT A MINIMUM, ALL RIDGE CAP COMPONENTS WILL BE REPLACED OR REPAIRED. WHERE A SCOPE OF WORK ITEM IS DESIGNATED, THAT DESIGNATION IS TYPICAL FOR ALL SIMILAR COMPONENTS WHETHER OR NOT SPECIFICALLY CALLED OUT.

1.0 SLOPED STANDING SEAM METAL ROOFING ASSEMBLIES:

1.1 METAL RIDGE CAP FLASHINGS RECOVER AT BUILDING 4: REMOVE ALL POLYMABLE SEALER AND EXPOSED FASTENERS AT EXISTING RIDGE CAPS. REMOVE ALL EXPOSED FASTENER RIDGE CAP FASTENERS. INSTALL NEW .050" ALUMINUM Z-CLOSURES FABRICATED WITH RADIUS FLANGES TO MATCH PROFILE OF EXISTING METAL ROOF PANELS. SET BOTTOM FLANGE IN A FULL BED OF SEALANT. INSTALL A LAYER OF HIGH TEMPERATURE SELF ADHERED UNDERLAYMENT OVER EXISTING RIDGE CAPS. INSTALL NEW .050" PREPAINTED ALUMINUM RIDGE CAP FLASHING TO NEW Z-CLOSURES. PROVIDE A 20'-0" MOCK-UP IN THE FIELD FOR OWNER AND ARCHITECT WRITTEN APPROVAL PRIOR TO INSTALLATION OF THE REMAINING ROOF AREAS. MATCH COLOR OF EXISTING METAL ROOF PANELS. SEE SPECIFICATION SECTIONS 076200 AND 079200. SEE DETAIL G/A-5.0.

1.2 RIDGE CAP FLASHING - REMAINING BUILDINGS: AT ALL OTHER ROOF AREAS, INSTALL NEW .050" PRE-PAINTED ALUMINUM 12" RIDGE CAP COVER PLATES AT EXISTING RIDGE CAP FLASHING END JOINTS. REMOVE EXISTING COATING AND SEALANTS AS REQUIRED TO INSTALL TWO BEADS OF CONCEALED URETHANE SEALANT WITH IN RIDGE CAP COVER PLATE. SEE SPECIFICATION SECTIONS 076200 AND 079200. SEE DETAILS D/A-5.1, E/A-5.1 AND F/A-5.1.

1.3 EXISTING GUTTER SEALING: AT METAL PANEL ROOF GUTTERS, REMOVE ALL DEBRIS, AND PROPERLY PREPARE EXISTING GUTTER SURFACES. INSTALL NEW SIKALASTIC (SECOTHANE) COATING SYSTEM BY SIKA ON ALL METAL GUTTER SURFACES. SEE SPECIFICATION SECTION 077123. SEE DETAIL A/A-5.6, B/A5.6 AND C/A-5.6.

1.4 PLUMBING VENT PENETRATIONS: AT ALL PLUMBING VENT PENETRATIONS REMOVE THE EXPOSED SEALANT. INSTALL NEW STAINLESS STEEL DRAWBANDS AT THE TOP OF THE RUBBER BOOT AND METAL PIPE. INSTALL A BEAD OF SEALANT AT THE JOINT BETWEEN THE EXISTING RUBBER BOOT AND METAL PIPE. INSTALL THE ANDEK ROOF COATING SYSTEM OVER ALL PLUMBING VENT FLASHINGS SURFACES. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. SEE DETAIL C/A-5.1.

1.5 METAL FLUE, AND NON-POWERED VENT PENETRATIONS: AT ALL ROOF MOUNTED EQUIPMENT PENETRATIONS, REMOVE ALL RUST AND APPLY A RUST INHIBITOR TO ALL METAL SURFACES. INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL ROOF FLASHINGS INTERFACES. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. PRIME AND PAINT ALL METAL SURFACES WITH A PRIMER AND TWO COATS OF A HIGH PERFORMANCE PAINT AND WHERE REQUIRED HEAT RESISTANT METAL PAINT. SEE DETAIL A/A-5.2.

1.6 CURB AND CRICKET FLASHINGS: AT ALL SLOPED AND FLAT CRICKET FLASHINGS, INSTALL INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL CRICKET FLASHINGS. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. INSTALL ROOF COATING SYSTEM WITH FULL REINFORCEMENT FABRIC. SEE DETAIL E/A-501. SEE SPECIFICATION SECTIONS 075610 AND 075620.

1.7 ROOF PANEL CLIP FASTENER REPAIR: AT ALL CORRODED ROOF PANEL SURFACES, REMOVE ALL CORROSION. INSTALL INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL CRICKET FLASHINGS. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. INSTALL ROOF COATING SYSTEM WITH FULL REINFORCEMENT FABRIC. SEE DETAIL E/A-5.0. SEE SPECIFICATION SECTIONS 075610 AND 075620. SEE DETAIL D/A5.0.

2.0 MAIN ENTRANCE LOW SLOPE ROOFING ASSEMBLY:

2.1 ROOFING RECOVER: INSPECT ALL ROOF SURFACES AND REPLACE ANY DETERIORATED ROOF COMPONENTS AS REQUIRED TO INSTALL NEW ROOF RECOVER COATING SYSTEM. CUT ALL BLISTERED ROOF MEMBRANE LOCATIONS AND PATCH WITH ONE PLY OF SMOOTH SURFACED MODIFIED BITUMEN ROOF MEMBRANE. PROPERLY PREPARE ALL EXISTING ROOF SURFACES AND APPLY NEW 3-COAT ROOF COATING SYSTEM IN FULL REINFORCEMENT FABRIC OVER ALL FLASHINGS AND ROOF MEMBRANE SURFACES. TOP COAT COLOR: WHITE. TERMINATE THE TOP SURFACES OF THE NEW ROOFING RECOVER COATING WITH STAINLESS STEEL FLASHINGS. SEE SPECIFICATION SECTIONS 075610 AND 076200. SEE DETAIL B/A-5.0.

2.2 COPING INSTALLATION: INSTALL NEW P.T. WOOD BLOCKING ON THE TOP SURFACE OF THE EXISTING PARAPET WALLS. SECURE NEW WOOD BLOCKING TO MEET PROJECT WIND UPLIFT CRITERIA. INSTALL ONE LAYER OF HIGH TEMPERATURE SELF ADHERED UNDERLAYMENT OVER NEW WOOD BLOCKING. INSTALL NEW PRE MANUFACTURED ALUMINUM METAL COPINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE PIECE TRANSITION FLASHINGS AT COPING CORNERS, TRANSITIONS AND TERMINATIONS. INSTALL 12" CONCEALED SPLICE PLATES AT ALL COPING END JOINTS WITH TWO BEADS OF CONCEALED SEALANT ON EACH SIDE OF END JOINT. SEE DETAIL D/A-5.5.

3.0 PRECAST CONCRETE PANEL AT AUDITORIUM STAGE:

3.1 PRECAST CONCRETE REPLACEMENT: REMOVE ALL SEALANTS ASSOCIATED WITH THE PRECAST CONCRETE AND STONE VENEER PANEL SURFACES. INSTALL A CLOSED CELL BACKER ROD AND ALL VERTICAL AND HORIZONTAL JOINTS. PRIME WALL JOINT SUBSTRATES, AND APPLY A DOUBLE BEAD OF DOW CPS HYBRID SEALANT AT ALL HORIZONTAL AND VERTICAL JOINTS. SEE DETAILS F/A5.4 AND G/A5.4.

3.2 AUDITORIUM STAGE UPPER ROOF AND LOW ROOF BASE FLASHINGS: PROPERLY PREPARE EXISTING BASE FLASHING AND ADJACENT ROOF SUBSTRATES. INSTALL A 24" STRIP OF FULLY REINFORCED ROOF COATING BY ASTEC, INC. (CURRENT WARRANTY MANUFACTURER) AT EXISTING BASE FLASHINGS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM. SEE DETAILS C/A5.4 AND G/A5.4.

3.3 COPING INSTALLATION AT AUDITORIUM ROOF: INSTALL NEW P.T. WOOD BLOCKING ON THE TOP SURFACE OF THE EXISTING PARAPET WALLS. SECURE NEW WOOD BLOCKING TO MEET PROJECT WIND UPLIFT CRITERIA. INSTALL ONE LAYER OF HIGH TEMPERATURE SELF ADHERED UNDERLAYMENT OVER NEW WOOD BLOCKING. INSTALL NEW PRE MANUFACTURED ALUMINUM METAL COPINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE PIECE TRANSITION FLASHINGS AT COPING CORNERS, TRANSITIONS AND TERMINATIONS. INSTALL 12" CONCEALED SPLICE PLATES AT ALL COPING END JOINTS WITH TWO BEADS OF CONCEALED SEALANT ON EACH SIDE OF END JOINT. SEE DETAIL D/A-5.5.

4.0 EXISTING LOW SLOPE ROOFING ASSEMBLIES:

4.1 SCUPPER BASE AND METAL FLASHINGS: PROPERLY PREPARE EXISTING BASE FLASHING AND SCUPPER FLASHING SUBSTRATES. INSTALL A 24" STRIP OF FULLY REINFORCED ROOF COATING BY ASTEC INC. (CURRENT WARRANTY MANUFACTURER) AT EXISTING BASE FLASHINGS AND METAL SCUPPER INSERTS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM. AT EXPOSED WALL SIDES OF EXISTING SCUPPERS, INSTALL DOW CPS HYBRID SEALANT SYSTEM TO ALL METAL TO TEXTURED CONCRETE JOINTS.

4.2 EXISTING COATING BLISTER REPAIR: CUT EXISTING BLISTERS PER ASTEC INC RECOMMENDATIONS. INSTALL A FULLY REINFORCED ROOF COATING BY ASTEC, INC. (CURRENT WARRANTY MANUFACTURER) AT EXISTING BLISTER LOCATIONS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM.

4.3 ROOFING RECOVER AT BUILDING 4 NORTHEAST EXTERIOR STAIRS: INSPECT ALL ROOF SURFACES AND REPLACE ANY DETERIORATED ROOF COMPONENTS AS REQUIRED TO INSTALL NEW ASTEC ROOF RECOVER COATING SYSTEM. CUT ALL BLISTERED ROOF MEMBRANE LOCATIONS AND PATCH WITH ONE PLY OF SMOOTH SURFACED MODIFIED BITUMEN ROOF MEMBRANE. PROPERLY PREPARE ALL EXISTING ROOF SURFACES AND APPLY NEW ASTEC 3-COAT ROOF COATING SYSTEM IN FULL REINFORCEMENT FABRIC OVER ALL FLASHINGS AND ROOF MEMBRANE SURFACES AS REQUIRED TO MAINTAIN EXISTING ROOF WARRANTIES. TOP COAT COLOR: WHITE. TERMINATE THE TOP SURFACES OF THE NEW ROOFING RECOVER COATING WITH STAINLESS STEEL FLASHINGS. INSTALL NEW 22 GAUGE STAINLESS STEEL SCUPPER INSERTS. PRIOR TO COATING ROOF STRIP IN SCUPPER INSERTS WITH TWO PLIES OF MODIFIED BITUMEN ROOF MEMBRANE. SET SCUPPER EXTERIOR FLANGES IN A FULL BED OF SEALANT. INSTALL MOCKUP FOR REVIEW.

5.0 LIGHTNING PROTECTION

5.1 LIGHTNING AIR TERMINALS: TEMPORARILY REMOVE ALL EXISTING LIGHTNING TERMINALS WHICH ARE ATTACHED TO COMPONENTS DESCRIBED IN THIS SCOPE OF WORK. REINSTALL LIGHTNING PROTECTION SYSTEM IN ACCORDANCE WITH NFPA-780 BY A LICENSED CONTRACTOR WITH A MINIMUM OF 5 YEARS EXPERIENCE IN THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS. MAINTAIN OPERATION OF LIGHTNING PROTECTION SYSTEM DURING CONSTRUCTION. SEE SPECIFICATION SECTION 166010.

BID DOCUMENTS

CORAL SHORES HIGH SCHOOL

TAVENIER, FLORIDA

ROOFING AND EXTERIOR WALL REPAIR PROJECT

PROJECT NUMBER: 21-100

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

REVISIONS

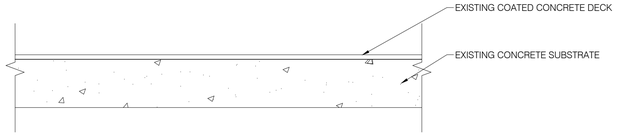
NUMBER	TYPE	DATE:

DRAWN BY: JHH
APPROVED BY: JPA
ENGINEER: NHR
PROJECT NUMBER: 21-100
PHASE: BID DOCUMENTS
DATE: APRIL 15, 2022

ENLARGED ROOF PLAN

PLOT: N.T.S.

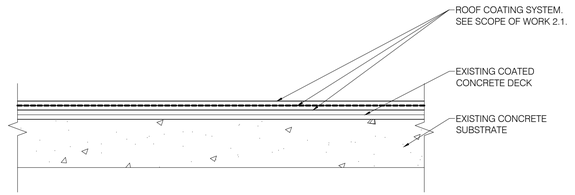
SHEET A2.3



A
A5.0
EXISTING LOW SLOPED ENTRANCE ROOF ASSEMBLY
SCALE: NTS

NOTES:

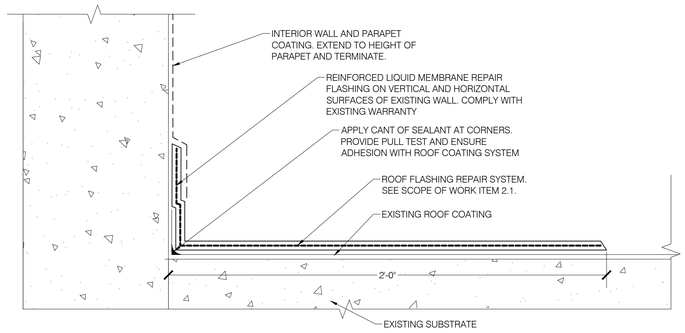
A. INSTALL ROOF SYSTEM PER SPECIFICATION SECTION 075610 AND SCOPE OF WORK ITEM 2.0
B. DETAILS ON PAGES A-502 THRU A-505 TO HAVE TYPICAL EXISTING ROOF ASSEMBLY AS SHOWN ON B/A-501



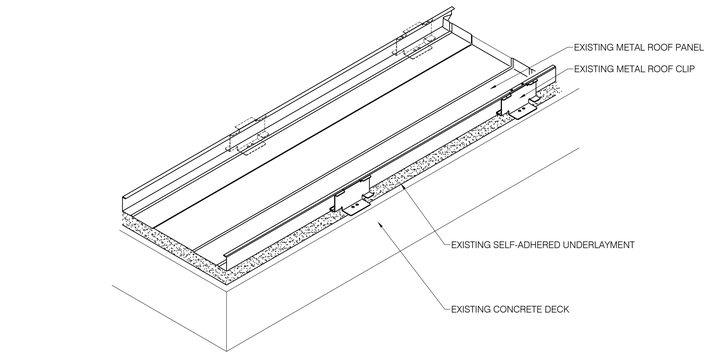
B
A5.0
PROPOSED LOW SLOPED ENTRANCE ROOF ASSEMBLY
SCALE: NTS

NOTES:

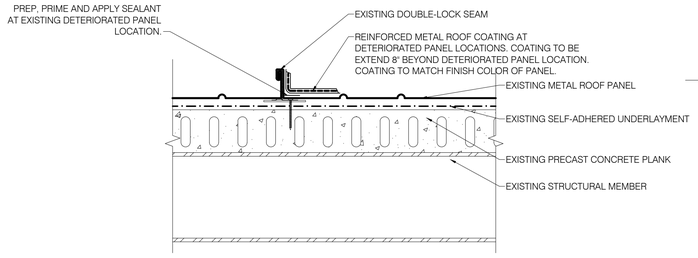
A. INSTALL REINFORCED FLASHING PER EXISTING MANUFACTURER'S INSTALLATION REQUIREMENTS. COMPLY WITH EXISTING WARRANTY REQUIREMENTS.



B.1
A5.0
PROPOSED ROOF ASSEMBLY AT AUDITORIUM FLASHINGS
SCALE: NTS

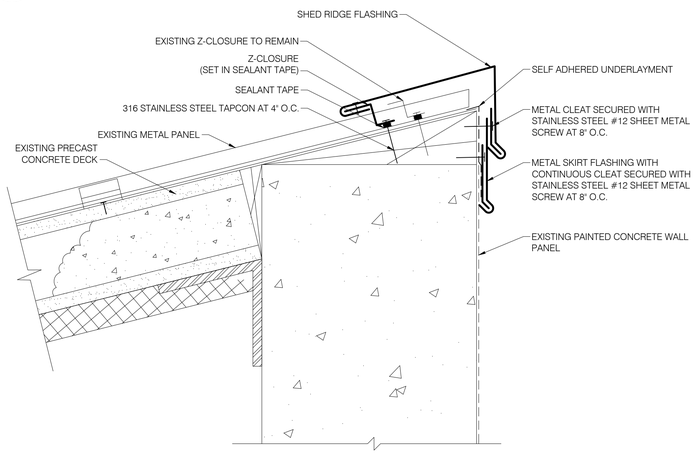


C
A5.0
EXISTING METAL ROOFING ASSEMBLY
SCALE: NTS

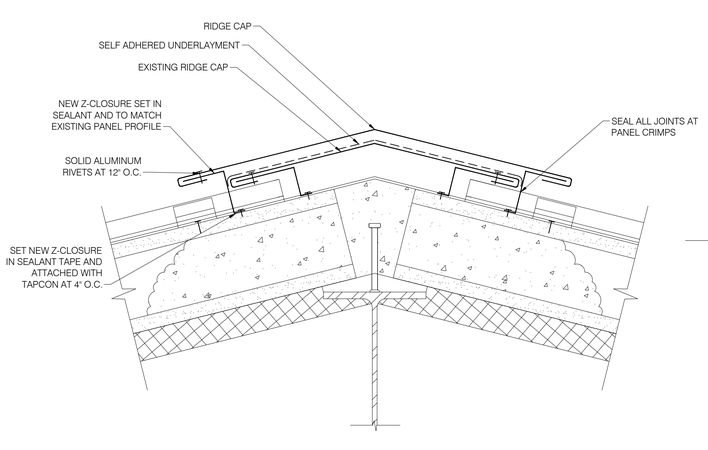


D
A5.0
METAL PANEL FASTENER REPAIR DETAIL
SCALE: NTS

E
A5.0
PHOTOGRAPH OF TYPICAL DAMAGED COATING LOCATION
SCALE: NTS



F
A5.0
METAL RIDGE CAP DETAIL
SCALE: NTS



G
A5.0
METAL SHED RIDGE DETAIL
SCALE: NTS

H
A5.0
PHOTOGRAPH OF METAL ROOFING ASSEMBLY
SCALE: NTS

MATERIAL COMPONENT SCHEDULE

ROUGH CARPENTRY SPECIFICATION SECTION 061000
WOOD BLOCKING: PRESSURE TREATED WOOD MECHANICALLY ATTACHED TO SUBSTRATE. ALL WOOD BLOCKING TO BE 2 INCH NOMINAL THICKNESS, ATTACHED PER TAS-111.

LOW SLOPE ROOF RECOVER:
SPECIFICATION SECTION 070150
BASE COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF RAC" MANUFACTURED BY ANDEK.
REINFORCING FABRIC: A NON-WOVEN, NEEDLE-PUNCHED POLYESTER FABRIC REINFORCEMENT.
TOP COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF NW" MANUFACTURED BY ANDEK.
REINFORCED LIQUID MEMBRANE REPAIR FLASHING: A FLEXIBLE ELASTOMERIC MEMBRANE WITH REINFORCING TO MATCH EXISTING ROOF AND COMPLYING WITH WARRANTY REQUIREMENTS. BASIS OF DESIGN: "ASTEC RE-PLY ROOFING SYSTEM".

STEEP SLOPE ROOF RECOVER:
SPECIFICATION SECTION 075630
PRIMER: POLAPRIME DTM, URETHANE-BASED PRIMER.
BASE COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF AC" MANUFACTURED BY ANDEK.
REINFORCING FABRIC: A NON-WOVEN, NEEDLE-PUNCHED POLYESTER FABRIC REINFORCEMENT. ROOFFAB BY ANDEK.
TOP COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF AC" MANUFACTURED BY ANDEK.
FINISH COAT: CLEARCOAT FP, CLEAR FLUOROPOLYMER SEALER MANUFACTURED BY ANDEK.

SHEET METAL FLASHING & TRIM:
SPECIFICATION SECTION 076200
METAL CLEAT: 20 GAGE STAINLESS STEEL, TYPE 316.
METAL CLOSURE FLASHING: 22 GAGE STAINLESS STEEL, TYPE 316.
METAL COUNTERFLASHING: 22 GAGE STAINLESS STEEL, TYPE 316.
ONE-PIECE TRANSITION FLASHING: .050" PREPAINTED ALUMINUM, ASTM B209 WITH ALL SOLDERED/WELDED JOINTS.
SKIRT FLASHING: .050" PREPAINTED ALUMINUM, ASTM B209.
CONCEALED SPLICE PLATE: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. PREPAINTED ALUMINUM, ASTM B209. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL CLEAT/CLIP SYSTEM: PREMANUFACTURED TO MEET ANSI/SPRI ES-1. STAINLESS STEEL, TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL COPING: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. PREPAINTED ALUMINUM, ASTM B209. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL FLASHING: 22 GA. STAINLESS STEEL, TYPE 316.
ONE-PIECE TRANSITION FLASHING: 20 GA. STAINLESS STEEL, TYPE 316 WITH ALL NON-MOVING JOINTS SOLDERED OR WELDED.
RIDGE CAP: .050" PREPAINTED ALUMINUM, ASTM B209.
Z-CLOSURE: .050" PREPAINTED ALUMINUM, ASTM B209.

ROOF SPECIALTIES: SPECIFICATION SECTION 077100
METAL COPING: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. STAINLESS STEEL, TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL CLEAT/CLIP SYSTEM: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. STAINLESS STEEL TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
SELF-ADHERED UNDERLAYMENT: MIN. .040" SELF-ADHERED HIGH TEMPERATURE MODIFIED BITUMEN, ASTM D 1970, ADHERED OVER PRIMED SUBSTRATE BELOW. BASIS OF DESIGN: GRACE ULTRA BY GCP APPLIED TECHNOLOGIES.

JOINT SEALANTS SPECIFICATION SECTION 07 92 00
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 35. APPLIED TO PRIMED SURFACES. BASIS OF DESIGN: DOWSIL CPS.
URETHANE SEALANT: SINGLE-COMPONENT, NONSAG, POLYURETHANE JOINT SEALANT: ASTM C 920, TYPE II, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.

BID DOCUMENTS

CORAL SHORES HIGH SCHOOL
TAVENIER, FLORIDA

ROOFING AND EXTERIOR WALL REPAIR PROJECT

PROJECT NUMBER: 21-100

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

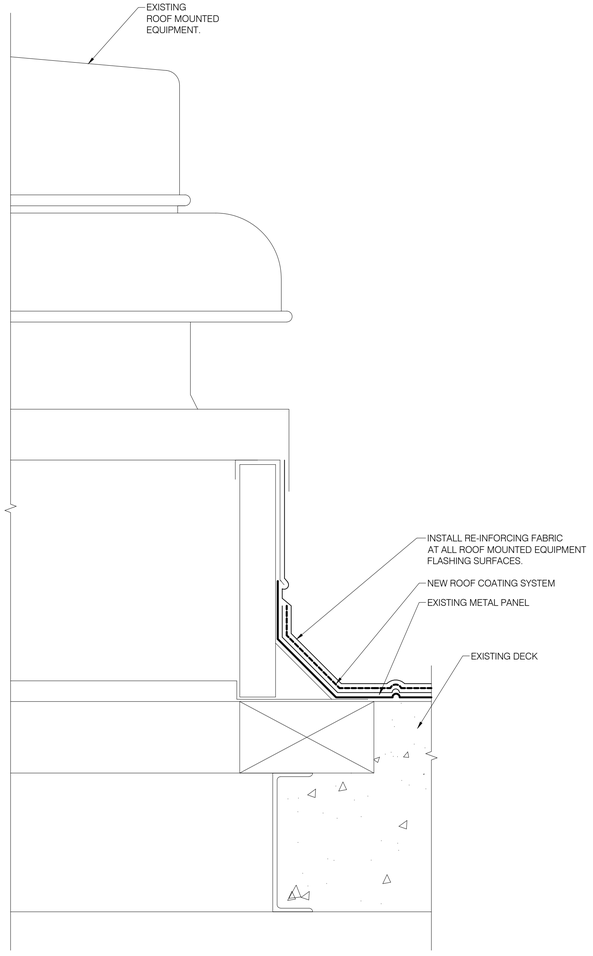
REVISIONS

NUMBER	TYPE	DATE:

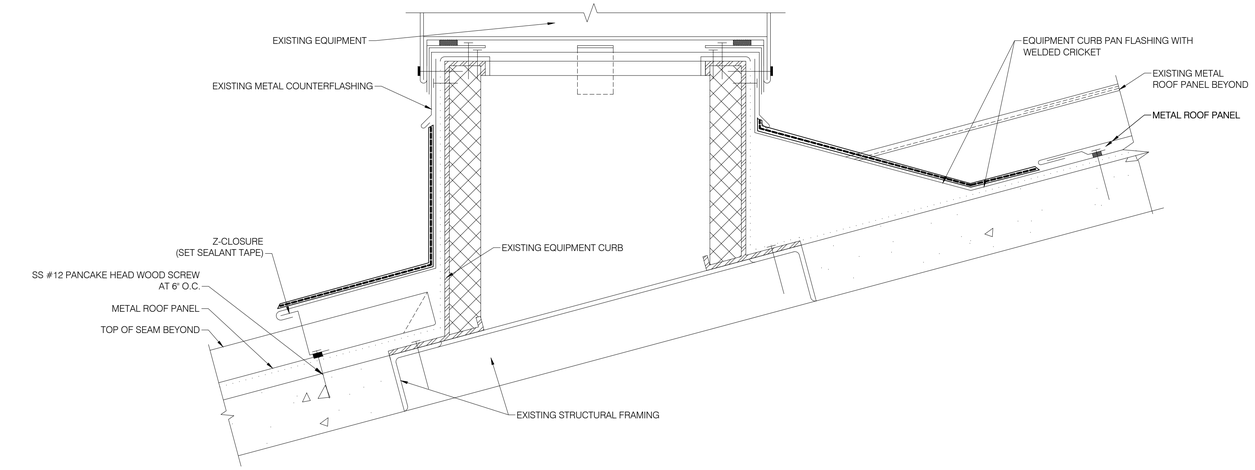
DRAWN BY: JHH
APPROVED BY: JPA
ENGINEER: NHR
PROJECT NUMBER: 21-100
PHASE: BID DOCUMENTS
DATE: APRIL 15, 2022

EXTERIOR DETAIL

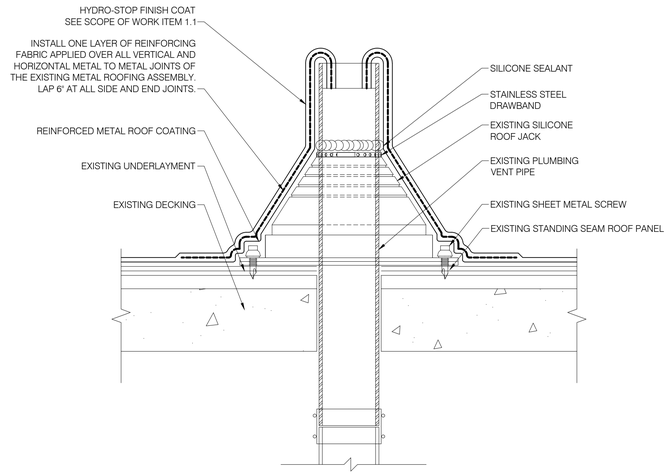
PLOT:
SHEET A5.0



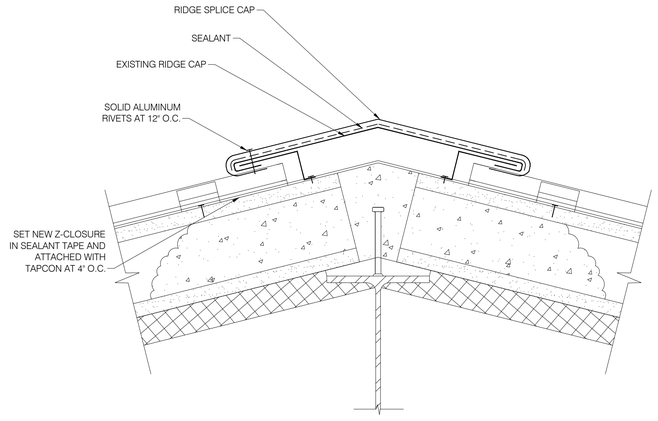
B A5.1 MECHANICAL EQUIPMENT FLASHING DETAIL
SCALE: NTS



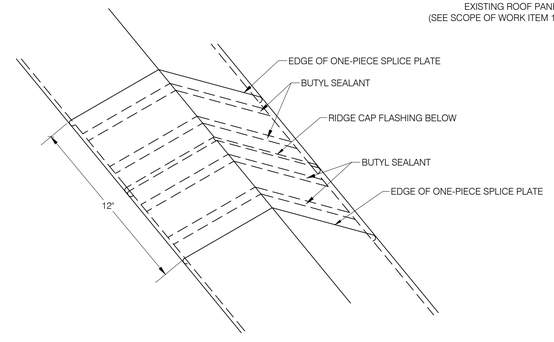
A A5.1 MECHANICAL FLASHING DETAIL
SCALE: NTS



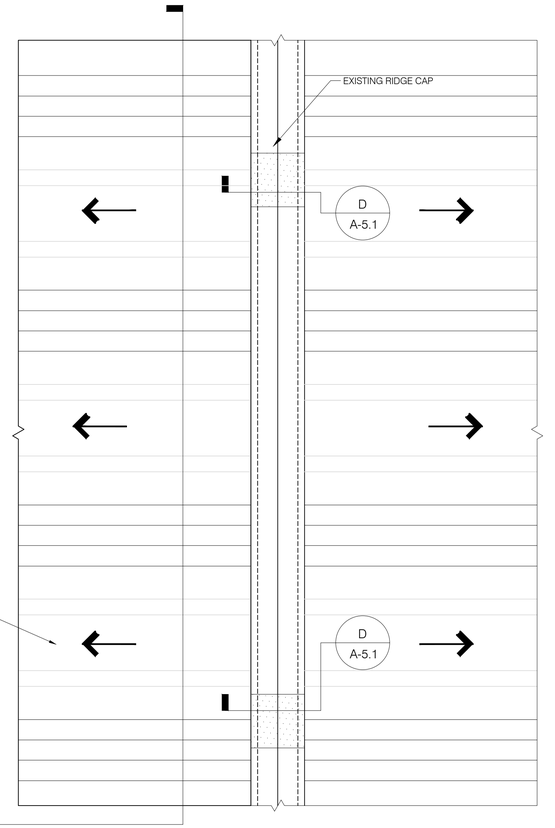
C A5.1 PIPE PENETRATION FLASHING DETAIL
SCALE: NTS



D A5.1 RIDGE CAP SPLICE FLASHING
SCALE: NTS



E A5.1 ISOMETRIC SPLICE CAP DETAIL
SCALE: NTS



F A5.1 RIDGE CAP PLAN VIEW
SCALE: NTS

MATERIAL COMPONENT SCHEDULE

ROUGH CARPENTRY SPECIFICATION SECTION 061000
WOOD BLOCKING: PRESSURE TREATED WOOD MECHANICALLY ATTACHED TO SUBSTRATE. ALL WOOD BLOCKING TO BE 2 INCH NOMINAL THICKNESS, ATTACHED PER TAS-111.

LOW SLOPE ROOF RECOVER:
SPECIFICATION SECTION 070150
BASE COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF RAC" MANUFACTURED BY ANDEK.
REINFORCING FABRIC: A NON-WOVEN, NEEDLE-PUNCHED POLYESTER FABRIC REINFORCEMENT.
TOP COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF NW" MANUFACTURED BY ANDEK.
REINFORCED LIQUID MEMBRANE REPAIR FLASHING: A FLEXIBLE ELASTOMERIC MEMBRANE WITH REINFORCING TO MATCH EXISTING ROOF AND COMPLYING WITH WARRANTY REQUIREMENTS. BASIS OF DESIGN: "ASTEC RE-PLY ROOFING SYSTEM".

STEEP SLOPE ROOF RECOVER:
SPECIFICATION SECTION 075630
PRIMER: POLAPRIME DTM, URETHANE-BASED PRIMER.
BASE COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF AC" MANUFACTURED BY ANDEK.
REINFORCING FABRIC: A NON-WOVEN, NEEDLE-PUNCHED POLYESTER FABRIC REINFORCEMENT. ROOFFAB BY ANDEK.
TOP COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF AC" MANUFACTURED BY ANDEK.
FINISH COAT: CLEARCOAT FP, CLEAR FLUOROPOLYMER SEALER MANUFACTURED BY ANDEK.

SHEET METAL FLASHING & TRIM:
SPECIFICATION SECTION 076200
METAL CLEAT: 20 GAGE STAINLESS STEEL, TYPE 316.
METAL CLOSURE FLASHING: 22 GAGE STAINLESS STEEL, TYPE 316.
METAL COUNTERFLASHING: 22 GAGE STAINLESS STEEL, TYPE 316.
ONE-PIECE TRANSITION FLASHING: .050" PREPAINTED ALUMINUM, ASTM B209 WITH ALL SOLDERED/WELDED JOINTS.
SKIRT FLASHING: .050" PREPAINTED ALUMINUM, ASTM B209.
CONCEALED SPLICE PLATE: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. PREPAINTED ALUMINUM, ASTM B209. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL CLEAT/CLIP SYSTEM: PREMANUFACTURED TO MEET ANSI/SPRI ES-1. STAINLESS STEEL, TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL COPING: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. PREPAINTED ALUMINUM, ASTM B209. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL FLASHING: 22 GA. STAINLESS STEEL, TYPE 316.
ONE-PIECE TRANSITION FLASHING: 20 GA. STAINLESS STEEL, TYPE 316 WITH ALL NON-MOVING JOINTS SOLDERED OR WELDED.
RIDGE CAP: .050" PREPAINTED ALUMINUM, ASTM B209.
Z-CLOSURE: .050" PREPAINTED ALUMINUM, ASTM B209.

ROOF SPECIALTIES: SPECIFICATION SECTION 077100
METAL COPING: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. STAINLESS STEEL, TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL CLEAT/CLIP SYSTEM: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. STAINLESS STEEL TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
SELF-ADHERED UNDERLAYMENT: MIN. .040" SELF-ADHERED HIGH TEMPERATURE MODIFIED BITUMEN, ASTM D 1970, ADHERED OVER PRIMED SUBSTRATE BELOW. BASIS OF DESIGN: GRACE ULTRA BY GCP APPLIED TECHNOLOGIES.

JOINT SEALANTS SPECIFICATION SECTION 07 92 00
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 35. APPLIED TO PRIMED SURFACES. BASIS OF DESIGN: DOWSIL CPS.
URETHANE SEALANT: SINGLE-COMPONENT, NONSAG, POLYURETHANE JOINT SEALANT: ASTM C 920, TYPE II, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.

BID DOCUMENTS

CORAL SHORES HIGH SCHOOL
TAVENIER, FLORIDA
ROOFING AND EXTERIOR WALL REPAIR PROJECT

PROJECT NUMBER: 21-100

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

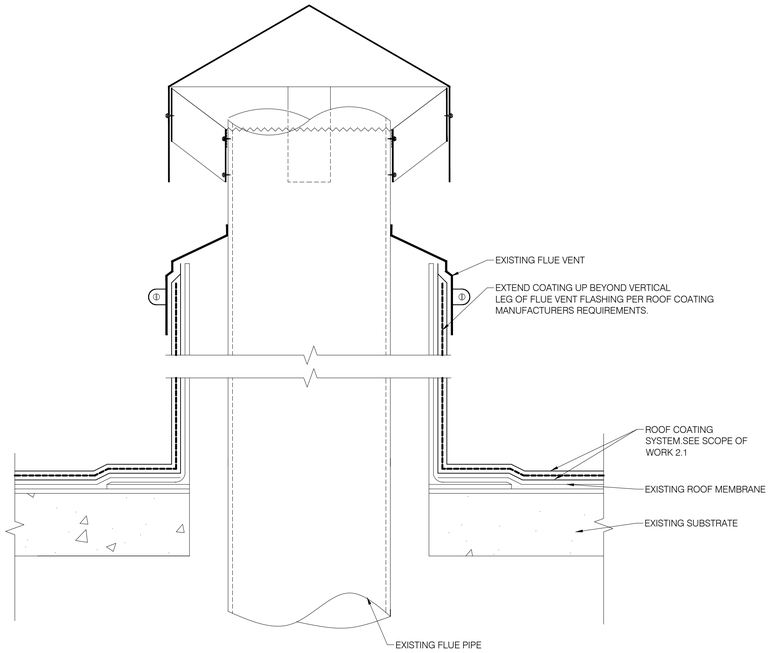
REVISIONS

NUMBER	TYPE	DATE:

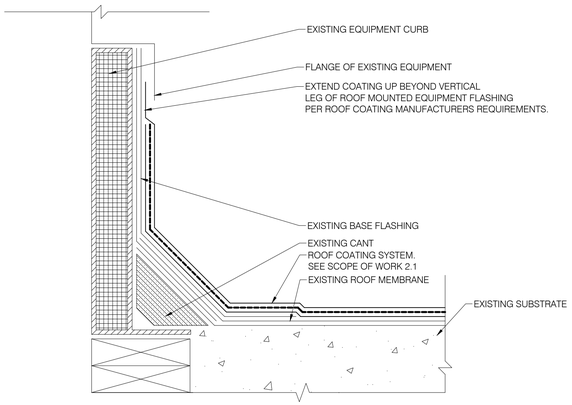
DRAWN BY: JHH
APPROVED BY: JPA
ENGINEER: NHR
PROJECT NUMBER 21-100
PHASE: BID DOCUMENTS
DATE: APRIL 15, 2022

EXTERIOR DETAIL

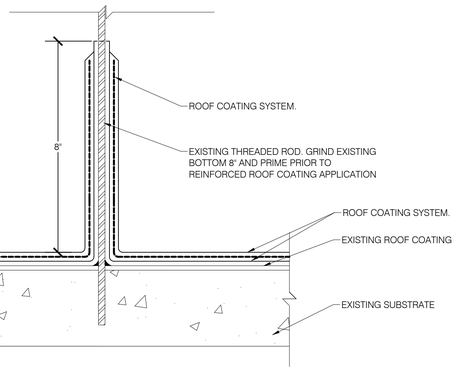
PLOT:
SHEET A5.1



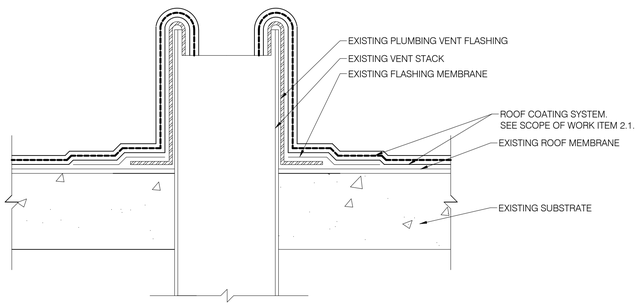
A A5.2 FLUVE VENT FLASHING
SCALE: NTS



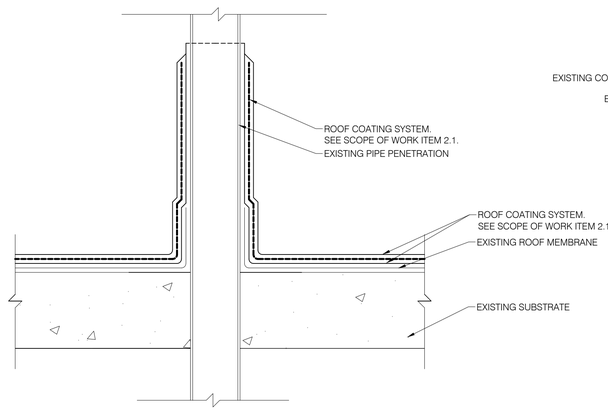
B A5.2 EQUIPENT CURB FLASHING
SCALE: NTS



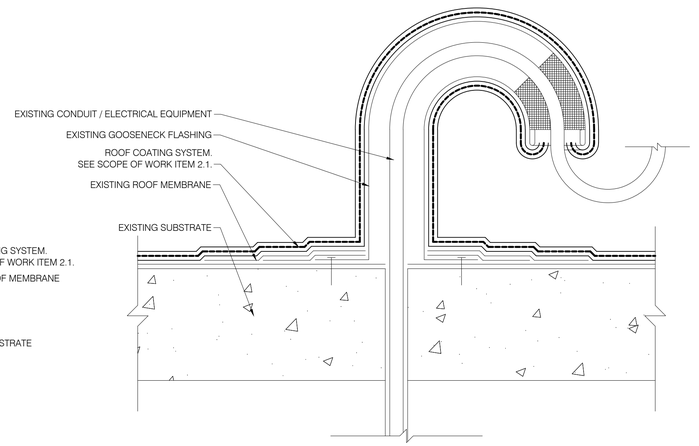
C A5.2 EXISTING METAL ROD FLASHING DETAIL
SCALE: NTS



E A5.2 PIPE PENETRATION FLASHING
SCALE: NTS



F A5.2 PLUMBING VENT FLASHING
SCALE: NTS



G A5.2 DECK VENT FLASHING
SCALE: NTS

MATERIAL COMPONENT SCHEDULE

ROUGH CARPENTRY SPECIFICATION SECTION 061000
WOOD BLOCKING: PRESSURE TREATED WOOD MECHANICALLY ATTACHED TO SUBSTRATE. ALL WOOD BLOCKING TO BE 2 INCH NOMINAL THICKNESS, ATTACHED PER TAS-111.

LOW SLOPE ROOF RECOVER:

SPECIFICATION SECTION 070150
BASE COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF RAC" MANUFACTURED BY ANDEK.
REINFORCING FABRIC: A NON-WOVEN, NEEDLE-PUNCHED POLYESTER FABRIC REINFORCEMENT.
TOP COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF NW" MANUFACTURED BY ANDEK.
REINFORCED LIQUID MEMBRANE REPAIR FLASHING: A FLEXIBLE ELASTOMERIC MEMBRANE WITH REINFORCING TO MATCH EXISTING ROOF AND COMPLYING WITH WARRANTY REQUIREMENTS. BASIS OF DESIGN: "ASTEC RE-PLY ROOFING SYSTEM".

STEEP SLOPE ROOF RECOVER:

SPECIFICATION SECTION 075630
PRIMER: POLAPRIME DTM, URETHANE-BASED PRIMER.
BASE COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF AC" MANUFACTURED BY ANDEK.
REINFORCING FABRIC: A NON-WOVEN, NEEDLE-PUNCHED POLYESTER FABRIC REINFORCEMENT. ROOFFAB BY ANDEK.
TOP COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF AC" MANUFACTURED BY ANDEK.
FINISH COAT: CLEARCOAT FP, CLEAR FLUOROPOLYMER SEALER MANUFACTURED BY ANDEK.

SHEET METAL FLASHING & TRIM:

SPECIFICATION SECTION 076200
METAL CLEAT: 20 GAGE STAINLESS STEEL, TYPE 316.
METAL CLOSURE FLASHING: 22 GAGE STAINLESS STEEL, TYPE 316.
METAL COUNTERFLASHING: 22 GAGE STAINLESS STEEL, TYPE 316.
ONE-PIECE TRANSITION FLASHING: .050" PREPAINTED ALUMINUM, ASTM B209 WITH ALL SOLDERED/WELDED JOINTS.
SKIRT FLASHING: .050" PREPAINTED ALUMINUM, ASTM B209.
CONCEALED SPLICE PLATE: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. PREPAINTED ALUMINUM, ASTM B209. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL CLEAT/CLIP SYSTEM: PREMANUFACTURED TO MEET ANSI/SPRI ES-1. STAINLESS STEEL, TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL COPING: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. PREPAINTED ALUMINUM, ASTM B209. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL FLASHING: 22 GA. STAINLESS STEEL, TYPE 316.
ONE-PIECE TRANSITION FLASHING: 20 GA. STAINLESS STEEL, TYPE 316 WITH ALL NON-MOVING JOINTS SOLDERED OR WELDED.
RIDGE CAP: .050" PREPAINTED ALUMINUM, ASTM B209.
Z-CLOSURE: .050" PREPAINTED ALUMINUM, ASTM B209.

ROOF SPECIALTIES: SPECIFICATION SECTION 077100
METAL COPING: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. STAINLESS STEEL, TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL CLEAT/CLIP SYSTEM: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. STAINLESS STEEL TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
SELF-ADHERED UNDERLAYMENT: MIN. .040" SELF-ADHERED HIGH TEMPERATURE MODIFIED BITUMEN, ASTM D 1970, ADHERED OVER PRIMED SUBSTRATE BELOW. BASIS OF DESIGN: GRACE ULTRA BY GCP APPLIED TECHNOLOGIES.

JOINT SEALANTS SPECIFICATION SECTION 07 92 00
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 35. APPLIED TO PRIMED SURFACES. BASIS OF DESIGN: DOWSIL CPS.
URETHANE SEALANT: SINGLE-COMPONENT, NONSAG, POLYURETHANE JOINT SEALANT: ASTM C 920, TYPE II, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.

BID DOCUMENTS

CORAL SHORES HIGH SCHOOL
TAVENIER, FLORIDA

ROOFING AND EXTERIOR WALL REPAIR PROJECT

PROJECT NUMBER: 21-100

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

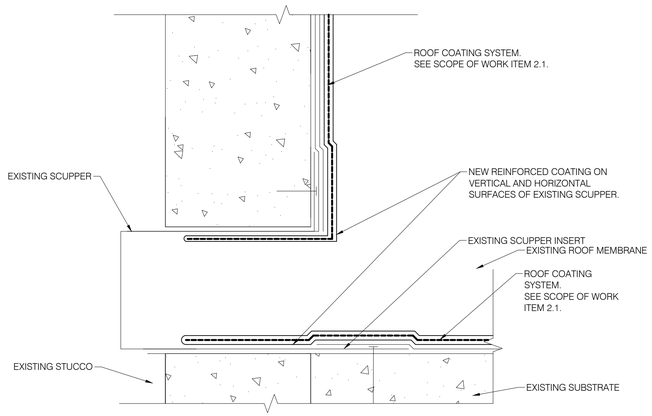
REVISIONS

NUMBER	TYPE	DATE:

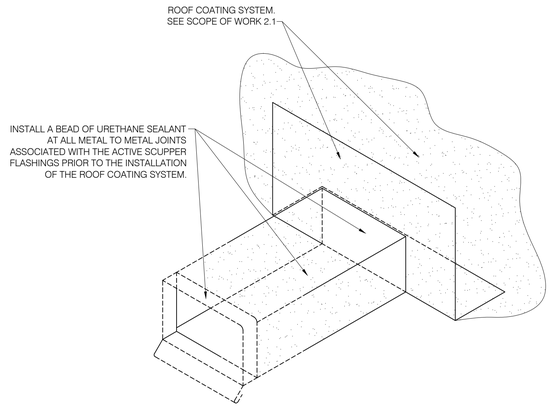
DRAWN BY: JHH
APPROVED BY: JPA
ENGINEER: NHR
PROJECT NUMBER: 21-100
PHASE: BID DOCUMENTS
DATE: APRIL 15, 2022

EXTERIOR DETAIL

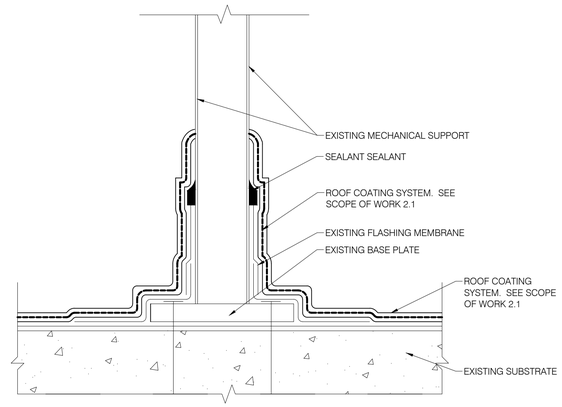
PLOT:
SHEET A5.2



A
A5.3
SCUPPER FLASHING DETAIL
SCALE: NTS

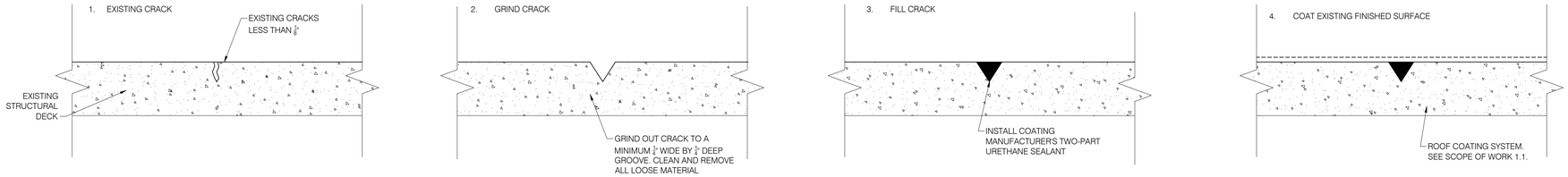


B
A5.3
SCUPPER FLASHING ISOMETRIC
SCALE: NTS

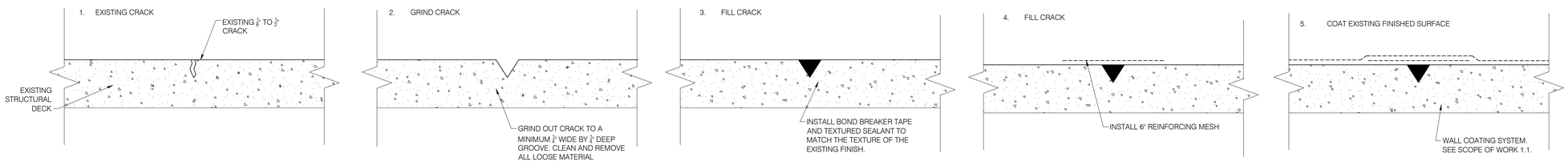


C
A5.3
EQUIPMENT SUPPORT FLASHING DETAIL
SCALE: NTS

NOTES:
INSTALL MOCK-UP FOR OWNER REVIEW AND OBTAIN WRITTEN APPROVAL PRIOR TO PERFORMING ADDITIONAL STUUCCO CRACK REPAIRS.



D
A5.3
1/8 OR SMALLER
DECK CRACK REPAIR DETAILS
SCALE: NTS



E
A5.3
LARGER THAN 1/8"
DECK CRACK REPAIR DETAILS
SCALE: NTS

MATERIAL COMPONENT SCHEDULE

ROUGH CARPENTRY SPECIFICATION SECTION 061000
WOOD BLOCKING: PRESSURE TREATED WOOD MECHANICALLY ATTACHED TO SUBSTRATE. ALL WOOD BLOCKING TO BE 2 INCH NOMINAL THICKNESS, ATTACHED PER TAS-111.

LOW SLOPE ROOF RECOVER:
SPECIFICATION SECTION 070150
BASE COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF RAC" MANUFACTURED BY ANDEK.
REINFORCING FABRIC: A NON-WOVEN, NEEDLE-PUNCHED POLYESTER FABRIC REINFORCEMENT.
TOP COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF NW" MANUFACTURED BY ANDEK.
REINFORCED LIQUID MEMBRANE REPAIR FLASHING: A FLEXIBLE ELASTOMERIC MEMBRANE WITH REINFORCING TO MATCH EXISTING ROOF AND COMPLYING WITH WARRANTY REQUIREMENTS. BASIS OF DESIGN: "ASTEC RE-PLY ROOFING SYSTEM".

STEEP SLOPE ROOF RECOVER:
SPECIFICATION SECTION 075630
PRIMER: POLAPRIME DTM, URETHANE-BASED PRIMER.
BASE COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF AC" MANUFACTURED BY ANDEK.
REINFORCING FABRIC: A NON-WOVEN, NEEDLE-PUNCHED POLYESTER FABRIC REINFORCEMENT. ROOFFAB BY ANDEK.
TOP COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF AC" MANUFACTURED BY ANDEK.
FINISH COAT: CLEARCOAT FP, CLEAR FLUOROPOLYMER SEALER MANUFACTURED BY ANDEK.

SHEET METAL FLASHING & TRIM:
SPECIFICATION SECTION 076200
METAL CLEAT: 20 GAGE STAINLESS STEEL, TYPE 316.
METAL CLOSURE FLASHING: 22 GAGE STAINLESS STEEL, TYPE 316.
METAL COUNTERFLASHING: 22 GAGE STAINLESS STEEL, TYPE 316.
ONE-PIECE TRANSITION FLASHING: .050" PREPAINTED ALUMINUM, ASTM B209 WITH ALL SOLDERED/WELDED JOINTS.
SKIRT FLASHING: .050" PREPAINTED ALUMINUM, ASTM B209.
CONCEALED SPLICE PLATE: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. PREPAINTED ALUMINUM, ASTM B209. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL CLEAT/CLIP SYSTEM: PREMANUFACTURED TO MEET ANSI/SPRI ES-1. STAINLESS STEEL, TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL COPING: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. PREPAINTED ALUMINUM, ASTM B209. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL FLASHING: 22 GA. STAINLESS STEEL, TYPE 316.
ONE-PIECE TRANSITION FLASHING: 20 GA. STAINLESS STEEL, TYPE 316 WITH ALL NON-MOVING JOINTS SOLDERED OR WELDED.
RIDGE CAP: .050" PREPAINTED ALUMINUM, ASTM B209.
Z-CLOSURE: .050" PREPAINTED ALUMINUM, ASTM B209.

ROOF SPECIALTIES: SPECIFICATION SECTION 077100
METAL COPING: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. STAINLESS STEEL, TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL CLEAT/CLIP SYSTEM: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. STAINLESS STEEL TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
SELF-ADHERED UNDERLAYMENT: MIN, .040" SELF-ADHERED HIGH TEMPERATURE MODIFIED BITUMEN, ASTM D 1970, ADHERED OVER PRIMED SUBSTRATE BELOW. BASIS OF DESIGN: GRACE ULTRA BY GCP APPLIED TECHNOLOGIES.

JOINT SEALANTS SPECIFICATION SECTION 07 92 00
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 35. APPLIED TO PRIMED SURFACES. BASIS OF DESIGN: DOWSIL CPS.
URETHANE SEALANT: SINGLE-COMPONENT, NONSAG, POLYURETHANE JOINT SEALANT: ASTM C 920, TYPE II, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.

BID DOCUMENTS

CORAL SHORES HIGH SCHOOL
TAVENIER, FLORIDA

ROOFING AND EXTERIOR WALL REPAIR PROJECT

PROJECT NUMBER: 21-100

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

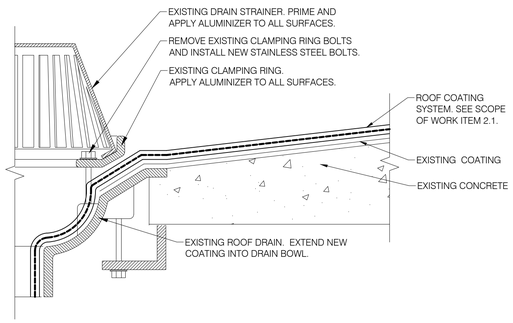
REVISIONS

NUMBER	TYPE	DATE:

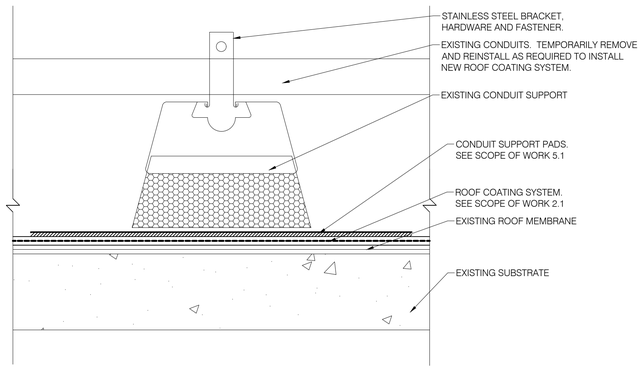
DRAWN BY: JHH
APPROVED BY: JPA
ENGINEER: NHR
PROJECT NUMBER: 21-100
PHASE: BID DOCUMENTS
DATE: APRIL 15, 2022

EXTERIOR DETAILS

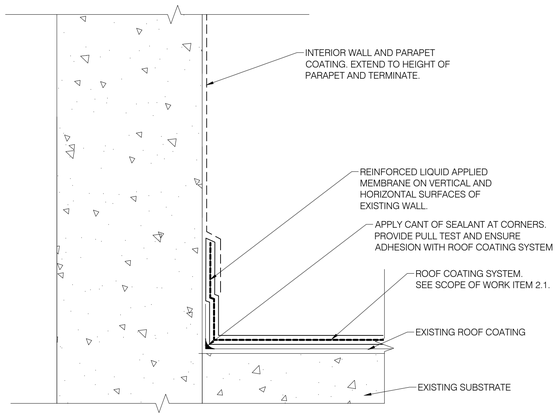
PLOT:
SHEET A5.3



A A5.4 GUTTER COATING DETAIL
SCALE: NTS



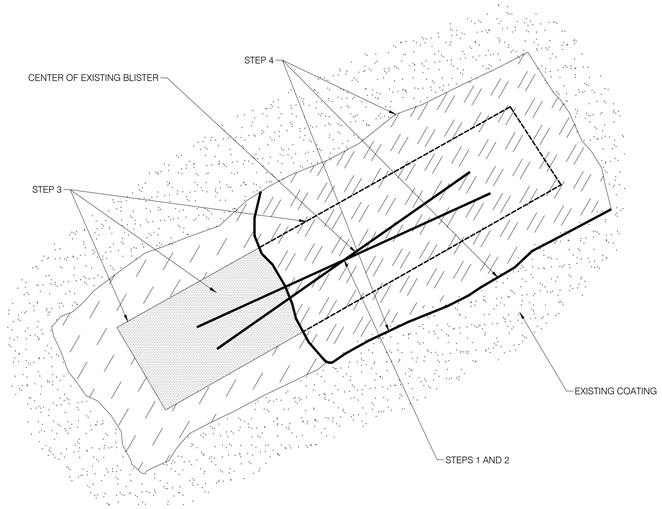
B A5.4 GUTTER JOINT COATING DETAIL
SCALE: NTS



C A5.4 GUTTER THROAT COATING DETAIL
SCALE: NTS

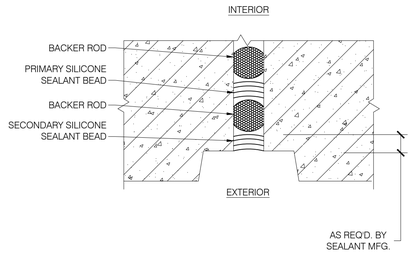
STEPS TO REPAIR EXISTING BLISTER:

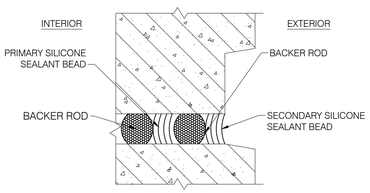
1. CUT RAISED AREA IN AN "X". IF MOISTURE IS FOUND, LET DRY BEFORE PROCEEDING.
2. REATTACH THE CUT SECTIONS BY SETTING COATING IN RESIN.
3. APPLY TARGET PATCH OF NEW REINFORCED COATING APPLICATION EXTENDING 4" IN ALL DIRECTIONS BEYOND THE "X" CUT.
4. APPLY NEW REINFORCED COATING APPLICATION OVER FULL ROOFING AREA. ENSURE ADHESION TO PATCH AND EXISTING COATING APPLICATION.



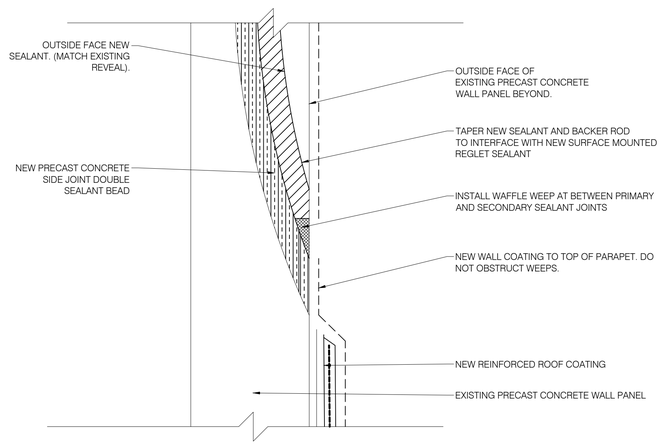
E A5.4 BLISTER PATCHING DETAIL
SCALE: NTS

D A5.4 METAL COPING JOINT SEALING DETAIL
SCALE: NTS





F A5.4 TYPICAL DOUBLE SEALANT JOINT DETAIL
SCALE: NTS



G A5.4 DOUBLE SEALANT JOINT DETAIL AT PRECAST CONCRETE PANEL JOINTS
SCALE: NTS

MATERIAL COMPONENT SCHEDULE

ROUGH CARPENTRY SPECIFICATION SECTION 061000
WOOD BLOCKING: PRESSURE TREATED WOOD MECHANICALLY ATTACHED TO SUBSTRATE. ALL WOOD BLOCKING TO BE 2 INCH NOMINAL THICKNESS, ATTACHED PER TAS-111.

LOW SLOPE ROOF RECOVER:
SPECIFICATION SECTION 070150
BASE COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF RAC" MANUFACTURED BY ANDEK.
REINFORCING FABRIC: A NON-WOVEN, NEEDLE-PUNCHED POLYESTER FABRIC REINFORCEMENT.
TOP COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF NW" MANUFACTURED BY ANDEK.
REINFORCED LIQUID MEMBRANE REPAIR FLASHING: A FLEXIBLE ELASTOMERIC MEMBRANE WITH REINFORCING TO MATCH EXISTING ROOF AND COMPLYING WITH WARRANTY REQUIREMENTS. BASIS OF DESIGN: "ASTEC RE-PLY ROOFING SYSTEM".

STEEP SLOPE ROOF RECOVER:
SPECIFICATION SECTION 075630
PRIMER: POLAPRIME DTM, URETHANE-BASED PRIMER.
BASE COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF AC" MANUFACTURED BY ANDEK.
REINFORCING FABRIC: A NON-WOVEN, NEEDLE-PUNCHED POLYESTER FABRIC REINFORCEMENT. ROOFFAB BY ANDEK.
TOP COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF AC" MANUFACTURED BY ANDEK.
FINISH COAT: CLEARCOAT FP, CLEAR FLUOROPOLYMER SEALER MANUFACTURED BY ANDEK.

SHEET METAL FLASHING & TRIM:
SPECIFICATION SECTION 076200
METAL CLEAT: 20 GAGE STAINLESS STEEL, TYPE 316.
METAL CLOSURE FLASHING: 22 GAGE STAINLESS STEEL, TYPE 316.
METAL COUNTERFLASHING: 22 GAGE STAINLESS STEEL, TYPE 316.
ONE-PIECE TRANSITION FLASHING: .050" PREPAINTED ALUMINUM, ASTM B209 WITH ALL SOLDERED/WELDED JOINTS.
SKIRT FLASHING: .050" PREPAINTED ALUMINUM, ASTM B209.
CONCEALED SPLICE PLATE: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. PREPAINTED ALUMINUM, ASTM B209. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL CLEAT/CLIP SYSTEM: PREMANUFACTURED TO MEET ANSI/SPRI ES-1. STAINLESS STEEL, TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL COPING: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. PREPAINTED ALUMINUM, ASTM B209. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL FLASHING: 22 GA. STAINLESS STEEL, TYPE 316.
ONE-PIECE TRANSITION FLASHING: 20 GA. STAINLESS STEEL, TYPE 316 WITH ALL NON-MOVING JOINTS SOLDERED OR WELDED.
RIDGE CAP: .050" PREPAINTED ALUMINUM, ASTM B209.
Z-CLOSURE: .050" PREPAINTED ALUMINUM, ASTM B209.

ROOF SPECIALTIES: SPECIFICATION SECTION 077100
METAL COPING: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. STAINLESS STEEL, TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL CLEAT/CLIP SYSTEM: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. STAINLESS STEEL TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
SELF-ADHERED UNDERLAYMENT: MIN. .040" SELF-ADHERED HIGH TEMPERATURE MODIFIED BITUMEN, ASTM D 1970, ADHERED OVER PRIMED SUBSTRATE BELOW. BASIS OF DESIGN: GRACE ULTRA BY GCP APPLIED TECHNOLOGIES.

JOINT SEALANTS SPECIFICATION SECTION 07 92 00
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 35. APPLIED TO PRIMED SURFACES. BASIS OF DESIGN: DOWSIL CPS.
URETHANE SEALANT: SINGLE-COMPONENT, NONSAG, POLYURETHANE JOINT SEALANT: ASTM C 920, TYPE II, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.

BID DOCUMENTS

CORAL SHORES HIGH SCHOOL
TAVENIER, FLORIDA

ROOFING AND EXTERIOR WALL REPAIR PROJECT

PROJECT NUMBER: 21-100

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

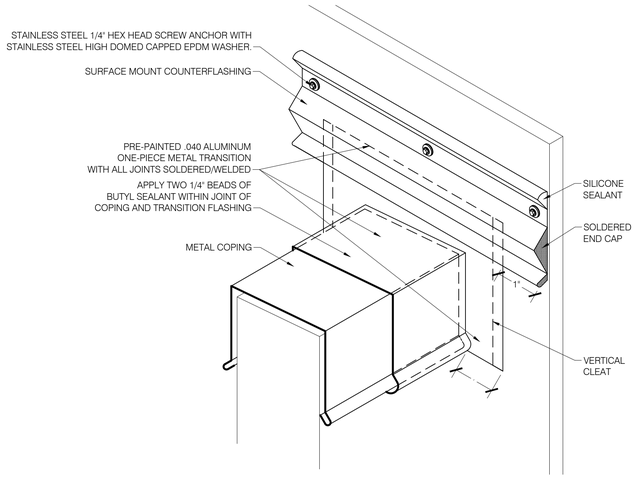
REVISIONS

NUMBER	TYPE	DATE:

DRAWN BY: JHH
APPROVED BY: JPA
ENGINEER NHR
PROJECT NUMBER: 21-100
PHASE: BID DOCUMENTS
DATE: APRIL 15, 2022

EXTERIOR DETAILS

PLOT:
SHEET A5.4



A A5.5 METAL COPING SADDLE ISOMETRIC
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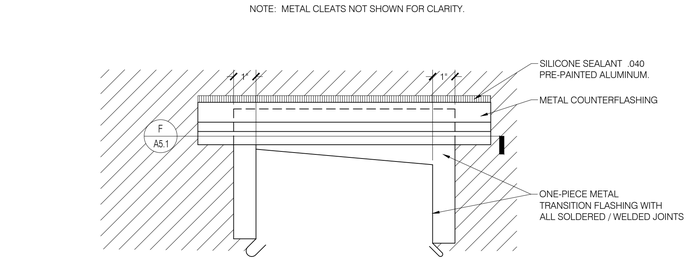

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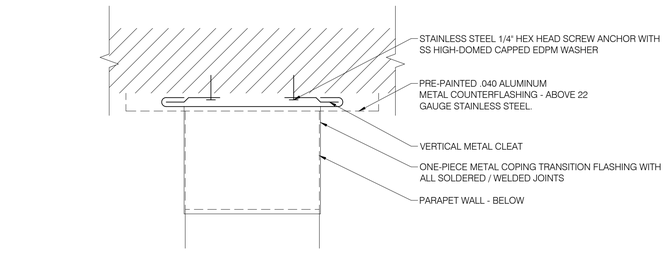
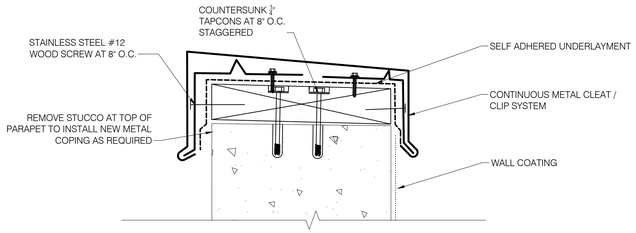
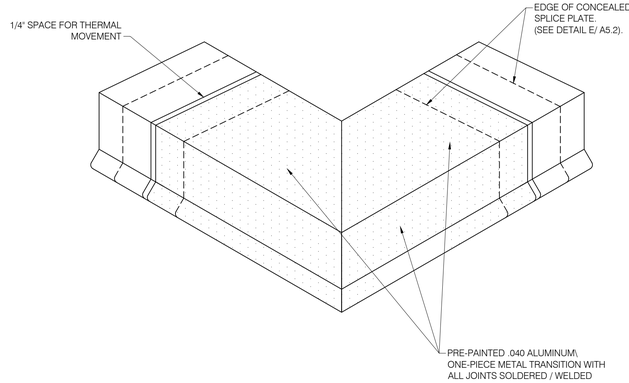
SCALE: NTS



C A5.5 PLAN SECTION AT METAL COPING SADDLE
SCALE: NTS



D A5.5 METAL COPING SEATION
SCALE: NTS



E A5.5 OUTSIDE CORNER METAL COPING DETAIL
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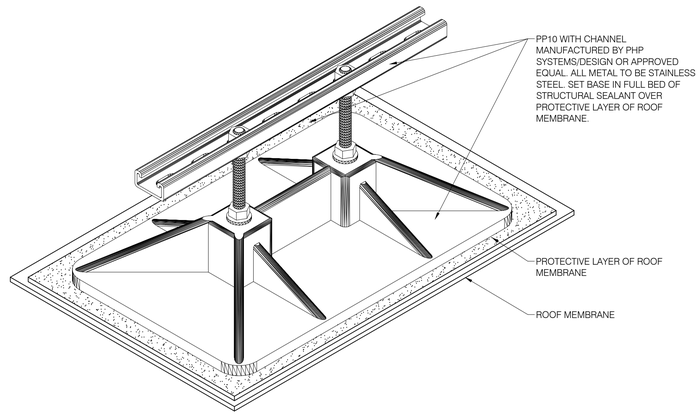

F A5.5 CONDUIT SUPPORT BRACKET DETAIL
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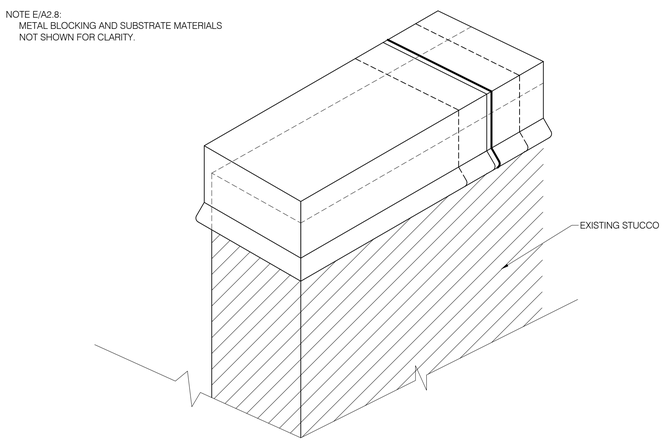

G A5.5 METAL COPING CLOSURE DETAIL
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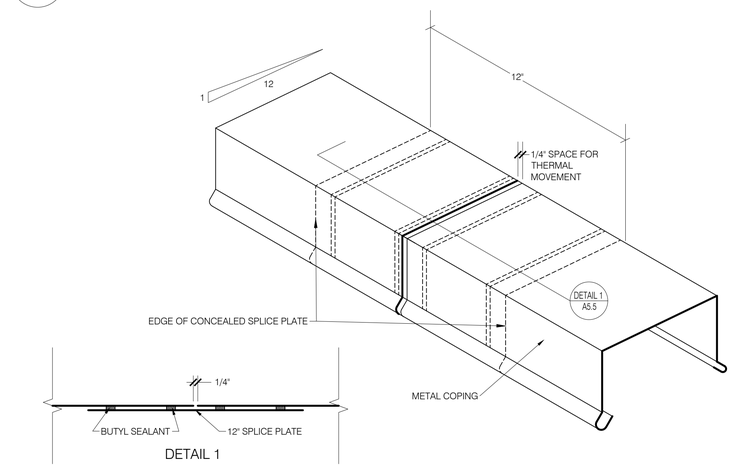

H A5.5 EXISTING METAL COPING DETAIL
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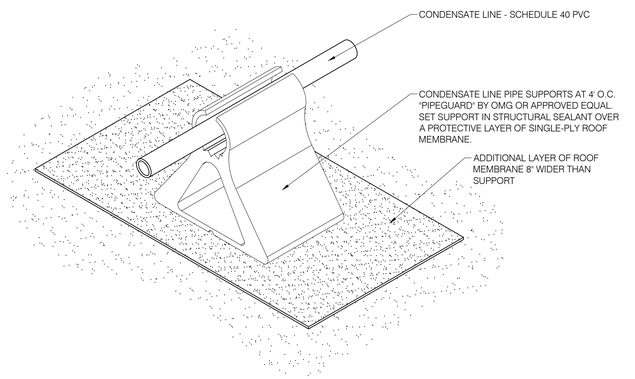

I A5.5 CONDUIT PIPE SUPPORT DETAIL
SCALE: NTS

MATERIAL COMPONENT SCHEDULE

ROUGH CARPENTRY SPECIFICATION SECTION 061000
WOOD BLOCKING: PRESSURE TREATED WOOD MECHANICALLY ATTACHED TO SUBSTRATE. ALL WOOD BLOCKING TO BE 2 INCH NOMINAL THICKNESS, ATTACHED PER TAS-111.

LOW SLOPE ROOF RECOVER:
SPECIFICATION SECTION 070150
BASE COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF RAC" MANUFACTURED BY ANDEK.
REINFORCING FABRIC: A NON-WOVEN, NEEDLE-PUNCHED POLYESTER FABRIC REINFORCEMENT.
TOP COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF NW" MANUFACTURED BY ANDEK.
REINFORCED LIQUID MEMBRANE REPAIR FLASHING: A FLEXIBLE ELASTOMERIC MEMBRANE WITH REINFORCING TO MATCH EXISTING ROOF AND COMPLYING WITH WARRANTY REQUIREMENTS. BASIS OF DESIGN: "ASTEC RE-PLY ROOFING SYSTEM".

STEEP SLOPE ROOF RECOVER:
SPECIFICATION SECTION 075630
PRIMER: POLAPRIME DTM, URETHANE-BASED PRIMER.
BASE COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF AC" MANUFACTURED BY ANDEK.
REINFORCING FABRIC: A NON-WOVEN, NEEDLE-PUNCHED POLYESTER FABRIC REINFORCEMENT. ROOFFAB BY ANDEK.
TOP COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF AC" MANUFACTURED BY ANDEK.
FINISH COAT: CLEARCOAT FP, CLEAR FLUOROPOLYMER SEALER MANUFACTURED BY ANDEK.

SHEET METAL FLASHING & TRIM:
SPECIFICATION SECTION 076200
METAL CLEAT: 20 GAGE STAINLESS STEEL, TYPE 316.
METAL CLOSURE FLASHING: 22 GAGE STAINLESS STEEL, TYPE 316.
METAL COUNTERFLASHING: 22 GAGE STAINLESS STEEL, TYPE 316.
ONE-PIECE TRANSITION FLASHING: .050" PREPAINTED ALUMINUM, ASTM B209 WITH ALL SOLDERED/WELDED JOINTS.
SKIRT FLASHING: .050" PREPAINTED ALUMINUM, ASTM B209.
CONCEALED SPLICE PLATE: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. PREPAINTED ALUMINUM, ASTM B209. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL CLEAT/CLIP SYSTEM: PREMANUFACTURED TO MEET ANSI/SPRI ES-1. STAINLESS STEEL, TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL COPING: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. PREPAINTED ALUMINUM, ASTM B209. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL FLASHING: 22 GA. STAINLESS STEEL, TYPE 316.
ONE-PIECE TRANSITION FLASHING: 20 GA. STAINLESS STEEL, TYPE 316 WITH ALL NON-MOVING JOINTS SOLDERED OR WELDED.
RIDGE CAP: .050" PREPAINTED ALUMINUM, ASTM B209.
Z-CLOSURE: .050" PREPAINTED ALUMINUM, ASTM B209.

ROOF SPECIALTIES: SPECIFICATION SECTION 077100
METAL COPING: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. STAINLESS STEEL, TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL CLEAT/CLIP SYSTEM: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. STAINLESS STEEL TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
SELF-ADHERED UNDERLAYMENT: MIN, .040" SELF-ADHERED HIGH TEMPERATURE MODIFIED BITUMEN, ASTM D 1970, ADHERED OVER PRIMED SUBSTRATE BELOW. BASIS OF DESIGN: GRACE ULTRA BY GCP APPLIED TECHNOLOGIES.

JOINT SEALANTS SPECIFICATION SECTION 07 92 00
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 35. APPLIED TO PRIMED SURFACES. BASIS OF DESIGN: DOWSIL CPS.
URETHANE SEALANT: SINGLE-COMPONENT, NONSAG, POLYURETHANE JOINT SEALANT: ASTM C 920, TYPE II, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.

BID DOCUMENTS

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TAVENIER, FLORIDA

ROOFING AND EXTERIOR WALL REPAIR PROJECT

PROJECT NUMBER: 21-100

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3246 LAKEVIEW OAKS DRIVE • LONGWOOD, FLORIDA 32779
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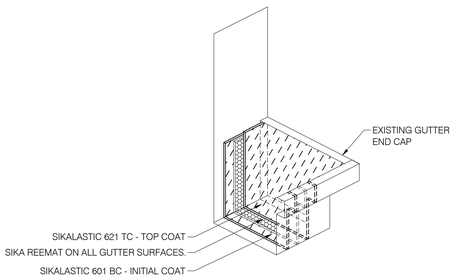
REVISIONS

NUMBER	TYPE	DATE:

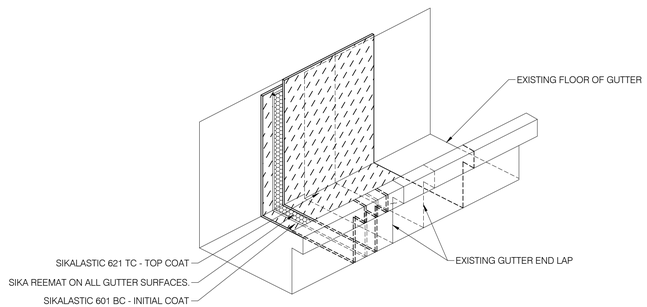
DRAWN BY: JHH
APPROVED BY: JPA
ENGINEER: NHR
PROJECT NUMBER: 21-100
PHASE: BID DOCUMENTS
DATE: APRIL 15, 2022

EXTERIOR DETAILS

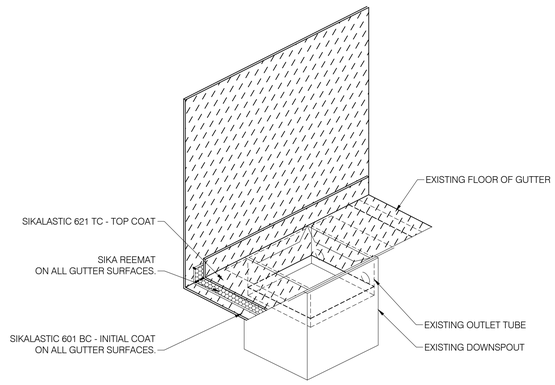
PLOT: N.T.S.
SHEET A5.5



A A5.6 GUTTER COATING DETAIL
SCALE: NTS



B A5.6 GUTTER JOINT COATING DETAIL
SCALE: NTS



C A5.6 GUTTER THROAT COATING DETAIL
SCALE: NTS

MATERIAL COMPONENT SCHEDULE

ROUGH CARPENTRY SPECIFICATION SECTION 061000
WOOD BLOCKING: PRESSURE TREATED WOOD MECHANICALLY ATTACHED TO SUBSTRATE. ALL WOOD BLOCKING TO BE 2 INCH NOMINAL THICKNESS, ATTACHED PER TAS-111.

LOW SLOPE ROOF RECOVER:

SPECIFICATION SECTION 070150
BASE COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF RAC" MANUFACTURED BY ANDEK.
REINFORCING FABRIC: A NON-WOVEN, NEEDLE-PUNCHED POLYESTER FABRIC REINFORCEMENT.
TOP COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF NW" MANUFACTURED BY ANDEK.
REINFORCED LIQUID MEMBRANE REPAIR FLASHING: A FLEXIBLE ELASTOMERIC MEMBRANE WITH REINFORCING TO MATCH EXISTING ROOF AND COMPLYING WITH WARRANTY REQUIREMENTS. BASIS OF DESIGN: "ASTEC RE-PLY ROOFING SYSTEM".

STEEP SLOPE ROOF RECOVER:

SPECIFICATION SECTION 075630
PRIMER: POLAPRIME DTM, URETHANE-BASED PRIMER.
BASE COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF AC" MANUFACTURED BY ANDEK.
REINFORCING FABRIC: A NON-WOVEN, NEEDLE-PUNCHED POLYESTER FABRIC REINFORCEMENT. ROOFFAB BY ANDEK.
TOP COAT: A FLEXIBLE, SINGLE COMPONENT URETHANE. BASIS OF DESIGN: "POLAROOF AC" MANUFACTURED BY ANDEK.
FINISH COAT: CLEARCOAT FP, CLEAR FLUOROPOLYMER SEALER MANUFACTURED BY ANDEK.

SHEET METAL FLASHING & TRIM:

SPECIFICATION SECTION 076200
METAL CLEAT: 20 GAGE STAINLESS STEEL, TYPE 316.
METAL CLOSURE FLASHING: 22 GAGE STAINLESS STEEL, TYPE 316.
METAL COUNTERFLASHING: 22 GAGE STAINLESS STEEL, TYPE 316.
ONE-PIECE TRANSITION FLASHING: .050" PREPAINTED ALUMINUM, ASTM B209 WITH ALL SOLDERED/WELDED JOINTS.
SKIRT FLASHING: .050" PREPAINTED ALUMINUM, ASTM B209.
CONCEALED SPLICE PLATE: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. PREPAINTED ALUMINUM, ASTM B209. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL CLEAT/CLIP SYSTEM: PREMANUFACTURED TO MEET ANSI/SPRI ES-1. STAINLESS STEEL, TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL COPING: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. PREPAINTED ALUMINUM, ASTM B209. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL FLASHING: 22 GA. STAINLESS STEEL, TYPE 316.
ONE-PIECE TRANSITION FLASHING: 20 GA. STAINLESS STEEL, TYPE 316 WITH ALL NON-MOVING JOINTS SOLDERED OR WELDED.
RIDGE CAP: .050" PREPAINTED ALUMINUM, ASTM B209.
Z-CLOSURE: .050" PREPAINTED ALUMINUM, ASTM B209.

ROOF SPECIALTIES: SPECIFICATION SECTION 077100
METAL COPING: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. STAINLESS STEEL, TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
METAL CLEAT/CLIP SYSTEM: PREMANUFACTURED TO MEET ANSI/SPRI ES-1 CRITERIA. STAINLESS STEEL TYPE 316. GAUGE PER ANSI/SPRI ES-1 DESIGN REQUIREMENTS.
SELF-ADHERED UNDERLAYMENT: MIN. .040" SELF-ADHERED HIGH TEMPERATURE MODIFIED BITUMEN, ASTM D 1970, ADHERED OVER PRIMED SUBSTRATE BELOW. BASIS OF DESIGN: GRACE ULTRA BY GCP APPLIED TECHNOLOGIES.

JOINT SEALANTS SPECIFICATION SECTION 07 92 00
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 35. APPLIED TO PRIMED SURFACES. BASIS OF DESIGN: DOWSIL CPS.
URETHANE SEALANT: SINGLE-COMPONENT, NONSAG, POLYURETHANE JOINT SEALANT: ASTM C 920, TYPE II, GRADE NS, CLASS 100/50, FOR USE NT. APPLIED TO PRIMED SURFACES.

BID DOCUMENTS

CORAL SHORES HIGH SCHOOL
TAVENIER, FLORIDA
ROOFING AND EXTERIOR WALL REPAIR PROJECT

PROJECT NUMBER: 21-100

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REVISIONS

NUMBER	TYPE	DATE:

DRAWN BY: JHH
APPROVED BY: JPA
ENGINEER: NHR
PROJECT NUMBER: 21-100
PHASE: BID DOCUMENTS
DATE: APRIL 15, 2022

EXTERIOR DETAILS

PLOTS: SHEET A5.6

1 A7.0 PHOTOGRAPH 1
SCALE: NTS

2 A7.0 PHOTOGRAPH 2
SCALE: NTS

3 A7.0 PHOTOGRAPH 3
SCALE: NTS

4 A7.0 PHOTOGRAPH 4
SCALE: NTS

5 A7.0 PHOTOGRAPH 5
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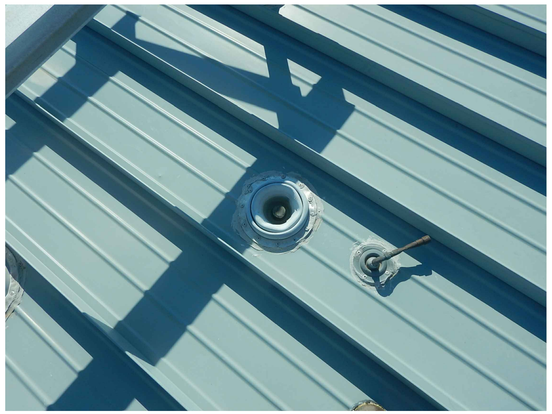

6 A7.0 PHOTOGRAPH 6
SCALE: NTS

7 A7.0 PHOTOGRAPH 7
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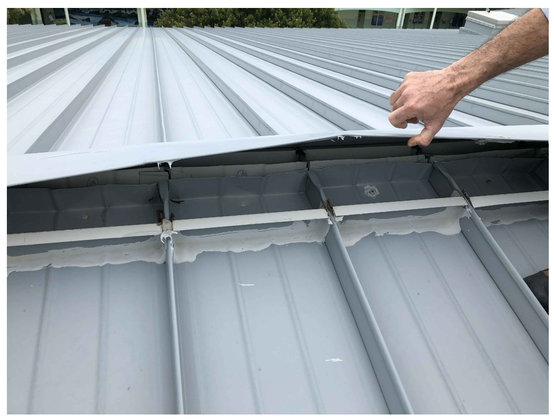

8 A7.0 PHOTOGRAPH 8
SCALE: NTS

9 A7.0 PHOTOGRAPH 9
SCALE: NTS

SCOPE OF WORK:

0.0 GENERAL: THE BUILDING ENVELOPE RESTORATION AND REPAIR OF CORAL SHORES HIGH SCHOOL INCLUDES THE RESTORATION OF THE EXISTING EXTERIOR METAL ROOFING COMPONENTS AND DESIGNATED EXTERIOR WALL ASSEMBLIES EXPOSED TO THE WEATHER. AT A MINIMUM, ALL RIDGE CAP COMPONENTS WILL BE REPLACED OR REPAIRED. WHERE A SCOPE OF WORK ITEM IS DESIGNATED THAT DESIGNATION IS TYPICAL FOR ALL SIMILAR COMPONENTS WHETHER OR NOT SPECIFICALLY CALLED OUT.

1.0 SLOPED STANDING SEAM METAL ROOFING ASSEMBLIES:

1.1 METAL RIDGE CAP FLASHINGS RECOVER AT BUILDING 4: REMOVE ALL DOUBLE HEX HEAD AND EXPOSED FASTENERS AT EXISTING RIDGE CAPS. REMOVE ALL EXPOSED FASTENER RIDGE CAP FASTENERS. INSTALL NEW .050" ALUMINUM Z-CLOSURES FABRICATED WITH RADIUS FLANGES TO MATCH PROFILE OF EXISTING METAL ROOF PANELS. SET BOTTOM FLANGE IN A FULL BED OF SEALANT. INSTALL A LAYER OF HIGH TEMPERATURE, SELF ADHERED UNDERLAYMENT OVER EXISTING RIDGE CAPS. INSTALL NEW .050" PREPAINTED ALUMINUM RIDGE CAP FLASHING TO NEW Z-CLOSURES. PROVIDE A 20'-0" MOCK-UP IN THE FIELD FOR OWNER AND ARCHITECT WRITTEN APPROVAL PRIOR TO INSTALLATION OF THE REMAINING ROOF AREAS. MATCH COLOR OF EXISTING METAL ROOF PANELS. SEE SPECIFICATION SECTIONS 076200 AND 079200. SEE DETAIL G/A-5.0.

1.2 RIDGE CAP FLASHING - REMAINING BUILDINGS: AT ALL OTHER ROOF AREAS, INSTALL NEW .050" PRE-PAINTED ALUMINUM 12" RIDGE CAP COVER PLATES AT EXISTING RIDGE CAP FLASHING END JOINTS. REMOVE EXISTING COATING AND SEALANTS AS REQUIRED TO INSTALL TWO BEADS OF CONCEALED URETHANE SEALANT WITH IN RIDGE CAP COVER PLATE. SEE SPECIFICATION SECTIONS 076200 AND 079200. SEE DETAILS D/A-5.1, E/A-5.1 AND F/A-5.1.

1.3 EXISTING GUTTER SEALING: AT METAL PANEL ROOF GUTTERS: REMOVE ALL DEBRIS AND PROPERLY PREPARE EXISTING GUTTER SURFACES. INSTALL NEW SIKALASTIC DECOTHANE COATING SYSTEM BY SIKA ON ALL METAL GUTTER SURFACES. SEE SPECIFICATION SECTION 077123. SEE DETAIL A/A-5.6, B/A5.6 AND C/A-5.6.

1.4 PLUMBING VENT PENETRATIONS: AT ALL PLUMBING VENT PENETRATIONS REMOVE THE EXPOSED SEALANT. INSTALL NEW STAINLESS STEEL DRAWBANDS AT THE TOP OF THE RUBBER BOOT AND METAL PIPE. INSTALL A BEAD OF SEALANT AT THE JOINT BETWEEN THE EXISTING RUBBER BOOT AND METAL PIPE. INSTALL THE ANDEK ROOF COATING SYSTEM OVER ALL PLUMBING VENT FLASHINGS SURFACES. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. SEE DETAIL C/A-5.1.

1.5 METAL FLUE, AND NON-POWERED VENT PENETRATIONS: AT ALL ROOF MOUNTED EQUIPMENT PENETRATIONS, REMOVE ALL RUST AND APPLY A RUST INHIBITOR TO ALL METAL SURFACES. INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL ROOF FLASHINGS INTERFACES. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. PRIME AND PAINT ALL METAL SURFACES WITH A PRIMER AND TWO COATS OF A HIGH PERFORMANCE PAINT AND WHERE REQUIRED HEAT RESISTANT METAL PAINT. SEE DETAIL A/A-5.2.

1.6 CURB AND CRICKET FLASHINGS: AT ALL SLOPED AND FLAT CRICKET FLASHINGS, INSTALL INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL CRICKET FLASHINGS. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. INSTALL ROOF COATING SYSTEM WITH FULL REINFORCEMENT FABRIC. SEE DETAIL E/A-501. SEE SPECIFICATION SECTIONS 075610 AND 075620.

1.7 ROOF PANEL CLIP FASTENER REPAIR: AT ALL CORRODED ROOF PANEL SURFACES, REMOVE ALL CORROSION, INSTALL INSTALL NEW FULLY REINFORCED ANDEK ROOF COATING SYSTEM AT ALL CRICKET FLASHINGS. INSTALL TOP COAT CUSTOM MIXED COLOR TO MATCH ADJACENT ROOF PANELS. INSTALL ROOF COATING SYSTEM WITH FULL REINFORCEMENT FABRIC. SEE DETAIL E/A-5.0. SEE SPECIFICATION SECTIONS 075610 AND 075620. SEE DETAIL D/A5.0.

2.0 MAIN ENTRANCE LOW SLOPE ROOFING ASSEMBLY:

2.1 ROOFING RECOVER: INSPECT ALL ROOF SURFACES AND REPLACE ANY DETERIORATED ROOF COMPONENTS AS REQUIRED TO INSTALL NEW ROOF RECOVER COATING SYSTEM. CUT ALL BLISTERED ROOF MEMBRANE LOCATIONS AND PATCH WITH ONE PLY OF SMOOTH SURFACED MODIFIED BITUMEN ROOF MEMBRANE. PROPERLY PREPARE ALL EXISTING ROOF SURFACES AND APPLY NEW 3-COAT ROOF COATING SYSTEM IN FULL REINFORCEMENT FABRIC OVER ALL FLASHINGS AND ROOF MEMBRANE SURFACES. TOP COAT COLOR: WHITE. TERMINATE THE TOP SURFACES OF THE NEW ROOFING RECOVER COATING WITH STAINLESS STEEL FLASHINGS. SEE SPECIFICATION SECTIONS 075610 AND 076200. SEE DETAIL B/A-5.0.

2.2 COPING INSTALLATION: INSTALL NEW P.T. WOOD BLOCKING ON THE TOP SURFACE OF THE EXISTING PARAPET WALLS. SECURE NEW WOOD BLOCKING TO MEET PROJECT WIND UPLIFT CRITERIA. INSTALL ONE LAYER OF HIGH TEMPERATURE SELF ADHERED UNDERLAYMENT OVER NEW WOOD BLOCKING. INSTALL NEW PRE MANUFACTURED ALUMINUM METAL COPINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE PIECE TRANSITION FLASHINGS AT COPING CORNERS, TRANSITIONS AND TERMINATIONS. INSTALL 12" CONCEALED SPLICE PLATES AT ALL COPING END JOINTS WITH TWO BEADS OF CONCEALED SEALANT ON EACH SIDE OF END JOINT. SEE DETAIL D/A-5.5.

3.0 PRECAST CONCRETE PANEL AT AUDITORIUM STAGE:

3.1 PRECAST CONCRETE REPLACEMENT: REMOVE ALL SEALANTS ASSOCIATED WITH THE PRECAST CONCRETE AND STONE VENEER PANEL SURFACES. INSTALL A CLOSED CELL BACKER ROD AND ALL VERTICAL AND HORIZONTAL JOINTS. PRIME WALL JOINT SUBSTRATES AND APPLY A DOUBLE BEAD OF DOW CPS HYBRID SEALANT AT ALL HORIZONTAL AND VERTICAL JOINTS. SEE DETAILS F/AS.4 AND G/AS.4.

3.2 AUDITORIUM STAGE UPPER ROOF AND LOW ROOF BASE FLASHINGS: PROPERLY PREPARE EXISTING BASE FLASHING AND ADJACENT ROOF SUBSTRATES. INSTALL A 24" STRIP OF FULLY REINFORCED ROOF COATING BY ASTEC, INC. (CURRENT WARRANTY MANUFACTURER) AT EXISTING BASE FLASHINGS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM. SEE DETAILS C/AS.4 AND G/AS.4.

3.3 COPING INSTALLATION AT AUDITORIUM ROOF: INSTALL NEW P.T. WOOD BLOCKING ON THE TOP SURFACE OF THE EXISTING PARAPET WALLS. SECURE NEW WOOD BLOCKING TO MEET PROJECT WIND UPLIFT CRITERIA. INSTALL ONE LAYER OF HIGH TEMPERATURE SELF ADHERED UNDERLAYMENT OVER NEW WOOD BLOCKING. INSTALL NEW PRE MANUFACTURED ALUMINUM METAL COPINGS TO MEET ANSI/SPRI ES-1 REQUIREMENTS. INSTALL FULLY WELDED ONE PIECE TRANSITION FLASHINGS AT COPING CORNERS, TRANSITIONS AND TERMINATIONS. INSTALL 12" CONCEALED SPLICE PLATES AT ALL COPING END JOINTS WITH TWO BEADS OF CONCEALED SEALANT ON EACH SIDE OF END JOINT. SEE DETAIL D/A-5.5.

4.0 EXISTING LOW SLOPE ROOFING ASSEMBLIES:

4.1 SCUPPER BASE AND METAL FLASHINGS: PROPERLY PREPARE EXISTING BASE FLASHING AND SCUPPER FLASHING SUBSTRATES. INSTALL A 24" STRIP OF FULLY REINFORCED ROOF COATING BY ASTEC, INC. (CURRENT WARRANTY MANUFACTURER) AT EXISTING BASE FLASHINGS AND METAL SCUPPER INSERTS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM. AT EXPOSED (WALL) SIDES OF EXISTING SCUPPERS, INSTALL DOW CPS HYBRID SEALANT SYSTEM TO ALL METAL TO TEXTURED CONCRETE JOINTS.

4.2 EXISTING COATING BLISTER REPAIR: CUT EXISTING BLISTERS PER ASTEC, INC RECOMMENDATIONS, INSTALL A FULLY REINFORCED ROOF COATING BY ASTEC, INC. (CURRENT WARRANTY MANUFACTURER), AT EXISTING BLISTER LOCATIONS. NOTIFY ASTEC TO ENSURE ALL CURRENT WARRANTY REQUIREMENTS ARE MET PRIOR TO INSTALLING NEW COATING SYSTEM.

4.3 ROOFING RECOVER AT BUILDING 4 NORTHEAST EXTERIOR STAIRS: INSPECT ALL ROOF SURFACES AND REPLACE ANY DETERIORATED ROOF COMPONENTS AS REQUIRED TO INSTALL NEW ASTEC ROOF RECOVER COATING SYSTEM. CUT ALL BLISTERED ROOF MEMBRANE LOCATIONS AND PATCH WITH ONE PLY OF SMOOTH SURFACED MODIFIED BITUMEN ROOF MEMBRANE. PROPERLY PREPARE ALL EXISTING ROOF SURFACES AND APPLY NEW ASTEC 3-COAT ROOF COATING SYSTEM IN FULL REINFORCEMENT FABRIC OVER ALL FLASHINGS AND ROOF MEMBRANE SURFACES AS REQUIRED TO MAINTAIN EXISTING ROOF WARRANTIES. TOP COAT COLOR: WHITE. TERMINATE THE TOP SURFACES OF THE NEW ROOFING RECOVER COATING WITH STAINLESS STEEL FLASHINGS. INSTALL NEW 22 GAUGE STAINLESS STEEL SCUPPER INSERTS, PRIOR TO COATING ROOF STRIP IN SCUPPER INSERTS WITH TWO PLIES OF MODIFIED BITUMEN ROOF MEMBRANE. SET SCUPPER EXTERIOR FLANGES IN A FULL BED OF SEALANT. INSTALL MOCKUP FOR REVIEW.

5.0 LIGHTNING PROTECTION

5.1 LIGHTNING AIR TERMINALS: TEMPORARILY REMOVE ALL EXISTING LIGHTNING TERMINALS WHICH ARE ATTACHED TO COMPONENTS DESCRIBED IN THIS SCOPE OF WORK. REINSTALL LIGHTNING PROTECTION SYSTEM IN ACCORDANCE WITH NFPA-780 BY A LICENSED CONTRACTOR WITH A MINIMUM OF 5 YEARS EXPERIENCE IN THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS. MAINTAIN OPERATION OF LIGHTNING PROTECTION SYSTEM DURING CONSTRUCTION. SEE SPECIFICATION SECTION 166010.

BID DOCUMENTS

CORAL SHORES HIGH SCHOOL

TAVENIER, FLORIDA

ROOFING AND EXTERIOR WALL REPAIR PROJECT

PROJECT NUMBER: 21-100

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REVISIONS

NUMBER	TYPE	DATE:

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APPROVED BY: JPA
ENGINEER: NHB
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