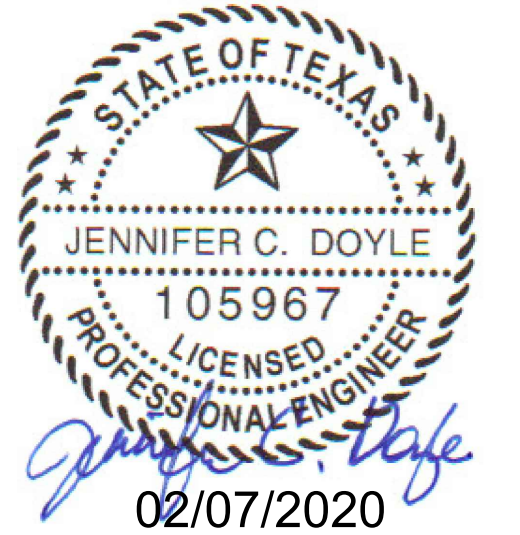
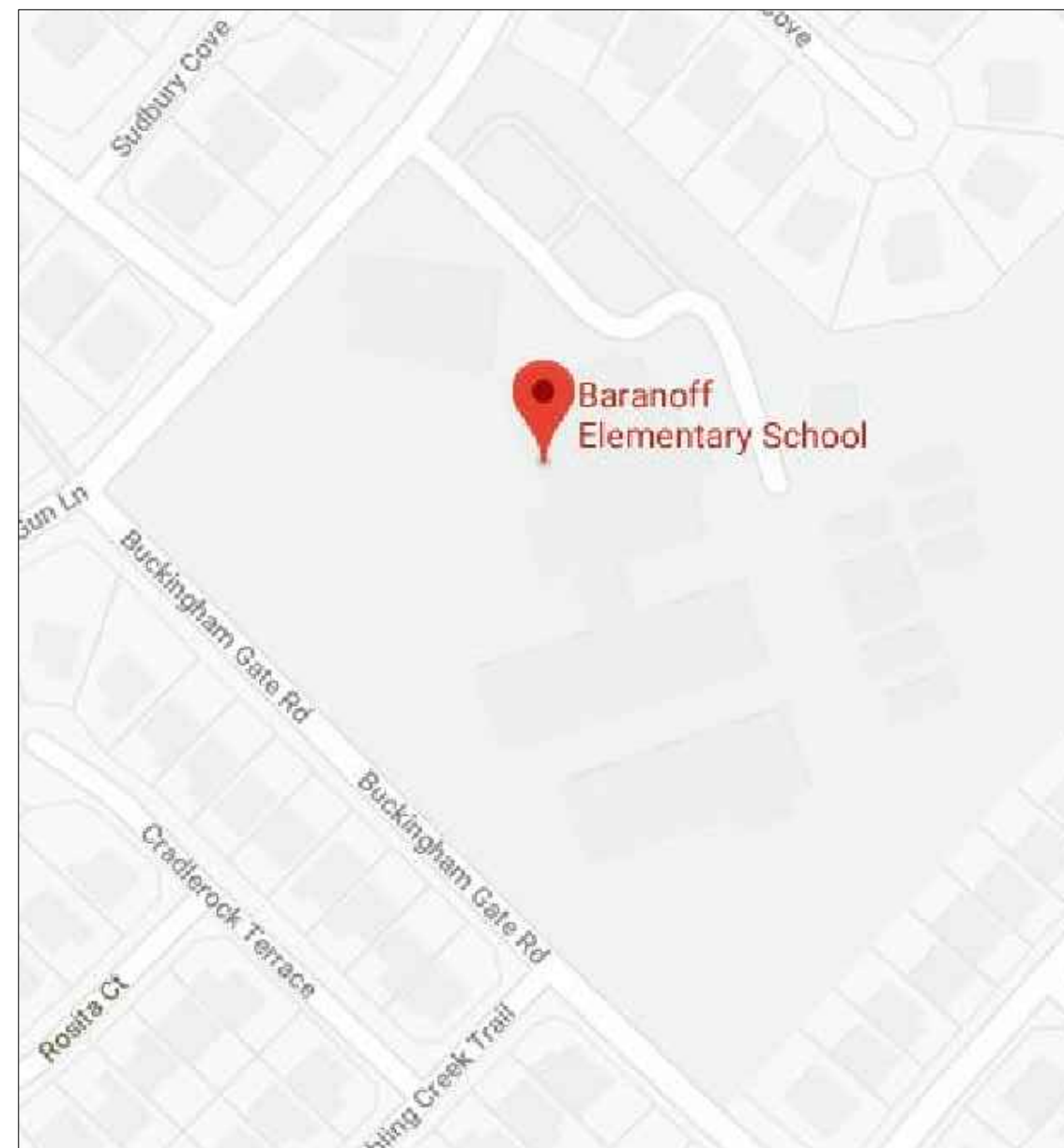


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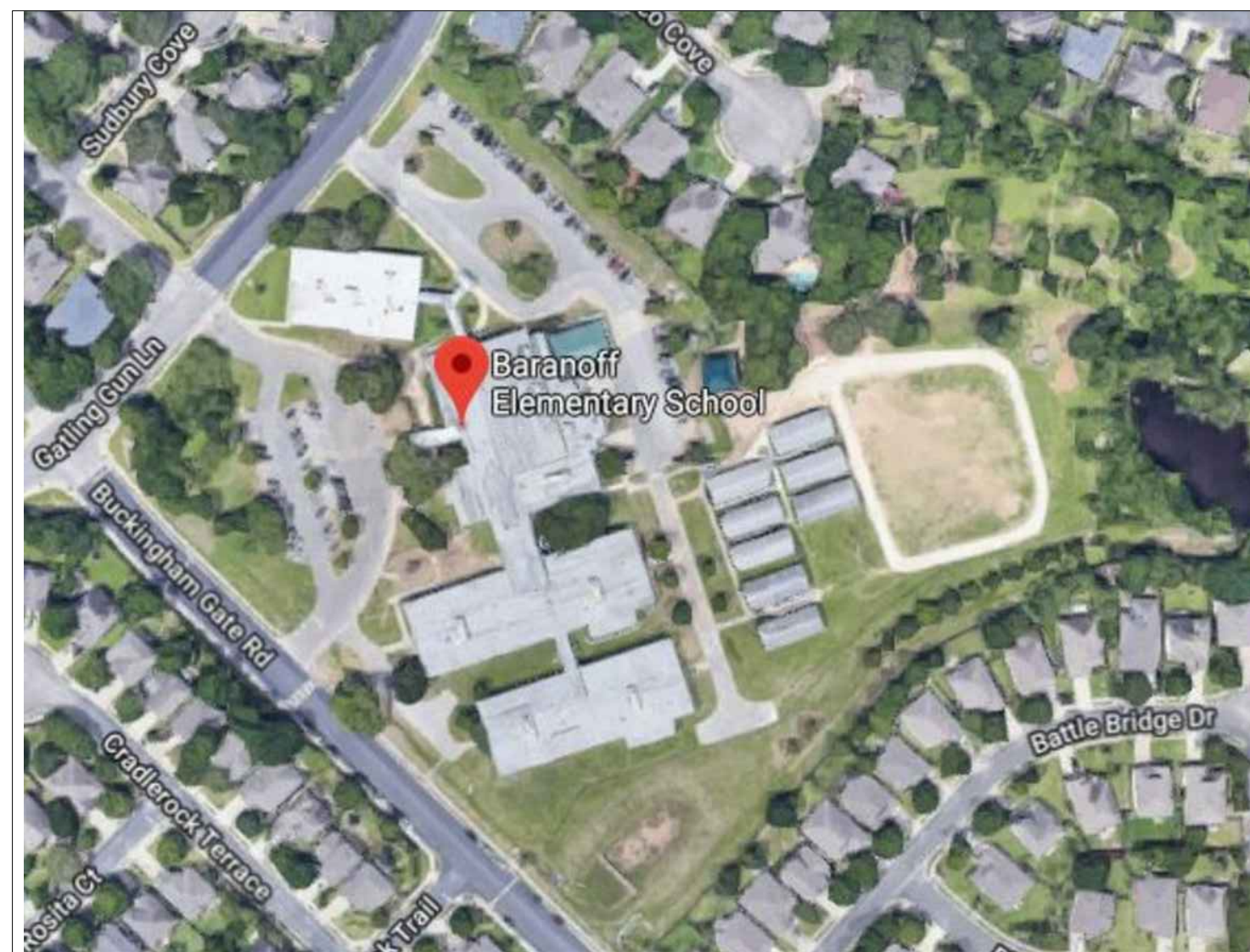


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CINDY ANDERSON, AT LARGE POSITION 8, VICE PRESIDENT
AMBER ELENZ, DISTRICT 5, SECRETARY
LATISHA ANDERSON, DISTRICT 1
JAYME MATHIAS, DISTRICT 2
ANN TEICH, DISTRICT 3
KRISTIN ASHY, DISTRICT 4
YASMIN WAGNER, DISTRICT 7
ARATI SINGH, AT LARGE POSITION 9



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B AERIAL MAP: BARANOFF E.S.

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INDEX OF DRAWINGS

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DRAWN BY: D.RIVERA

DATE: 2/07/2020

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| EE PROJECT NO. | 004-012G |
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SHEET NO. _____

R1.00

COVER SHEET

GENERAL NOTES

1.

CONTRACTOR IS RESPONSIBLE FOR THOROUGHLY READING THE PROJECT MANUAL AND REVIEWING ALL DRAWINGS AND GENERAL NOTES. WHERE CONFLICT EXISTS BETWEEN THESE DOCUMENTS, THE MOST STRINGENT REQUIREMENT SHALL PREVAIL.
2.

VERIFY ALL DIMENSIONS AND COORDINATE ALL DRAWINGS WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING ON THE PROJECT. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BIDDING.
3.

ALL SPECIFIED WORK PERFORMED BY CONTRACTOR SHALL COMPLY WITH THE CURRENT ADOPTED LOCAL BUILDING, PLUMBING, ELECTRIC AND FIRE CODES WITH AMENDMENTS. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER IF SPECIFIED SCOPE OF WORK WILL CONFLICT WITH THESE REQUIREMENTS.
4.

FASTENING OR ATTACHMENT OF WOOD BLOCKING, NAILERS, STEEL ANGLES, DECKING AND SHEET METAL SHALL BE IN ACCORDANCE WITH ANSI/SPRI ES-1 AND FM 1-49.
5.

ALL WOOD BLOCKING AND LUMBER SHALL BE EXTERIOR GRADE NON-TREATED, KILN DRIED (KD). ALL FASTENERS USED IN WOOD SHALL BE STAINLESS STEEL. STAGGER JOINTS 24" MINIMUM WHEN STACKING LUMBER IN MULTIPLE LAYERS.
6.

INSTALL A 1" PER FOOT MINIMUM SLOPED CONTINUOUS SUBSTRATE BENEATH ALL SHEET METAL CAPS AT COPINGS, EXPANSION JOINTS, AND GUTTER EDGES TO PROMOTE DRAINAGE.
7.

USE STAINLESS STEEL FASTENERS FOR LUMBER AND SHEET METAL FLASHINGS UNLESS SPECIFIED OTHERWISE.
8.

FURNISH AND INSTALL PLYWOOD IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION.
9.

SHEET METAL WORK SHALL COMPLY WITH SMACNA.
10.

PROVIDE CONTINUOUS 20 GA. GALVANIZED STEEL CLEATS WITH FASTENERS AT A MAXIMUM SPACING OF 6" O.C. MAXIMUM FOR METAL/WOOD SUBSTRATES AND AT 12" O.C. MAXIMUM AT MASONRY/CONCRETE SUBSTRATES AT ALL SHEET METAL EDGES, FASCIA AND COPING. FOR METALS OTHER THAN GALVANIZED STEEL, INSTALL CONTINUOUS CLEAT TWO GAUGES HEAVIER THAN SHEET METAL COMPONENT BEING ATTACHED. STAGGER CLEAT JOINTS FROM JOINTS OF ATTACHED COMPONENTS.
11.

PROVIDE BACK-UP AND COVER PLATES AT ALL EDGE METAL JOINTS. PROVIDE DOUBLE BEAD TAPE SEALANT BETWEEN BOTH SIDES OF FASCIA AND PLATES. SECURE PLATES TO FASCIA WITH STAINLESS STEEL POP RIVETS AT 2" O.C. MAX.
12.

PROVIDE ROOFING MEMBRANE AND/OR SELF ADHERED, HIGH TEMPERATURE RATED WATERPROOFING MEMBRANE, CONTINUOUS BETWEEN SHEET METAL AND LUMBER, AND BETWEEN STEEL DECKS AND LUMBER.
13.

HEM ALL EXPOSED NEW SHEET METAL EDGES A MINIMUM OF ½".
14.

ALL EXPOSED FASTENERS AND POP RIVETS SHALL BE PRE-FINISHED TO MATCH THE COLOR OF SHEET METAL
15.

ALL EXISTING FASTENERS AT REMOVABLE COUNTERFLASHING, COPING CAPS, AND EXPANSION JOINT COVERS TO REMAIN ARE TO BE REPLACED WITH NEW OVERSIZED STAINLESS STEEL FASTENERS AND POP REVITS AND BE PRE-FINISHED TO MATCH THE COLOR OF SHEET METAL.
16.

PROVIDE SHEET METAL COMPONENT CORNERS, INTERSECTIONS, AND TERMINATIONS WITH JOINTS SPACED A MINIMUM OF 18" IN EITHER DIRECTION.
17.

PROVIDE 1" STANDING SEAM JOINTS AT COPINGS AND EXPANSION JOINT CAPS. AT NEW SHEET METAL LOCATIONS. AT EXISTING LOCATIONS TO REMAIN, CONTRACTOR SHALL REMOVE SHEET METAL, CLEAN STORE, AND REINSTALL AFTER APPLICATION OF FLUID APPLIED MEMBRANE
17.

CONTRACTOR TO REPLACE ALL DAMAGED SHEET METAL TO MATCH EXISTING. CORROSION AND DEFORMED METAL IS CONSIDERED DAMAGED. SHEET METAL THAT CANNOT BE REINSTALLED DUE TO ITS CONDITION SHALL BE REPLACED.
18.

SOLDER ALL VERTICAL GALVANIZED STEEL AND STAINLESS STEEL SHEET METAL JOINTS, EXCEPT FOR PRE-FINISHED GALVANIZED STEEL. POP-RIVET AND SEAL ALL VERTICAL JOINTS OF PRE-FINISHED GALVANIZED STEEL.
19.

SLOPE GUTTERS A MINIMUM OF 1/16" PER FOOT FOR DRAINAGE. PROVIDE GUTTER EXPANSION JOINTS AT HIGH POINTS, SPACED NOT TO EXCEED 50 FEET, OR AS SHOWN ON THE DRAWINGS. PROVIDE GUTTER SPACERS MADE OF 1/8" x 1" GALVANIZED STEEL SPACED 30" O.C. PROVIDE EXTERNAL GUTTER BRACKETS MADE OF 1/8" x 1" GALVANIZED STEEL SPACED 30" O.C. WRAP GUTTER BRACKETS WITH PREFINISHED METAL TO MATCH COLOR OF GUTTERS
20.

SPACE GUTTER DOWNSPOUTS A MAXIMUM OF 50 FEET APART, WITH EXPANSION JOINTS LOCATED AT THE HIGHEST POINTS BETWEEN DOWNSPOUTS, A MAXIMUM OF 50 FEET APART.
21.

DO NOT INSTALL, DOWNSPOUTS, OR OTHER WATER DISCHARGE POINTS OVER DOORS, WINDOWS OR SIDEWALKS. IF THE DRAWINGS CONFLICT WITH THE ABOVE REQUIREMENT, CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ROOF CONSULTANT FOR DIRECTION PRIOR TO INSTALLING.
22.

PROVIDE A MINIMUM OF THREE DOWNSPOUT STRAPS PER DOWNSPOUT, MAXIMUM VERTICAL SPACING OF 4'-0". PROVIDE 36" MIN. HEIGHT CAST IRON DOWNSPOUT BOOTS AT DOWNSPOUTS DISCHARGING AT GRADE AS NOTED. PROVIDE AN OVERSIZED CONCRETE SPLASH BLOCK AT DOWNSPOUTS THAT DISCHARGE TO NON-PAVED SURFACES AT GRADE.
23.

INSTALL COATING ON CAST IRON DOWNSPOUT BOOTS TO MATCH THE COLOR OF DOWNSPOUT OR AS SELECTED BY OWNER. EXISTING CAST IRON BOOTS TO BE RE-USED SHALL BE CLEANED AND RE-COATED.
24.

PROVIDE WOOD BLOCKING BENEATH ALL NEW EMBEDDED METAL FLASHINGS. WOOD BLOCKING SHALL EXTEND A MINIMUM OF 1-1/2" PAST THE METAL FLANGE OF THE FLASHING.
25.

CONTRACTOR TO USE CARE WHEN POWERWASHING AS TO NOT DAMAGE THE ROOF MEMBRANE. DAMAGE TO ROOF MEMBRANE CAUSED BY POWERWASHING SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE USE OF CHEMICALS IS NOT ALLOWED UNLESS APPROVED BY ENGINEER AND OWNER. CONTRACTOR IS RESPONSIBLE FOR CAPTURING CHEMICAL RUN OFF AS REQUIRED BY THE CITY OF AUSTIN. CLEANING OF THE ROOF SHALL BE DONE NO MORE THAN 3 DAYS PRIOR TO APPLICATION OF FLUID APPLIED MEMBRANE.
26.

CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING PONDING AREAS FOR REPAIR. CONTRACTOR SHALL MARK ON THE ROOF PONDING AREAS AND NOTIFY ENGINEER OF PONDING LOCATIONS. PONDING AREAS REMAINING AFTER COMPLETION OF FLUID APPLIED MEMBRANE SHALL BE REPAIRED AND WILL NOT BE ACCEPTABLE.
27.

PROVIDE ADDITIONAL FLUID APPLIED MEMBRANE FOR WALKWAY PROTECTION AROUND ALL MECHANICAL EQUIPMENT REGARDLESS OF SIZE, AROUND ROOF HATCHES, LANDING OF LADDERS AND STEPS. WALKWAY PROTECTION TO BE INSTALLED REGARDLESS IF SHOWN ON THE DRAWINGS OR NOT. WALKWAY PROTECTION SHALL BE A COLOR SELECTED BY THE OWNER AND HAVE GRANULATED SURFACE FOR SLIP RESISTANCE.



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R1.01

GENERAL NOTES

SCOPE OF WORK

BASE BID: ROOF AREAS A-01, A-02, A-03, A-04, A-05, A-06, A-07 & A-08:

1. REPAIR ALL BLUSTERS AND DAMAGED MODIFIED ROOFING AS SPECIFIED AND IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS. CUT AND REMOVE ALL FISHMOUTHS, OPEN LAPS, AND LOOSE MEMBRANE IN THE FIELD OF THE ROOF AND BASE FLASHINGS. AT WET AREAS, NEW INSULATION AND COVERBOARD SHALL BE REPLACED TO MATCH EXISTING TYPE AND THICKNESS.
2. REPLACE EXISTING SHEET METAL EDGES, GUTTERS, AND DOWNSPOUTS, AS DETAILED.
3. REPLACE SHEET METAL COPINGS AND EXPANSION JOINT CAPS AT LOCATIONS SHOWN IN THE DRAWINGS.
4. POWERWASH AND CLEAN EXISTING MODIFIED BITUMEN MEMBRANE AND APPLY A REINFORCED ROOF COATING DIRECTLY OVER THE EXISTING ROOF MEMBRANE AS SPECIFIED. APPLY ADDITIONAL MEMBRANE AS REQUIRED TO ELIMINATE ALL PONDING AREAS (WATER REMAINING LONGER THAT 48 HOURS) IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS.
5. SYSTEM SHALL BE APPROVED BY THE MANUFACTURER TO RECEIVE A 10-YEAR WARRANTY WITH THE OPTION TO EXTEND AN ADDITIONAL 10 YEARS. PROVIDE NEW ROOF WARRANTY SIGNS. QUANTITY AS INDICATED IN THE SPECIFICATIONS, LOCATIONS AS DETERMINED BY OWNER.
6. MEP MODIFICATIONS: INSTALL NEW ROOF CURBS AND FLASHINGS AT SHEET METAL POCKETS (TO MATCH SPECS).

ALTERNATE BID NO.1: ROOF AREAS A-01, A-02, A-03, A-04, A-05, A-06, A-07 & A-08:

ALTERNATE BID #1: IN LIEU OF REINFORCED ACRYLIC FLUID APPLIED ROOF MEMBRANE, INSTALL FLUID APPLIED EPOXY SYSTEM AS SPECIFIED AT ROOF AREA-01 THROUGH A-08. SYSTEM SHALL BE APPROVED BY THE MANUFACTURER TO RECEIVE A 10-YEAR WARRANTY WITH THE OPTION TO EXTEND AN ADDITIONAL 10 YEARS.

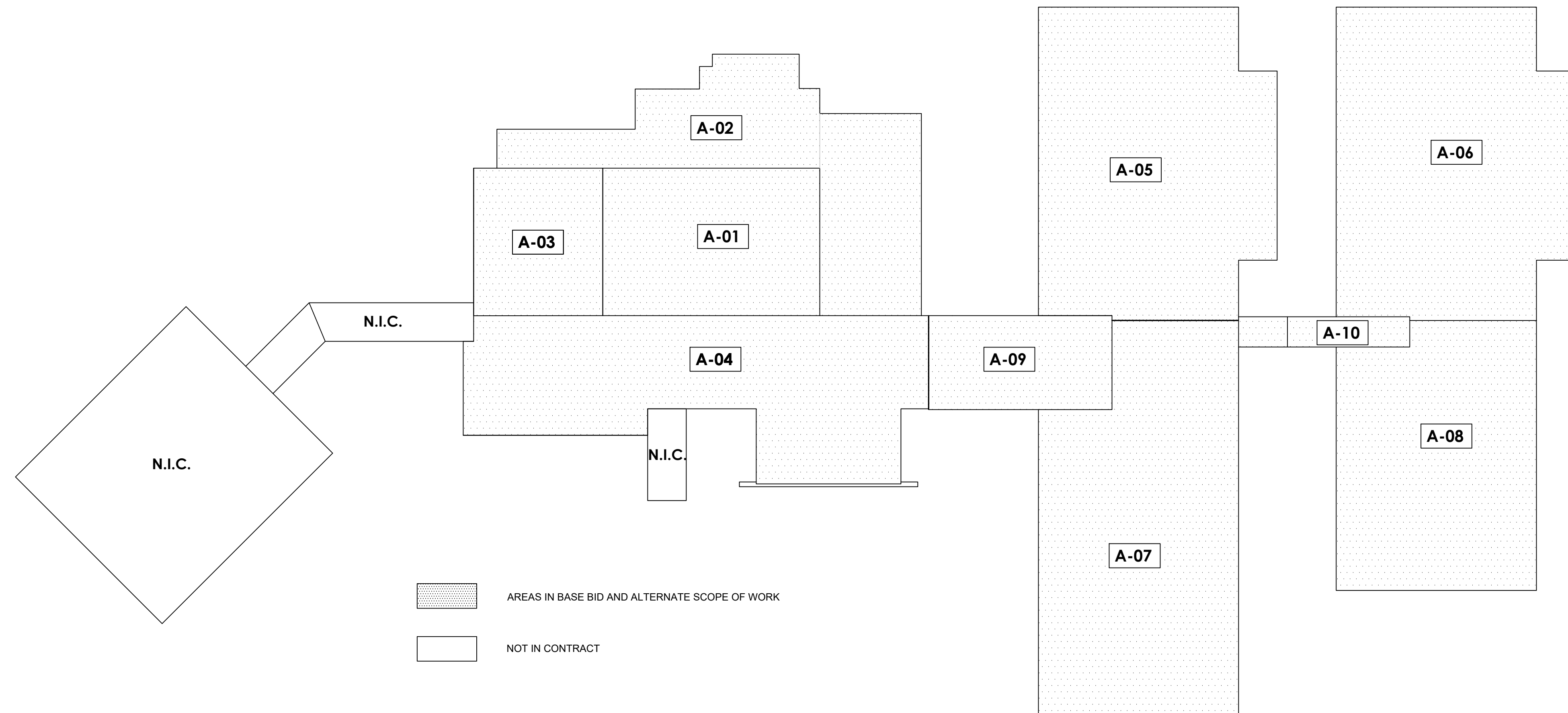
ALTERNATE BID NO.2: ROOF AREAS A-01, A-02, A-03, A-04, A-05, A-06, A-07 & A-08:

- ALTERNATE BID #2: IN LIEU OF REINFORCED FLUID APPLIED ROOF MEMBRANE, INSTALL NEW RECOVER ROOF SYSTEM AS SPECIFIED AT ROOF AREAS A-01 THROUGH A-08:
- A. REMOVE ALL DEBRIS AND LOOSE GRANULES, CLEAN EXISTING MEMBRANE SURFACES THOROUGHLY.
 - B. REMOVE EXISTING BASE FLASHINGS AS REQUIRED BY THE MANUFACTURER. ALL LOOSE AND DAMAGED BASE FLASHINGS MUST BE REMOVED AND REPAIRED, IF ALLOWED TO REMAIN BY THE MANUFACTURER.
 - C. INSTALL NEW FLEECEBACK PVC-KEE ROOF MEMBRANE ADHERED IN RIBBONS SPACED 4" MAXIMUM TO THE EXISTING ROOF SYSTEM SURFACE, ALONG WITH ASSOCIATED BASE FLASHINGS.
 - D. PROVIDE SHEET METAL FLASHINGS AND CURBS AS SPECIFIED IN BASE BID.
 - E. SYSTEM SHALL BE APPROVED BY THE MANUFACTURER TO RECEIVE A 20-YEAR WARRANTY WITH THE SPECIFIED WIND RIDER.

ALTERNATE BID NO.3: ROOF AREAS A-01, A-02, A-03, A-04, A-05, A-06, A-07 & A-08:

ALTERNATE BID #3: IN LIEU OF REINFORCED FLUID APPLIED ROOF MEMBRANE INSTALL NEW RECOVER ROOF SYSTEM AS SPECIFIED AT ROOF AREAS A-01 THROUGH A-08:

- A. REMOVE ALL DEBRIS AND LOOSE GRANULES, CLEAN EXISTING MEMBRANE SURFACES THOROUGHLY.
- B. REMOVE EXISTING BASE FLASHINGS AND INSTALL NEW 2-PLY BASE FLASHINGS SET IN COLD ADHESIVE, AS REQUIRED BY THE MANUFACTURER.
- C. INSTALL NEW SBS GRANULATED MODIFIED BITUMEN ROOF MEMBRANE ADHERED IN COLD ADHESIVE TO THE EXISTING ROOF SYSTEM SURFACE, ALONG WITH ASSOCIATED BASE FLASHINGS.
- D. PROVIDE SHEET METAL FLASHINGS AND CURBS AS SPECIFIED IN BASE BID.
- E. SYSTEM SHALL BE APPROVED BY THE MANUFACTURER TO RECEIVE A 10-YEAR WARRANTY WITH SPECIFIED WIND RISE.



1 OVERALL SCOPE OF WORK ROOF PLAN

Scale: 1/32" = 1' 0"



ROOF SYSTEM LOG - BARANOFF ELEMENTARY SCHOOL

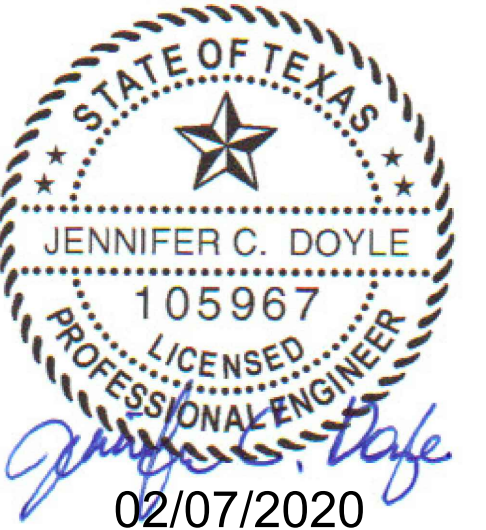
| ROOF I.D. | DECK | EXISTING DECK SLOPE | EXISTING INSULATION | EXISTING ROOF TYPE | NEW BASE SHEET | NEW INSULATION | NEW ROOF MEMBRANE |
|-------------------------------|------------|---------------------|---|---|----------------|----------------|---|
| A-01, A-02 & A-03 | METAL DECK | 1/4" PER FT. | 3/4" PERLITE, 2 ³ / ₄ " POLYISO INSULATION OVER 1/2" GYPSUM BOARD | GRANULE SURFACED 2-PLY MODIFIED BITUMEN | NO | NO | REINFORCED COATING SYSTEM (BASE BID) SBS GRANULATED WHITE REFLECTIVE MODIFIED BITUMEN CAP SHEET SET IN COLD ADHESIVE (ALTERNATE). |
| A-04, A-05, A-06, A-07 & A-08 | METAL DECK | 1/4" PER FT. | 3/4" PERLITE, 2 ³ / ₄ " POLYISO INSULATION | GRANULE SURFACED 2-PLY MODIFIED BITUMEN | NO | NO | REINFORCED COATING SYSTEM (BASE BID) SBS GRANULATED WHITE REFLECTIVE MODIFIED BITUMEN CAP SHEET SET IN COLD ADHESIVE (ALTERNATE). |

SCOPE OF WORK, SCOPE PLAN, & ROOF LOG



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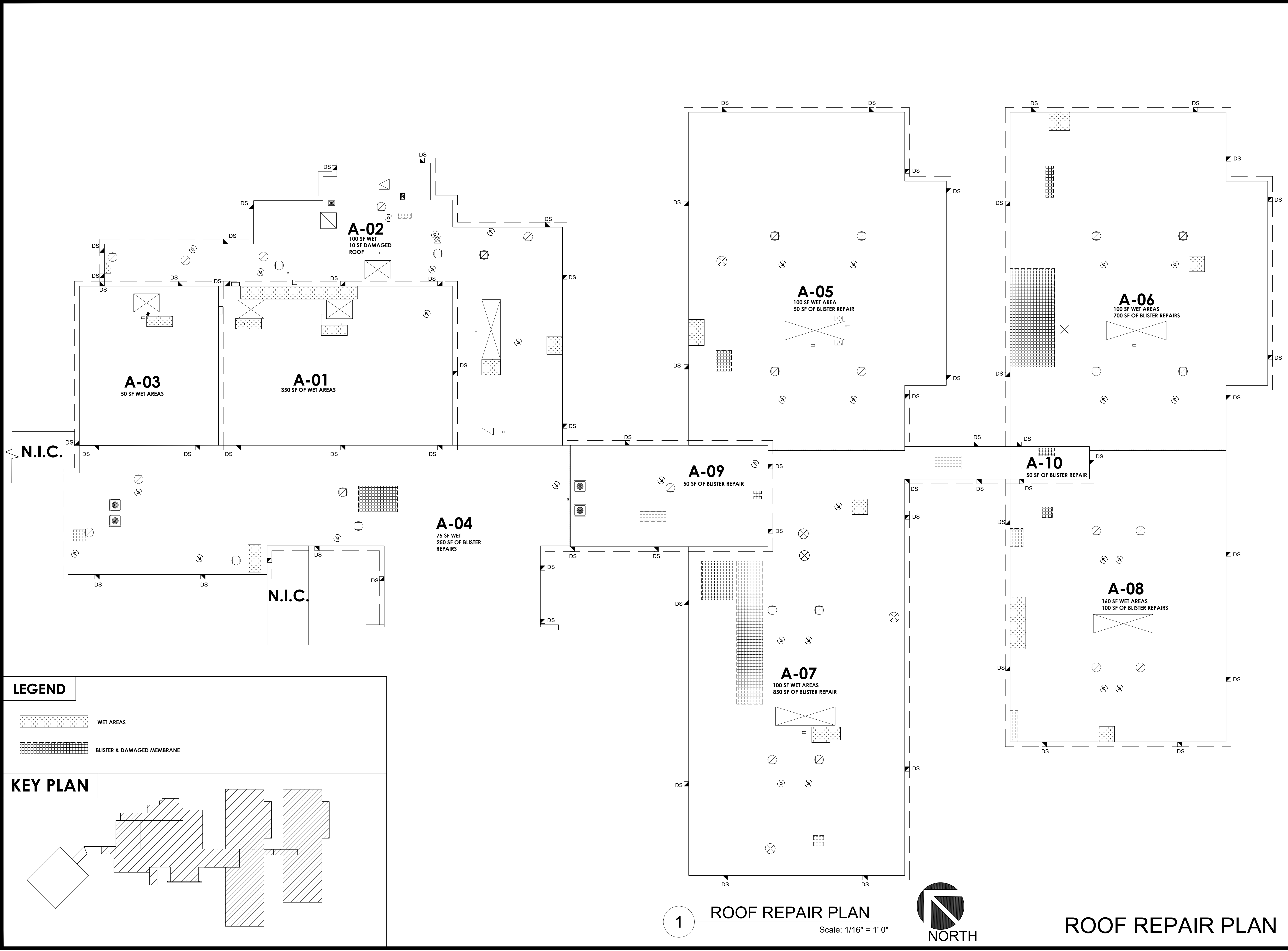
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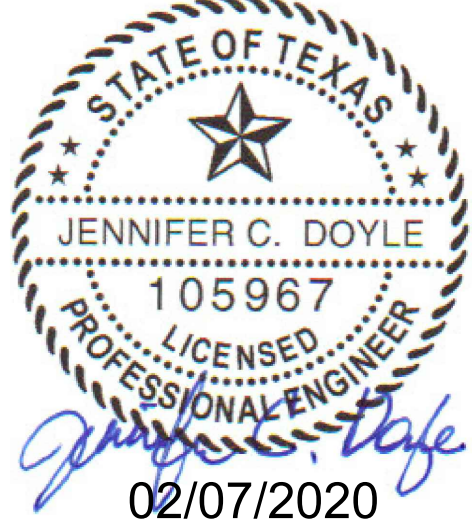
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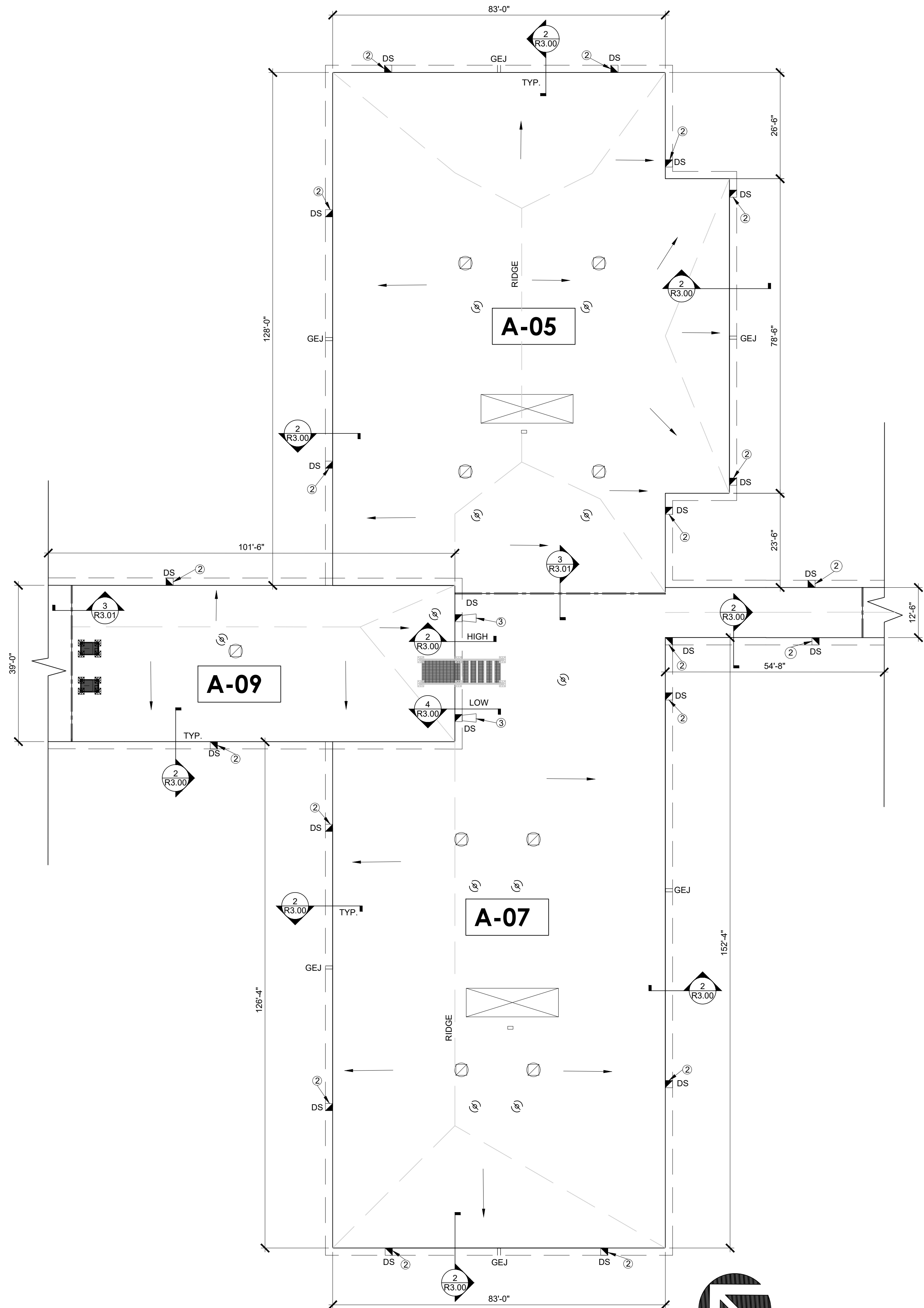
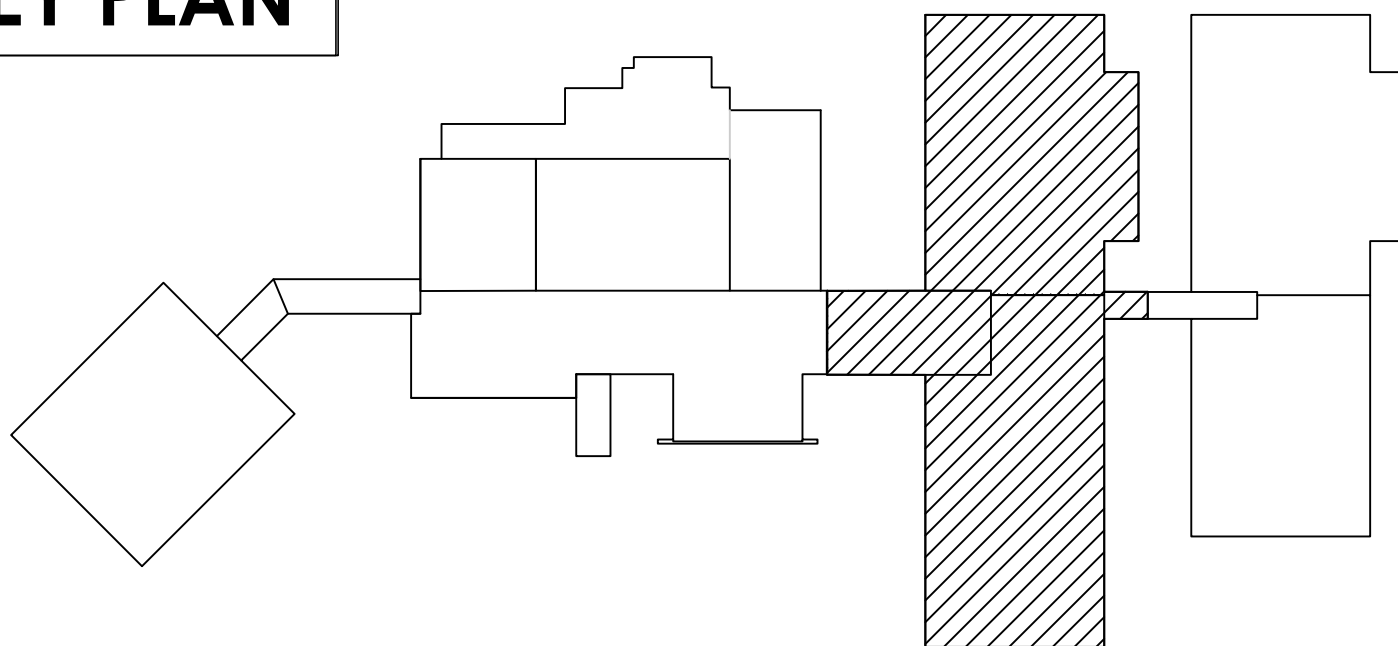
KEYED NOTES

- 1
- REMOVE, FURNISH, PRIME, AND PAINT EXISTING CAST IRON BOOTS TO MATCH EXISTING.
- 2
- REMOVE EXISTING DOWNSPOUT AND BOOT AND REPLACE WITH NEW DOWNSPOUT AND CAST IRON BOOT.
- 3
- NEW SPLASH PADS TO BE INSTALLED.

LEGEND

- A-1
- ROOF AREA I.D.
- 2
- KEYED NOTE
- ==
- EXPANSION JOINT
-
- EXISTING CONDENSING UNIT
-
- GUTTER AND DOWNSPOUT
-
- GUTTER EXPANSION JOINT
REF: 5/R4.00
-
- SPLASH BLOCK AND
SPLASH PAN
- E—
- ELEC. CONDUIT
- CD—
- CONDENSATE DRAIN PIPE
- G—
- GAS PIPING
- R—
- REFRIG. PIPING
-
- PIPE SUPPORT, REF: 2/R4.01
-
- PIPE/CONDUIT PENETRATION CURB,
REF: 4/R4.00
-
- PIPE PENETRATION, REF: 2/R4.00
-
- FLUE STACK ON CURB
-
- GOOSENECK ON CURB,
REF: 1A&1B /R4.00
-
- GRAVITY EXHAUST VENT ON CURB,
REF: 1A & 1B/R4.00
-
- POWERED EXHAUST VENT ON CURB,
REF: 1A & 1B/R4.00
-
- WALL MOUNTED LADDERS
-
- ROOF HATCH REF: 3/R4.00
-
- PORTABLE PLATFORM
-
- ROOF TOP UNIT,
REF: 1A & 1B/R4.00

KEY PLAN



1

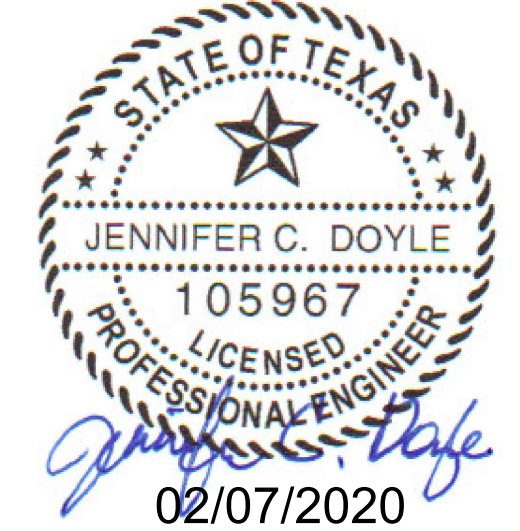
PARTIAL ROOF PLAN A-05 & A-07

Scale: 1/16" = 1' 0"

PARTIAL ROOF PLANS - ROOFS A-05 & A-07



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R2.01

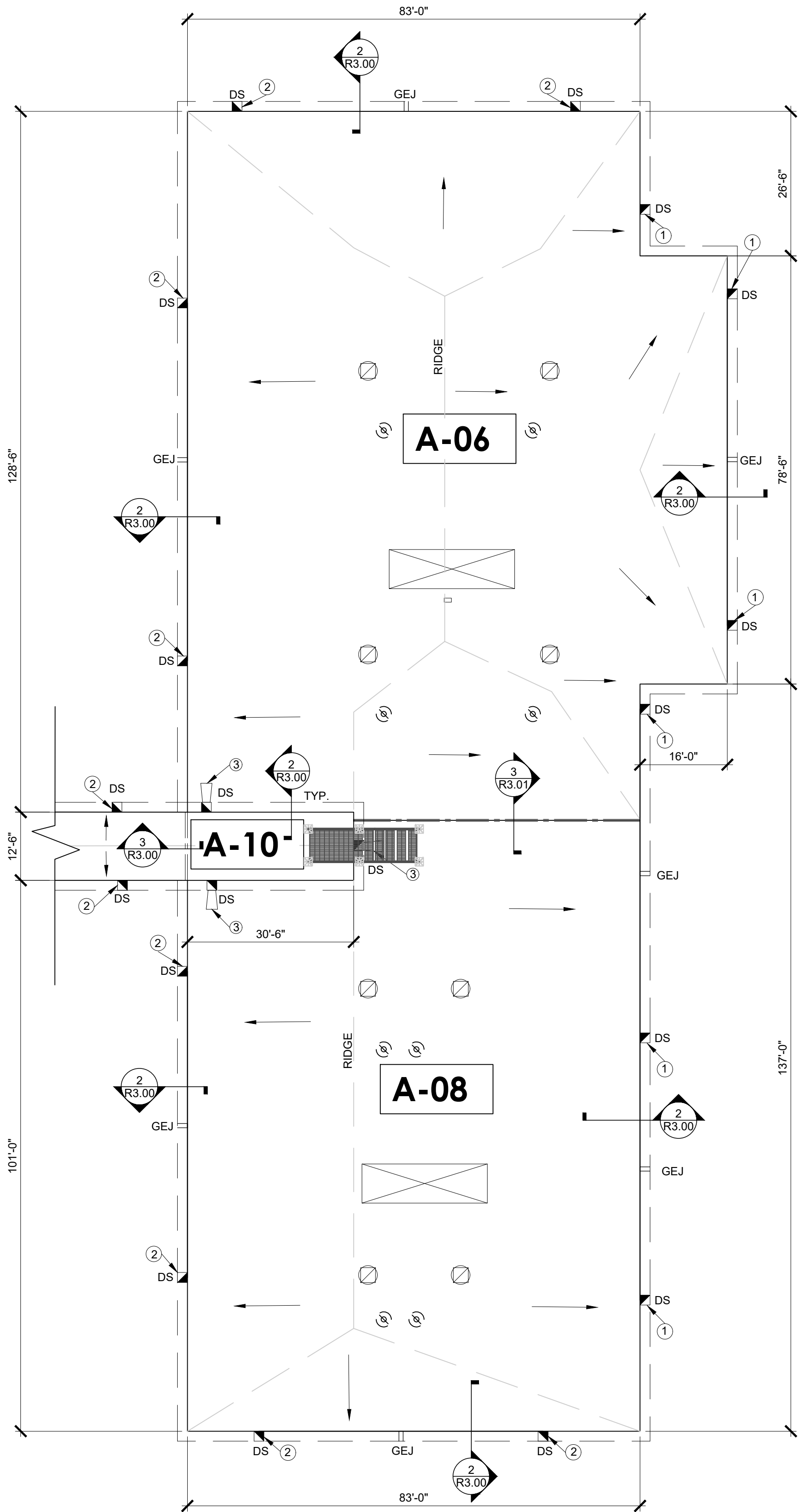
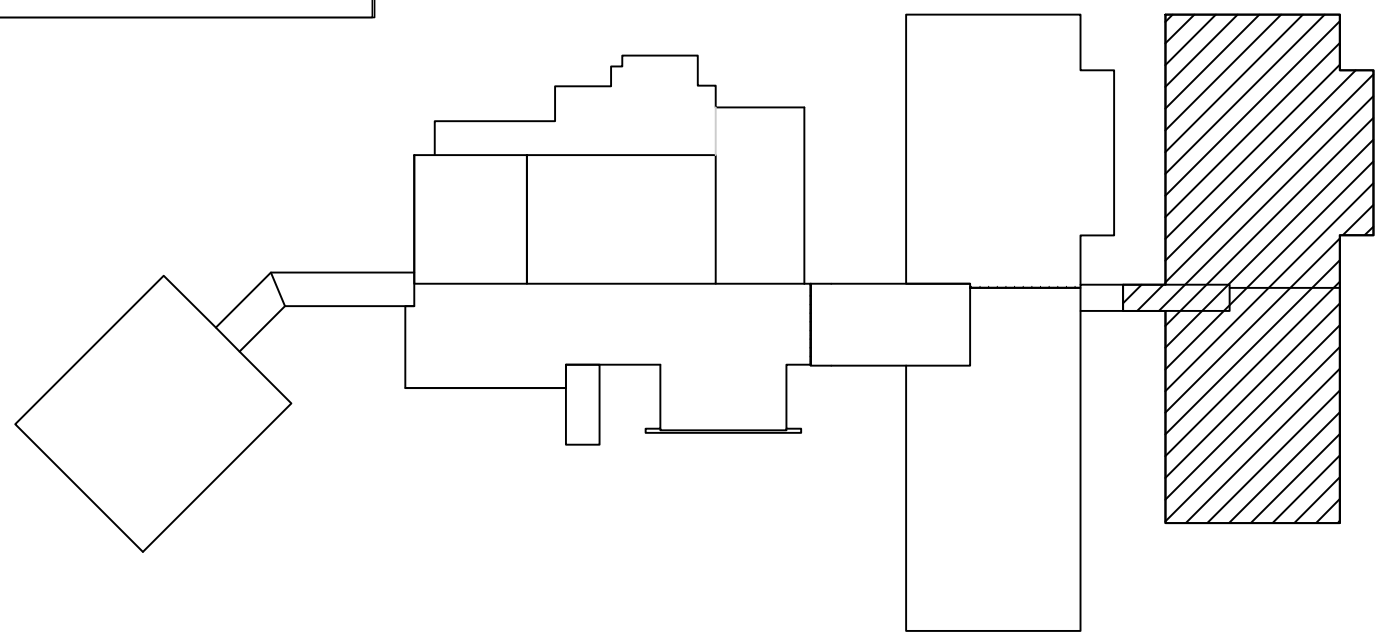
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LEGEND

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| A-1 | ROOF AREA I.D. | | PIPE SUPPORT, REF: 2/R4.01 |
| 2 | KEYED NOTE | | PIPE/CONDUIT PENETRATION CURB, REF: 4/R4.00 |
| | EXPANSION JOINT | | PIPE PENETRATION, REF: 2/R4.00 |
| | EXISTING CONDENSING UNIT | | FLUE STACK ON CURB |
| | GUTTER AND DOWNSPOUT | | GOOSENECK ON CURB, REF: 1A&1B /R4.00 |
| | GUTTER EXPANSION JOINT REF: 5/R4.00 | | GRAVITY EXHAUST VENT ON CURB, REF: 1A & 1B/R4.00 |
| | SPLASH BLOCK AND SPLASH PAN | | POWERED EXHAUST VENT ON CURB, REF: 1A & 1B/R4.00 |
| | ELEC. CONDUIT | | WALL MOUNTED LADDERS |
| | CONDENSATE DRAIN PIPE | | ROOF HATCH REF: 3/R4.00 |
| | GAS PIPING | | PORTABLE PLATFORM |
| | REFRIG. PIPING | | ROOF TOP UNIT, REF: 1A & 1B/R4.00 |

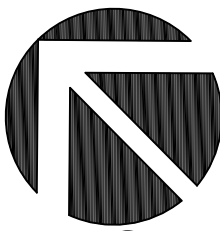
KEY PLAN



1

PARTIAL ROOF PLAN A-06 & A-08

Scale: 1/16" = 1' 0"



NORTH

PARTIAL ROOF PLANS - ROOFS A-06 & A-08



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www.engexteriors.com
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DRAWN BY: D.RIVERA

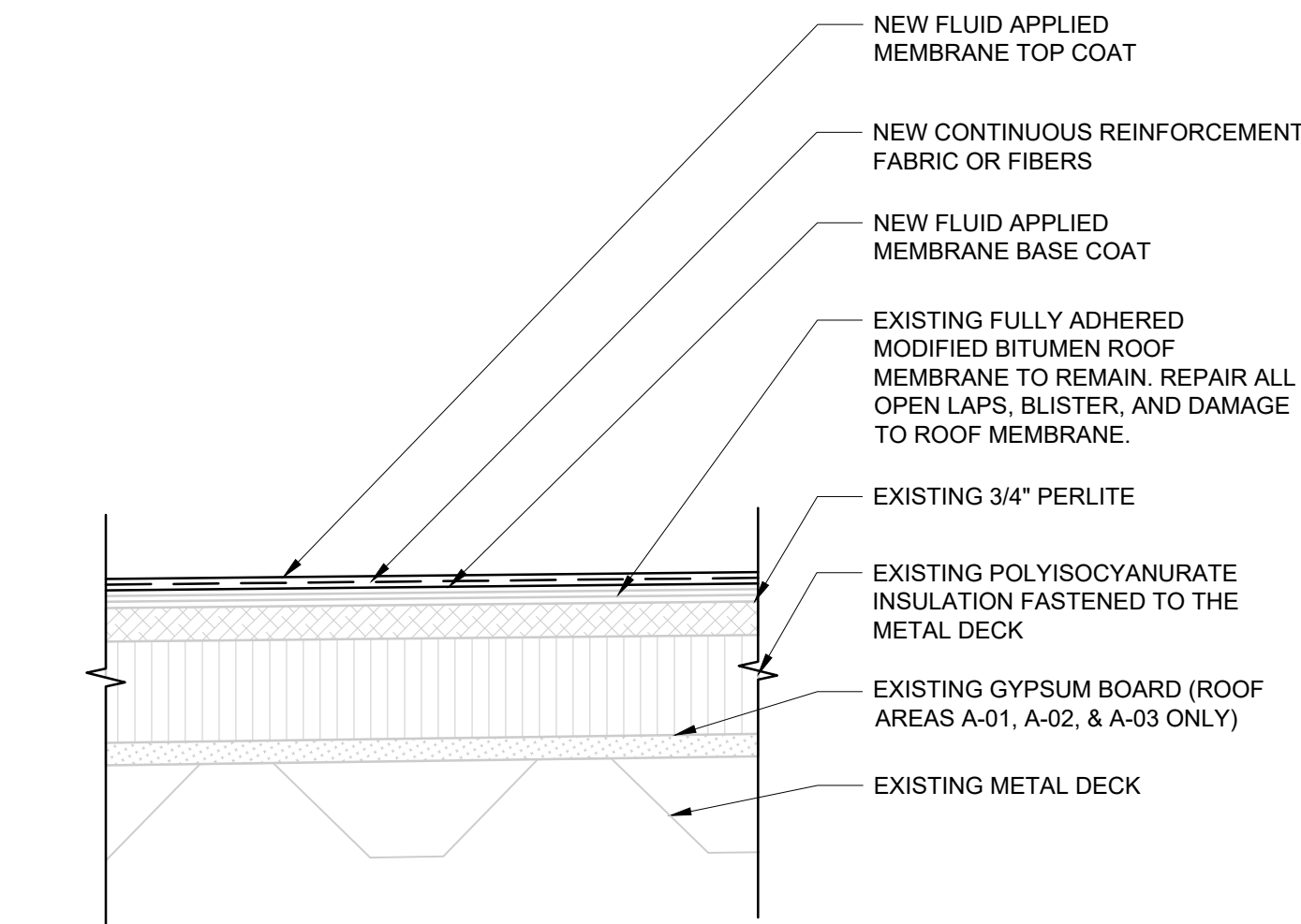
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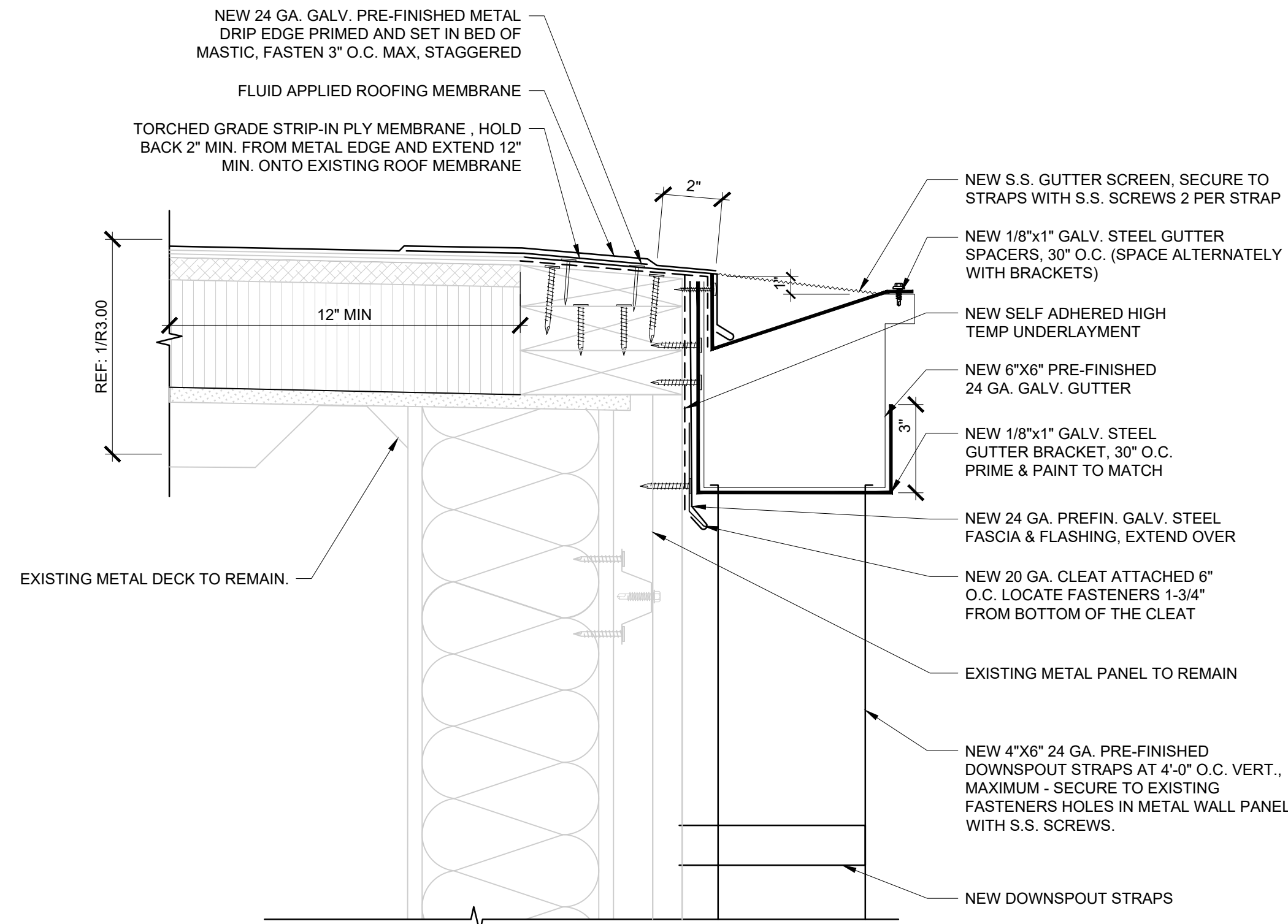
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R2.02

PLOTTED BY: Alonso Caro (2/8/2020 - 7:30 PM)
 LAST SAVED BY: KATHRYN K.T (2/8/2020 - 4:08 PM)
 FILE LOCATION: C:\Users\alcaro\Dropbox\EE Project\004 - ASD\012 - 2018-2019 Ongoing Services\G - Baranoff ES Reroof\04 - Design\A - Drawings - Working

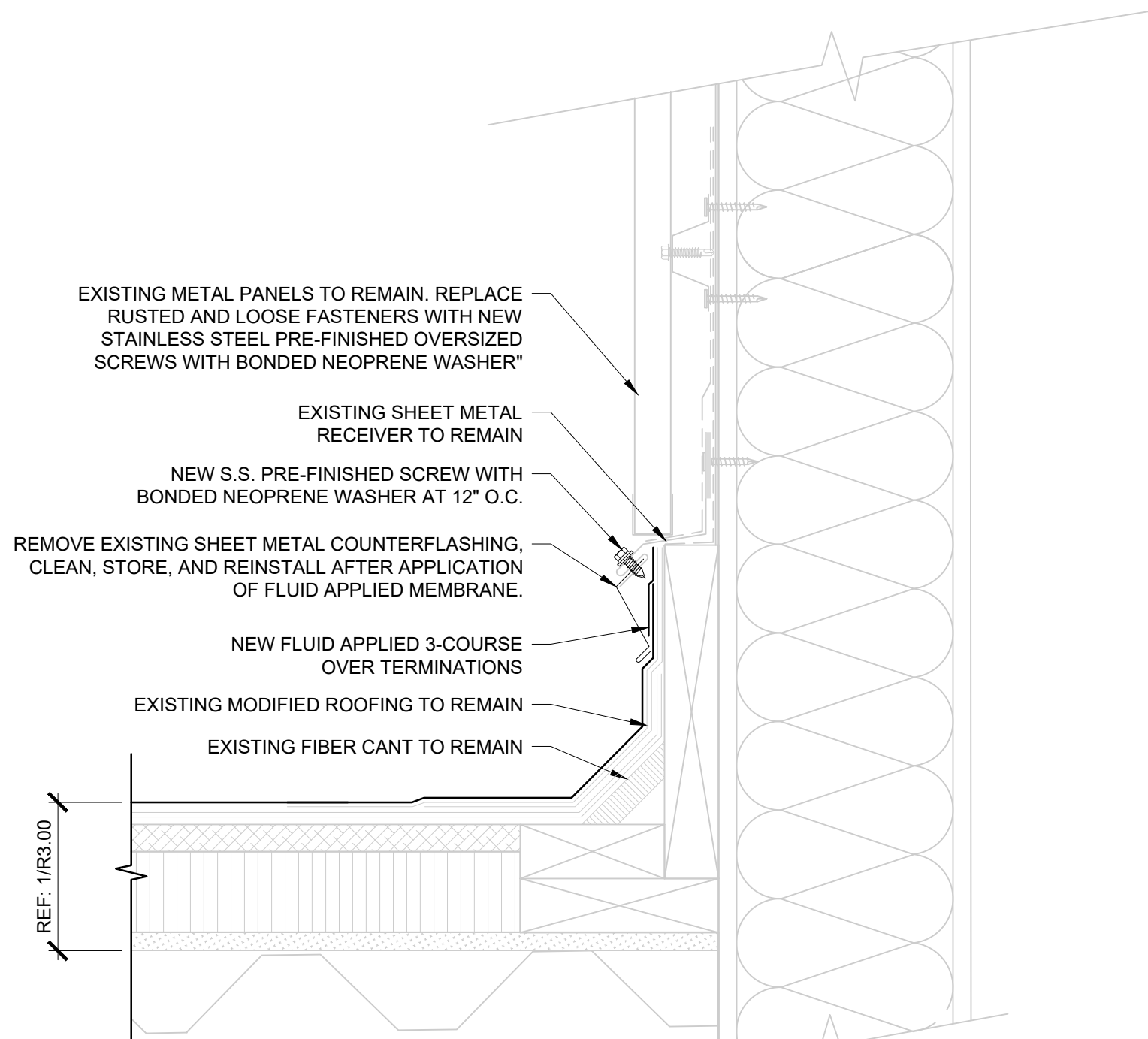


1 ROOF SYSTEM DETAIL - METAL DECK
 Scale: 3'-1'-0"



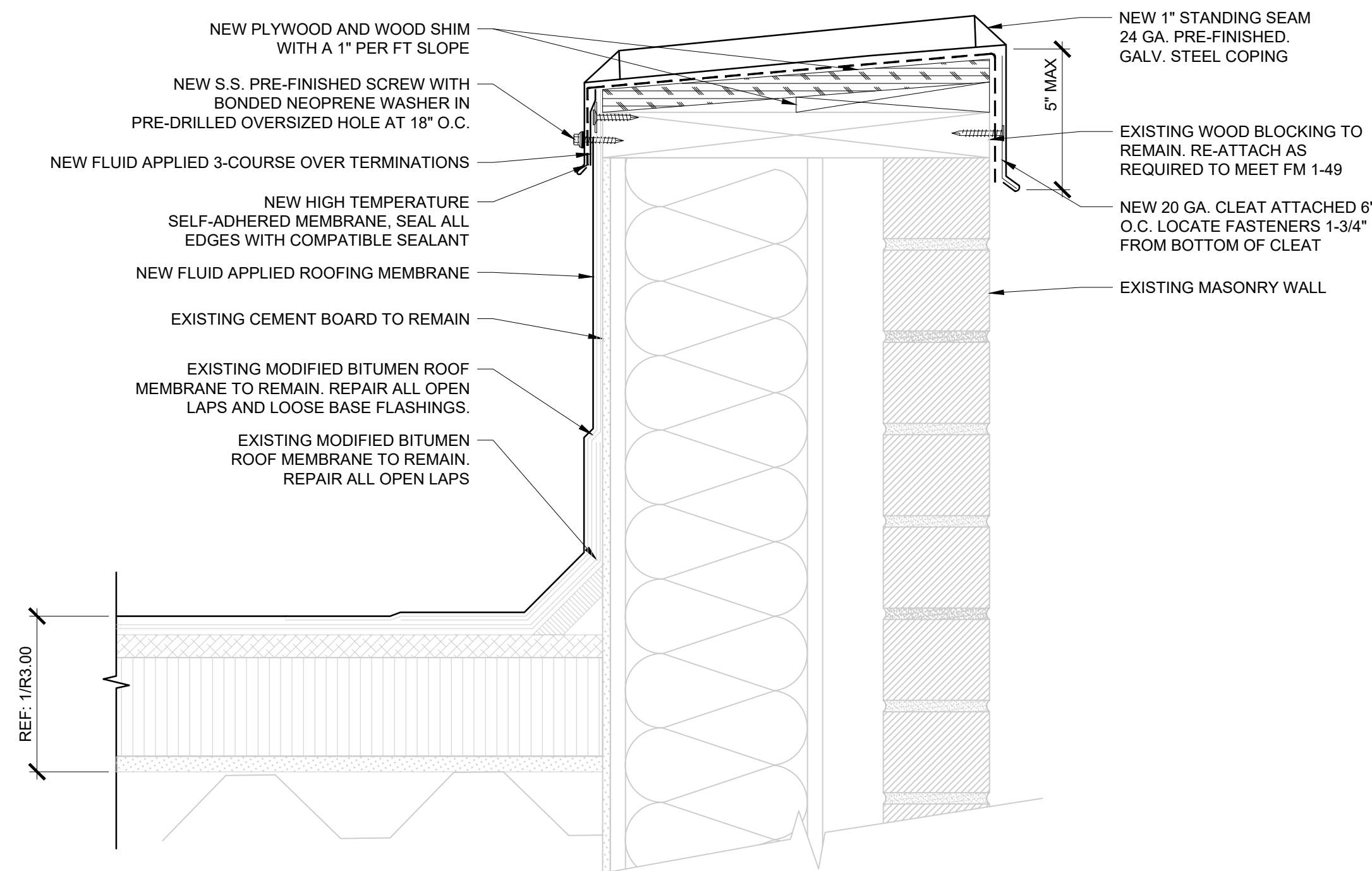
NOTE:
 1. CONTRACTOR TO TREAT ALL EDGES, TERMINATIONS, AND TRANSITIONS AS REQUIRED BY THE MANUFACTURER.
 2. CONTRACTOR TO PROVIDE SHEET METAL MOCK-UPS.

2 NEW GUTTER DETAIL
 Scale: 3'-1'-0"



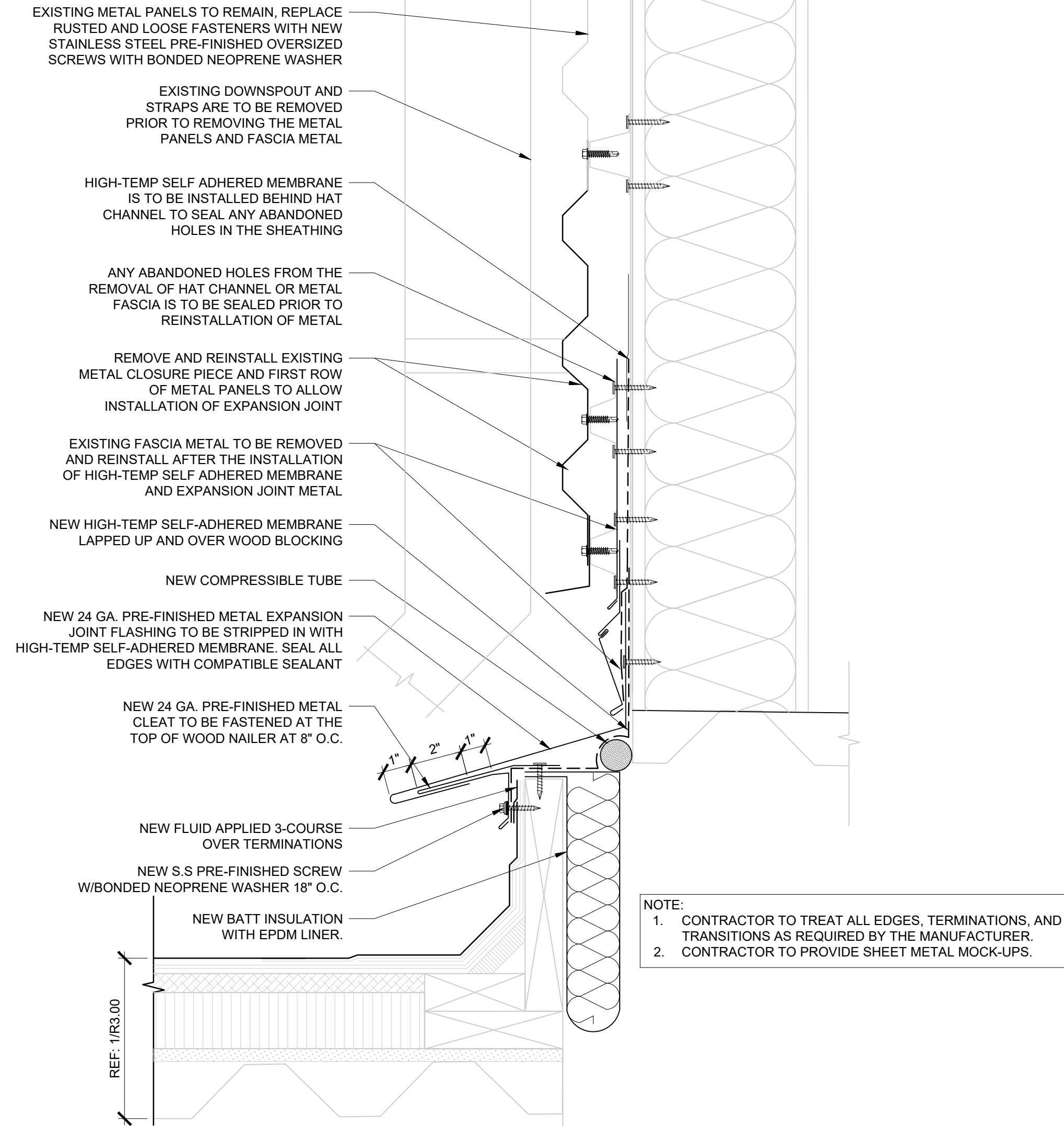
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4 ROOF TO WALL INTERSECTION DETAIL
 Scale: 3'-1'-0"



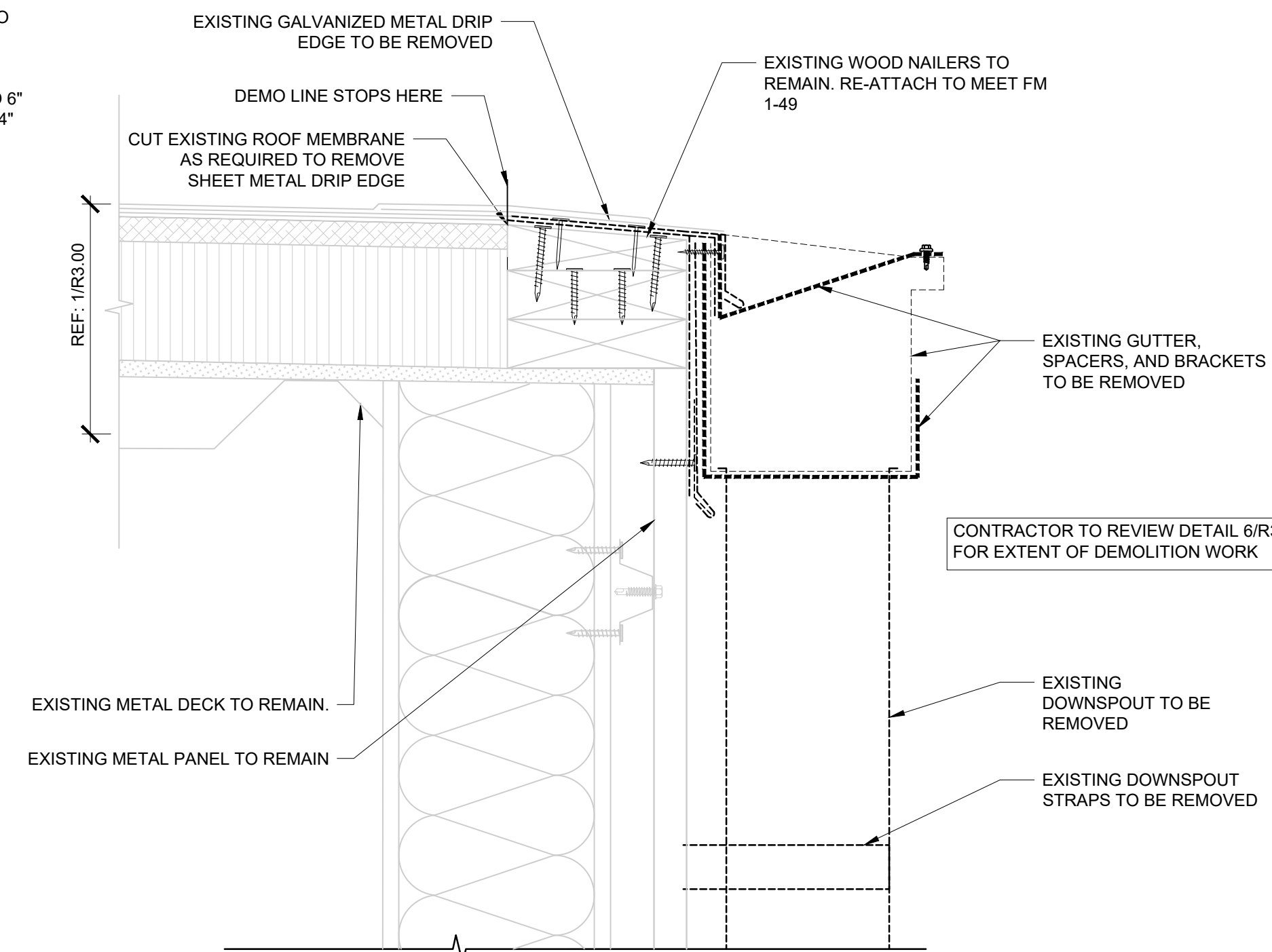
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 2. CONTRACTOR TO PROVIDE SHEET METAL MOCK-UPS.

5 PARAPET DETAIL
 Scale: 3'-1'-0"



NOTE:
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3 EXPANSION JOINT DETAIL
 Scale: 3'-1'-0"



CONTRACTOR TO REVIEW DETAIL 6/R3.00 FOR EXTENT OF DEMOLITION WORK

6 EXISTING GUTTER DETAIL - DEMO
 Scale: 3'-1'-0"

TYPICAL ROOF DETAILS



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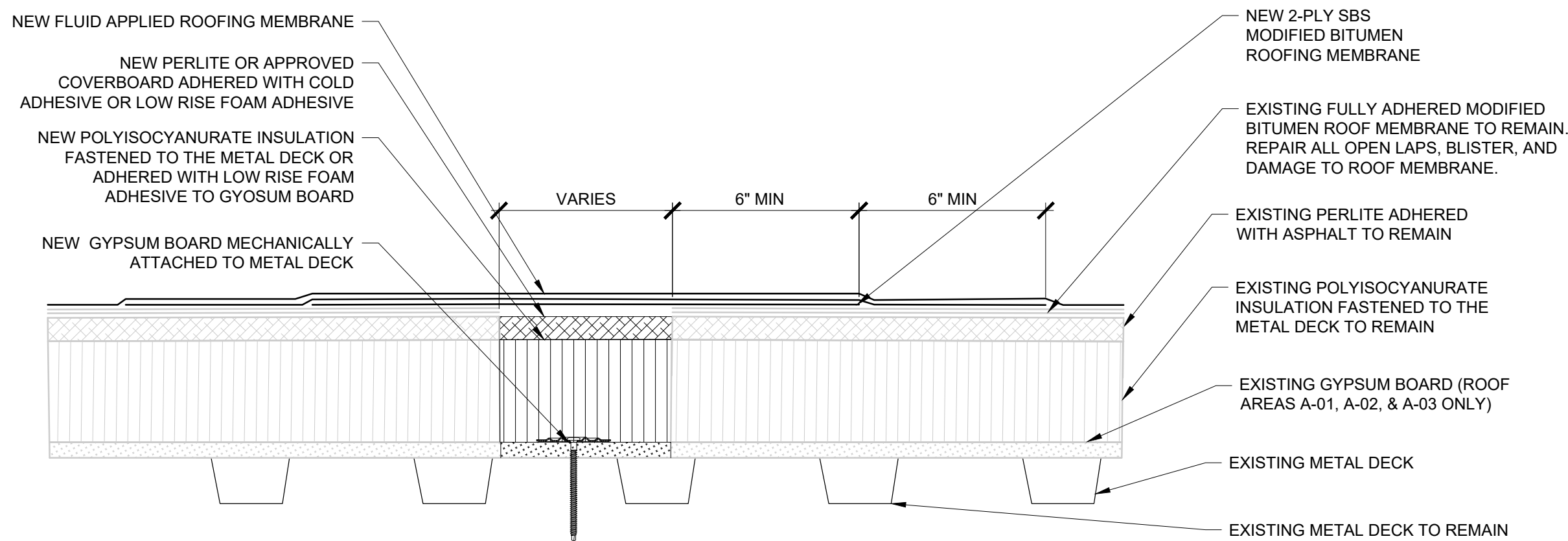
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DATE: 2/07/2020

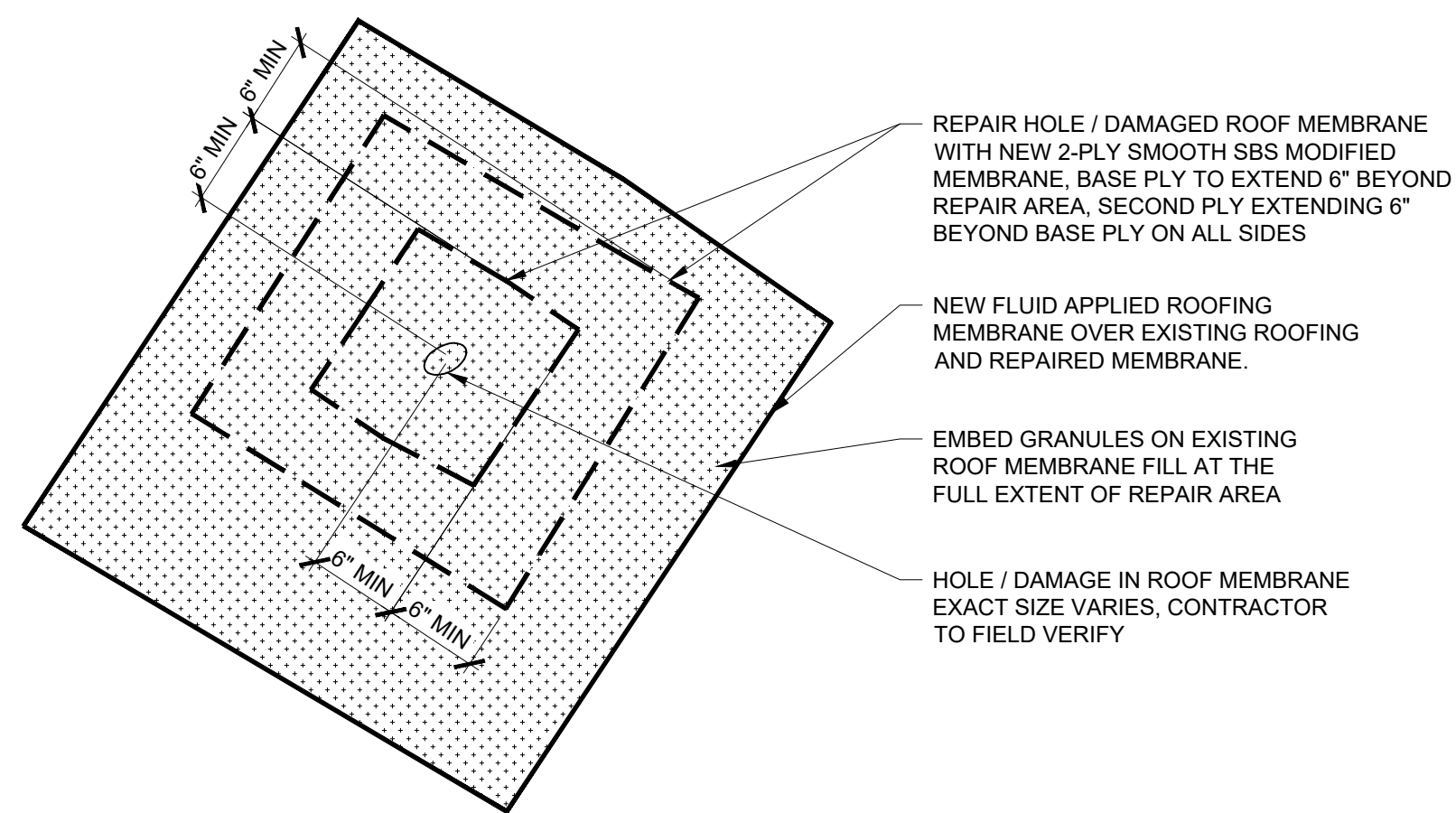
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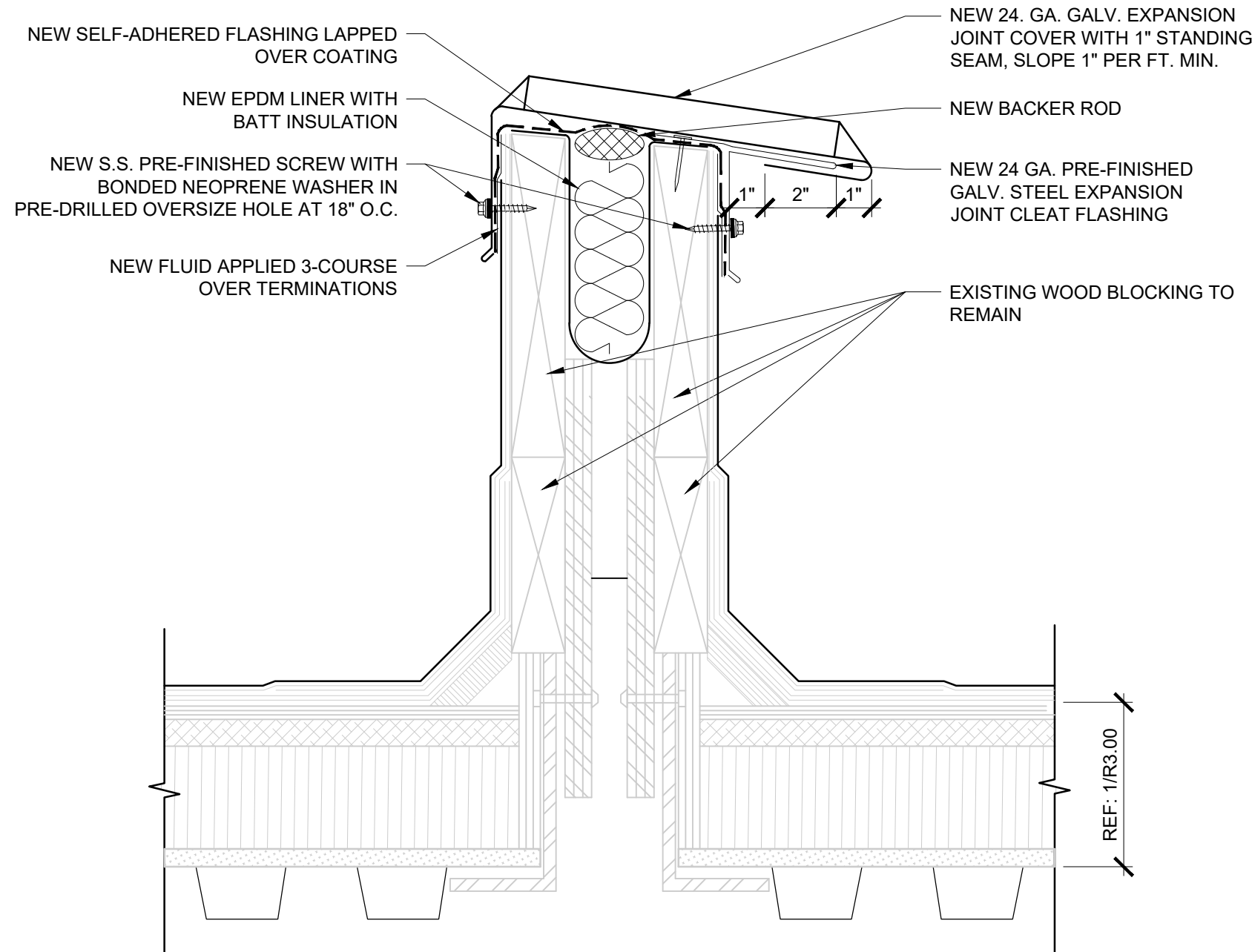
R3.00



1 TYPICAL REPAIR AT WET/DAMAGED AREA
Scale: 3"-1'-0"



2 TYPICAL ROOF MEMBRANE REPAIR PLAN DETAIL
Scale: N.T.S.

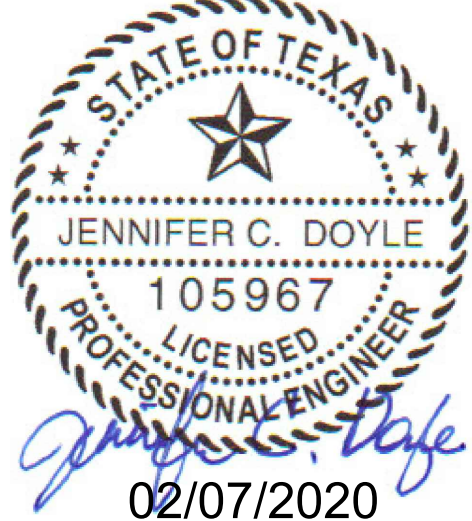


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3 EXPANSION JOINT DETAIL
Scale: 3"-1'-0"



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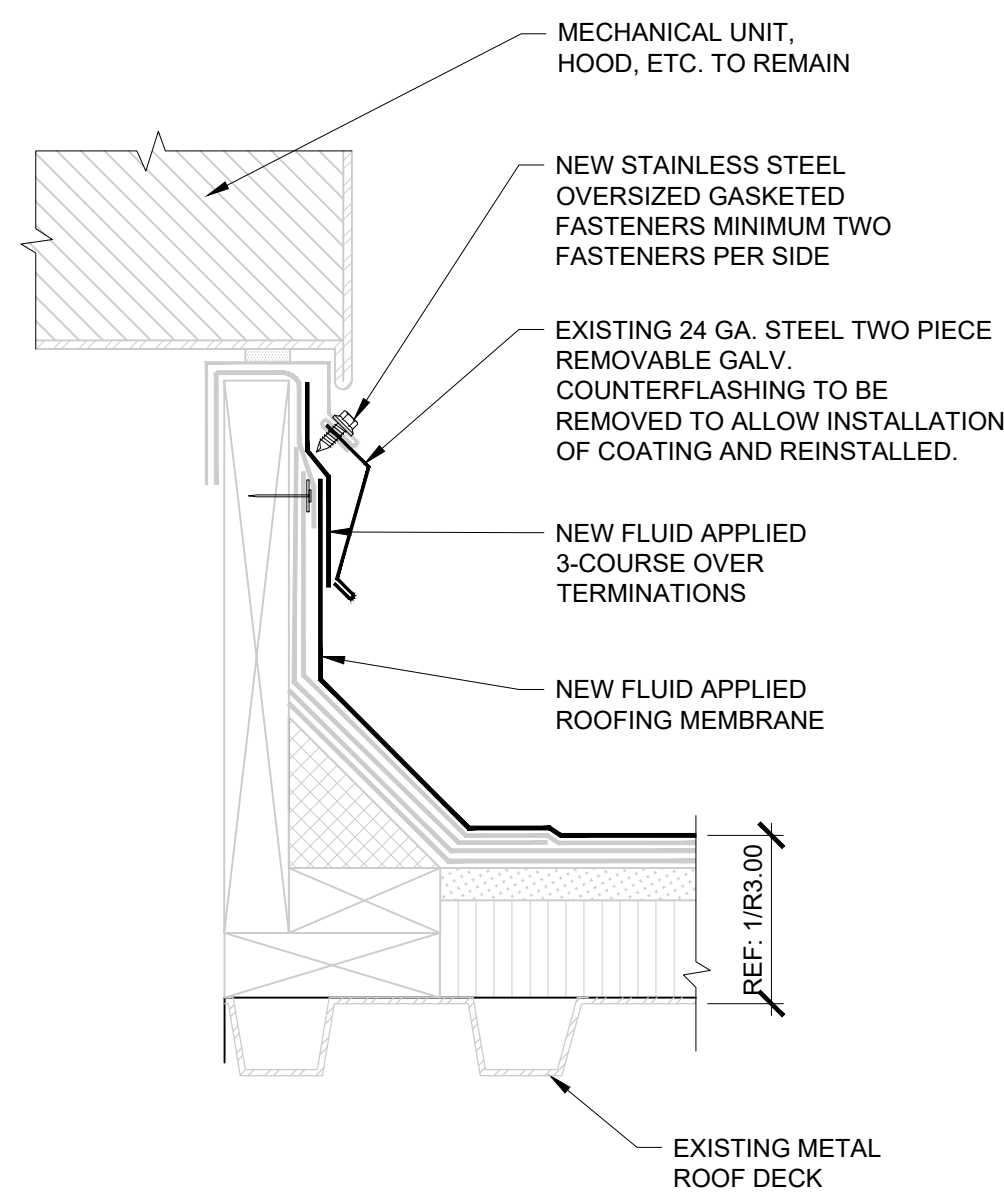
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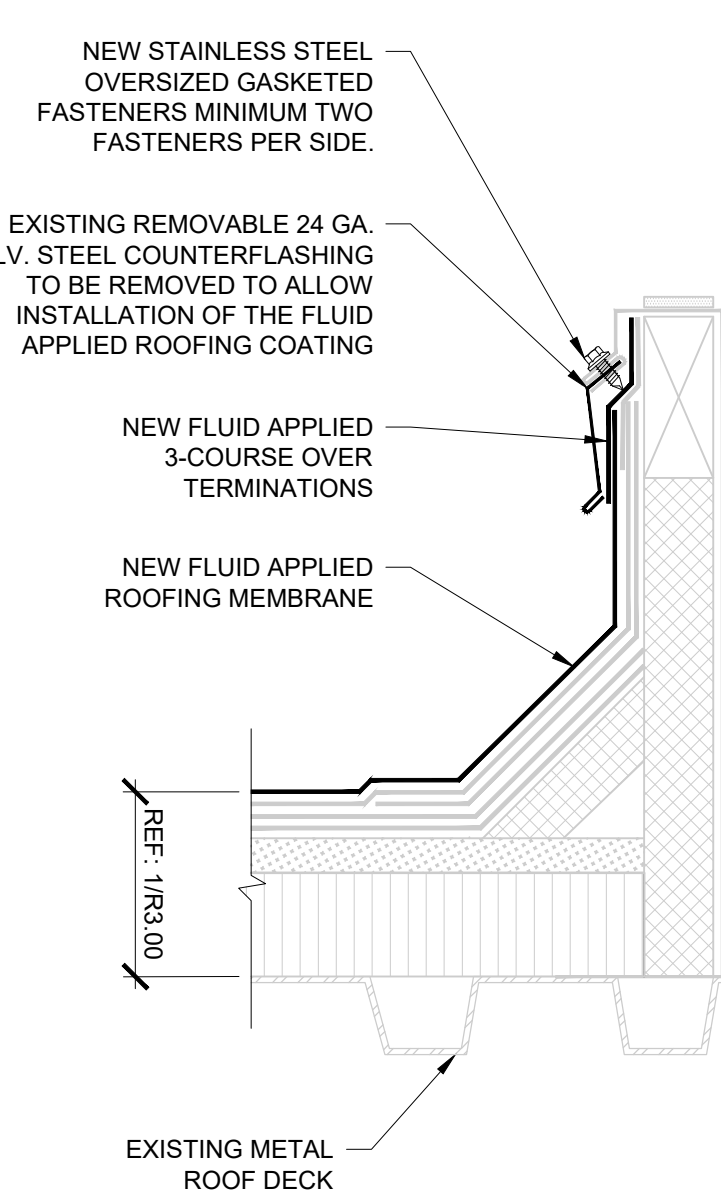
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TYPICAL ROOF DETAILS



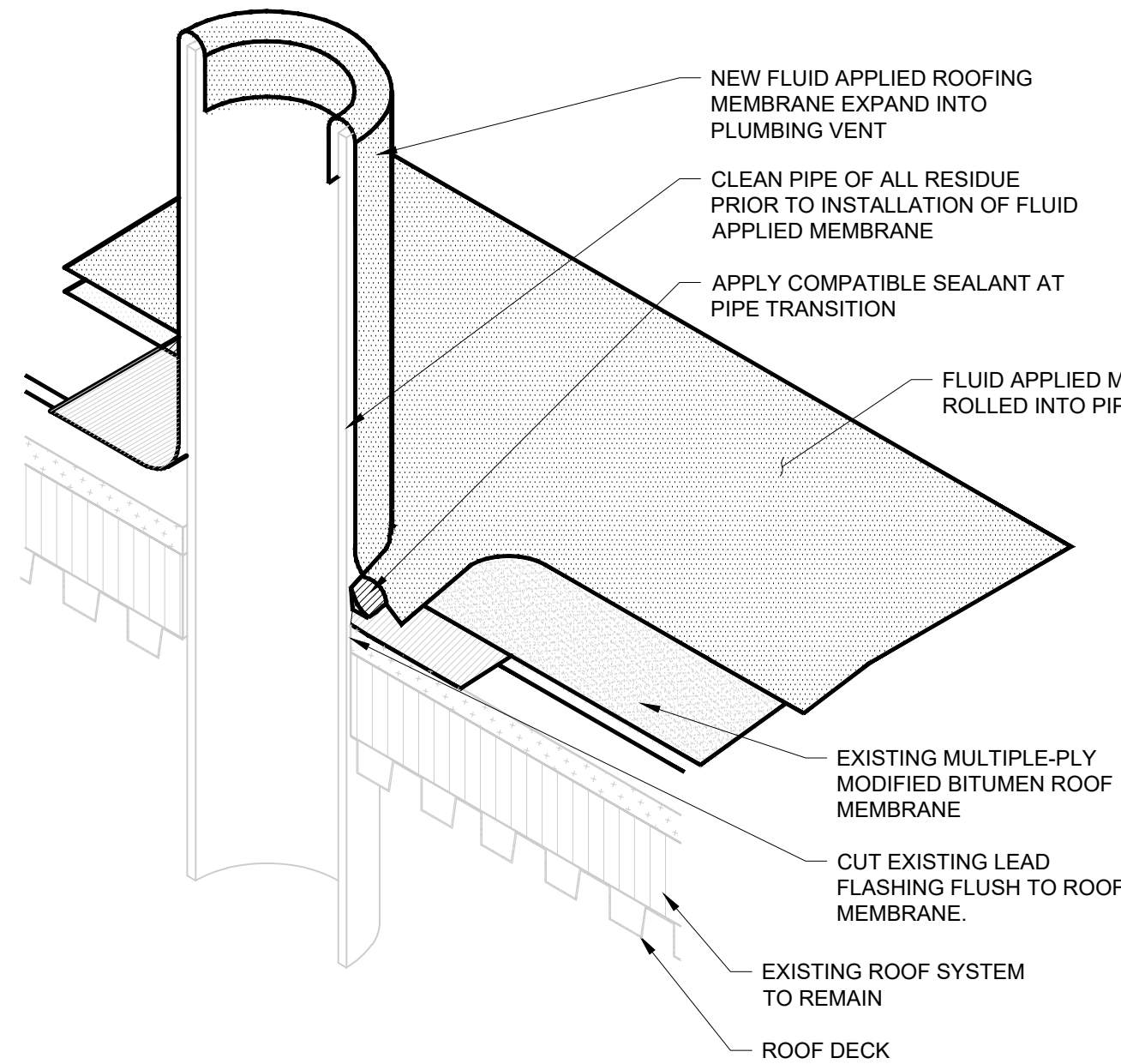
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1A EQUIPMENT CURB - WOOD
Scale: N.T.S.



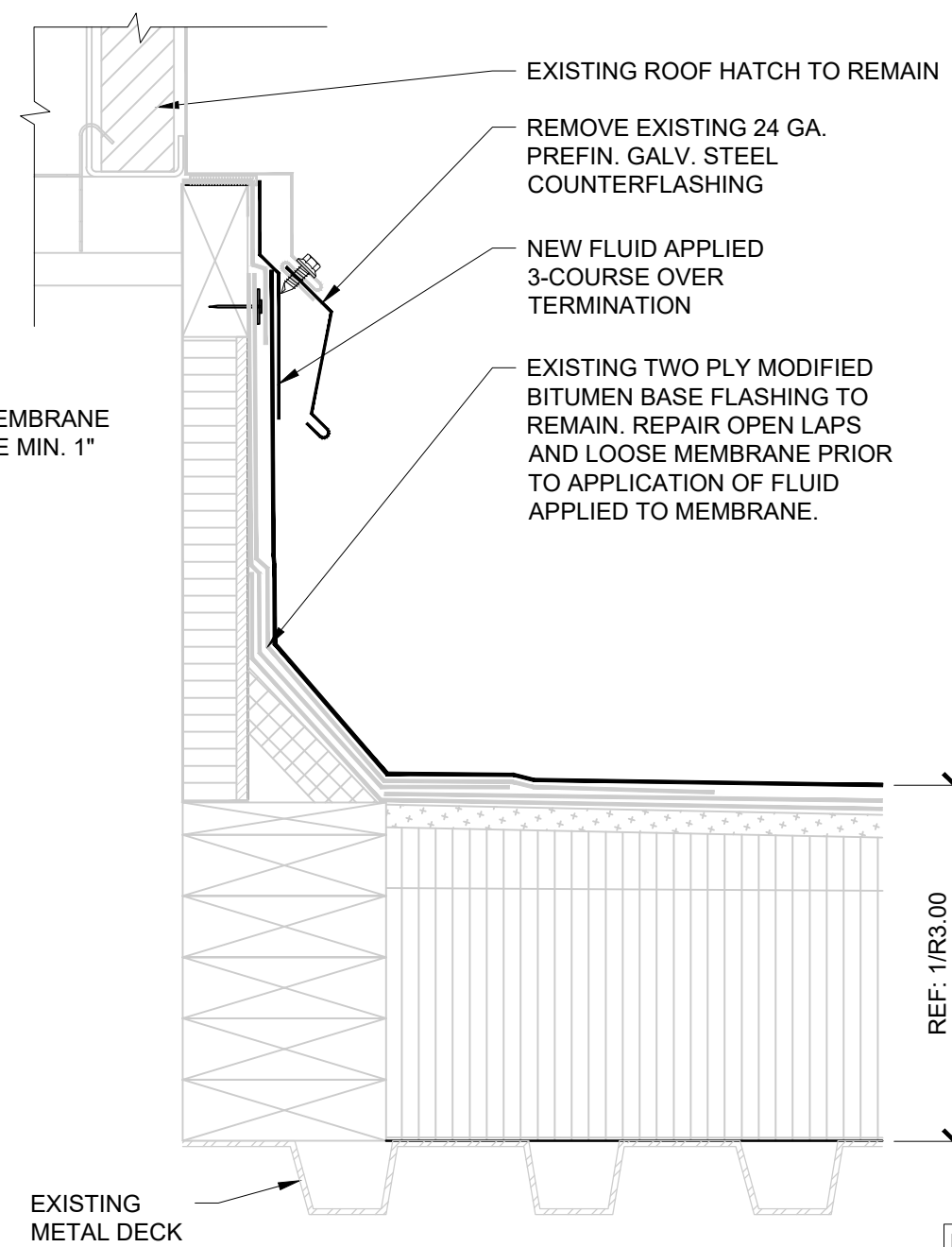
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1B EQUIPMENT CURB - PREFAB
Scale: N.T.S.



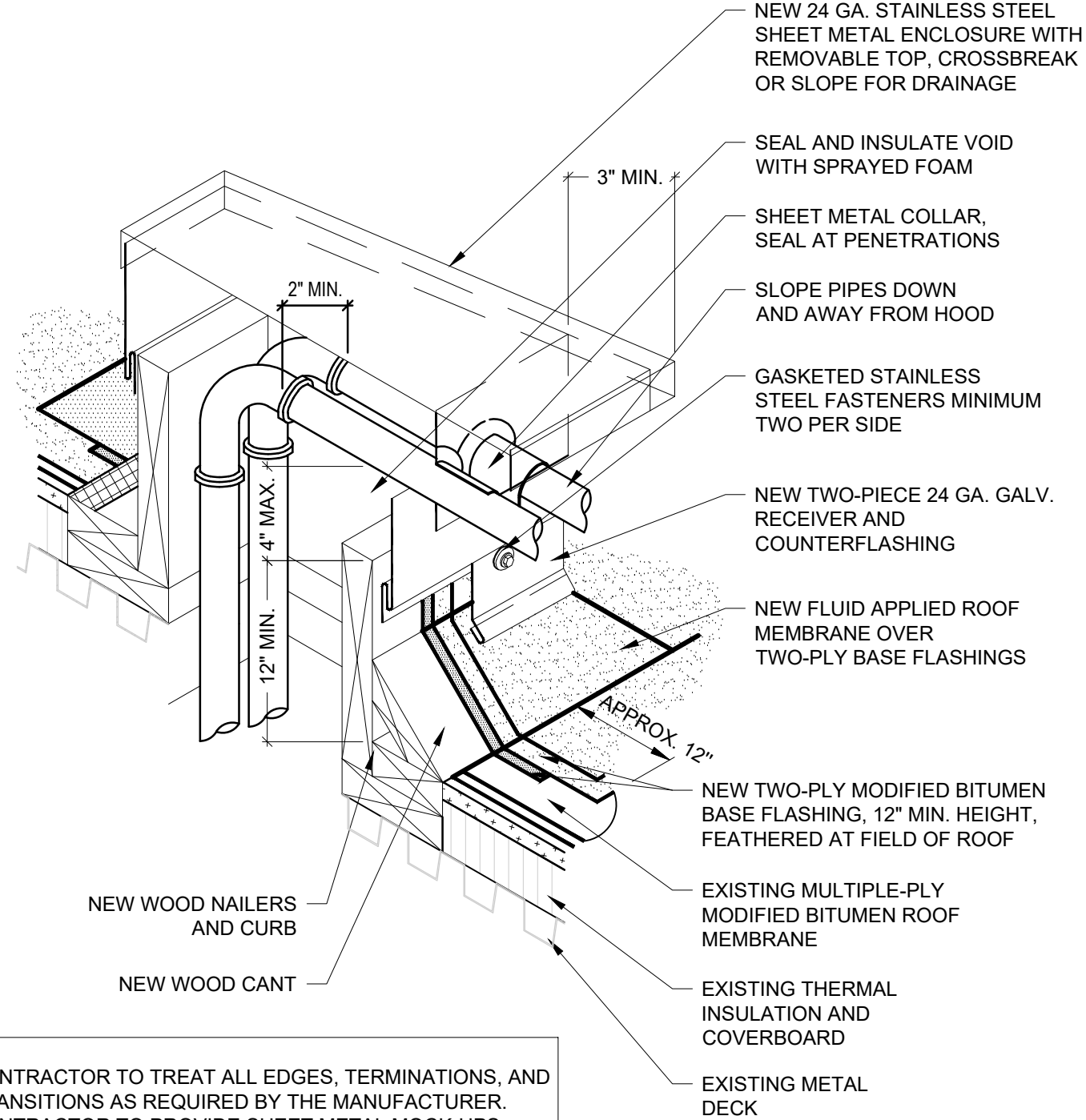
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2 PLUMBING VENT FLASHING
Scale: N.T.S.



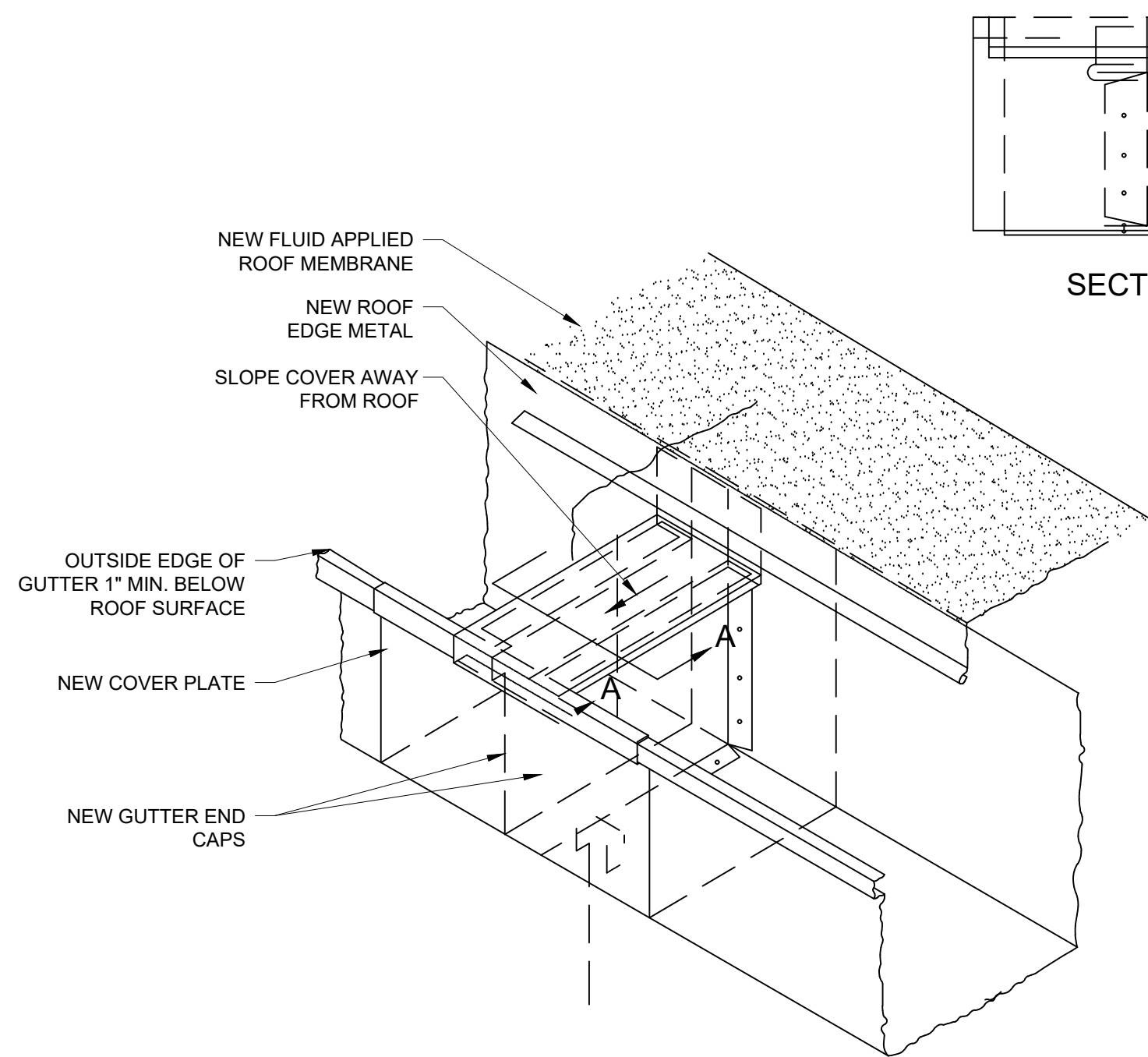
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3 ROOF HATCH
Scale: N.T.S.



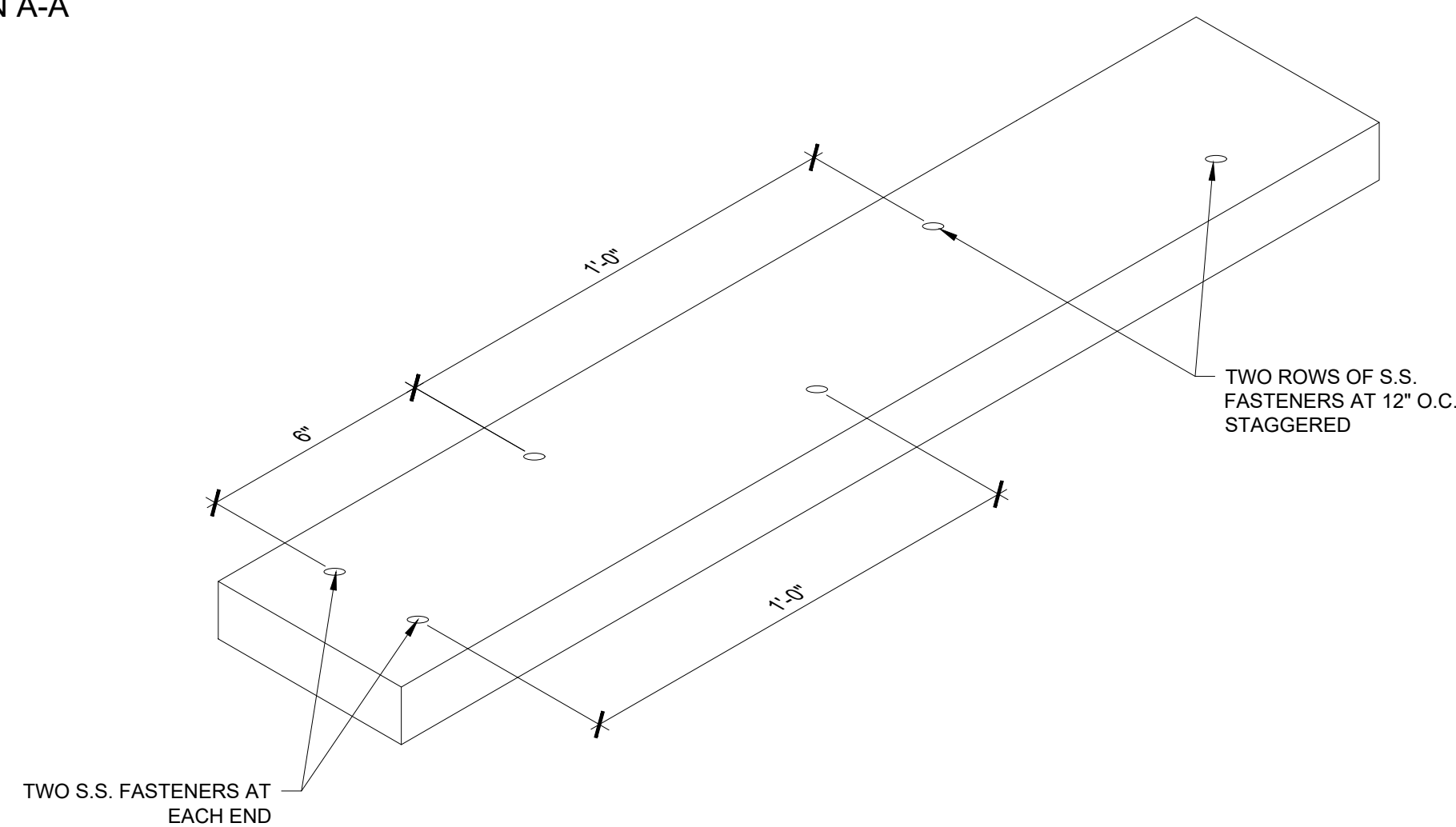
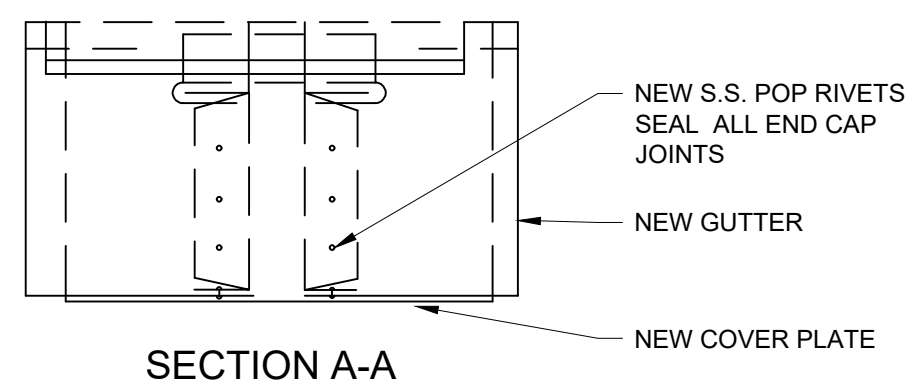
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4 NEW PIPE PENETRATION DETAIL
Scale: N.T.S.



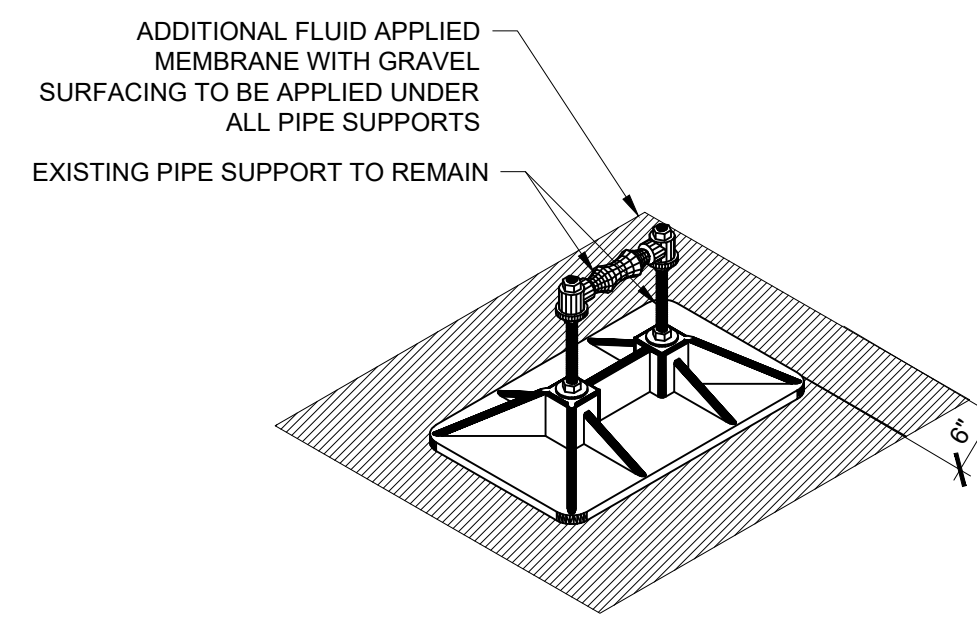
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5 NEW GUTTER EXP. JOINT
Scale: NTS

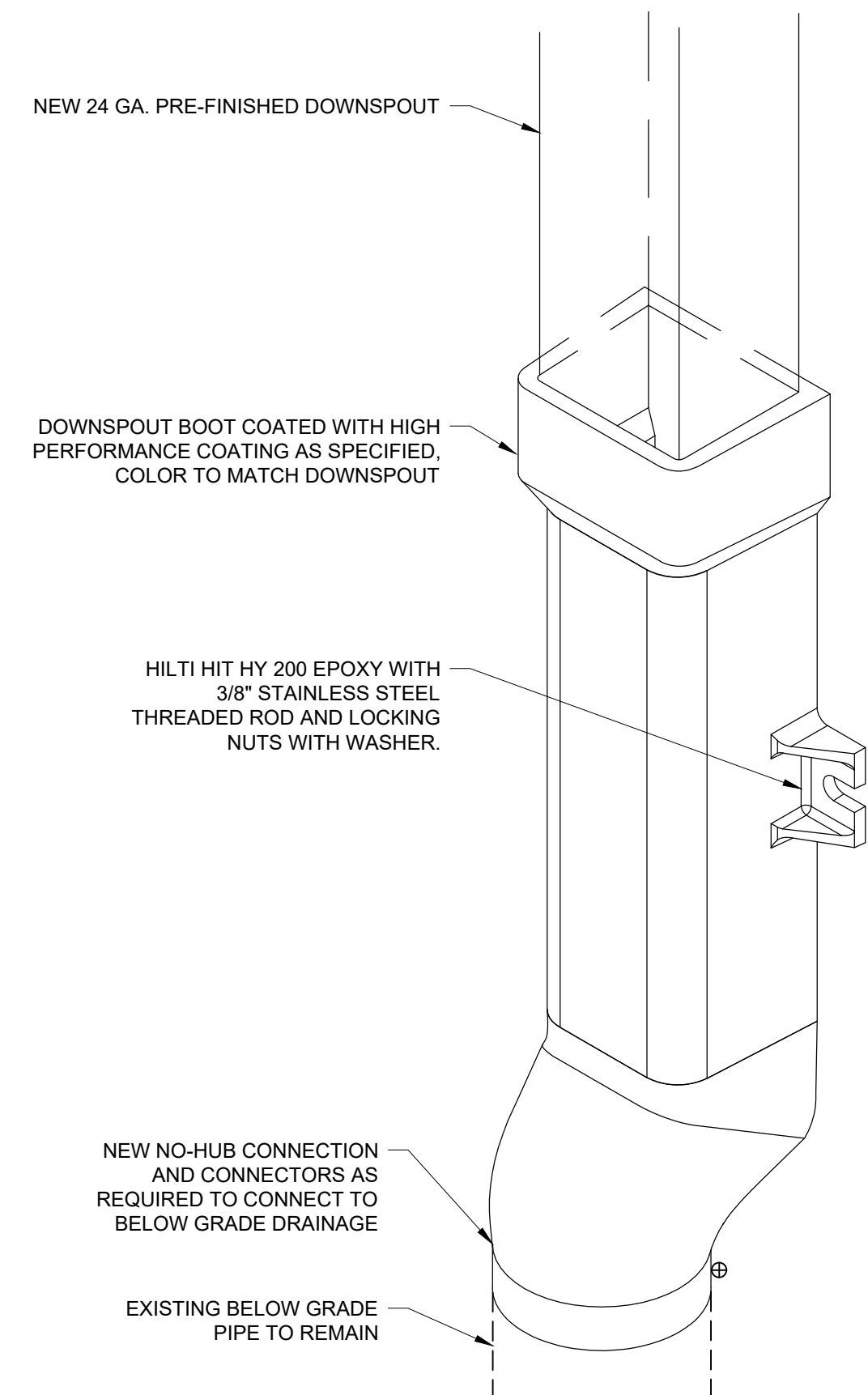


NOTES:
DETAIL REFERENCES 2 ROWS AT 12" O.C. STAGGERED FASTENING PATTERN. FASTENING PATTERNS MAY CHANGE BASED ON LOCATION AND DETAIL. CONTRACTOR TO VERIFY EXACT FASTENING PATTERN.

6 PERIMETER WOOD BLOCKING FASTENING PATTERN
Scale: 3"-1'-0"



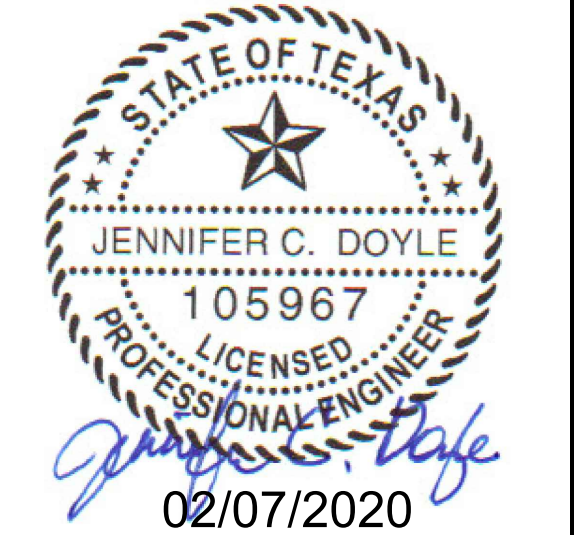
7 PORTABLE PIPE SUPPORT
Scale: N.T.S.



8 DOWNSPOUT/ W CAST IRON BOOT TIE IN TO BELOW GRADE
Scale: 3"-1'-0"



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STANDARD ROOF DETAILS