

# SANDERS PINES

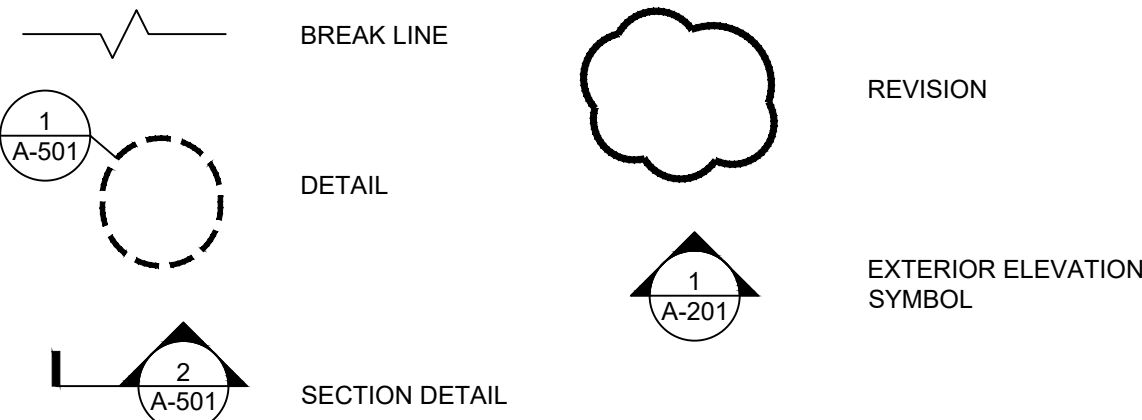
## ROOF REPLACEMENT

### 2449 SANDERS PINE CIRCLE, IMMOKALEE, FL 34142

#### DRAWING INDEX

R001 - COVER  
R002 - NOTES & WIND UPLIFT DESIGN  
R003 - SPECIFICATIONS  
R101 - SITE AND OVERALL ROOF PLAN  
R201 - ENLARGED ROOF PLANS  
R501 - DETAILS  
R502 - DETAILS

#### SYMBOL LEGEND



#### ABBREVIATIONS

Ø DIAMETER  
± APPROXIMATE (VERIFY IN FIELD)  
A/E ARCHITECT/ENGINEER OF RECORD  
ALUM. ALUMINUM  
APPROX. APPROXIMATE (VERIFY IN FIELD)  
CF CUBIC FEET  
(E), EX. EXISTING  
EQ EQUAL  
FT FEET  
GA. GAUGE  
HDG. HOT DIP GALVANIZED  
IN. INCHES  
KEE KETONE ETHYLENE ESTER (ELVALOY®)  
LF LINEAR FEET  
MAX. MAXIMUM  
MB MODIFIED BITUMEN  
MIL 1/1000TH OF AN INCH (0.001")  
MIN. MINIMUM  
(N) NEW  
O.C. ON CENTER  
PMMA POLYMETHYL METHACRYLATE  
POLYISO POLYISOCYANURATE INSULATION  
RD PRIMARY ROOF DRAIN  
SC SCUPPER  
SF SQUARE FEET  
S.S. STAINLESS STEEL  
SIM. SIMILAR  
VS SOIL VENT STACK  
TERM. TERMINATION  
TYP TYPICAL  
V.I.F. VERIFY IN FIELD (FOR MEASUREMENTS)

#### SCOPE OF WORK

THE FOLLOWING REPAIRS SHALL BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND PROJECT DOCUMENTS IN TOTAL. WORK OF THIS PROJECT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

##### 1.0 LUMP SUM WORK ITEMS

THE FOLLOWING LUMP SUM SCOPE OF WORK IS GENERAL. SEE DRAWINGS FOR THE REQUIRED REPAIRS. PERFORM WORK AS DETAILED, INCLUDING REMOVAL AND REPLACEMENT OF ADJACENT MATERIALS NECESSARY TO COMPLETE THE WORK. THE SCOPE OF WORK GENERALLY INCLUDES:

##### RE-ROOFING

- COORDINATE SITE STAGING, PEDESTRIAN PROTECTION MEASURES, AND SCHEDULE WITH OWNER. PROVIDE CONTRACTOR ACCESS TO EACH ROOF AREA IN CONTRACT.
- REMOVE AND DISPOSE OF EXISTING ROOF COVERINGS, INCLUDING, BUT NOT LIMITED TO, METAL PANEL ROOFING, UNDERLAYMENT, MODIFIED BITUMEN VALLEY MEMBRANE ASSEMBLY AND SUPPLEMENTAL FRAMING/DECKING, HANGING GUTTERS AND DOWNSPOUTS.
- INSPECT EXISTING PLYWOOD STRUCTURAL ROOF DECK. INSTALL SUPPLEMENTAL FASTENERS AS REQUIRED. REPLACE DETERIORATED PLYWOOD IN-KIND ON A UNIT PRICE BASIS.
- INSTALL NEW UNDERLAYMENT MEMBRANE.
- INSTALL NEW VALLEY SADDLE FRAMING AND PLYWOOD DECKING.
- AT VALLEY SADDLES BETWEEN GABLES, INSTALL NEW MECHANICALLY-FASTENED BASE SHEET, FULLY-ADHERED MODIFIED BITUMEN INTERPLY AND CAP SHEETS, AND SHEET METAL SPILLOUT SCUPPERS.
- INSTALL NEW STEEP-SLOPE ROOF COVERING, CONTINUOUS RIDGE VENT, AND RELATED FLASHINGS AND ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND FLORIDA PRODUCT APPROVALS.  
**OPTION A:** EXPOSED FASTENER 5V-CRIMP GALVALUME METAL ROOF PANELS.  
**OPTION B:** DIMENSIONAL SHINGLES.
- INSTALL NEW PREFINISHED ALUMINUM HANGING GUTTERS, DOWNSPOUTS, AND GROUND-LEVEL PRECAST CONCRETE SPLASH BLOCKS.
- INSPECT EXISTING SOFFIT VENTS AND REMEDIATE AS NECESSARY TO PROVIDE FREE VENTILATION INTAKE TO ATTIC SPACES.

##### 2.0 ESTIMATED QUANTITY/UNIT PRICE REPAIR ITEMS

THE ESTIMATED QUANTITY PORTION OF THE BID SHALL INCLUDE ALL WORK INDICATED ON THE DRAWINGS AND IN THE PROJECT SPECIFICATIONS, WHETHER SPECIFICALLY LISTED BELOW OR NOT, THAT IS ASSOCIATED WITH THE EACH REPAIR ITEM. NOTE THAT SOME OF THE LUMP SUM ITEMS SHALL INCLUDE WORK THAT WOULD OTHERWISE BE QUANTIFIED UNDER UNIT PRICING. REFER TO THE BID FORM FOR FURTHER CONDITIONS OF UNIT PRICE ITEMS. ALL LOCATIONS OF UNIT PRICE REPAIRS SHALL BE VERIFIED BY THE ARCHITECT/ENGINEER (A/E) PRIOR TO PERFORMING THE WORK. UNUSED QUANTITIES SHALL BE CREDITED BACK TO OWNER IN FULL.

- PLYWOOD ROOF DECKING REPLACEMENT:** REPLACE DETERIORATED PLYWOOD ROOF DECKING IN-KIND. MINIMUM REPLACEMENT PANEL SHALL BE 2-FEET WIDE BY 2-SPAN MINIMUM LENGTH. (COST PER SF; ESTIMATED QUANTITY 1,000 SF)

#### BUILDING CODE INFORMATION

PHYSICAL ADDRESSES: 2449 SANDERS PINE CIRCLE, IMMOKALEE, COLLIER COUNTY, FLORIDA 34142  
ADMIN BUILDING: 2449 SANDERS PINE CIRCLE  
BUILDING 1: 2411, 2413, 2415, 2417, 2419 SANDERS PINE CIRCLE  
BUILDING 2: 2420, 2422, 2424, 2426, 2428 SANDERS PINE CIRCLE  
BUILDING 3: 2431, 2433, 2435, 2437, 2439 SANDERS PINE CIRCLE  
BUILDING 4: 2440, 2442, 2444, 2446, 2448 SANDERS PINE CIRCLE  
BUILDING 5: 2451, 2453, 2455, 2457, 2459 SANDERS PINE CIRCLE  
BUILDING 6: 2460, 2462, 2464, 2466, 2468 SANDERS PINE CIRCLE  
BUILDING 7: 2471, 2473, 2475, 2477, 2479 SANDERS PINE CIRCLE  
BUILDING 8: 2480, 2482, 2484, 2486, 2488 SANDERS PINE CIRCLE  
SANDERS PINES  
OAK MARSH LLC  
RURAL NEIGHBORHOODS  
1991 (PERMIT #90-4282)  
2006 (PERMITS #2006081462, 2006081465, 2006081466, 2008081467, 2006081471, 2006081472, 2006081473)

PROPERTY NAME:  
OWNER:  
OWNER'S AGENT:  
ORIGINAL CONSTRUCTION:  
PRIOR RE-ROOFING:

PROJECT APPLICABLE CODES: 2020 FLORIDA BUILDING CODE, 7TH EDITION  
CLASSIFICATION OF WORK: RE-ROOFING - ALTERATION LEVEL 1  
OCCUPANCY USE GROUP: MULTI-FAMILY RESIDENTIAL (R-2) & BUSINESS (B)  
RISK CATEGORY: II  
EXPOSURE CATEGORY: B  
VULNERABILITY WIND SPEED: 160 MPH (3-SEC GUST @ 33-FT ABOVE GROUND, EXP. CAT. C)  
VULNERABILITY WIND SPEED: 124 MPH  
MEAN ROOF HEIGHTS: ONE-STORY: 15'-0"± TWO-STORY: 25'-0"±  
HURRICANE PRONE REGION: YES  
HVHZ: NO  
FEMA FLOOD ZONES: AH, X, X500

EX. ROOF STRUCTURE: 15/32 PLYWOOD, WOOD TRUSSES AND CONCRETE MASONRY BEARING WALLS.  
EX. ROOF INSULATION: EXISTING ROOF INSULATION INSTALLED AT ATTIC FLOOR TO REMAIN. NO CHANGE.  
DESCRIPTION OF WORK: STEEP-SLOPE ROOF ASSEMBLY REPLACEMENT, INCLUDING NEW UNDERLAYMENT, METAL PANEL OR LAMINATED DIMENSIONAL SHINGLE ROOF COVERING, CONTINUOUS RIDGE VENTS, RELATED FLASHINGS AND ANCILLARY COMPONENTS, AND LOW-SLOPE SBS MEMBRANE ROOFING AT VALLEYS BETWEEN PARALLEL GABLES.  
NO CHANGES TO EXISTING STORM WATER DRAINAGE DESIGN. REPLACE EXISTING HANGING GUTTER AND DOWNSPOUTS IN-SIMILAR. NO CHANGES TO SITE STORMWATER MANAGEMENT.  
NO CHANGE OF OCCUPANCY.  
NO CHANGES TO EXISTING ROOF DEAD LOADS.  
NO CHANGES TO EXISTING FIRE PROTECTION.  
NO CHANGES TO FLOOD PROTECTIONS.  
ESTIMATED RE-ROOF CONSTRUCTION COST TO BE LESS THAN 30% OF THE STRUCTURE ASSESSED VALUE.

#### BASIS OF DESIGN

DOCUMENTS DESCRIBING THE EXISTING CONDITIONS AT BOCA MAR CONDOMINIUM THAT WERE REVIEWED FOR THIS PROJECT AND UTILIZED IN THE ROOF MEMBRANE ASSEMBLY REPLACEMENT DESIGN ARE LIMITED TO THE FOLLOWING:  
1. "SANDERS PINES IMMOKALEE NON-PROFIT HOUSING" PERMIT RECORD DRAWINGS, PREPARED BY PERRENOUD ARCHITECTS INC., ET. AL., DATED 11/27/1989.  
2. "VISUAL CONDITION ASSESSMENT AND RECOMMENDATIONS FOR RE-ROOFING", PREPARED BY WISS, JANNEY, ELSTNER ASSOCIATES, INC. 10 JANUARY 2022.

DIMENSIONS PROVIDED ARE APPROXIMATE AND ARE SOLELY BASED ON LIMITED FIELD MEASUREMENTS AND THE DOCUMENTS LISTED ABOVE. THEY ARE PROVIDED FOR PRICING ESTIMATION PURPOSES ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FINALIZING A BID, ORDERING MATERIAL, OR BEGINNING THE WORK.

CONDITIONS SHOWN FOR THE INSTALLATION OF ALL NEW WORK ARE BASED SOLELY ON THE PROVIDED CONSTRUCTION DRAWINGS. CONDITIONS THAT MAY IMPACT THE WORK HAVE NOT BEEN FULLY FIELD VERIFIED. AS-BUILT CONDITIONS MAY VARY SIGNIFICANTLY FROM THOSE SHOWN ON THESE DOCUMENTS AND MAY IMPACT THE FINAL DESIGN.

**WJE** ENGINEERS  
ARCHITECTS  
MATERIALS SCIENTISTS

**Wiss, Janney, Elstner Associates, Inc.**  
110 East Broward Boulevard, Suite 1860  
Fort Lauderdale, Florida 33301  
561.226.1220 tel | 561.981.8007 fax  
www.wja.com

Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit  
Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles  
Milwaukee | Minneapolis | New Haven | Northbrook (HQ) | New York  
Philadelphia | Pittsburgh | Portland | Princeton | Raleigh | San Antonio  
San Diego | San Francisco | Seattle | South Florida | Washington, DC

BID SET

Consultants

Project

ROOF REPLACEMENT

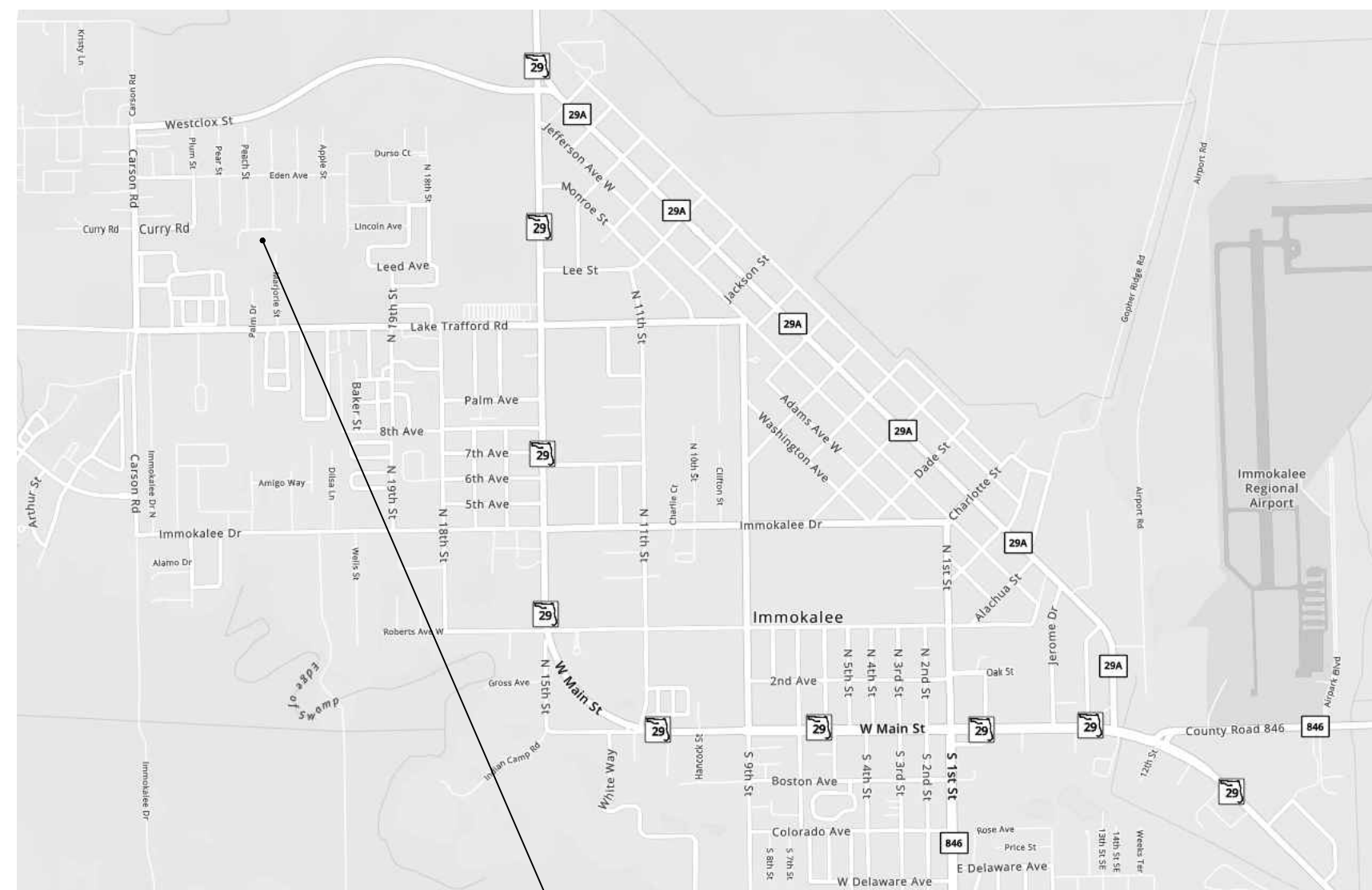
SANDERS PINES  
2449 Sanders Pine Circle  
Immokalee, FL 34142

Client

OAK MARSH LLC  
P.O. Box 343529  
Florida City, FL 33034

WJE PROJECT NO.: 2021.6892  
ISSUE DATE: 10 MAY 2022  
**BID SET**  
**NOT FOR CONSTRUCTION**

**WJE**



1 VICINITY MAP

SCALE: N/A

SOURCE: MAPQUEST.COM



2 SITE PLAN AERIAL IMAGE

SCALE: N/A

IMAGE SOURCE: [HTTPS://MAPS.COLLIERAPPRaiser.COM](https://maps.collierappraiser.com)

	5/10/2022	BID SET
	5/2/2022	OWNER REVIEW
Mark	Date	Description
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Project No.	2021.6892
Date	10 May 2022
Drawn	MAH
Checked	AKD
Scale	As Noted

COVER

Sheet Title

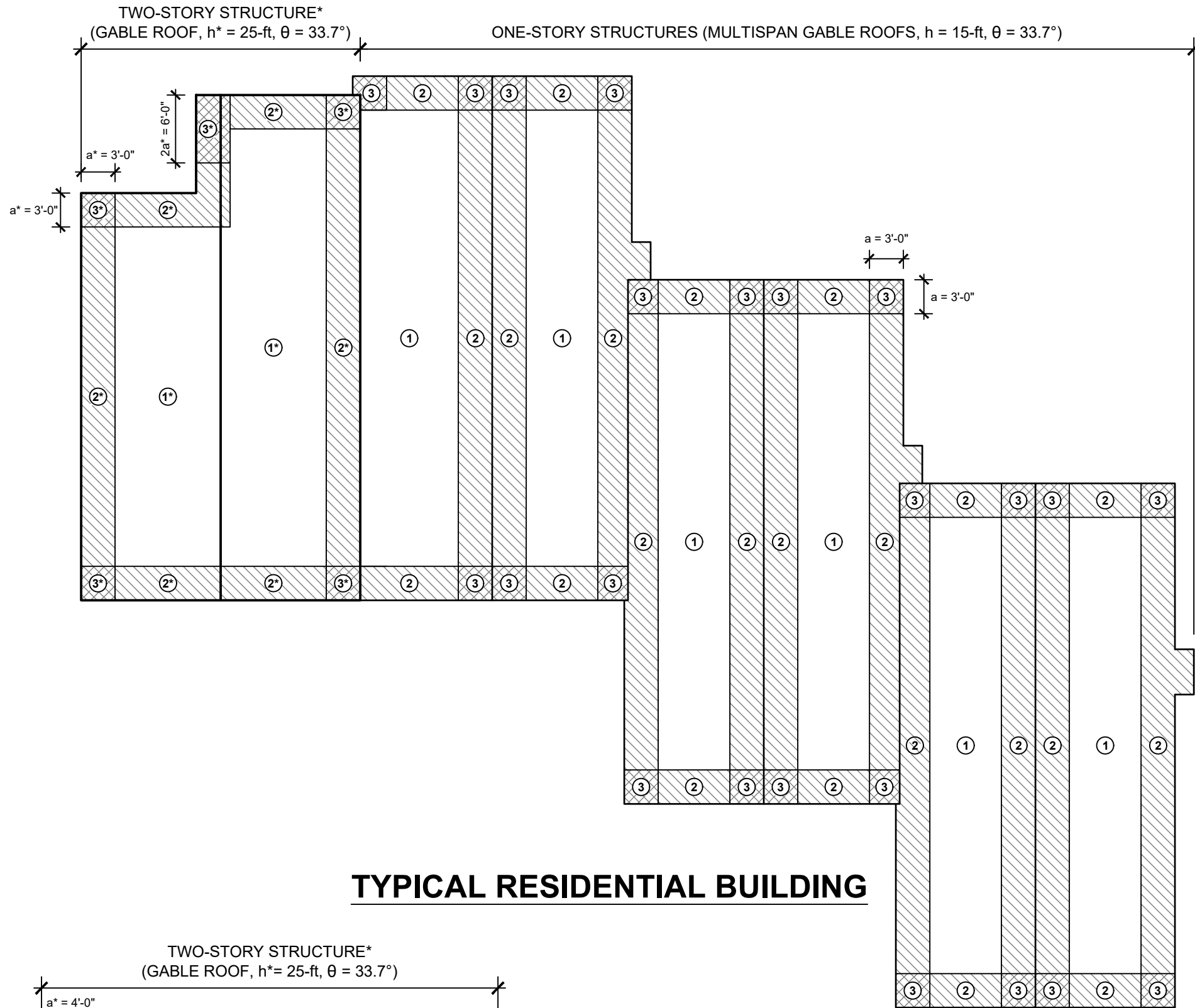
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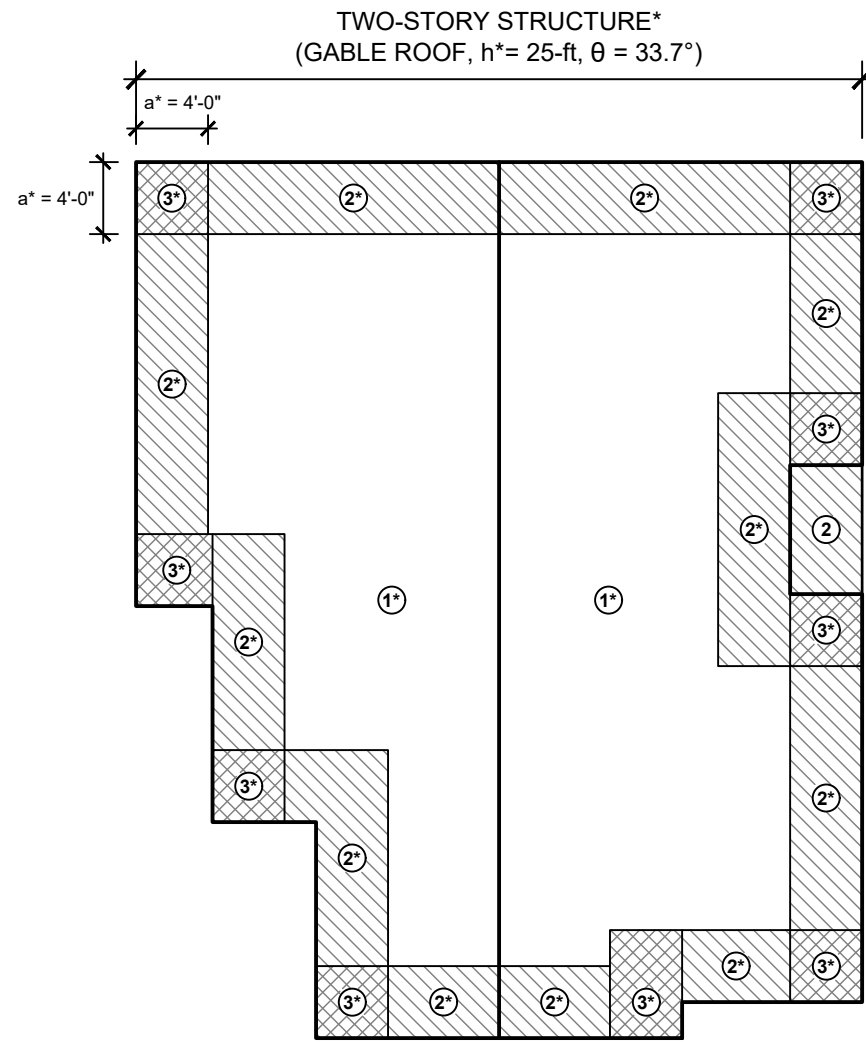


PROJECT GENERAL NOTES

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE COLLIER COUNTY AND STATE OF FLORIDA RULES AND REGULATIONS, INCLUDING GOVERNING BUILDING CODE REQUIREMENTS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION. UNLESS STATED OTHERWISE, CURRENT APPLICABLE CODES AND STANDARDS ADAPTED BY JURISDICTION APPLY.
- CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE LATEST EDITION OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
- CONTRACTOR SHALL SUPPLY THE OWNER WITH SAFETY DATA SHEETS (SDS) FOR EACH CHEMICAL THAT WILL BE BROUGHT ONTO THE JOB SITE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE OSHA COMMUNICATION STANDARD.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO STARTING THE WORK.
- THE WORK OF THIS PROJECT CONSISTS OF FURNISHING ALL ITEMS, MATERIALS, OR METHODS LISTED, MENTIONED, OR INDICATED IN THESE DRAWINGS, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT TRANSPORTATION, AND INCIDENTALS NECESSARY AND REQUIRED TO PERFORM THE WORK, NOTWITHSTANDING THAT EVERY ITEM OF LABOR OR MATERIALS OR ACCESSORIES REQUIRED TO MAKE THE INSTALLATION COMPLETE, MAY NOT BE SPECIFICALLY MENTIONED.
- CONTRACTOR SHALL INSTALL MATERIALS IN STRICT ACCORDANCE WITH THE PUBLISHED REQUIREMENTS OF THE MANUFACTURERS SPECIFIED AND APPROVED FOR THE PROJECT, AND SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THOSE REQUIREMENTS AND THE SCOPE OF WORK FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE WRITTEN AFFIDAVITS FROM THE APPROVED MANUFACTURERS CERTIFYING THAT THEY HAVE REVIEWED AND APPROVED THE USE OF THEIR PRODUCTS IN THIS APPLICATION AND WITH A WARRANTY PERIOD AS SPECIFIED IN THE PROJECT DOCUMENTS.
- EXISTING SUBSTRATES SHALL BE SOUND AND DRY PRIOR TO INSTALLATION OF NEW ROOFING MATERIALS. MATERIAL MANUFACTURER'S REPRESENTATIVE(S) SHALL VISIT SITE TO OBSERVE EXISTING DECK CONDITIONS AND SUBSTRATE PREPARATIONS PRIOR TO INSTALLATION OF NEW MATERIALS. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL METHODS AND MEANS OF CONSTRUCTION. ALL RIGGING EQUIPMENT AND PROCEDURES SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS. THE CONTRACTOR SHALL MAKE ANY INSPECTIONS OR ANALYSIS NECESSARY TO VERIFY THAT EXISTING BUILDING ELEMENTS HAVE ADEQUATE LOAD CAPACITY TO SUPPORT ANY REQUIRED RIGGING AND MATERIAL DELIVERY FORCES HE CHOOSES TO IMPOSE ON THEM.
- ARCHITECT/ENGINEER SHALL BE PROVIDED COMPLETE ACCESS WITHOUT TIME RESTRICTIONS TO ALL REPAIR AREAS PRIOR TO, DURING, AND AFTER COMPLETION OF THE REPAIRS.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION AND/OR CONSTRUCTION ACTIVITIES WITH THE BUILDING OWNER.
- ANY REQUESTED CHANGES IN ANY OF THE WORK SPECIFIED SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW BEFORE CHANGES ARE IMPLEMENTED.
- THE EXTENT OF ALL REPAIR AREAS IS SUBJECT TO FINAL APPROVAL AND VERIFICATION BY THE ARCHITECT/ENGINEER.
- CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED WORK AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS RELATING TO THE CONSTRUCTION AND LABOR, THE FACILITIES INVOLVED, THE DIFFICULTIES, RESTRICTIONS, AND LOGICAL EXTENSIONS OF THE SCOPE ASSOCIATED WITH THE PERFORMANCE OF THE CONTRACT. LACK OF KNOWLEDGE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE THEM OF THE OBLIGATIONS AND RESPONSIBILITIES ASSUMED UNDER THE CONTRACT.
- UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE COURSE OF THE WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. NO ADDITIONAL REPAIR WORK SHALL BE PERFORMED UNLESS APPROVED IN ADVANCE BY THE ARCHITECT/ENGINEER.
- CONTRACTOR SHALL LEAVE AND PROTECT ELEMENTS THAT ARE TO REMAIN INTACT AND UNDISTURBED. THE CONTRACTOR SHALL REMOVE SIGNS, ELECTRICAL FIXTURES AND MISCELLANEOUS SURFACE MOUNTED ELEMENTS AS NECESSARY TO COMPLETE THE WORK. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL RESTORE AND REINSTALL SIGNS, ELECTRICAL FIXTURES AND MISCELLANEOUS SURFACE ELEMENTS TO THEIR ORIGINAL CONDITION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PORTIONS OF THE BUILDING AND/OR SURROUNDING LANDSCAPING THAT ARE DAMAGED AS A RESULT OF PERFORMANCE OF THE REPAIR WORK. ANY SUCH DAMAGE SHALL BE REPORTED TO THE OWNER AND ARCHITECT/ENGINEER PRIOR TO REPAIRING DAMAGE.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE PROTECTIVE BARRIERS, FENCES, WALKWAY ENCLOSURES, ETC. TO ENSURE THE SAFETY OF BUILDING OCCUPANTS, VEHICULAR TRAFFIC, SITE FEATURES, ETC. AS APPROVED BY THE OWNER AND IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL AUTHORITIES. SUBMIT TRAFFIC CONTROL AND PEDESTRIAN SAFETY PLAN (COMPLETE WITH SIGNS, SIGN MATERIALS, SIGN MESSAGES, SIGN LOCATIONS AND FLOW RECONFIGURATION PATTERN) FOR APPROVAL PRIOR TO START OF REPAIRS. PLAN MUST BE APPROVED PRIOR TO START OF REPAIRS.
- CONTRACTOR SHALL DESIGN AND PROVIDE ALL SCAFFOLDING, OVERHEAD PROTECTION, SHORING, BRACING, AND SHEETING REQUIRED FOR SAFETY OR PROPER EXECUTION OF THE WORK.
- CLEANUP AND DEBRIS REMOVAL SHALL BE SATISFACTORY TO THE ARCHITECT/ENGINEER AND OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL, HANDLING, STORAGE, HAULING AND DISPOSAL OF THE MATERIALS TO BE REMOVED, IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
- CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER SITE WITH MATERIALS OR EQUIPMENT. THE MATERIALS AND EQUIPMENT SHALL BE CONFINED TO THE AREAS INDICATED BY THE OWNER OR ENGINEER. DO NOT LOAD STRUCTURE WITH WEIGHT THAT WILL ENDANGER STRUCTURE. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFEKEEPING OF PRODUCTS STORED ON PREMISES. MOVE ANY STORED MATERIAL PRODUCTS WHICH INTERFERE WITH OPERATIONS OF OWNER OR OTHER CONTRACTORS.
- CONTRACTOR MAY UTILIZE EXISTING UTILITIES, EXCEPT THAT THERMOPLASTIC ROOF MEMBRANE HOT-AIR SEAM WELDERS SHALL BE POWERED BY APPROPRIATELY SIZED AND CALIBRATED PORTABLE GENERATOR(S) PROVIDED BY THE CONTRACTOR SOLELY FOR THE INTENDED PURPOSE. AS REQUIRED BY OWNER, TEMPORARY UTILITY EXTENSIONS SHALL BE MADE BY CONTRACTOR. ALL UTILITY HOOKUPS TO BE USED BY THE CONTRACTOR ARE SUBJECT TO APPROVAL BY THE OWNER AND SHALL BE PROVIDED, MAINTAINED, AND REMOVED AT THE COMPLETION OF THE PROJECT BY THE CONTRACTOR. MATERIALS MUST BE NEW AND MUST BE ADEQUATE IN CAPACITY FOR THE REQUIRED USAGE, MUST NOT CREATE UNSAFE CONDITIONS, AND SHALL NOT VIOLATE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS.
- CONTRACTOR SHALL PROVIDE TEMPORARY FIRE PROTECTION AND TAKE ALL NECESSARY PRECAUTIONS AND PROVIDE TEMPORARY PROTECTION TO PREVENT FIRE DURING THE CONSTRUCTION AS REQUIRED BY FEDERAL AND LOCAL LAWS AND ORDINANCES.
- CONTRACTOR SHALL PROVIDE TEMPORARY VENTILATION AND DUST BARRIERS AS REQUIRED TO CONTROL DUST AND FUMES IN WORK AREA. PROVIDE ADEQUATE VENTILATION DURING THE USE OF VOLATILE OR NOXIOUS MATERIALS.
- CONTRACTOR SHALL COORDINATE WORK BETWEEN ALL SUBCONTRACTORS/TRADES AND BRING ANY CONFLICTS TO THE A/E/S AND OWNER'S ATTENTION PRIOR TO THE WORK BEING PERFORMED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY COORDINATE THE WORK.
- SMOKING IS PROHIBITED ON PROPERTY, EXCEPT IN DESIGNATED AREAS IDENTIFIED BY THE OWNER.



TYPICAL RESIDENTIAL BUILDING



ADMIN BUILDING

2020 FBC (ASCE 7-16) COMPONENTS & CLADDING WIND UPLIFT DESIGN PRESSURES			
h = 15'-0" h* = 25'-0"			
WIND ZONE		ULTIMATE DESIGN	ALLOWABLE DESIGN
1 - STORY	ZONE 1 (ROOF FIELD)	63.4 PSF ↑	38.1 PSF ↑
	ZONE 2 (ROOF PERIMETER)	69.8 PSF ↑	41.9 PSF ↑
	ZONE 3 (ROOF CORNER)	85.6 PSF ↑	51.4 PSF ↑
	ZONE 4 (WALL)	41.0 PSF →	24.6 PSF →
	ZONE 5 (WALL CORNER)	50.6 PSF →	30.4 PSF →
2 - STORIES	ZONE 1* (ROOF FIELD)	73.5 PSF ↑	44.1 PSF ↑
	ZONE 2* (ROOF PERIMETER)	80.9 PSF ↑	48.6 PSF ↑
	ZONE 3* (ROOF CORNER)	99.1 PSF ↑	59.5 PSF ↑
	ZONE 4* (WALL)	47.5 PSF →	28.5 PSF →
	ZONE 5* (WALL CORNER)	58.7 PSF →	35.2 PSF →

- WIND DESIGN NOTES:
- COMPONENTS AND CLADDING WIND UPLIFT DESIGN PRESSURES TABULATED ABOVE HAVE BEEN CALCULATED ACCORDING TO ASCE 7-16 SECTION 30.4 LOW-RISE BUILDINGS (SIMPLIFIED) METHOD.
  - ROOF SYSTEM MANUFACTURER'S ASSEMBLY AND EDGE METAL FLASHING SHALL BE APPROVED BY FLORIDA PRODUCT APPROVALS FOR INSTALLATION UPON ROOFS WITH THE ULTIMATE DESIGN UPLIFT PRESSURES TABULATED ABOVE.
  - ROOF SYSTEM MANUFACTURER'S ASSEMBLY AND EDGE METAL FLASHING SHALL BE PROVEN VIA LABORATORY TESTING IN ACCORDANCE WITH INDUSTRY STANDARDS TO RESIST 1.2X THE ULTIMATE DESIGN UPLIFT PRESSURES TABULATED ABOVE (2.0X THE ALLOWABLE DESIGN UPLIFT PRESSURES).

1 COMPONENTS & CLADDING WIND UPLIFT DESIGN

SCALE: 3/32" = 1'-0"

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

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Philadelphia | Pittsburgh | Portland | Princeton | Raleigh | San Antonio  
San Diego | San Francisco | Seattle | South Florida | Washington, DC

BID SET

Consultants

Project

ROOF REPLACEMENT

SANDERS PINES  
2449 Sanders Pine Circle  
Immokalee, FL 34142

Client

OAK MARSH LLC  
P.O. Box 343529  
Florida City, FL 33034

	5/10/2022	BID SET
	5/2/2022	OWNER REVIEW
Mark	Date	Description
THIS SHEET PLOTS FULL SIZE AT 24x36 (INCHES)		

Project No.	2021.6892
Date	10 May 2022
Drawn	MAH
Checked	AKD
Scale	As Noted

NOTES & WIND UPLIFT DESIGN

Sheet Title

Sheet No.

R002



# SPECIFICATIONS

## PART 1 GENERAL

### 1.1 SUMMARY

- A. SCOPE: REMOVAL OF EXISTING STEEP-SLOPE EXPOSED FASTENER SHEET METAL PANEL ROOFING, LOW-SLOPE VALLEY SADDLE ROOF MEMBRANE, GUTTERS AND DOWNSPOUTS, AND RELATED COMPONENTS, ACCESSORIES, AND INTERFACE MATERIALS. INSPECTION OF EXISTING PLYWOOD ROOF DECKING AND PAINTED WOOD TRIM TO REMAIN. SUBSTRATE REPAIR, INSTALLATION OF NEW STEEP-SLOPE ROOF COVERINGS, LOW-SLOPE VALLEY SADDLE FRAMING, DECKING, AND ROOF COVERING, GUTTERS, DOWNSPOUTS, AND SPLASHBLOCKS, AND RELATED COMPONENTS, ACCESSORIES, AND INTERFACE MATERIALS AS NECESSARY TO COMPLETE THE INSTALLATION IN ACCORDANCE WITH MANUFACTURERS' REQUIREMENTS AND THE FLORIDA BUILDING CODE.

### 1.2 DEFINITIONS AND STANDARDS

- A. ROOFING TERMINOLOGY: REFER TO ASTM D 1079 FOR DEFINITIONS OF TERMS RELATED TO ROOFING WORK NOT OTHERWISE DEFINED IN THIS SECTION.

### 1.3 PERFORMANCE REQUIREMENTS

- A. GENERAL: INSTALL WATER-TIGHT ROOFING ASSEMBLY ARRANGEMENTS AS INDICATED, AND FLASHING SYSTEM WITH COMPATIBLE COMPONENTS THAT WILL NOT PERMIT THE PASSAGE OF LIQUID WATER AND WILL WITHSTAND WIND LOADS, THERMALLY INDUCED MOVEMENT, AND EXPOSURE TO WEATHER WITHOUT FAILURE.
- B. ROOFING SYSTEM DESIGN: PROVIDE ROOFING SYSTEMS THAT ARE IDENTICAL TO SYSTEMS THAT HAVE BEEN SUCCESSFULLY TESTED BY A QUALIFIED TESTING AGENCY TO RESIST UPLIFT PRESSURE CALCULATED ACCORDING TO ASCE/SEI 7 AND AS APPROVED BY FLORIDA DBPR PRODUCT APPROVALS.

### 1.4 SUBMITTALS

- A. GENERAL: INSTALL WATER-TIGHT ROOFING ASSEMBLY ARRANGEMENTS AS INDICATED, AND FLASHING SYSTEM WITH COMPATIBLE COMPONENTS THAT WILL NOT PERMIT THE PASSAGE OF LIQUID WATER AND WILL WITHSTAND WIND LOADS, THERMALLY INDUCED MOVEMENT, AND EXPOSURE TO WEATHER WITHOUT FAILURE.
- B. ROOFING SYSTEM DESIGN: PROVIDE ROOFING SYSTEMS THAT ARE IDENTICAL TO SYSTEMS THAT HAVE BEEN SUCCESSFULLY TESTED BY A QUALIFIED TESTING AGENCY TO RESIST UPLIFT PRESSURE CALCULATED ACCORDING TO ASCE/SEI 7 AND AS APPROVED BY FLORIDA DBPR PRODUCT APPROVALS.
- C. CONTRACT DOCUMENTS
1. DRAWINGS AND SPECIFICATIONS ARE AN OUTLINE OF CRITERIA AND PERFORMANCE REQUIREMENTS FOR ROOFING AND FLASHING, AND SHALL NOT BE CONSIDERED AS ENGINEERED DESIGN. REQUIREMENTS SPECIFIED OR INDICATED BY DETAILS ARE INTENDED TO ESTABLISH BASIC ASPECTS OF THE SYSTEM, DIMENSIONS OF MODULE AND COMPONENTS, AND PROFILES OF MEMBERS.
2. DRAWINGS AND SPECIFICATIONS DO NOT NECESSARILY INDICATE OR DESCRIBE TOTAL WORK REQUIRED FOR COMPLETION OF WORK, AND MAY NOT COVER SOME CONDITIONS WHICH MAY BE REQUIRED.
- D. WIND DESIGN: PROVIDE ROOFING SYSTEMS THAT WITHSTANDS WIND LOADING ACTION UPWARD ON THE ROOF, AND IS IN COMPLIANCE WITH THE DESIGN WIND LOADS INDICATED ON SHEET R002.
- E. SYSTEM FIRE CLASSIFICATION: PERFORMANCE TESTING SHALL BE IN ACCORDANCE WITH UL 790, ASTM E108, FM 4450 OR FM 4470 TO MEET THE ROOF SLOPE REQUIREMENT, AND MEET REQUIREMENTS OF UL CLASS A OR FM CLASS A.
- F. IMPACT RESISTANCE: PERFORMANCE TESTING FOR IMPACT RESISTANCE SHALL BE IN ACCORDANCE WITH FM 4450, FM 4470, ASTM D3746 OR CGSB 37-GP 56M TO MEET THE SPECIFIED IMPACT RESISTANCE REQUIREMENTS. MEETS REQUIREMENTS FOR FM-SH (SEVERE HAIL), ASTM D3746, OR CGSB 37-GP 56M.

- A. FLORIDA DBPR PRODUCT APPROVALS: ROOF SYSTEM SHALL HAVE BEEN TESTED IN COMPLIANCE WITH THE FOLLOWING CODES AND TEST REQUIREMENTS:
1. FLORIDA FBC (FOR USE OUTSIDE MIAMI-DADE AND BROWARD COUNTIES); MEMBRANE SYSTEMS FL 4930
- B. MANUFACTURER'S PROJECT ACCEPTANCE DOCUMENT: SUBMIT CERTIFICATION THAT MANUFACTURER AND INSTALLER WILL WARRANT ROOFING SYSTEM FOR THE SPECIFIC SITE, DESIGN, DETAILS AND APPLICATION INDICATED FOR THIS PROJECT.
- C. PRODUCT DATA: SUBMIT MANUFACTURER'S TECHNICAL PRODUCT INFORMATION, INCLUDING INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS FOR EACH ROOFING PRODUCT REQUIRED.
1. INCLUDE FIRE CLASSIFICATION COMPLIANCE DATA.
2. INCLUDE WIND UPLIFT RESISTANCE DATA.
3. INCLUDE DATA SUBSTANTIATING THAT MATERIALS COMPLY WITH REQUIREMENTS.

- D. SHOP DRAWINGS FOR ROOFING SYSTEMS: SUBMIT FULLY DETAILED, DIMENSIONS, AND PROJECT-SPECIFIC PLANS, SECTIONS, DETAILS, AND ATTACHMENTS TO AND RELATIONSHIPS WITH OTHER WORK, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
1. ROOF COVERING LAYERS, LAPS, JOINTS, SLOPES, THICKNESSES, CRICKETS AND SADDLES, INCLUDING FASTENING DEVICE TYPES, SPACINGS AND LOCATIONS; DISTINGUISH BETWEEN FIELD, PERIMETER AND CORNER ZONE ATTACHMENT REQUIREMENTS.
2. MEMBRANE MATERIAL, COURSES, LAPS, AND TERMINATIONS; DISTINGUISH BETWEEN FIELD, PERIMETER AND CORNER ATTACHMENT REQUIREMENTS.

- E. SHOP DRAWINGS FOR FLASHINGS:
1. SUBMIT FOR EACH METAL AND MEMBRANE FLASHING ITEM SHOWING INTERFACE AND RELATIONSHIP TO ADJACENT MATERIALS, LAYOUT, PROFILES, METHODS OF JOINING, AND ANCHORAGE DETAILS.
2. INCLUDE DETAILS FOR CONDITIONS NOT INDICATED, BUT ANTICIPATED DUE TO WORK BY OTHERS PENETRATING, ATTACHING TO, BEARING ON, OR OTHERWISE INTERFACING WITH THE ROOFING MEMBRANE OR ASSOCIATED FLASHINGS.

### F. ENGINEER'S DESIGN OF ROOF COVERING ATTACHMENT TO PROJECT-SPECIFIC STRUCTURE.

- A. COLD-FORMED STEEL, FRAMED VALLEY SADDLES:
1. DELEGATED DESIGN CALCULATIONS: FOR COLD-FORMED STEEL FRAMING CONNECTIONS AND OTHER DETAILS TO BE DESIGNED BY CONTRACTOR AND SHOWN ON SHOP DRAWINGS, STRUCTURAL DESIGN CALCULATIONS PREPARED AND SEALED BY ENGINEER LICENSED IN STATE OF PROJECT.
2. SHOP DRAWINGS FOR COLD-FORMED FRAMING: SHOW LAYOUT, SPACING, SIZES, AND TYPES OF COLD-FORMED FRAMING MEMBERS, SHOW CONNECTION AND ANCHORAGE DETAILS, INCLUDING MECHANICAL FASTENERS, SHOW SUPPLEMENTAL FRAMING, BRACING, BRIDGING, SPLICES, REINFORCEMENT AT OPENINGS, AND ACCESSORIES.

- H. SAMPLES FOR VERIFICATION PURPOSES:
1. STEEP-SLOPE: SUBMIT 8 BY 10 INCH SAMPLES OF EACH SHEET COMPONENT OF ROOFING SYSTEM, INCLUDING UNDERLAYMENT(S) AND COVERING.
2. LOW-SLOPE: SUBMIT 8 BY 10 INCH SAMPLES OF EACH SHEET COMPONENT OF ROOFING SYSTEM, INCLUDING BASE SHEET, INTERPLY, CAP SHEET, AND FLASHINGS.
3. ATTACHMENT COMPONENTS: SUBMIT SAMPLES OF EACH DEVICE REQUIRED FOR FASTENING AND ATTACHING COMPONENTS TO SUBSTRATE.
4. FLASHINGS AND METAL SHAPES: SUBMIT SAMPLES, NOT LESS THAN 12 INCHES LONG IN AT LEAST ONE DIMENSION, OF EACH METAL AND MEMBRANE FLASHING PROFILE AND SHAPE REQUIRED FOR THE PROJECT, INCLUDING CLENTS, FASTENERS, SUPPORTS, SPLICES, AND OTHER COMPONENTS REQUIRED BY PROFILE OR SHAPE FOR INSTALLATION AND ATTACHMENT TO BUILDING.

- G. WARRANTY: SUBMIT SAMPLE COPY OF EACH PROPOSED MANUFACTURER'S WARRANTY STATING OBLIGATIONS, REMEDIES, LIMITATIONS, AND EXCLUSIONS OF WARRANTY.

- H. INSTALLER CERTIFICATION: SUBMIT CERTIFICATION FROM EACH MANUFACTURER CERTIFYING THAT INSTALLER IS APPROVED TO INSTALL SPECIFIED ROOFING SYSTEM.

- I. QUALIFICATIONS: SUBMIT DATA FOR FIRM AND PRINCIPAL PERSONNEL SPECIFIED IN THE "QUALITY ASSURANCE" ARTICLE BELOW TO DEMONSTRATE THEIR CAPABILITY AND EXPERIENCE. INCLUDE LISTS OF PROJECTS COMPLETED WITHIN THE PREVIOUS 10 YEARS, SIMILAR IN SCOPE OF THIS PROJECT, WITH PROJECT NAMES AND ADDRESSES, NAMES AND ADDRESSES OF OWNERS AND ARCHITECTS, AND DATA DESCRIBING THE WORK PERFORMED ON THE PROJECT.

- J. FIELD QUALITY CONTROL TEST REPORTS:
1. MANUFACTURER'S FIELD REPORTS: SUBMIT DETAILED DAILY REPORTS MADE BY REPRESENTATIVES OF THE MANUFACTURER AS QUALITY CONTROL, AS SPECIFIED IN THE "QUALITY ASSURANCE" ARTICLE BELOW.
2. MAINTENANCE INSTRUCTIONS: FOR INCLUSION IN OPERATION AND MAINTENANCE MANUAL. SUBMIT EACH MANUFACTURER'S INSTRUCTIONS FOR MAINTENANCE OF INSTALLED WORK, INCLUDING METHODS AND FREQUENCY FOR MAINTAINING OPTIMUM CONDITION UNDER ANTICIPATED USE. INCLUDE PRECAUTIONS AGAINST CLEANING MATERIALS AND METHODS THAT MAY BE DETRIMENTAL TO FINISHES AND PERFORMANCE. INCLUDE NAME, ADDRESS, AND TELEPHONE NUMBER OF EACH MANUFACTURER'S NEAREST AUTHORIZED SERVICE REPRESENTATIVE.

### 1.5 QUALITY ASSURANCE

- A. MATERIAL REQUIREMENTS:
- B. COMPATIBILITY: PROVIDE MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER UNDER CONDITIONS OF SERVICE AND APPLICATION REQUIRED, AS DEMONSTRATED BY MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.
- C. SINGLE SOURCE RESPONSIBILITY: OBTAIN PRIMARY ROOFING MATERIALS OF EACH TYPE REQUIRED FROM SINGLE MANUFACTURER TO THE GREATEST EXTENT POSSIBLE. PROVIDE SECONDARY MATERIALS ONLY AS RECOMMENDED BY MANUFACTURER OF PRIMARY MATERIALS.
- D. INSTALLER QUALIFICATIONS:
1. EXPERIENCE:
- a. INSTALLER SHALL BE EXPERIENCED IN PERFORMING ROOFING AND FLASHING WORK, AND SHALL HAVE SPECIALIZED TRAINING AND/OR EXPERIENCE IN INSTALLING THERMOPLASTIC SINGLE-PLY MEMBRANE ROOFING SIMILAR TO THAT REQUIRED FOR THIS PROJECT.
- b. INSTALLER SHALL HAVE COMPLETED AT LEAST ONE INSTALLATION OF NOT LESS THAN 10,000 SQUARE FEET USING SAME ROOFING SYSTEM PRODUCTS WITHIN 6 MONTHS OF ORIGINAL DATE OF THIS SPECIFICATION.
2. ACCEPTANCE: INSTALLER SHALL BE ACCEPTABLE, APPROVED OR CERTIFIED BY THE MEMBRANE MANUFACTURER.
3. SUPERVISION: INSTALLER SHALL MAINTAIN A FULL-TIME SUPERVISOR/FOREMAN FOR EACH MAJOR AREA OF WORK, WHO IS ON JOB SITE DURING TIME THAT ROOFING WORK IS IN PROGRESS, WHO IS EXPERIENCED IN INSTALLING ROOFING SYSTEMS SIMILAR TO TYPE AND SCOPE REQUIRED FOR THIS PROJECT, AND IS NOT PERFORMING ACTUAL INSTALLATION WORK.
4. MANUFACTURER TRAINING: TECHNICAL REPRESENTATIVES OF THE MEMBRANE MANUFACTURER SHALL TRAIN THE INSTALLERS' INSTALLATION PERSONNEL (SUPERVISOR AND INSTALLERS), AT THE PROJECT, AND SHALL COVER THE FOLLOWING:
- a. PROPER INSTALLATION OF THE PRODUCTS, MATERIALS AND COMPONENTS, INCLUDING REVIEW OF GENERAL ROOFING INSTRUCTIONS AS WELL AS INSTRUCTIONS FOR THIS SPECIFIC PROJECT.
- b. WORK THAT WILL BE NECESSARY FOR CONDITIONS THAT WILL BE CONCEALED WITHIN THE ROOFING MEMBRANE ASSEMBLY OR OTHER CONSTRUCTION.
- c. PROPER SEQUENCE OF APPLICATION OF THE SYSTEM COMPONENTS.
- d. SITUATIONS THAT REQUIRE SPECIAL ATTENTION OR CARE DURING APPLICATION.
- e. SITUATIONS AND CONDITIONS THAT SHOULD BE AVOIDED.
- f. OTHER TOPICS RELEVANT TO INSTALLATION ON THIS PROJECT.
5. MANUFACTURERS' TECHNICAL REPRESENTATIVE QUALIFICATIONS: DIRECT EMPLOYEE OF TECHNICAL SERVICES DEPARTMENT OF MANUFACTURER WITH MINIMUM OF 5 YEARS EXPERIENCE IN PROVIDING RECOMMENDATIONS, OBSERVATIONS, EVALUATIONS, AND PROBLEM DIAGNOSTICS. SALES REPRESENTATIVES ARE NOT ACCEPTABLE.
- E. INSURANCE CERTIFICATION: IF REQUESTED, ASSIST OWNER IN PREPARING AND SUBMITTING ROOF INSTALLATION ACCEPTANCE CERTIFICATION AS NECESSARY IN CONNECTION WITH FIRE AND EXTENDED-COVERAGE INSURANCE ON ROOFING AND ASSOCIATED WORK.
- F. FIRE-RESISTANCE CHARACTERISTICS:
1. PROVIDE ROOFING MEMBRANE MATERIALS AND CONSTRUCTION THAT ARE IDENTICAL TO ASSEMBLIES TESTED FOR FIRE

- RESISTANCE ACCORDING TO ASTM E 108/NL 790 BY AN INDEPENDENT TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND ARE LISTED FOR CLASS B EXTERNAL FIRE EXPOSURE AND UPLIFT RESISTANCE REQUIREMENTS.
2. PROVIDE MATERIALS BEARING MANUFACTURER'S MARKINGS INDICATING THAT MATERIALS HAVE BEEN PRODUCED UNDER UL'S CLASSIFICATION AND FOLLOW-UP SERVICE.

- G. PRE-INSTALLATION CONFERENCE: BEFORE INSTALLING EACH ROOFING SYSTEM, CONDUCT CONFERENCE AT PROJECT SITE.
1. MEET WITH OWNER, CONSULTANT, INSTALLER, MANUFACTURER'S TECHNICAL REPRESENTATIVE AND REPRESENTATIVES OF OTHER ENTITIES DIRECTLY CONCERNED WITH PERFORMANCE OF ROOFING WORK INCLUDING (AS APPLICABLE) OWNER'S INSURERS AGENCY.
2. REVIEW METHODS AND PROCEDURES RELATED TO ROOFING INSTALLATION, INCLUDING MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. EXAMINE DECK SUBSTRATE CONDITIONS AND FINISHES FOR COMPLIANCE WITH REQUIREMENTS, INCLUDING FLATNESS AND ATTACHMENT TO STRUCTURAL MEMBERS.
4. REVIEW LOADING LIMITATIONS OF DECK DURING AND AFTER ROOFING.
5. REVIEW FLASHINGS, SPECIAL ROOFING DETAILS, ROOF DRAINAGE, ROOF PENETRATIONS, EQUIPMENT CURBS, AND CONDITION OF OTHER CONSTRUCTION THAT WILL AFFECT ROOFING.
6. REVIEW GOVERNING REGULATIONS AND REQUIREMENTS FOR INSURANCE, CERTIFICATIONS, AND INSPECTION AND TESTING, IF APPLICABLE.
7. REVIEW TEMPORARY PROTECTION REQUIREMENTS FOR ROOFING SYSTEM DURING AND AFTER INSTALLATION.
8. REVIEW ROOF OBSERVATION AND REPAIR PROCEDURES AFTER ROOFING INSTALLATION.
9. CONTRACTOR SHALL RECORD DISCUSSIONS OF CONFERENCE, INCLUDING DISCUSSIONS AND AGREEMENTS (OR DISAGREEMENTS) REACHED, AND FURNISH COPY OF RECORD TO EACH PARTY ATTENDING. IF SUBSTANTIAL DISAGREEMENTS EXIST AT CONCLUSION OF CONFERENCE, DETERMINE HOW DISAGREEMENTS WILL BE RESOLVED AND SET DATE FOR RECONVENING CONFERENCE.

### 1.6 DELIVERY, STORAGE AND HANDLING

- A. GENERAL: DELIVER, STORE AND HANDLE ROOFING PRODUCTS AND MATERIALS ACCORDING TO MANUFACTURERS' INSTRUCTIONS, INCLUDING PROTECTION FROM DAMAGE CAUSED BY WATER AND/OR MOISTURE.
- B. DELIVERY: DELIVER PRODUCTS AND MATERIALS IN MANUFACTURER'S ORIGINAL, UNOPENED CONTAINERS OR WRAPPINGS WITH LABELS INTACT AND LEGIBLE. LABELS SHALL BEAR MANUFACTURER'S INFORMATION, DATE OF MANUFACTURE, PRODUCT DESCRIPTION, AND LOT NUMBER.
- C. STORAGE: STORE AND PROTECT PRODUCTS AND MATERIALS FROM WEATHER, KEEP CLEAN AND DRY, SUPPORT OFF-GROUND AND COVER COMPLETELY WITH CANVAS TARP/AULINS - DO NOT USE POLYETHYLENE SHEETING. WHEN STORED ON ROOF STRUCTURE, PLACE ONLY IN APPROVED AREAS, AND DISTRIBUTE THE WEIGHT TO STAY WITHIN LIVE LOAD LIMITS OF ROOF STRUCTURE.

### 1.7 PROJECT CONDITIONS

- A. WEATHER LIMITATIONS: PROCEED WITH ROOFING WORK ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS WILL BE INCLUDED UNDER WARRANTY AND SPECIFIED WITHIN THE FLORIDA PRODUCT APPROVALS.
- B. APPLY ROOFING PRODUCTS IN DRY WEATHER CONDITIONS.
- C. DO NOT EXPOSE ROOF PRODUCTS AND COMPONENTS TO INCLEMENT WEATHER OR WHEN IT IS PREDICTED 30 PERCENT OR MORE POSSIBILITY FOR INCLEMENT WEATHER.
- D. WHEN AMBIENT TEMPERATURE IS BELOW 40 DEGREES F, EXPOSE ONLY ENOUGH SENSITIVE CEMENTS, SEALANTS, AND ADHESIVES AS REQUIRED FOR USE WITHIN A 4 HOUR PERIOD.
- E. DO NOT EXPOSE ROOFING MEMBRANE AND ACCESSORIES TO CONSTANT TEMPERATURE IN EXCESS OF 180 DEGREES F.
- F. PROTECTION: PROVIDE SPECIAL PROTECTION PROVISIONS FOR PERSONNEL TRAFFIC, AND AVOID TRAFFIC ON COMPLETED AREAS OF MEMBRANE INSTALLATION.
- G. EMERGENCY PROVISIONS: MAINTAIN ON SEE. EQUIPMENT NECESSARY TO APPLY EMERGENCY TEMPORARY EDGE SEAL IN EVENT OF SUDDEN RAIN STORMS OR INCLEMENT WEATHER.

### 1.8 WARRANTY

- A. MANUFACTURER'S EXTENDED WARRANTY: FURNISH EXECUTED COPY OF ROOFING MANUFACTURERS' "EDGE-TO-EDGE" WARRANTY AGREEMENT SIGNED BY AUTHORIZED REPRESENTATIVE OF ROOFING SYSTEM MANUFACTURER AGAINST DEFECTIVE MATERIAL AND FAULTY WORKMANSHIP. WARRANTY REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
1. TIME PERIOD SHALL BE FROM DATE OF SUBSTANTIAL COMPLETION, AND MONETARY LIMIT SHALL BE FULL SYSTEM NO DOLLAR LIMIT:
- a. SHEET METAL ROOFING - MATERIAL: 25 YEAR WARRANTY COVERING THE PANEL AGAINST RUPTURE, STRUCTURAL FAILURE, OR PERFORATION; 30 YEAR WARRANTY COVERING THE PANEL FINISH AGAINST CRACKING, CHECKING, AND DISCOLORATION.
- b. SHEET METAL ROOFING - WORKMANSHIP: 20 YEAR WATER-TIGHTNESS WARRANTY.
- c. SHINGLES - MATERIAL: 40 YEARS WITH THE FIRST 20 YEARS NON-PRORATED AGAINST MANUFACTURER DEFECTS; 10 YEARS WARRANTY AGAINST ALGAE DISCOLORATION.
- d. SHINGLES - WORKMANSHIP: 20 YEAR WATER-TIGHTNESS WARRANTY.
- e. MEMBRANE ROOFING: 30 YEAR WATER-TIGHTNESS WARRANTY.
2. ROOF SYSTEM WIND SPEED WARRANTY LIMIT SHALL BE 130 MPH.
3. INCLUDE ALL ROOFING PRODUCTS AND ACCESSORIES USED IN ROOFING ASSEMBLY.
4. MUST BE TRANSFERABLE AND/OR ASSIGNABLE FOR DURATION OF TIME PERIOD.
5. TERMS, CONDITIONS, INCLUSIONS, EXCLUSIONS, LIMITATIONS, AND OBLIGATIONS SHALL BE CLEARLY LISTED AND DEFINED IN COMMON LANGUAGE.
6. WATER PONDING SHALL BE CLEARLY DEFINED AS TO WHAT IS ACCEPTABLE TO THE MANUFACTURER AND WHAT IS NOT ACCEPTABLE.
7. SIGNATURE BY OWNER SHALL NOT BE REQUIRED.
8. IF MANUFACTURER OR INSTALLER CANNOT BE PROMPTLY CONTACTED IN EVENT OF DAMAGE TO ROOFING BEYOND OWNER'S CONTROL, OWNER SHALL HAVE THE RIGHT TO MAKE EMERGENCY REPAIRS WHEN NECESSARY TO PROTECT THE BUILDING WITHOUT VOIDING THE WARRANTY.
9. PROVISIONS FOR RESOLUTION OF DISAGREEMENTS.
10. WARRANTY OBLIGATION SHALL BEGIN AT DATE OF SUBSTANTIAL COMPLETION, REGARDLESS OF STATUS OF PAYMENT FOR WORK BY OWNER.
11. WARRANTY SHALL BE GOVERNED BY LAWS OF LOCATION OF PROJECT.
- B. INSTALLER'S EXTENDED WARRANTY: FURNISH EXECUTED COPY OF ROOFING INSTALLER'S "EDGE-TO-EDGE" WARRANTY AGREEMENT SIGNED BY AUTHORIZED REPRESENTATIVE OF ROOFING INSTALLER AGAINST FAULTY WORKMANSHIP. WARRANTY REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
1. TIME PERIOD SHALL BE 5 YEARS FROM DATE OF SUBSTANTIAL COMPLETION.
2. INCLUDE ALL ROOFING PRODUCTS AND ACCESSORIES USED IN ROOFING ASSEMBLY.
3. MUST BE TRANSFERABLE AND/OR ASSIGNABLE FOR DURATION OF TIME PERIOD.
4. TERMS, CONDITIONS, INCLUSIONS, EXCLUSIONS, LIMITATIONS, AND OBLIGATIONS SHALL BE CLEARLY LISTED AND DEFINED IN COMMON LANGUAGE.
5. SIGNATURE BY OWNER SHALL NOT BE REQUIRED.
6. IF MANUFACTURER OR INSTALLER CANNOT BE PROMPTLY CONTACTED IN EVENT OF DAMAGE TO ROOFING BEYOND OWNER'S CONTROL, OWNER SHALL HAVE THE RIGHT TO MAKE EMERGENCY REPAIRS WHEN NECESSARY TO PROTECT THE BUILDING WITHOUT VOIDING THE WARRANTY.
7. PROVISIONS FOR RESOLUTION OF DISAGREEMENTS.
8. WARRANTY OBLIGATION SHALL BEGIN AT DATE OF SUBSTANTIAL COMPLETION, REGARDLESS OF STATUS OF PAYMENT FOR WORK BY OWNER.
9. WARRANTY SHALL BE GOVERNED BY LAWS OF LOCATION OF PROJECT.

### 1.9 MAINTENANCE

- A. MAINTENANCE SERVICE PROPOSAL: AT CLOSEOUT, FURNISH OWNER WITH CONTINUING MAINTENANCE SERVICE PROPOSAL. PROPOSAL SHOULD INCLUDE:
1. 12 MONTHS' FULL MAINTENANCE SERVICE BY SKILLED, COMPETENT TECHNICIANS OF THE INSTALLER, INCLUDE MONTHLY PREVENTIVE MAINTENANCE, REPAIR OR REPLACEMENT OF DEFECTIVE COMPONENTS, USE PRODUCTS AND MATERIALS AS USED IN THE INSTALLATION OF ORIGINAL ROOFING SYSTEM.
2. PERFORM MAINTENANCE, INCLUDING EMERGENCY CALLBACK SERVICE, DURING NORMAL WORKING HOURS, WITH NOT LESS THAN 24 HOURS NOTICE TO OWNER.
3. INCLUDE 24 HOURS PER DAY, 7 DAYS PER WEEK EMERGENCY CALLBACK SERVICE WITHIN 2 HOURS OR LESS.

## PART 2 PRODUCTS

- 2.1 ACCEPTABLE MANUFACTURERS AND PRODUCTS: ALL PRODUCTS AND COMPONENTS FOR THE ROOFING SYSTEM SHALL BE SUPPLIED BY THE PRIMARY SYSTEM MANUFACTURER ISSUING WARRANTY. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCT BY ONE OF THE MANUFACTURERS LISTED. IF NOT LISTED, SUBMIT AS SUBSTITUTION FOR OWNER CONSIDERATION PRIOR TO COMPLETING BID.

### 2.2 STEEP-SLOPE ROOF COVERINGS:

#### A. OPTION A - EXPOSED FASTENER METAL PANELS:

1. PROVIDE COMPLETE METAL PANEL ASSEMBLY INCORPORATING UNDERLAYMENT, TRIM, RIDGE CAPS, FASCIAE, GUTTERS AND DOWNSPOUTS, AND MISCELLANEOUS FLASHINGS, IN PROFILES AS INDICATED. PROVIDE REQUIRED FASTENERS, CLOSURE STRIPS, AND SEALANTS AS INDICATED IN MANUFACTURER'S WRITTEN INSTRUCTIONS AND PROJECT DRAWINGS.
2. MATERIAL: ASTM A792/A795 COATED "GALVALUME PLUS" STEEL, MIN. 26 GA.
3. PROFILE: 5V-CRIMP STYLE METAL PANELS WITH 24" EXPOSURE, 12" WIDHTH AND 1/2" RIBS
4. FORMING: USE CONTINUOUS END ROLLING METHOD. NO END LAPS ARE PERMITTED ON PANELS WITHOUT ARCHITECT APPROVAL. NO PORTABLE ROLLFORMING MACHINES WILL BE PERMITTED ON THIS PROJECT. NO INSTALLER-OWNER OR INSTALLER-RENTED MACHINES WILL BE PERMITTED. IT IS THE INTENT OF THE ARCHITECT TO PROVIDE FACTORY-FINISHED SYSTEMS ONLY FOR THIS PROJECT.
5. MANUFACTURER: AS MANUFACTURED AND SUPPLIED AS A COMPONENT OF A COMPLETE WARRANTABLE ROOF COVERING SYSTEM BY ONE OF THE FOLLOWING:
- a. MCLEROY METAL, INC.
- b. ATAS INTERNATIONAL, INC.
- c. APPROVED EQUAL.

#### B. OPTION B - ASPHALT LAMINATED DIMENSIONAL SHINGLES:

1. PROVIDE COMPLETE ASPHALT SHINGLE ROOF COVERING ASSEMBLY INCORPORATING UNDERLAYMENT, TRIM, RIDGE ACCESSORIES, STARTER STRIPS, FASCIAE, GUTTERS AND DOWNSPOUTS, AND MISCELLANEOUS FLASHINGS, IN PROFILES AS INDICATED. PROVIDE REQUIRED FASTENERS, CEMENTS, AND SEALANTS AS INDICATED IN MANUFACTURER'S WRITTEN INSTRUCTIONS AND PROJECT DRAWINGS.
2. MATERIAL: ASTM D 3462/D 3462M, HEAVYWEIGHT, LAMINATED, MULTI-PLY OVERLAY CONSTRUCTION, GLASS-FIBER REINFORCED, MINERAL-GRANULE SURFACED, AND SELF-SEALING.
3. WIND UPLIFT RESISTANCE: COMPLY WITH FLORIDA PRODUCT APPROVALS.
4. IMPACT RESISTANCE: UL 2218, CLASS 4.
5. ALGAE RESISTANCE: GRANULES RESIST ALGAE DISCOLORATION.
6. COLOR: TO BE SELECTED BY OWNER FROM MANUFACTURER'S FULL RANGE.
7. MANUFACTURER: AS MANUFACTURED AND SUPPLIED AS A COMPONENT OF A COMPLETE WARRANTABLE ROOF COVERING SYSTEM BY ONE OF THE FOLLOWING:
- a. GAF MATERIALS CORPORATION. TIMBERLINE AS II
- b. CERTAINTED CORPORATION. LANDMARK PRO
- c. APPROVED EQUAL.

#### C. SYSTEM COMPONENTS:

1. UNDERLAYMENT MATERIALS:
- a. SYNTHETIC UNDERLAYMENT: UV-RESISTANT POLYPROPYLENE, POLYOLEFIN, OR POLYETHYLENE POLYMER FABRIC

- WITH SURFACE COATINGS OR TREATMENTS TO IMPROVE TRACTION UNDERFOOT AND ABRASION RESISTANCE. EVALUATED AND DOCUMENTED TO BE SUITABLE FOR UNDERLAYMENT UNDER APPLICABLE LOADS BY CODES BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION AND SUPPLIED BY ROOFING SHINGLE MANUFACTURER.
- b. ICE AND WATER BARRIER: SELF-ADHERING SHEET, GRANULAR SURFACED. ASTM D 1970/D 1970M, MINIMUM OF 40 MIL (1.0MM) THICK SHEET. GLASS-FIBER-MAT-REINFORCED, SBS-MODIFIED ASPHALT, MINERAL-GRANULE SURFACED, WITH RELEASE BACKING, COLD APPLIED AND SUPPLIED BY ROOFING SHINGLE MANUFACTURER.

2. RIDGE VENTS:
- a. PROVIDE MANUFACTURER'S RECOMMENDED PRODUCTS AND ACCESSORIES FOR INSTALLATION OF WIND-DRIVEN RAIN AND INSECT RESISTANT BAFFLED RIDGE VENTS.

### 2.3 LOW-SLOPE ROOF COVERINGS (VALLEY SADDLES):

- A. PROVIDE COMPLETE AND WARRANTABLE LOW-SLOPE SBS-MODIFIED BITUMEN MEMBRANE ASSEMBLY, INCORPORATING NAILED BASE SHEET, COLD-ADHERED INTERPLY SHEET, AND COLD-ADHERED FIRE-RESISTANT COOL-ROOF-QUALIFIED GRANULE SURFACED CAP SHEET, AND RELATED FLASHINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK AND MEET PROJECT REQUIREMENTS, AS MANUFACTURED BY ONE OF THE FOLLOWING:
1. SOPREMA
2. SIPLAST
3. APPROVED EQUAL
- B. SYSTEM COMPONENTS:
1. NAIL BASE SHEET: ASTM D4601 SBS-MODIFIED BITUMEN NAIL BASE SHEET AS MANUFACTURED BY MANUFACTURER FOR PROJECT-SPECIFIC SUBSTRATES AND TO SERVE AS THE ANCHOR SHEET FOR COLD-ADHESIVE ROOF ASSEMBLY.
2. INTERPLY SHEET: ASTM D6163/D6164 SBS-MODIFIED BITUMEN INTERPLY SHEET AS RECOMMENDED BY MANUFACTURER FOR PROJECT-SPECIFIC CONDITIONS AND COLD-ADHESIVE APPLICATION WITH HOT-AIR-WELODED SEAMS.
3. CAP SHEET: ASTM D6163/D6164 FIRE-RETARDANT, GRANULE-SURFACED SBS-MODIFIED BITUMEN CAP SHEET AS RECOMMENDED BY MANUFACTURER FOR PROJECT-SPECIFIC CONDITIONS AND COLD-ADHESIVE APPLICATION WITH HOT-AIR-WELODED SEAMS. GRANULE COLOR TO BE COOL-ROOF COMPLIANT, AS SELECTED BY OWNER.

### 2.4 DECKING AND FRAMING:

1. DIMENSION LUMBER: SOUTHERN PINE, NO. 2 OR BETTER, KILN-DRIED AFTER TREATMENT TO MAXIMUM MOISTURE CONTENT OF 19 PERCENT.
2. PLYWOOD: PS 1 APA-RATED, EXTERIOR-GRADE, PLYWOOD IN THICKNESSES INDICATED.
3. STEEL SHEET MISCELLANEOUS FRAMING COMPONENTS: ASTM A1033/A1033M GRADE 50 KSI STEEL, WITH ASTM A653/A653M, G90 HOT-DIP GALVANIZED ZINC COATING.
- a. USE MINIMUM SECTIONS DESIGNATED BY DELEGATED DESIGNER, OR APPROVED SECTIONS WITH GREATER STRUCTURAL CAPACITIES, WHERE POSSIBLE. USE STANDARD SECTIONS FROM FABRICATOR LOCAL TO SITE.

### 2.5 ATTACHMENT COMPONENTS

- A. GENERAL: FURNISH ATTACHMENT COMPONENTS MANUFACTURED OR PROVIDED BY ROOF SYSTEM MANUFACTURER THAT WILL BE INCLUDED UNDER WARRANTY AND SPECIFIED WITHIN THE FLORIDA PRODUCT APPROVALS.
- B. SHEET METAL FASTENERS: SELF-TAPPING SCREWS AND OTHER ACCEPTABLE CORROSION-RESISTANT FASTENERS RECOMMENDED BY METAL PANEL MANUFACTURER. WHERE EXPOSED FASTENERS CANNOT BE AVOIDED, SUPPLY FASTENERS WITH EPDM OR NEOPRENE GASKETS, WITH HEADS MATCHING COLOR OF METAL PANELS BY MEANS OF FACTORY-APPLIED COATING.
- C. SHINGLE FASTENERS: ROOFING NAILS: ASTM F 1667, STAINLESS-STEEL, COPPER, OR HOT-DIP GALVANIZED-STEEL WIRE SHINGLE NAILS, MINIMUM 0.120-INCH DIAMETER, SHARP-POINTED, BARBED SHANK, WITH A MINIMUM 3/8-INCH-DIAMETER FLAT HEAD AND OF SUFFICIENT LENGTH TO PENETRATE 3/4 INCH INTO SOLID WOOD DECKING OR EXTEND AT LEAST 1/8 INCH (3 MM) THROUGH OSB OR PLYWOOD SHEATHING, WHERE NAILS ARE IN CONTACT WITH METAL FLASHING, USE NAILS MADE FROM SAME METAL AS FLASHING.
- D. SYNTHETIC-UNDERLAYMENT FASTENERS: AS RECOMMENDED IN WRITING BY SYNTHETIC-UNDERLAYMENT MANUFACTURER FOR APPLICATION INDICATED.
- E. METAL TERMINATION BARS: MANUFACTURER'S STANDARD EXTRUDED ALUMINUM OR STAINLESS STEEL BARS, 1 INCH WIDE.
- F. PRIMER: MANUFACTURER'S STANDARD.
- G. ASPHALT ROOFING CEMENT: ASTM D 4586, TYPE II, ASBESTOS FREE.

### 2.6 METAL FLASHING AND TRIM

- A. GALVALUME PLUS METAL FLASHINGS: ASTM A792 55% ALUMINUM-ZINC ALLOY-COATED STEEL SHEET, A255 MINIMUM THICKNESS AND APPEARANCE TO MATCH METAL ROOF PANELS.
- B. PREFINISHED ALUMINUM METAL FLASHINGS: ASTM B202 (UNS ALLOY DESIGNATION A93003-H14 OR A933004-H34) ALUMINUM SHEET METAL FACTORY-FINISHED WITH AA-M2605 70% FLUOROPOLYMER FINISH (KYNAR 500 OR APPROVED EQUAL) IN STANDARD COLOR SELECTED BY THE OWNER. THICKNESS AS INDICATED.
- C. STAINLESS STEEL FLASHINGS: CONFORMING TO ASTM A240/A240M, TYPE 316, 2D FINISH, THICKNESS AS INDICATED.
1. RIVETS: STAINLESS STEEL
2. SOLDER: ASTM B221/221M LEAD-TIN/LEAD SOLDER
3. FLUX: STAINLESS STEEL FLUX
- D. LEAD SHEET: ASTM B749, TYPE 151121, AT LEAST 1/16 INCH (1.6 MM) THICK. PROVIDE LEAD SLEEVE SIZED TO SLIP OVER AND TURN DOWN INTO PIPE, SOLDIERED TO SKIRT AT SLOPE OF ROOF, AND EXTENDING AT LEAST 4 INCHES FROM PIPE ONTO ROOF.

### 2.7 AUXILIARY MATERIALS

- A. PRECAST CONCRETE SPLASH BLOCKS: REFER TO PROJECT REQUIREMENTS FOR LENGTH AND WIDTH.
- B. SEALANTS: AS RECOMMENDED BY ROOF SYSTEM MANUFACTURER FOR PROJECT SPECIFIC CONDITIONS.
- C. STUCCO: MATCH EXISTING.
- D. EXTERIOR STUCCO PAINT: MATCH EXISTING.
- E. EXTERIOR WOOD TRIM PAINT: MATCH EXISTING.

### 2.9 FABRICATION OF METAL FLASHINGS

- A. DESIGN STANDARDS: FABRICATE METAL FLASHINGS TO COMPLY WITH MANUFACTURERS QUALITY STANDARDS THAT APPLY TO THE DESIGN, THICKNESS, DIMENSIONS, METAL, AND OTHER CHARACTERISTICS OF THE ITEM INDICATED. VERIFY SHAPES AND DIMENSIONS OF SURFACES TO BE COVERED BEFORE FABRICATING.
1. METAL EDGE SECUREMENT SYSTEMS SHALL BE DESIGNED, FABRICATED, AND INSTALLED IN CONFORMANCE WITH ANSIPR ES-1 STANDARD, AND SMACNA ARCHITECTURAL SHEET METAL MANUAL.
2. GUTTERS SHALL BE DESIGNED, FABRICATED, AND INSTALLED IN CONFORMANCE WITH ANSIPR GT-1 STANDARD, AND SMACNA ARCHITECTURAL SHEET METAL MANUAL.
- B. FABRICATION PROVISIONS:
1. FORM METAL FLASHINGS IN SHOP ON A BENDING BRAKE. DO SHAPING, TRIMMING AND HAND SEAMING ON THE BENCH AS FAR AS PRACTICAL WITH PROPER SHEET METAL WORKING TOOLS. FABRICATE SUPPLEMENTARY PARTS NECESSARY TO COMPLETE EACH ITEM THOUGH WORK IS NOT DEFINITELY INDICATED.
2. FABRICATE METAL FLASHINGS THAT FIT SUBSTRATES AND RESULT IN WATERPROOF AND WEATHER RESISTANT PERFORMANCE ONCE INSTALLED.
3. FORM EXPOSED METAL FLASHING WORK THAT IS WITHOUT EXCESSIVE OIL CANNING, BUCKLING, AND TOOL MARKS AND THAT IS TRUE TO LINE AND LEVELS INDICATED, WITH EXPOSED EDGES FOLDED BACK TO FORM HEMS.
4. MAKE ANGULAR BENDS AND FOLDS FOR INTERLOCKING THE METAL WITH FULL REGARD FOR EXPANSION AND CONTRACTION TO AVOID BUCKLING OR FULLNESS IN THE METAL AFTER IT IS INSTALLED. FORM MATERIALS TO SHAPE INDICATED WITH STRAIGHT LINES, SHARP CORNERS.
5. FABRICATE INTERIOR AND EXTERIOR CORNERS, INTERSECTIONS, AND COMPLEX FLASHING CONDITIONS IN THE SHOP, RATHER THAN IN THE FIELD, WITH PROPERLY FOLDED, CONSTRUCTED AND RIVETED/SEALED (GALVALUME OR ALUMINUM) OR SOLDERED (STAINLESS STEEL) JOINTS.
6. EXPOSED EDGES OF FLASHINGS SHALL BE ROLDED AND HEMMED.
7. PROVIDE CONCEAL FASTENERS AND EXPANSION PROVISIONS. EXPOSED FASTENERS ARE NOT ALLOWED ON FACES OF METAL FLASHINGS EXPOSED TO PUBLIC VIEW.

## PART 3 EXECUTION

### 3.1 EXAMINATION AND PREPARATION

- A. EXAMINE SUBSTRATES, AREAS, AND CONDITIONS, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS OF THE WORK.
1. EXAMINE ROOF SHEATHING TO VERIFY THAT SHEATHING JOINTS ARE SUPPORTED BY FRAMING AND BLOCKING OR METAL CLIPS AND THAT INSTALLATION IS WITHIN FLATNESS TOLERANCES.
2. VERIFY THAT SUBSTRATE IS SOUND, DRY, SMOOTH, CLEAN, SLOPED FOR DRAINAGE, AND COMPLETELY ANCHORED IN COMPLIANCE WITH THE CURRENT FLORIDA BUILDING CODE. INSTALL SUPPLEMENTAL FASTENERS AS NECESSARY FOR COMPLIANCE.
3. VERIFY THAT ROOF OPENINGS AND PENETRATIONS ARE IN PLACE AND SET AND BRACED. RELOCATE EXISTING PLUMBING VENT STACKS AND OTHER ROOF PENETRATIONS TO AVOID LOCATING FLASHING BOOTS OVER METAL PANEL RIDGES AND SEAMS.

- B. PREPARE WRITTEN REPORT, ENDORSED BY INSTALLER, LISTING CONDITIONS DETRIMENTAL TO PERFORMANCE OF THE WORK.
- C. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- D. CLEAN SUBSTRATE OF DUST, DEBRIS, AND OTHER SUBSTANCES DETRIMENTAL TO ROOFING INSTALLATION ACCORDING TO ROOFING SYSTEM MANUFACTURER'S INSTRUCTIONS. REMOVE SHARP PROJECTIONS.

### 3.2 GENERAL INSTALLATION REQUIREMENTS

- A. INSTALL ROOFING AND COMPONENTS ACCORDING TO ROOFING MANUFACTURER'S INSTRUCTIONS, APPROVED SUBMITTALS AND CONTRACT DOCUMENTS.
- B. COORDINATE INSTALLING ROOFING SYSTEM COMPONENTS SO WORK-IN-PROGRESS AREAS ARE NOT EXPOSED TO PRECIPITATION OR LEFT EXPOSED AT THE END OF THE WORKDAY OR WHEN RAIN IS FORECAST.
- C. PROVIDE CUTOFFS AT END OF EACH DAYS WORK.
- D. COMPLETE TERMINATIONS AND BASE FLASHINGS AND PROVIDE TEMPORARY SEALS TO PREVENT WATER FROM ENTERING COMPLETED SECTIONS OF ROOFING SYSTEM.
- E. REMOVE AND DISCARD TEMPORARY SEALS BEFORE BEGINNING WORK ON ADJOINING ROOFING.
- F. USE MECHANICAL FASTENER TOOLS WITH DEPTH LOCATOR TO ENSURE PROPER INSTALLATIONS.

### 3.3 INSTALLING UNDERLAYMENT:

- A. GENERAL: COMPLY WITH UNDERLAYMENT MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS APPLICABLE TO PRODUCTS AND APPLICATIONS INDICATED UNLESS MORE STRINGENT REQUIREMENTS APPLY.
- B. SYNTHETIC UNDERLAYMENT: INSTALL ON ROOF DECK PARALLEL WITH AND STARTING AT THE EAVES, LAP SIDES AND ENDS AS RECOMMENDED IN WRITING BY MANUFACTURER. STAGGER END LAPS BETWEEN SUCCEEDING COURSES AT INTERVAL, RECOMMENDED IN WRITING BY MANUFACTURER, FASTEN ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. COVER UNDERLAYMENT WITHIN PERIOD RECOMMENDED IN WRITING BY MANUFACTURER.
- C. SELF-ADHERING SHEET UNDERLAYMENT: INSTALL, WRINKLE FREE, ON ROOF DECK, COMPLY WITH LOW-TEMPERATURE INSTALLATION RESTRICTIONS OF UNDERLAYMENT MANUFACTURER IF APPLICABLE. INSTALL LAPPED IN DIRECTION THAT SHEDS WATER. LAP ENDS NOT LESS THAN 6 INCHES. ENDS NOT LESS THAN 6 INCHES STAGGERED 24 INCHES BETWEEN COURSES. ROLL LAPS WITH ROLLER. COVER UNDERLAYMENT WITHIN SEVEN DAYS.
1. PRIME CONCRETE AND MASONRY SURFACES TO RECEIVE SELF-ADHERING SHEET UNDERLAYMENT.
2. EAVES: EXTEND FROM EDGES OF EAVES 36 INCHES BEYOND INTERIOR FACE OF EXTERIOR WALL.
3. RAKES: EXTEND FROM EDGES OF RAKE 24 INCHES BEYOND INTERIOR FACE OF EXTERIOR WALL.
4. VALLEYS: EXTEND FROM LOWEST TO HIGHEST POINT 24 INCHES ON EACH SIDE.
5. RIDGES: EXTEND 36 INCHES ON EACH SIDE.

6. SIDEWALLS: EXTEND BEYOND SIDEWALL 18 INCHES , AND RETURN VERTICALLY AGAINST SIDEWALL NOT LESS THAN 5 INCHES.
7. ROOF SLOPE TRANSITIONS: EXTEND 24 INCHES ON EACH ROOF SLOPE.

### 3.4 INSTALLING VALLEY SADDLES:

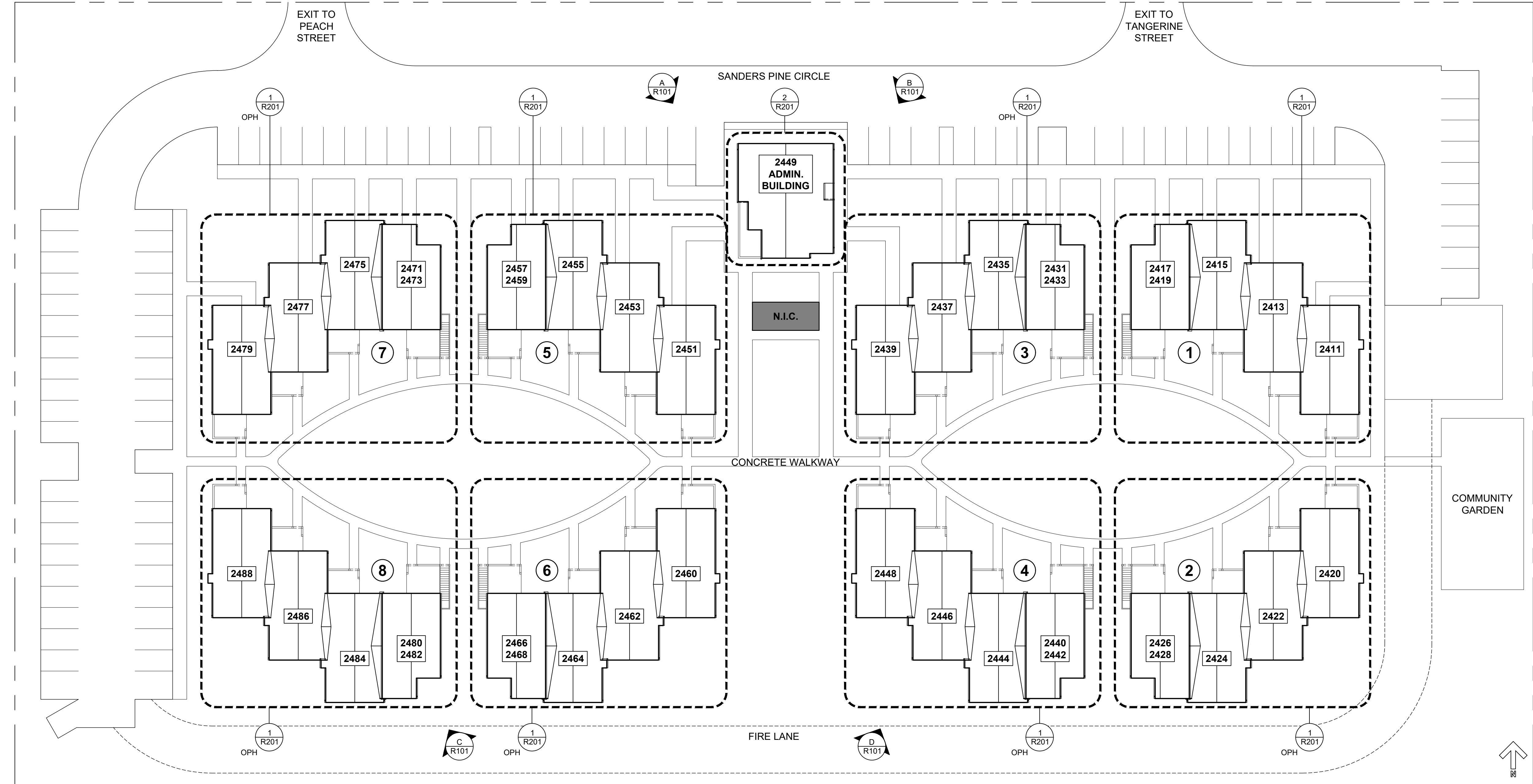
- A. INSTALL NEW FRAMING AND DECKING TO FORM NEW VALLEY DRAINAGE SADDLES OF OPENING WIDTH AND SLOPE REQUIRED, AND AS DESIGNED BY DELEGATED DESIGN ENGINEER FOR PROJECT-SPECIFIC CONDITIONS.

### 3.5 INSTALLING VALLEY LOW-SLOPE ROOF MEMBRANE ASSEMBLIES:

- A. INSTALL NAIL BASE SHEET IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
- B. INSTALL CUSTOM-FABRICATED DRAINAGE SCUPPERS, BED IN ROOF CEMENT TO BASE SHEET.
- C. UNROLL MEMBRANE TO COMPLETE LENGTH AND POSITION WITHOUT STRETCHING, ALLOW TO RELAX FOR AMOUNT OF TIME RECOMMENDED BY MANUFACTURER, INSPECT FOR DAMAGE, CREASES, OR DEFICIENCIES, THEN REROLL AS RECOMMENDED FOR INSTALLATION.
- D. INSTALL INTERPLY AND CAP SHEETS WITH STAGGERED OFFSET SEAMS IN FULL, COLD-ADHESIVE BEDS.
1. STARTING AT THE LOW POINT OF THE ROOF, LAY OUT THE MEMBRANE TO ENSURE THE PLIES ARE INSTALLED PERPENDICULAR TO THE ROOF SLOPE, SHINGLED TO PREVENT BACK-WATER LAPS.
2. ENSURE ALL ROOFING AND FLASHING SUBSTRATES ARE PREPARED AND ACCEPTABLE TO RECEIVE THE MEMBRANE.
3. CUT MEMBRANE TO WORKING LENGTHS AND WIDTHS TO CONFORM TO ROOFTOP CONDITIONS, AND LAY OUT TO ALWAYS WORK TO A SELVAGE EDGE.
4. ENSURE SPECIFIED SIDE LAPS AND END-LAPS ARE MAINTAINED. END-LAPS SHOULD BE STAGGERED 3 FT APART, AND SIDE LAPS OFFSET A MINIMUM OF 18-INCHES BETWEEN ROOF MEMBRANE LAYERS.
5. APPLY ADHESIVE TO SUBSTRATES WITH NOTCHED SQUEEGEE OR TROWEL TO MANUFACTURER SPECIFICATIONS.
6. INSTALL HOT-AIR-WELODED THERMOFUSED SIDE AND END LAP SEAMS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
- a. COLD-ADHERED SEAMS ARE NOT ACCEPTABLE.
- b. OPEN FLAME ROOFING TORCHES SHALL



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1 SITE AND OVERALL ROOF PLAN  
SCALE: 1" = 25'-0" (1:300)



A ADMIN BUILDING  
SCALE: N/A



B ADMIN BUILDING  
SCALE: N/A



C TWO-STORY RESIDENTIAL  
SCALE: N/A



D ONE-STORY RESIDENTIAL  
SCALE: N/A

#### SITE GENERAL NOTES

- PROPERTY SITE PLAN DEPICTED HEREIN IS BASED ON ORIGINAL CONSTRUCTION DRAWINGS AND AVAILABLE AERIAL IMAGERY, AND SHALL BE CONSIDERED APPROXIMATE.
- CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED WORK AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS RELATING TO THE CONSTRUCTION AND LABOR, THE FACILITIES INVOLVED, THE DIFFICULTIES, RESTRICTIONS, AND LOGICAL EXTENSIONS OF THE SCOPE ASSOCIATED WITH THE PERFORMANCE OF THE CONTRACT.
- CONTRACTOR SHALL LEAVE AND PROTECT ELEMENTS THAT ARE TO REMAIN INTACT AND UNDISTURBED. THE CONTRACTOR SHALL REMOVE SIGNS, ELECTRICAL FIXTURES AND MISCELLANEOUS SURFACE MOUNTED ELEMENTS AS NECESSARY TO COMPLETE THE WORK. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL RESTORE AND REINSTALL SIGNS, ELECTRICAL FIXTURES AND MISCELLANEOUS SURFACE ELEMENTS TO THEIR ORIGINAL CONDITION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PORTIONS OF THE BUILDING AND/OR SURROUNDING LANDSCAPING THAT ARE DAMAGED AS A RESULT OF PERFORMANCE OF THE REPAIR WORK. ANY SUCH DAMAGE SHALL BE REPORTED TO THE OWNER AND ARCHITECT/ENGINEER PRIOR TO REPAIRING DAMAGE.
- CONTRACTOR SHALL PROVIDE PROTECTIVE BARRIERS, FENCES, WALKWAY ENCLOSURES, ETC. TO ENSURE THE SAFETY OF PEDESTRIANS, BUILDING OCCUPANTS, VEHICULAR TRAFFIC, SITE FEATURES, ETC. AS APPROVED BY THE OWNER AND IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL AUTHORITIES. SUBMIT TRAFFIC CONTROL AND PEDESTRIAN SAFETY PLAN (COMPLETE WITH SIGNS, SIGN MATERIALS, SIGN MESSAGES, SIGN LOCATIONS AND FLOW RECONFIGURATION PATTERN) FOR APPROVAL PRIOR TO START OF REPAIRS. PLAN MUST BE APPROVED BY OWNER PRIOR TO START OF REPAIRS.

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BID SET

Consultants

Project

**ROOF REPLACEMENT**  
  
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Immokalee, FL 34142

Client

**OAK MARSH LLC**  
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	5/10/2022	BID SET
	5/2/2022	OWNER REVIEW
Mark	Date	Description

Project No.	2021.6892
Date	10 May 2022
Drawn	MAH
Checked	AKD
Scale	As Noted

**SITE AND OVERALL  
ROOF PLAN**

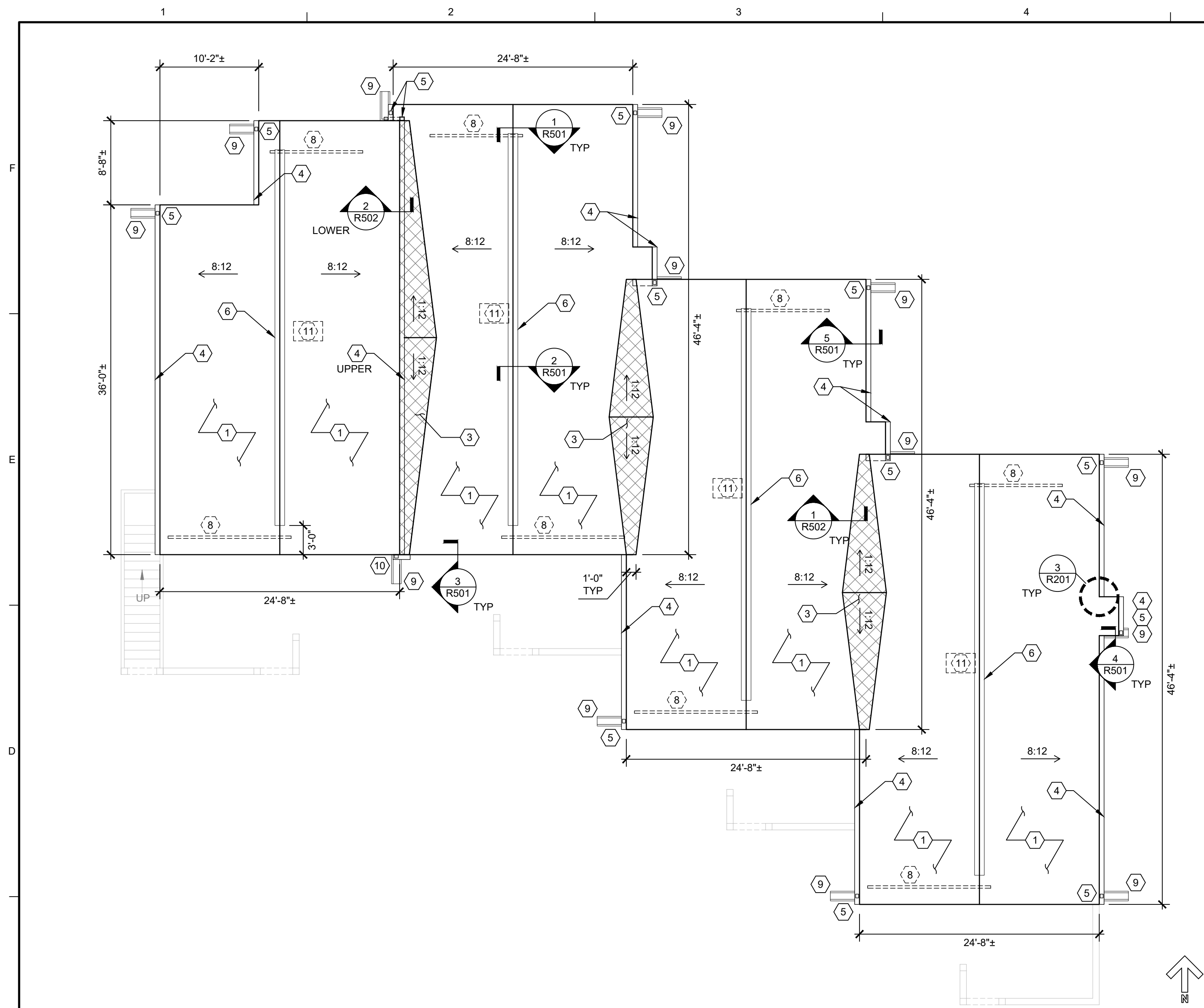
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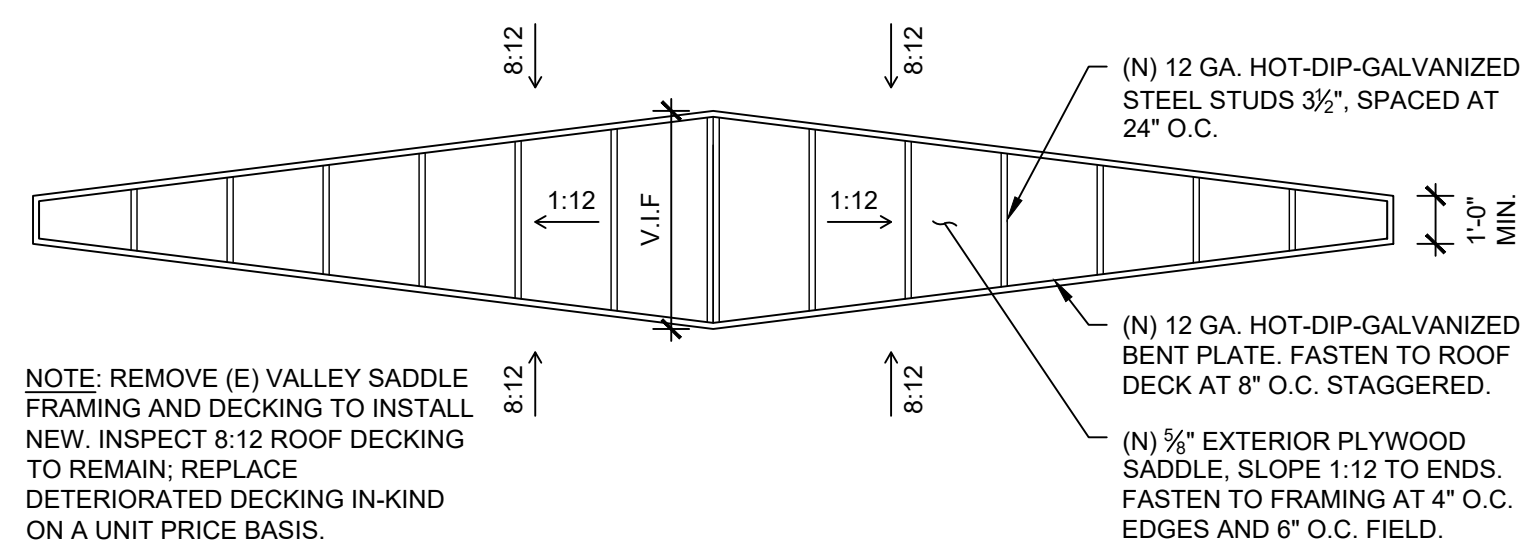
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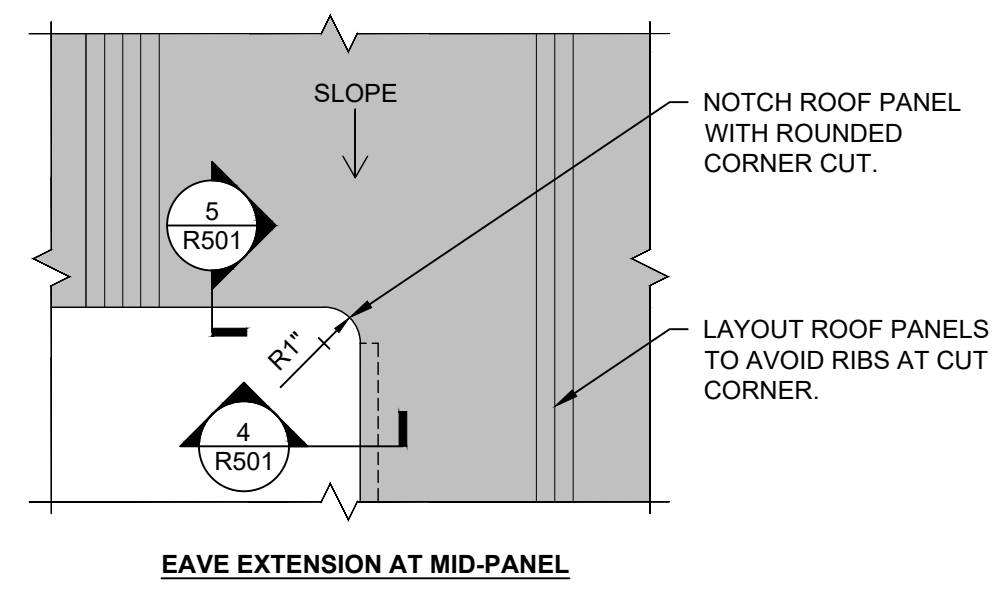
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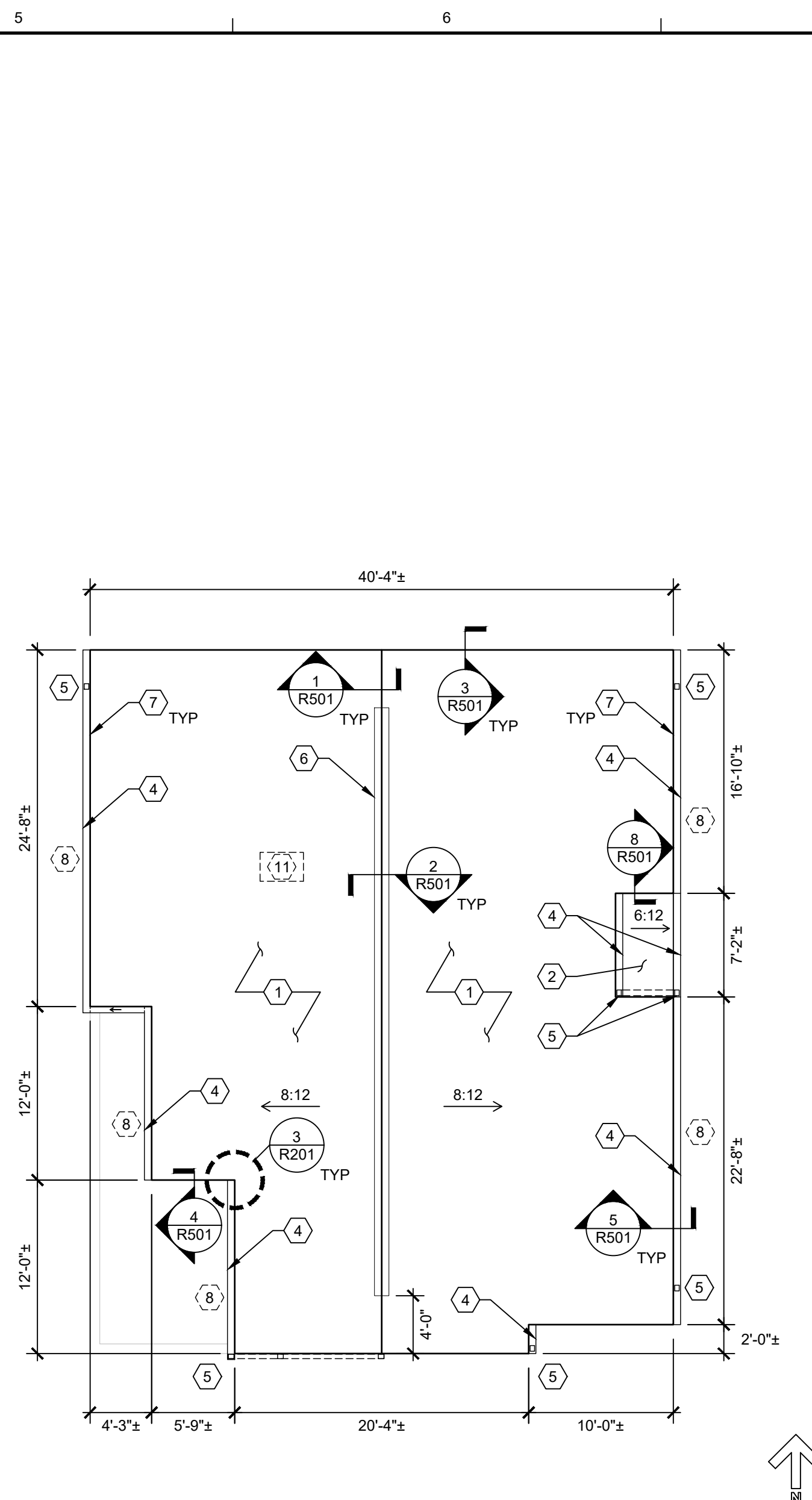
1 TYPICAL RESIDENTIAL BUILDING - ROOF PLAN  
SCALE: 1/8" = 1'-0"



3 (N) VALLEY SADDLE FRAMING PLAN  
SCALE: 1/4" = 1'-0"



4 ROOF OVERHANG ENLARGED PLAN VIEW  
SCALE: 3/8" = 1'-0"



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

### ROOF PLAN GENERAL NOTES

- ROOF PLANS DEPICTED HEREIN ARE BASED ON LIMITED FIELD MEASUREMENTS AND ORIGINAL CONSTRUCTION DRAWINGS AND SHALL BE CONSIDERED APPROXIMATE. SOIL VENT PIPES AND OTHER ROOF PENETRATIONS ARE NOT SHOWN ON ROOF PLANS. CONTRACTOR(S) SHALL FIELD VERIFY ALL DIMENSIONS AND ROOF PENETRATIONS PRIOR TO PREPARING BID PROPOSAL, PREPARING PROJECT-SPECIFIC ROOF ASSEMBLY SHOP DRAWINGS, ORDERING MATERIAL, AND STARTING INSTALLATION.
- STRUCTURAL ROOF DIAPHRAGM IS ASSUMED TO BE 15/32 PLYWOOD FASTENED TO PLATE-CONNECTED 2X LUMBER TRUSSES SPACED AT 24" O.C. PER ORIGINAL CONSTRUCTION DOCUMENTS.
- REFER TO 1/R002 FOR ROOF COVERING WIND UPLIFT RESISTANCE DESIGN.
- ROOF SYSTEM MANUFACTURER'S UNDERLAYMENT MEMBRANE, ROOF COVERING, FASTENING PATTERNS, AND SHEET METAL FLASHINGS SHALL BE APPROVED BY FLORIDA PRODUCT APPROVALS FOR INSTALLATION UPON ROOFS WITH THE ULTIMATE DESIGN UPLIFT PRESSURES LISTED IN THE TABLE ABOVE.

### SHEET KEYNOTES

- REMOVE EXISTING ROOF COVERING AND UNDERLAYMENT. EXPOSE AND INSPECT EXISTING STRUCTURAL PLYWOOD ROOF DECK TO REMAIN. REPAIR AS NEEDED. INSTALL NEW FULLY-ADHERED UNDERLAYMENT MEMBRANE AND ROOF COVERING (METAL PANEL OR SHINGLES).
- REMOVE EXISTING ROOF COVERING AND UNDERLAYMENT. EXPOSE AND INSPECT EXISTING STRUCTURAL PLYWOOD ROOF DECK TO REMAIN. REPAIR AS NEEDED. INSTALL NEW FULLY-ADHERED UNDERLAYMENT MEMBRANE AND METAL PANEL ROOF COVERING.
- REMOVE EXISTING MEMBRANE ROOF COVERING AND SADDLE SHEATHING AND FRAMING. EXPOSE AND INSPECT EXISTING STRUCTURAL PLYWOOD ROOF DECK TO REMAIN. REPAIR AS NEEDED. INSTALL NEW FULLY-ADHERED UNDERLAYMENT MEMBRANE, NEW SADDLE FRAMING AND SHEATHING, AND MODIFIED BITUMEN MEMBRANE SYSTEM.
- REMOVE EXISTING GUTTER. REPAINT WOOD TRIM AT ROOF EAVE. INSTALL NEW 6" K-STYLE ALUMINUM GUTTER WITH HANGERS SPACED AT 2'-0" O.C. MAX. WIND STRAPS AT 6'-0" O.C. MAX. AND DRAINAGE DEFLECTORS TO MITIGATE OVERFLOW AT HIGH VOLUME IN-FLOW AREAS.
- REMOVE EXISTING DOWNSPOUTS. INSTALL NEW 4" NOMINAL CORRUGATED RECTANGULAR ALUMINUM DOWNSPOUTS. SECURE TO EXISTING CONCRETE MASONRY WALLS WITH STRAPS LOCATED 2'-0" MAX FROM ALL ENDS/ELBOWS, AND SPACED AT 6'-0" MAX.
- INSTALL NEW CONTINUOUS RIDGE VENT.
- RE-USE EXISTING CONTINUOUS EAVE VENT CONFIGURATION; NOTIFY A/E IF MISSING OR UNSOUND. INSPECT ATTIC SPACE TO ENSURE INSULATION BAFFLES ARE INSTALLED TO FACILITATE VENTILATION; NOTIFY A/E IF MISSING.
- EXISTING PORCH SOFFIT INTAKE VENTS AT RESIDENTIAL BUILDINGS AND CONTINUOUS EAVE INTAKE VENTS AT ADMINISTRATION BUILDING TO REMAIN. DO NOT DISTURB. NOTIFY A/E IF MISSING, UNSOUND, OR OBSTRUCTED. INSPECT ATTIC SPACES TO ENSURE THAT SOFFIT VENTS ARE FREE OF OBSTRUCTION TO FACILITATE VENTILATION; REPOSITION ATTIC FLOOR INSULATION AS NEEDED.
- INSTALL NEW 12" WIDE X 36" LONG PRECAST CONCRETE SPLASH BLOCKS AT GRADE. SLOPE AWAY FROM BUILDING WALLS.
- INSTALL 2'-6" LONG 6" K-STYLE ALUMINUM GUTTER AND 4" NOMINAL CORRUGATED RECTANGULAR ALUMINUM DOWNSPOUTS TO COLLECT STORMWATER FROM ROOF VALLEY.
- APPROX. LOCATION OF ATTIC ACCESS PANEL WITHIN BUILDING INTERIOR. N.I.C.

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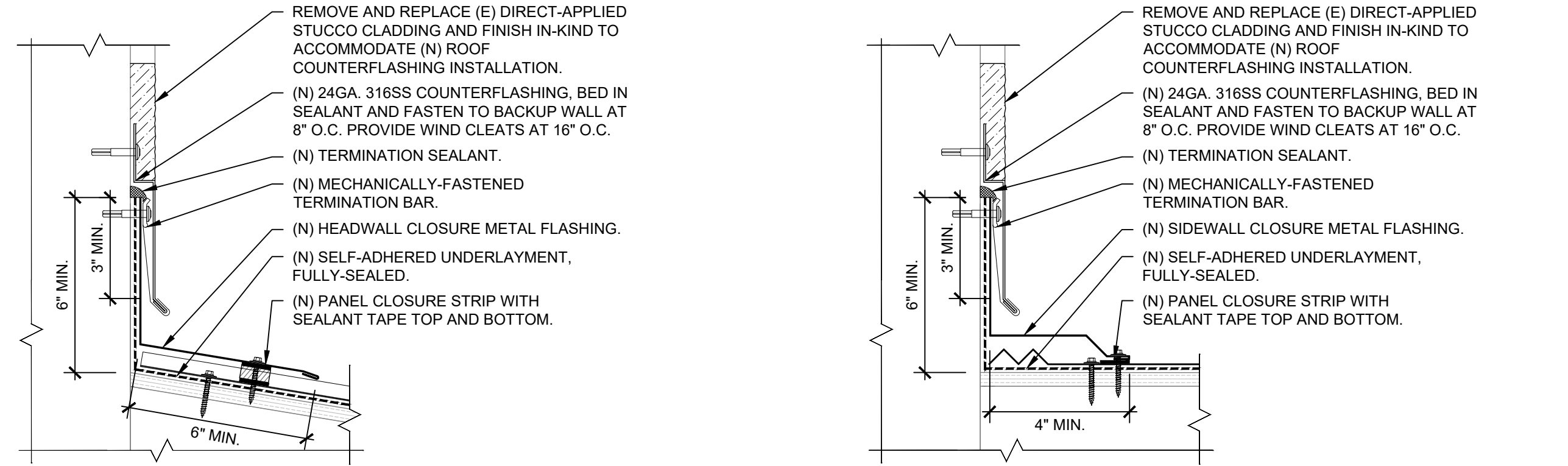
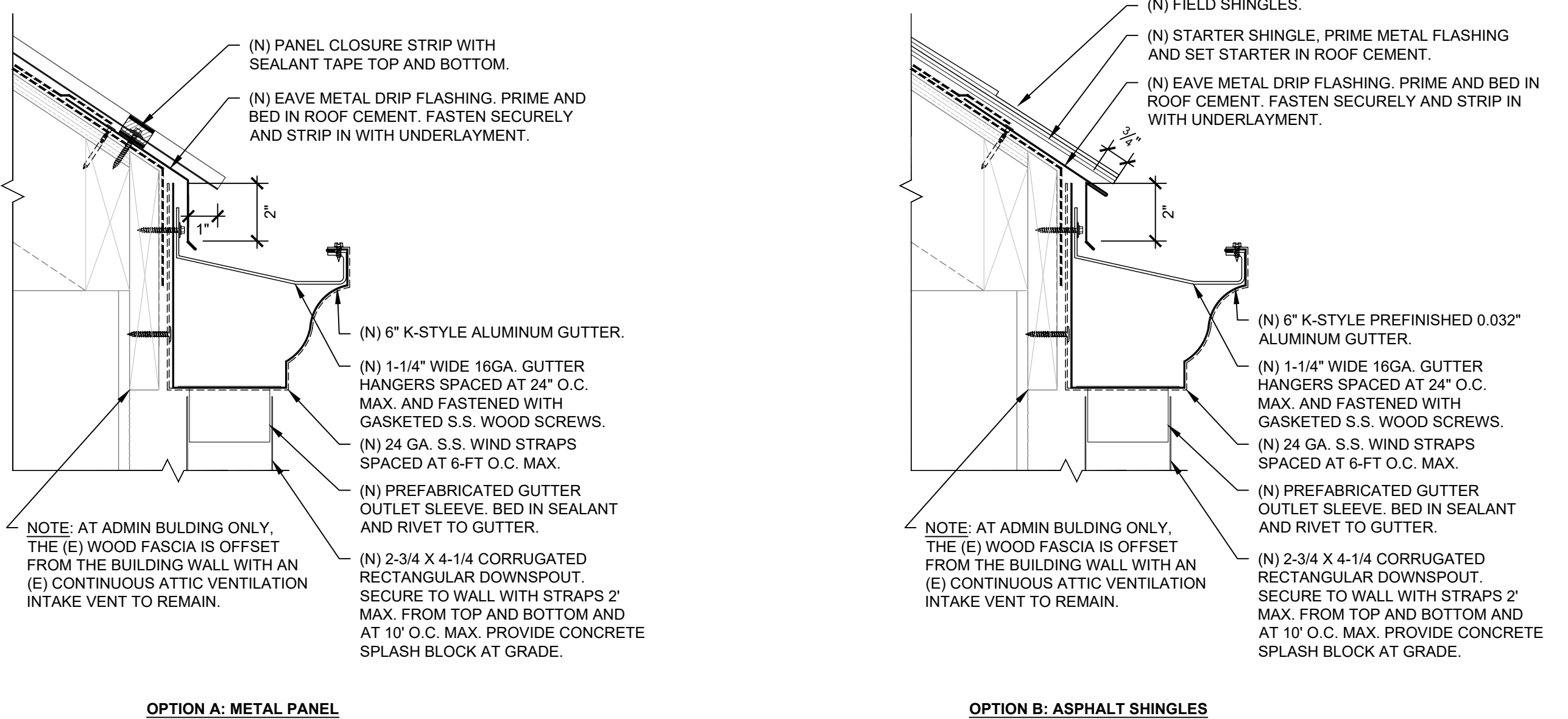
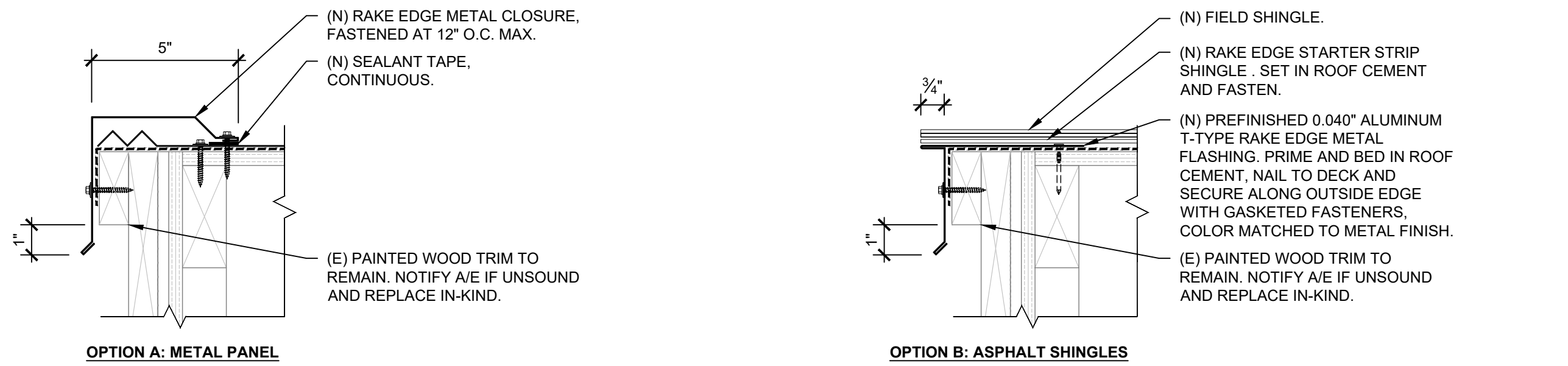
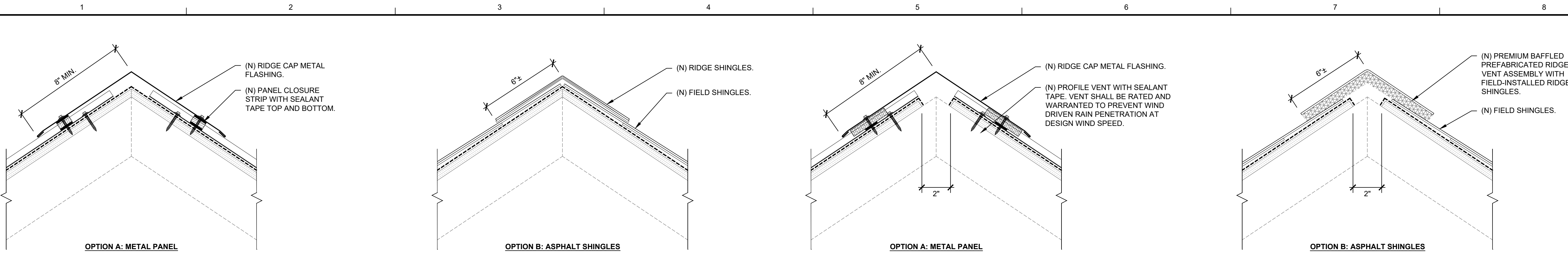
0 1/2" 1" 2"  
THIS SHEET PLOTS FULL SIZE  
AT 24x36 (INCHES)

Project No.	2021.6892
Date	10 May 2022
Drawn	MAH
Checked	AKD
Scale	As Noted

**ENLARGED ROOF  
PLANS**

Sheet Title

Sheet No. **R201**



**WJE** ENGINEERS  
ARCHITECTS  
MATERIALS SCIENTISTS

**Wiss, Janney, Elstner Associates, Inc.**  
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Fort Lauderdale, Florida 33301  
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Doylestown | Honolulu | Houston | Indianapolis | London | Los Angeles  
Milwaukee | Minneapolis | New Haven | Northbrook (HQ) | New York  
Philadelphia | Pittsburgh | Portland | Princeton | Raleigh | San Antonio  
San Diego | San Francisco | Seattle | South Florida | Washington, DC

**BID SET**

Consultants

Project

**ROOF REPLACEMENT**

**SANDERS PINES**  
2449 Sanders Pine Circle  
Immokalee, FL 34142

Client

**OAK MARSH LLC**  
P.O. Box 343529  
Florida City, FL 33034

	5/10/2022	BID SET
	5/2/2022	OWNER REVIEW
Mark	Date	Description
0 1/2" 1" 2"		
THIS SHEET PLOTS FULL SIZE AT 24X36 (INCHES)		

Project No. 2021.6892

Date 10 May 2022

Drawn MAH

Checked AKD

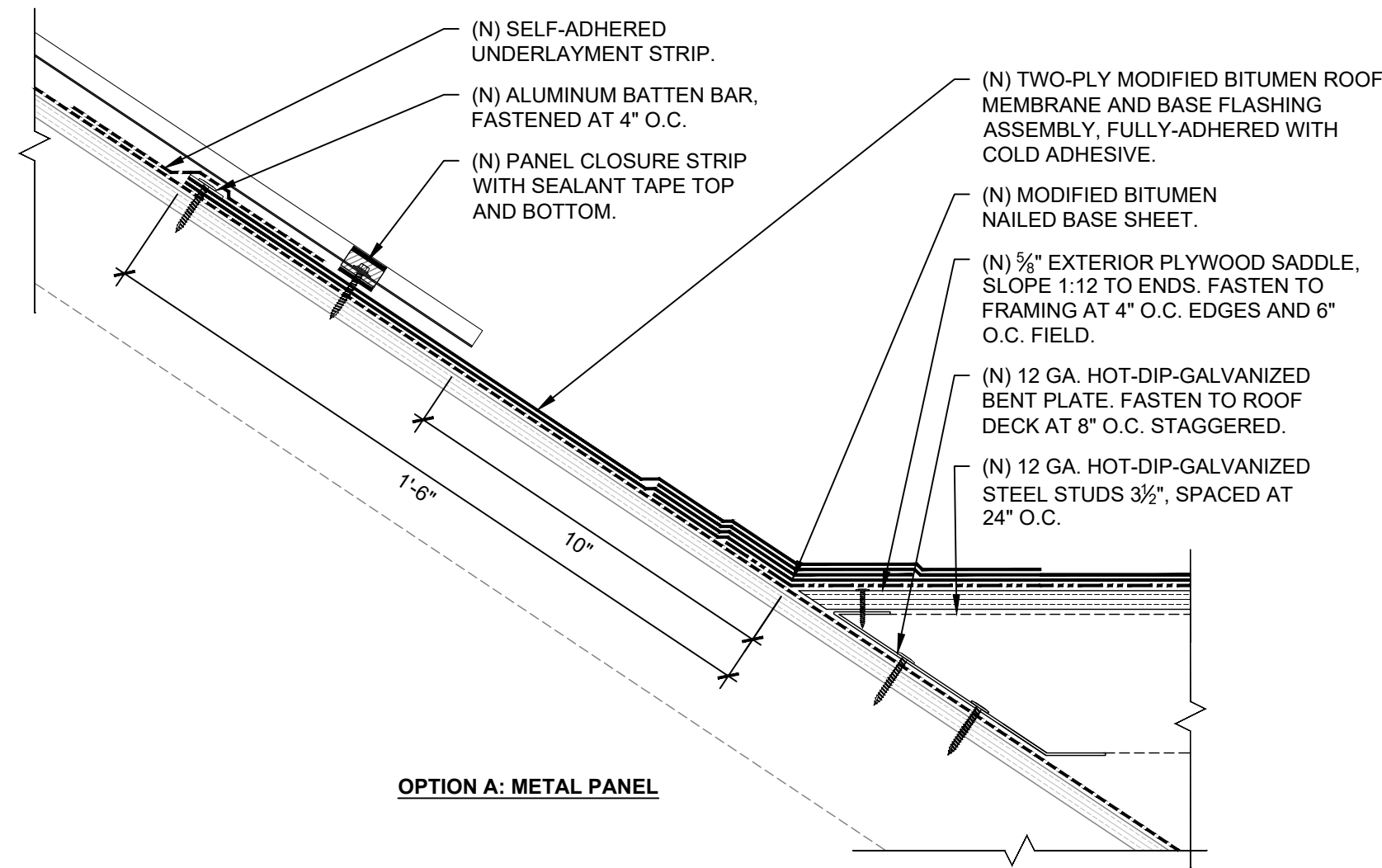
Scale As Noted

**DETAILS**

Sheet Title

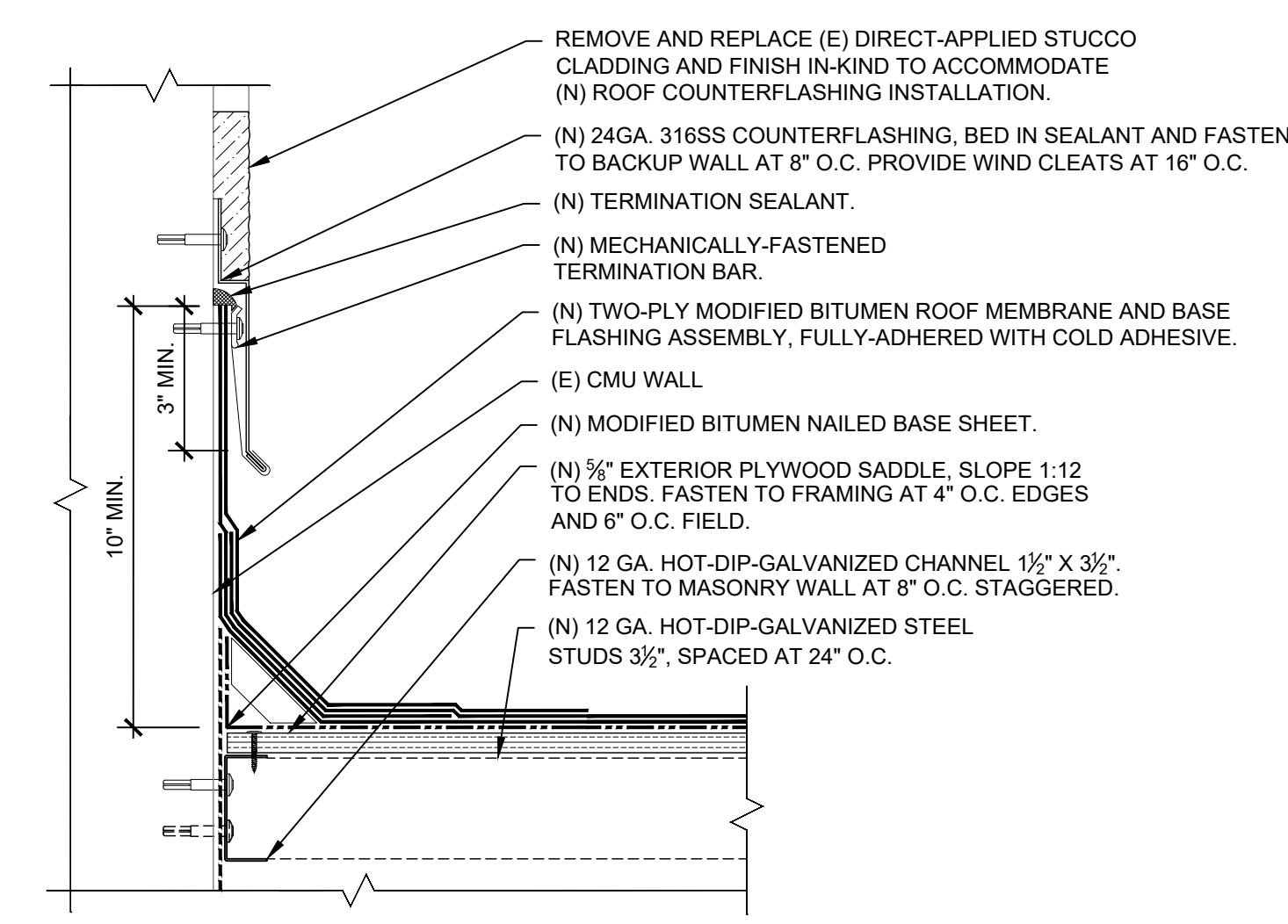
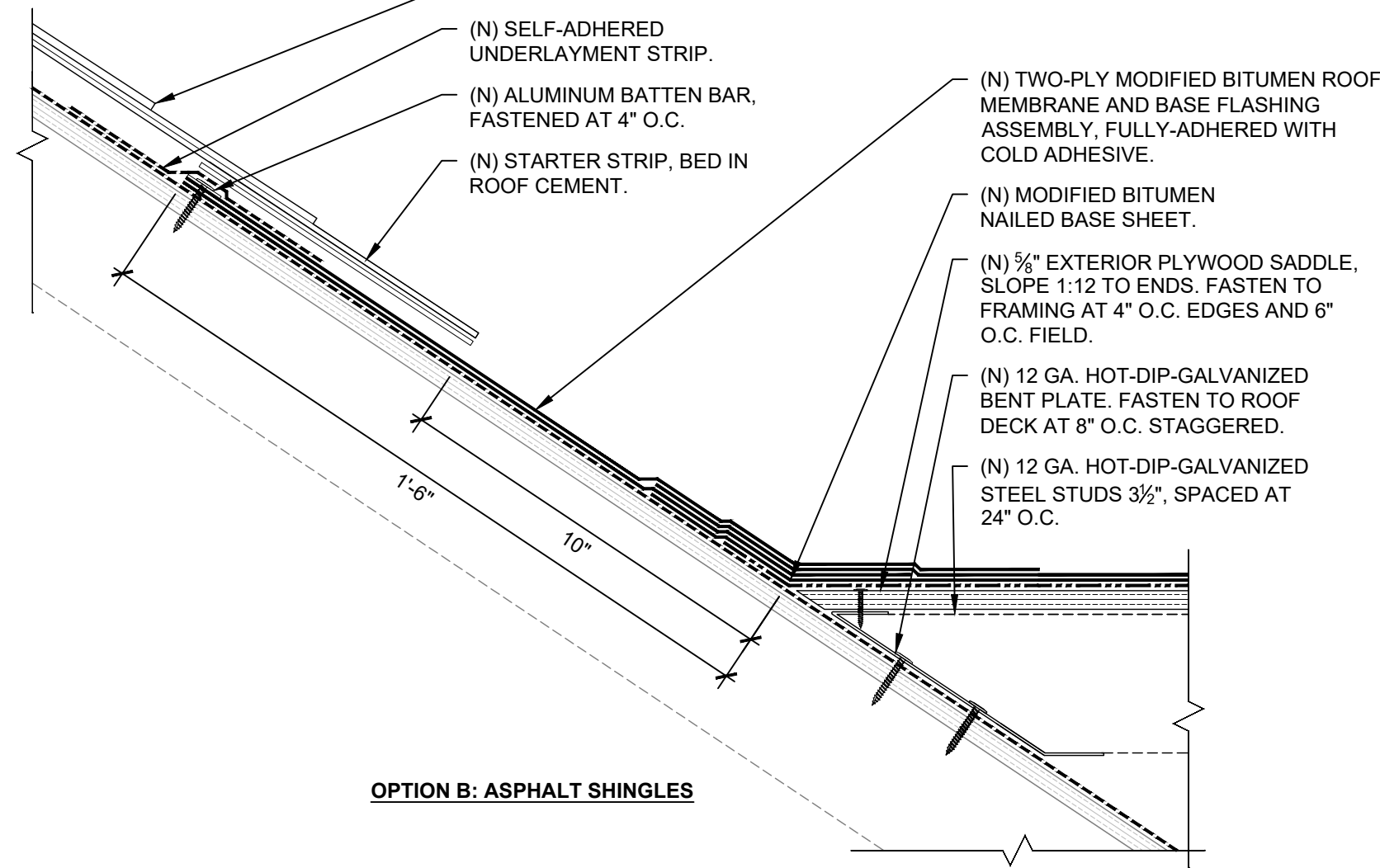
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**R501**



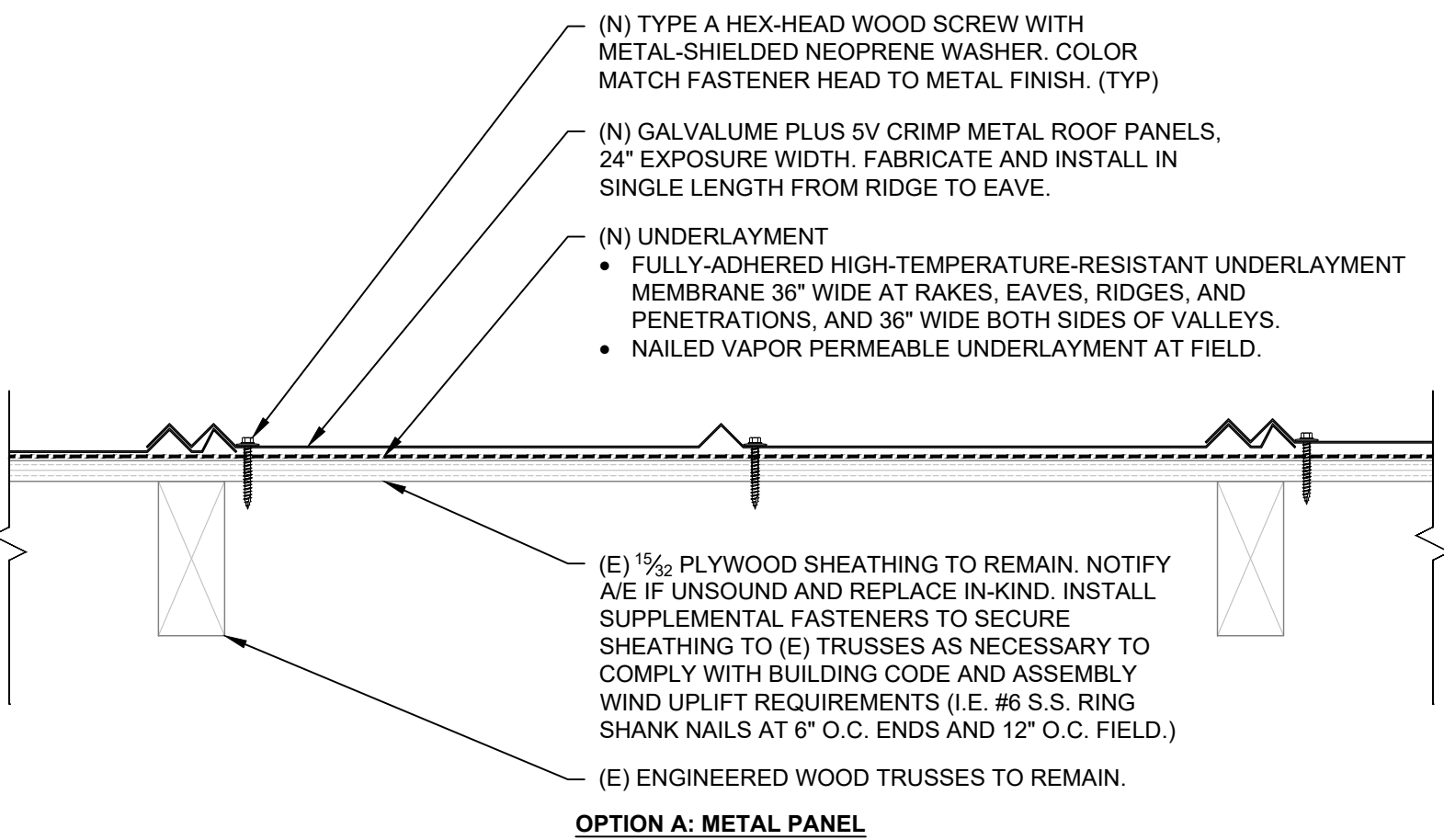
1 SLOPE TRANSITION AT VALLEY SADDLE

SCALE: 3" = 1'-0"



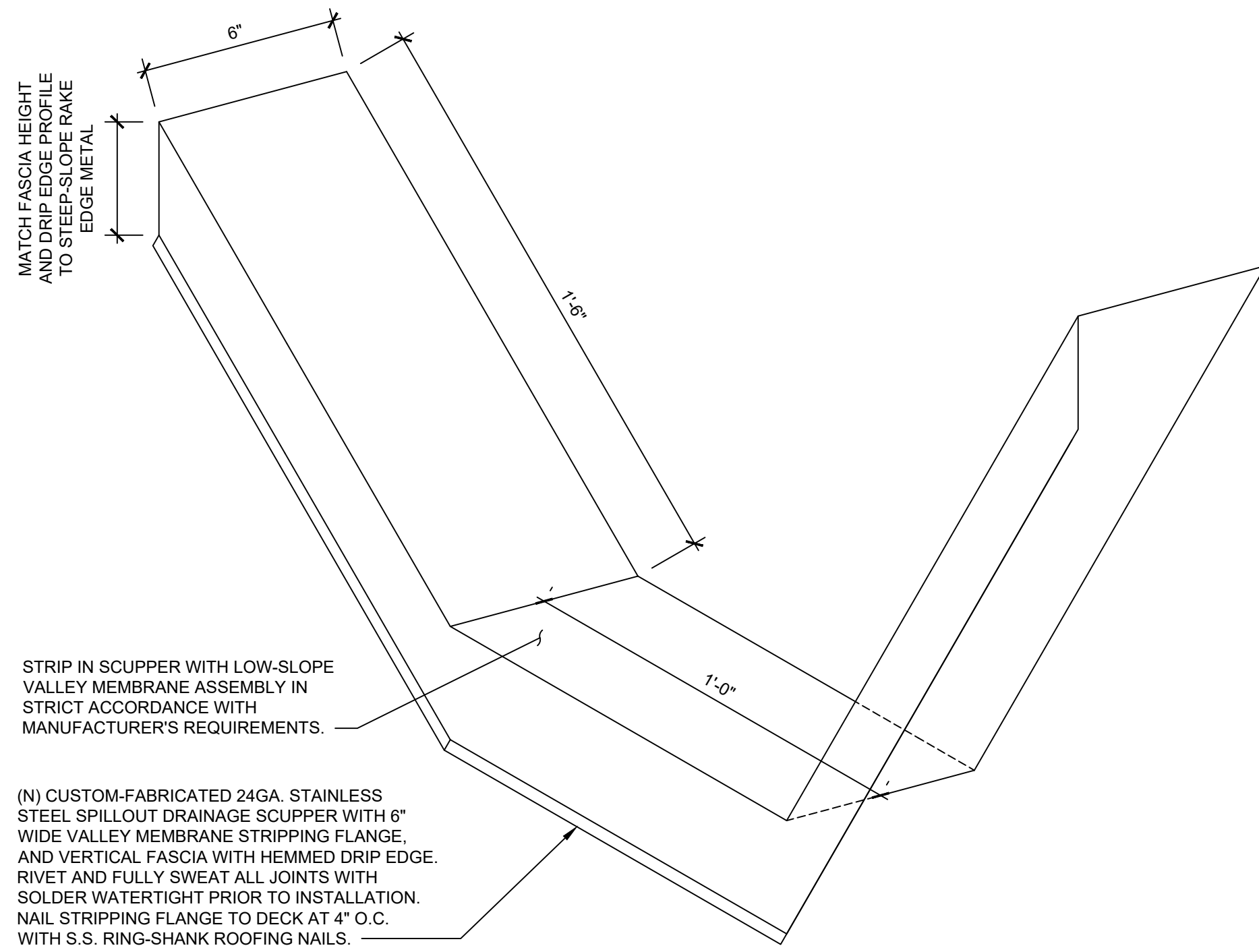
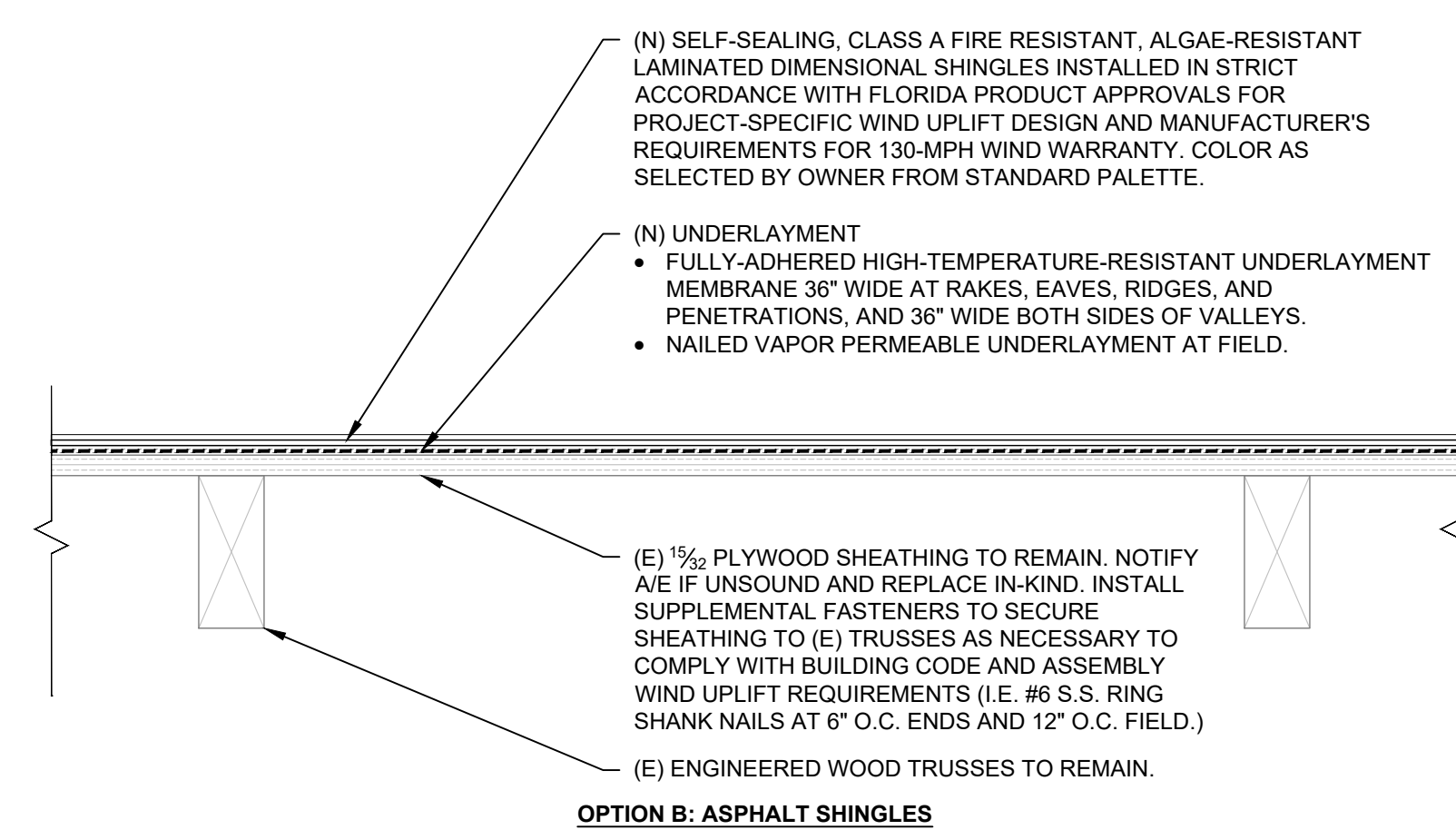
2 VALLEY SADDLE WALL BASE FLASHING

SCALE: 3" = 1'-0"



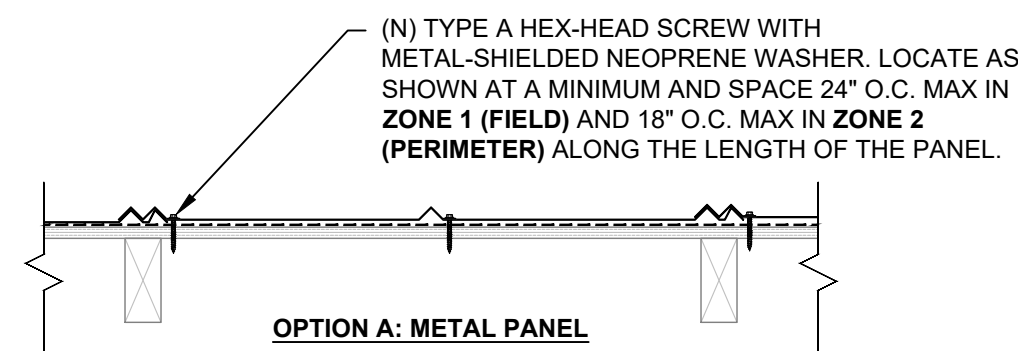
3 PROPOSED (N) STEEP-SLOPE ROOF ASSEMBLY

SCALE: 3" = 1'-0"



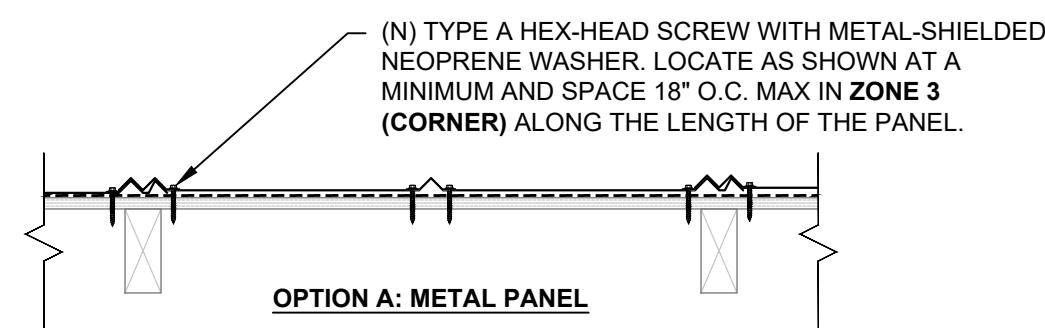
6 VALLEY DRAINAGE SCUPPER SCHEMATIC

SCALE: 3" = 1'-0"



4 ZONES 1 & 2 FASTENER LAYOUT

SCALE: 1 1/2" = 1'-0"



5 ZONE 3 FASTENER LAYOUT

SCALE: 1 1/2" = 1'-0"

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BID SET

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DETAILS
Sheet Title
Sheet No.

R502