

GENERAL NOTES

- THE EXISTING OVERALL ROOF PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ALL PROJECTIONS THROUGH ROOFS, AND ALL CONDITIONS.
- BEFORE SUBMITTING PROPOSAL FOR THE WORK, EACH BIDDER WILL BE HELD TO HAVE EXAMINED THE PREMISES AND SATISFIED THEMSELVES AS TO THE EXISTING CONDITIONS UNDER WHICH HE/SHE WILL BE OBLIGED TO OPERATE AND COMPLETE THE WORK UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE SUBSEQUENTLY IN THIS CONNECTION ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS/HER PART.
- NORMAL OPERATIONS OF THE FACILITY SHALL CONTINUE DURING DEMOLITION AND CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE WORK WITH ALL SUBCONTRACTORS AND SEQUENCE DEMOLITION AND CONSTRUCTION TO MINIMIZE INTERRUPTIONS TO NORMAL OPERATIONS OF THE FACILITY.
- ALL PROPOSED INTERRUPTIONS TO OPERATIONS, SERVICES AND EQUIPMENT SHALL BE REVIEWED WITH AND APPROVED BY THE OWNER PRIOR TO STARTING SUCH WORK. UNLESS OTHERWISE APPROVED IN WRITING, ONLY WEEKEND OR EVENING INTERRUPTIONS ON UTILITIES SHALL BE APPROVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXIT WAYS CLEAR. WHERE AN EXIT MUST BE TEMPORARILY BLOCKED, CONTRACTOR SHALL PROVIDE THE REQUIRED BARRICADES AND DIRECTIONAL SIGNS FOR TEMPORARY EXITING AND SAFETY.
- CONTRACTOR SHALL ERECT AND MAINTAIN ALL REASONABLE SAFEGUARDS FOR SAFETY AND HEALTH, INCLUDING POSTING DANGER SIGNS, AND OTHER WARNINGS AGAINST HAZARDS, AS WELL AS PROMULGATING SAFETY REGULATIONS.
- CONTRACTOR SHALL BE RESTRICTED TO AREAS SPECIFIED BY THE OWNER FOR ON-SITE STORAGE OF CONSTRUCTION MATERIALS.
- CONTRACTOR SHALL TAKE CARE TO DISTRIBUTE LOAD OF EQUIPMENT AND MATERIALS ON ROOF DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR'S RESPONSIBILITY NOT TO EXCEED DESIGN LOAD OF EXISTING ROOF STRUCTURE. CONTRACTOR SHALL NOT USE ANY ROOF AREA OUTSIDE AREA OF THE WORK AND COMPLETED ROOF AREAS FOR STORAGE, STAGING, OR WORKING.
- CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING SURFACES AND SHALL BE RESPONSIBLE FOR RETURNING ALL DISTURBED SOD AND REPAIR ALL DAMAGED AREAS (MATERIALS, FINISHES, LANDSCAPING, ETC.) TO THEIR ORIGINAL CONDITION. SURFACES SHALL BE REPAIRED TO MATCH THE EXISTING ADJACENT UNDAMAGED SURFACES.
- CONTRACTOR SHALL MAINTAIN A CLEAN WORK PREMISE AT ALL TIMES AND SHALL CLEAN CONSTRUCTION SITE OF ALL DEBRIS AT COMPLETION OF THE WORKDAY. THE CONTRACTOR IS RESPONSIBLE TO CONTAIN ALL POTENTIAL WIND-BLOWN DEBRIS. THE JOB SITE SHALL BE COMPLETELY CLEANED BEFORE FINAL PAYMENT IS MADE.

- ALL ROOF DRAINS AND DOWN LEADERS SHALL BE INSPECTED, CLEANED, AND FREE FLOWING DURING, AND UPON COMPLETION OF REROOFING.
- CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER (MINIMUM 25 LB ABC) AT EACH TORCH, OR OPEN FLAME, ON THE ROOF.

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER INTRUSION AND WATER DAMAGE TO THE BUILDING INTERIOR FOLLOWING EXISTING MEMBRANE TEAR-OFF.

- ALL NEW ROOFING MEMBRANE, MEMBRANE FLASHING, AND ROOF ACCESSORIES PROVIDED BY ROOFING MANUFACTURER SHALL BE CONSIDERED A "ROOFING SYSTEM" AND SHALL COMPLY WITH FBC WIND UPLIFT CLASSIFICATION.

- ALL FLASHING SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS, AND COMPLY WITH RECOMMENDED DETAILS OF NRCA ROOFING AND WATERPROOFING MANUAL AND ARCHITECTURAL SHEET METAL MANUAL, BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. (SMACNA).

- ROOFING MANUFACTURER TO PROVIDE SPECIFIED 20-YEAR WARRANTY, WITH NON-FRATED, NO PENAL SUM, AND NO DOLLAR LIMIT WARRANTY TO INCLUDE THE LOW SLOPE ROOF SYSTEM. ROOFING MANUFACTURER TO PROVIDE SPECIFIED 20-YEAR WEATHERTIGHT AND 30-YEAR FINISH WARRANTY FOR METAL ROOF SYSTEM.

- ALL INDICATED EQUIPMENT SHALL BE RAISED AND REINSTALLED ON THE ROOF IN THEIR EXISTING LOCATIONS ON RAISED CURBS OR STANDS AS DETAILED UNLESS OTHERWISE NOTED. ALL THE EQUIPMENT CURBS AND VTR'S SHALL BE A MINIMUM OF 10" ABOVE THE SURROUNDING LOW SLOPED FINISHED ROOFING SYSTEM AND 8" ABOVE THE SURROUNDING STEEP SLOPED FINISHED ROOFING SYSTEM.

- CONTRACTOR SHALL SEPARATE ALL DISSIMILAR METALS WITH ASPHALT COATING OR AN ADHERED SEPARATION SHEET.

- JOINT SEALANT MANUFACTURERS TO PROVIDE 20-YEAR WARRANTY ON SILICONE JOINT SEALANT AND 5-YEAR WARRANTY ON POLYURETHANE JOINT SEALANT. COATING MANUFACTURER SHALL PAINT MANUFACTURER SHALL PROVIDE A 2-YEAR WARRANTY ON EXTERIOR PAINT SYSTEMS.

- CONTRACTOR AND INSTALLER SHALL PROVIDE A 3-YEAR UNLIMITED LABOR AND MATERIAL WARRANTY ON MEMBRANE AND METAL ROOFING SYSTEMS, AND JOINT SEALANT.

- ALL WORK SHALL COMPLY WITH APPLICABLE OSHA AND E.P.A. REGULATIONS AND GUIDELINES.

- ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023).

- CONTRACTOR SHALL LIST AN EMERGENCY TELEPHONE NUMBER WHERE HE OR SHE MAY BE REACHED 24 HOURS A DAY, SEVEN DAYS A WEEK, DURING THE ENTIRE PERIOD OF THE CONTRACT TIME.

ELECTRICAL NOTES

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

DEMOLITION NOTES

- CAUTION: CONTRACTOR TO PROVIDE WORKER SAFETY BARRICADES AT ROOF EDGES IN ACCORDANCE WITH OSHA REGULATIONS.
- CONTRACTOR SHALL FIELD VERIFY ALL THE ITEMS TO BE REMOVED AS INDICATED ON THE PLANS WITHIN THE WORK AREA. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RENOVATION AS REQUIRED FOR NEW WORK.
 - CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH PLUMBING AND ELECTRICAL SUBCONTRACTORS. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS IN INSTALLING THE ROOFING SYSTEM WITHOUT DAMAGING THE ELECTRICAL CONDUIT OR CONDUCTORS. DAMAGED CONDUIT AND/OR CONDUCTORS SHALL BE REPLACED TO MATCH THE EXISTING.
 - REMOVE ALL VTR FLASHING, EDGE FLASHING, COUNTERFLASHING, COPING, EDGE METAL, MEMBRANE FLASHING, ANY ABANDONED ROOF EQUIPMENT, CURBS, AND WOOD BLOCKING/ NAILERS AS NOTED. REMOVE GUTTERS, DOWNSPOUTS, AND LEADERHEADS (UNLESS NOTED OTHERWISE).
 - ROOF 'A': REMOVE BOTH THE RETROFIT METAL STANDING SEAM ROOFING SYSTEM AND THE ORIGINAL STANDING SEAM ROOFING SYSTEM, FLASHING DOWN TO THE EXISTING ROOF FRAMING SUPPORT SYSTEM. CAREFULLY COORDINATE THE REMOVAL AND REPLACEMENT TO ENSURE BUILDING PROTECTION FROM WATER INTRUSION.
 - ROOF 'C' REMOVE EXISTING ROOF MATERIALS, INCLUDING ROOF MEMBRANES, FLASHING, ROOFING INSULATION, AND BASE SHEET DOWN TO THE STRUCTURAL METAL ROOF DECK.
 - EXISTING EXHAUST FANS/VENTS, ROOF ACCESS HATCH AND EXISTING ROOFTOP EQUIPMENT NOT SCHEDULED TO BE PERMANENTLY REMOVED, ARE TO BE TEMPORARILY REMOVED, RAISED, AND REINSTALLED ON RAISED CURBS AS REQUIRED ABOVE NEW ROOF SYSTEM WITH MINIMAL INTERRUPTION OF FACILITY OPERATIONS (UNLESS NOTED OTHERWISE). CAREFULLY REMOVE THE ROOF BALLASTED ANTENNA/DISK TO BE MOUNTED TO THE GABLE PARAPET WALL AFTER REROOFING WORK IS COMPLETE.
 - CONTRACTOR TO PROTECT EQUIPMENT AND FINISHES BELOW ROOF DURING ROOFING OPERATION INVOLVING PENETRATION OF THE ROOFING SYSTEM OR OPENING OF ROOF DECK TO BELOW. EQUIPMENT AND FACILITY TO REMAIN OPERATIONAL AT ALL TIMES.
 - CLEAN, AND PREPARE STRUCTURE AND ROOF DECKS TO RECEIVE NEW ROOFING SYSTEM.

RENOVATION NOTES

ROOF A

- AFTER TEAR-OFF OF EXISTING ROOFING SYSTEMS, UNDERLayment, CLEAN AND PREPARE EXISTING FURLINS FOR NEW TYPE B METAL ROOF DECKING SYSTEM. INSTALL TYPE B ROOF DECK PER THE STRUCTURAL ENGINEER'S DOCUMENTS.

- INSTALL P.T. 2X6 WALL FRAMING SYSTEM WITH STUDS 16" ON CENTER WITH A STRUCTURAL METAL ANCHOR CLIP TO THE STEEL STRUCTURAL PERIMETER SUPPORT BEAM, AS DETAILED ABOVE THE EXISTING P.T. 2X6 ON THE SOLDIER COURSE.

- MECHANICALLY FASTEN 3" LAYER RIGID ISOCYANURATE INSULATION TO MEET WIND UPLIFT REQUIREMENTS. ADHERE A 1/2" HIGH DENSITY FIBERGLASS REINFORCED GYPSUM COVER BOARD WITH MANUFACTURER'S APPROVED ADHESIVE. INSTALL A HIGH TEMP 45 MIL SELF-ADHESIVE RUBBERIZED ASPHALT WATERPROOFING UNDERLAYMENT MEMBRANE AS RECOMMENDED BY MANUFACTURER AND DETAILED.

- INSTALL 2-PLY UL CLASS 'A' MODIFIED BITUMEN INTERPLY MEMBRANE ROOFING AND FLASHING SYSTEM OVER THE INSTALLED INSULATION SYSTEM ACCORDING TO ROOFING MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. INSTALL LIQUID APPLIED FLASHING AT ALL VTRs AND ROOF PIPE PENETRATIONS.

- INSTALL PREFINISHED ALUMINIZED STEEL RIDGE CAP, RAKE FLASHING, EAVE EDGE METAL TRIM, HEAD FLASHING, COUNTERFLASHING, AND ACCESSORIES, AS DETAILED, SEAL VTR, BASE TO THE METAL PANEL WITH 2-PART REINFORCED LIQUID APPLIED FLASHING PRIOR TO INSTALLING THE MANUFACTURE APPROVED NEOPRENE BOOT FLASHING.

- INSTALL A 45 MIL HIGH TEMP WATERPROOFING UNDERLAYMENT ON THE BACKSIDE (ROOF SIDE) OF THE GABLE PARAPET WALLS, OVER THE TOP OF THE PARAPET, AND DOWN A MINIMUM 2" ON THE FACE. INSTALL STANDING SEAM PREFINISHED METAL WALL PANELS ON THE BACKSIDE OF THE PARAPET WALL. INSTALL PREFINISHED METAL COPING ON THE TOP OF THE PARAPET CLIPPED TO A CONTINUOUS CLEAT ON THE OUTSIDE FACE AND FASTENED 8" O.C. ON THE ROOF SIDE WITH STAINLESS STEEL FASTENERS WITH NEOPRENE WASHERS. SEAL JOINT CAPS WITH TWO STRIPS OF BUTYL TAPE ON EACH SIDE OF THE JOINT.

- INSTALL 0.40 PREFINISHED ALUMINUM 8" WIDE X 6" DEEP GUTTER AND 6"X6" DOWNSPOUT SYSTEM TO MEET ANSI/SPRI GS-1 REQUIREMENTS AT PERIMETER ROOF. INSTALL RAISED GUTTER VALLEY SPLASH GUARD/DEIVERSERS ON GUTTERS AT THE BASE OF EACH VALLEY. SEAL ALL GUTTER JOINTS AND CONNECTIONS WITH PREMIUM SILICONE SEALANT. ANCHOR DOWNSPOUT TO THE EXTERIOR WALL AT THE TOP, AND BOTTOM, WITH 1/4"X1 1/2" ALUMINUM BAR TO FIT DOWNSPOUT PROFILE WITH MAXIMUM 12" MIDSPAN SPACING TIE INTO EXISTING STORM WATER MANAGEMENT SYSTEM AT LOCATIONS PROVIDED. PROVIDE MEANS OF OVERFLOW AT BASE OF DOWNSPOUT NEARAT STORMWATER TIE IN.

- RAISE VTR PIPES TO 8" ABOVE FINISHED ROOF SURFACE. ALL VTR PENETRATIONS IN THE NEW ROOF SYSTEM SHALL BE IN THE CENTER OF A METAL ROOF PANEL, WHERE POSSIBLE. SUBMIT ROOF PANEL PLAN. INSTALL RAISED WATER DIVERTER WHERE VTR IS NEAR PANEL RIB, PER MANUFACTURER'S REQUIREMENT. SEAL PIPE PENETRATION TO THE MANUFACTURER'S APPROVED BOOT WITH PREMIUM SILICONE SEALANT. CLEAN, PRIME AND PAINT THE EXPOSED PIPE TO PROTECT AGAINST UV DEGRADATION.

- EXTEND EXISTING DUCT WHERE REQUIRED AND INSTALL NEW PREMANUFACTURED EXHAUST FAN, VENT AND NEW ROOF ACCESS HATCH CURBS WITH AN INTERGRAL WATER DIVERTER ON THE UP-SLOPE SIDE OF THE CURB. ANCHOR CURBS TO THE STRUCTURAL SUPPORT SYSTEM AND ATTACH ROOF TOP EQUIPMENT PER THE MANUFACTURER'S REQUIREMENT TO MEET WIND UPLIFT CRITERIA. REMOVE EXHAUST FAN AND CIRCUIT, WHERE INDICATED. CAP EXHAUST DUCT ABOVE CEILING AND ABANDON IN PLACE. REMOVE MAKE UP AIR FAN AND CIRCUIT. CAP MAKEUP AIR DUCT ABOVE CEILING AND ABANDON IN PLACE. REMOVE ALL WIRING AND TERMINATE AT THE NEAREST JUNCTION BOX.

- PROVIDE 30X30 AND 24X30 ALUMINUM INTAKE HOOD WITH ALUMINUM BIRDSSCREEN. COOK MODEL 'GR' OR EQUAL. WHERE INDICATED MOUNT TO CURB PER MANUFACTURER'S FLORIDA PRODUCT APPROVAL. CONTRACTOR TO CONFIRM EXISTING CURB SIZE. PROVIDE NEW 3" DOUBLE WALL TYPE 'B' GAS FLUE VENT AND RAIN CAP. EXTEND A MINIMUM 3'-0" ABOVE FINISHED ROOF SURFACE. PROVIDE NEW 18" DOUBLE WALL FLUE VENT AND RAIN CAP THROUGH ROOF. EXTEND A MINIMUM OF 3'-0" ABOVE COMBUSTION AIR INTAKE. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.

- ROOFING MANUFACTURER TO PROVIDE SPECIFIED 20-YEAR WEATHER-TIGHT AND 30-YEAR FINISH WARRANTY TO INCLUDE METAL ROOF PANELS, FLASHINGS, AND ROOFING ACCESSORIES.

RENOVATION NOTES

- RELOCATE AND MOUNT THE ROOF ANTENNA/SATELLITE DISC TO THE BACKSIDE OF THE FINISHED GABLE PARAPET WALL. CONSULT WITH THE OWNER/USER TO ENSURE THE ANTENNA IS AIMED IN THE DIRECTION TO BEST RECEIVE THE SIGNAL. PROVIDE A GOOSE NECK PENETRATION THROUGH THE NEW ROOFING SYSTEM FOR ELECTRICAL CABLES.

ROOF B

BASE BID

- REMOVE THE EXISTING EAVE HUNG GUTTER AND DOWNSPOUTS AND INSTALL PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT SYSTEM TO MEET ANSI/SPRI GS-1 REQUIREMENTS AT PERIMETER ROOF. SEAL ALL GUTTER JOINTS AND CONNECTIONS WITH PREMIUM SILICONE SEALANT. ANCHOR DOWNSPOUT TO THE EXTERIOR WALL AT THE TOP, MID-SPAN, AND BOTTOM, TIE INTO EXISTING STORM WATER MANAGEMENT SYSTEM. PROVIDE MEANS OF OVERFLOW AT BASE OF DOWNSPOUT NEARAT STORMWATER TIE IN.
- PRESSURE WASH AND CLEAN THE EXISTING STANDING SEAM ROOFING SYSTEM. REMOVE AND REPLACE EXPOSED FASTENERS WITH NEW STAINLESS STEEL FASTENERS ONE SIZE LARGER THAN THE EXISTING IN THE SAME LOCATION WITH NEOPRENE WASHERS. (CAUTION NOT TO OVERTIGHTEN FASTENERS)

ROOF C

- AFTER TEAR-OFF OF EXISTING INSULATION AND ROOFING SYSTEMS AND FLASHINGS, CLEAN THE EXISTING METAL DECK. THE CONTRACTOR SHALL IDENTIFY AND LOCATE RUSTED METAL ROOF PANELS. ALL RUSTED AREAS ARE TO BE WIRE BRUSHED, HAND ABRASED, CLEANED, AND TREATED WITH RUST PREVENTIVE PRIMER. BASE BID TO INCLUDE 600 SF OF RUSTED AREA TO BE REPAIRED, AS DESCRIBED. THE CONTRACTOR TO PROVIDE ADDITIVE/DEDUCTIVE UNIT COST PER SQUARE FOOT (\$5.00) FOR RUST TREATMENT FOR MORE OR LESS THE BASE BID AMOUNT. THE CONTRACTOR SHALL NOTIFY THE PROJECT ARCHITECT OF ANY SEVERELY RUSTED METAL ROOF PANELS IDENTIFIED AS STRUCTURALLY UNSTABLE. THOSE PANELS ARE TO BE CLEARLY MARKED FOR REMOVAL AND REPLACEMENT WITH NEW 22-GAUGE GALVANIZED METAL PANELS TO MATCH THE EXISTING. BASE BID TO INCLUDE REPLACING 200 SF DEFECTED PANELS. CONTRACTOR TO PROVIDE ADDITIVE/DEDUCTIVE UNIT COST PER 10 SQUARE FOOT FOR REPLACING SEVERELY RUSTED METAL PANELS.
- RAISE ALL EQUIPMENT SO THAT CURBS, PIPING, OR TOPS OF FLASHING ARE A MINIMUM OF 10" ABOVE THE FINISHED ROOF. REPLACE ANY DAMAGED NAILERS/BLOCKING AND INSTALL P.T. 2X NAILERS/BLOCKING AT EQUIPMENT CURBS, AS DETAILED.
- CONTRACTOR TO ENSURE ALL EXISTING DOWNLEADER PIPES ARE OPERATIONAL, SEALED, AND FREE FLOWING. INSTALL 2 NEW 4" ROOF DRAINS AND 4" DRAINAGE SYSTEM TO TIE INTO THE EXISTING LOW SLOPE ROOFING DRAINAGE SYSTEM. ENSURE ALL JOINTS ARE SEALED. COORDINATE NEW DRAIN PIPE LAYOUT WITH EXISTING BELOW DECK PIPES, DUCTS AND EQUIPMENT. INSTALL NEW ROOF DRAIN BOWLS WITH STAINLESS STEEL BOLTS, NUTS, AND WASHERS TO BE CLAMPED AND ANCHORED TO THE ROOF DECK. CONNECT TO EXISTING SYSTEM WITH NO HUB COUPLINGS. CLEAN, PRIME, AND PAINT TWO (2) COATS, ROOF DRAIN, CLAMPING RINGS, AND METAL BASKET STRAINERS WITH PREMIUM ACRYLIC PAINT. ALL ABANDONED DRAINAGE PIPES ARE TO BE PLUGGED AND SEALED INSIDE THE PIPE AND THE CAPPED AND SEALED AT THE STRUCTURAL ROOF DECK, PRIOR TO BEING ROOFED OVER.

- MECHANICALLY FASTEN A 2" BASE LAYER AND FOAM ADHERE A 1/4" PER FOOT TAPERED RIGID ISOCYANURATE INSULATION BOARD SYSTEM OVER EXISTING STRUCTURAL DECK. INSTALL 1/2" PER FOOT CRICKETS AND WATER DIVERSERS AS REQUIRED. PROVIDE MIN. R-25 AVERAGE R-VALUE TO MEET FBC WIND UPLIFT CRITERIA. FULLY ADHERE MIN. 1/2" GYPSUM COVER BOARD OVER TAPERED INSULATION WITH MANUFACTURER APPROVED LOW RISE FOAM ADHESIVE. INSTALL TAPER INSULATION TO ALLOW A MINIMUM 4X4" SUMP AT EACH ROOF DRAIN WITH 1/2" PER FOOT SLOPE TO THE DRAIN. INSTALL 30X30" LEAD SHEET SET IN A BED OF MASTIC, PRIME SURFACE, AND INSTALL A MEMBRANE TARGET FLASHING OVER THE LEAD FLASHING. SYSTEM TO BE APPROVED BY ROOFING MANUFACTURER.

- INSTALL 2-PLY UL CLASS 'A' MODIFIED BITUMEN INTERPLY MEMBRANE ROOFING AND FLASHING SYSTEM OVER THE INSTALLED INSULATION SYSTEM ACCORDING TO ROOFING MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. INSTALL LIQUID APPLIED FLASHING AT ALL VTRs AND ROOF PIPE PENETRATIONS.

- FULLY ADHERE 80 MIL PVC FLEECE BACKED MEMBRANE ROOFING AND 60 MIL PVC FLASHING SYSTEM WITH MANUFACTURER'S LOW VOC ADHESIVE TO MEET FM 1-90. SRI SHALL NOT BE LESS THAN 78 WHEN CALCULATED ACCORDING TO ASTM E190 INITIAL USE A HEAVY ROLLER TO ENSURE PROPER ADHESIVE DISPLACEMENT AND HEAT WELD SEAMS AND LAPS AS REQUIRED AND RECOMMENDED BY PVC MANUFACTURER.

- INSTALL NEW PVC CLAD METAL THROUGH-WALL OVERFLOW SCUPPERS AT THE EXISTING LOCATIONS. INSTALL PREFINISHED ALUMINUM ESCUTCHEON PLATES ON THE EXTERIOR WALL AT THE SCUPPER THROAT AND SEAL THE TOP AND SIDES OF THE ESCUTCHEON PLATE WITH SILICONE SEALANT.

- INSTALL 60 MIL PVC FLASHING AT ROOFTOP EQUIPMENT CURBS, AND WALL BASES AND PERIMETER PARAPETS. HEAT WELD ALL SEAM AND LAPS AS REQUIRED. INSTALL TERMINATION BAR AT TOP OF FLASHING WITH FASTENERS 8" O.C. INSTALL MANUFACTURER'S BOOT FLASHING WITH DRAW BAND CLAMPING AT VTRs AND PIPE PENETRATIONS. APPLY MANUFACTURER APPROVED SEALANT TO THE TOP EDGE OF THE PVC FLASHING MEMBRANE. EXTEND PVC FLASHING MEMBRANE TO THE OUTSIDE FACE OF THE PARAPET, MINIMUM 2".

- INSTALL PREFINISHED ALUMINUM COUNTERFLASHING TO COVER TERMINATION BAR INTO THE EXISTING THROUGH WALL CLEAT. AS DETAILED, INSTALL PREFINISHED METAL COPING ON THE TOP OF THE PARAPET CLIPPED TO A CONTINUOUS CLEAT ON THE OUTSIDE FACE AND FASTENED 8" O.C. ON THE ROOF SIDE WITH STAINLESS STEEL FASTENERS WITH NEOPRENE WASHERS. SEAL JOINT CAPS WITH TWO STRIPS OF BUTYL TAPE ON EACH SIDE OF THE JOINT.

ROOF D

- HIGH PRESSURE WASH EXISTING METAL ROOF PANELS AND MASONRY DIVIDER PARAPETS.

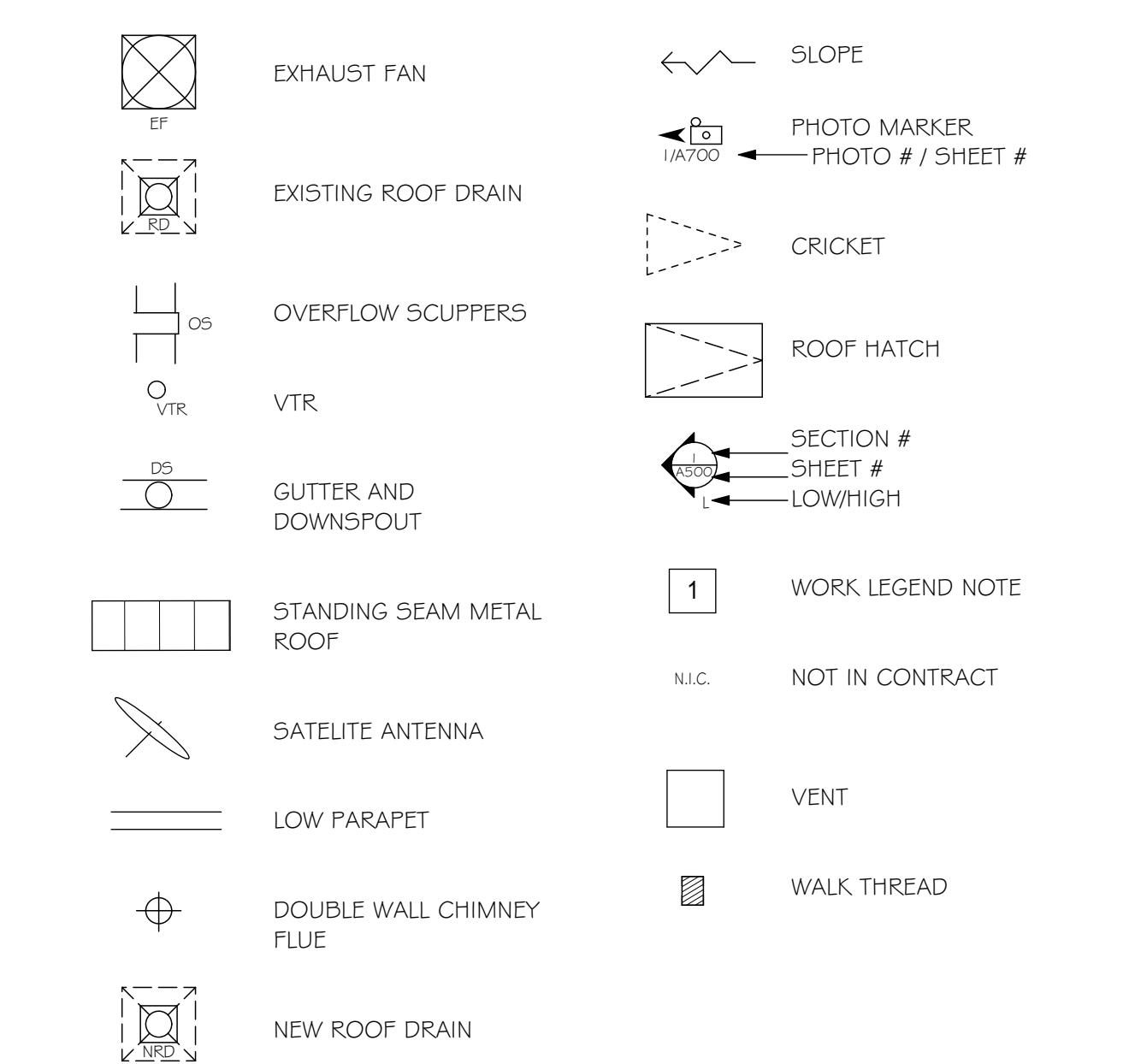
ADDITIONAL ALTERNATE 1

- ROOF B
APPLY THE FULL SCOPE OF WORK DESCRIBED FOR THE ROOF 'A' BASE BID TO ROOF 'B'

ROOF D

- REMOVAL THE EXISTING METAL ROOF PANELS ON THE ENTRY CANOPY. INSTALL NEW PREFINISHED ALUMINUM STANDING SEAM ROOF PANELS, FLASHING, COPING AND TRIM TO MATCH ROOFS 'A' AND 'B'.

ROOFING LEGEND



WORK NOTES

THESE WORK ITEMS ARE TYPICAL AND MAY NOT BE ALL INCLUSIVE BUT INTENDED TO SUPPLEMENT THE DRAWINGS AND DETAILS AND CLARIFY THE SCOPE OF WORK. WORK LEGEND ITEMS ARE TYPICAL FOR SITUATIONS AND WORK SCOPE SHOWN. WORK LEGEND SYMBOLS ARE



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RECEIVED
ALLSTATE CONSTRUCTION
01-14-2026

NELSON BUILDING REROOF
BAY COUNTY SCHOOLS
PANAMA CITY, FLORIDA

CONSTRUCTION DOCUMENTS

PROJ. NO.	177625
DATE	1/14/2026
DRAWN	CG
CHECKED	RB
APPROVED	J5
REVISION	
REVISION DATE	

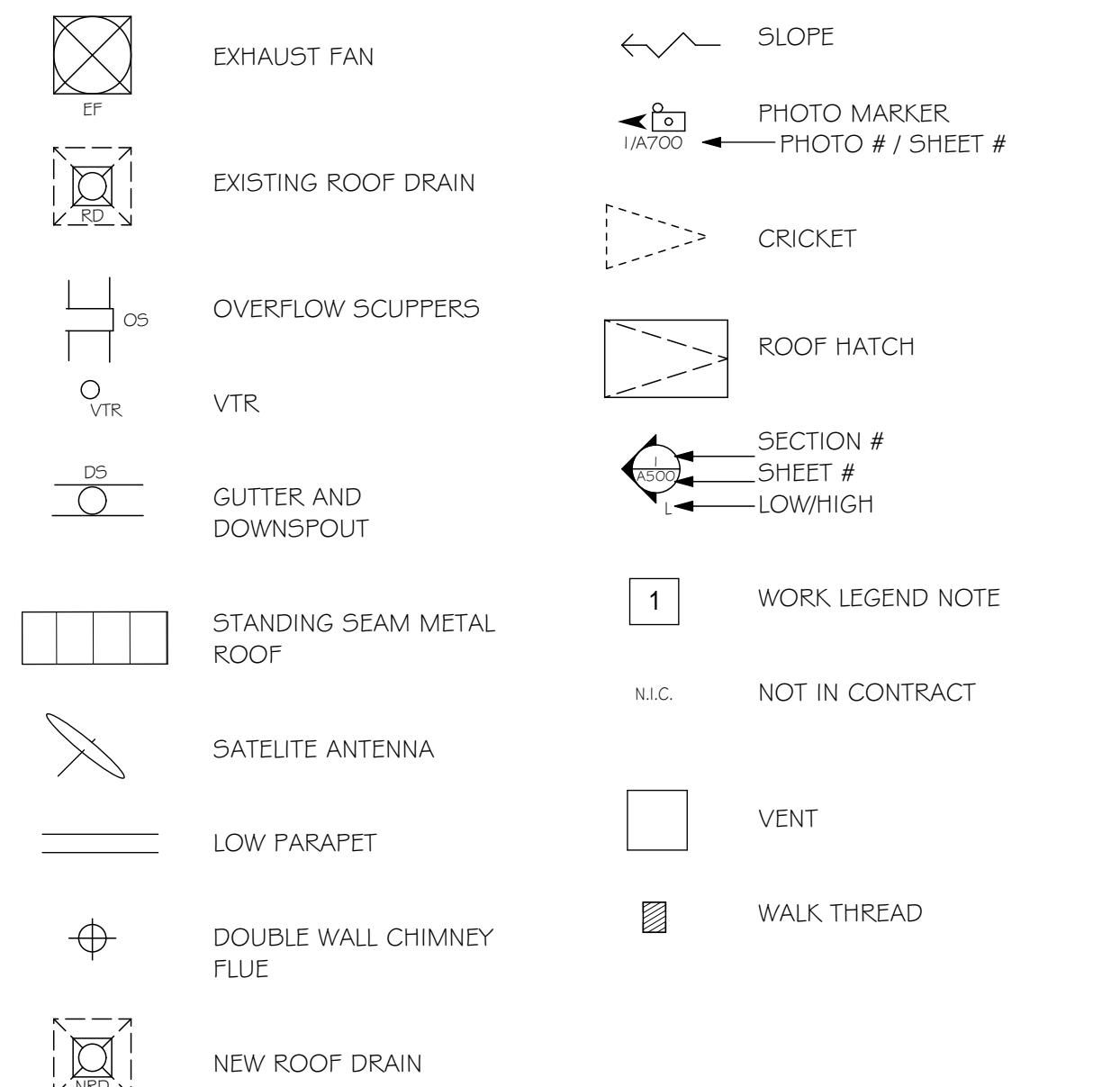
ROOF PLAN

A100

PLUMBING NOTES

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

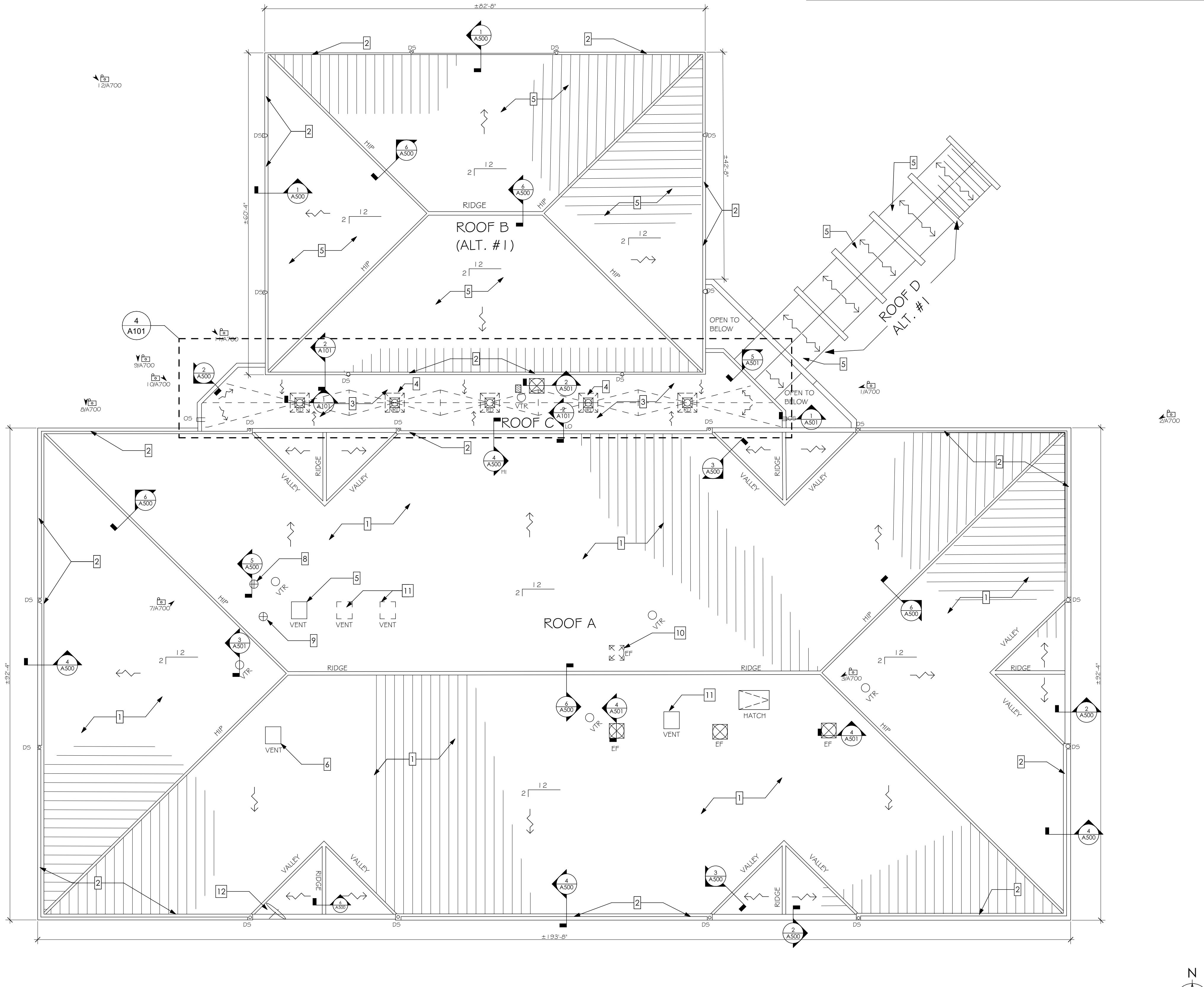
ROOFING LEGEND



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- REMOVE EXISTING ROOF MATERIALS, INCLUDING ROOF MEMBRANES, FLASHING, ROOFING INSULATION, AND BASE SHEET DOWN TO THE STRUCTURAL ROOF SUPPORTS. INSTALL NEW TYPE B METAL ROOF DECKING SYSTEM, MECHANICALLY FASTEN 3" LAYER RIGID ISOCYANURATE INSULATION. ADHERE A 1/2" HIGH DENSITY GYPSUM COVERBOARD INSTALL A HIGH TEMP 45 MIL SELF-ADHESIVE RUBBERIZED ASPHALT WATERPROOFING UNDERLayment MEMBRANE. INSTALL 2" HIGH STANDING SEAM PREFINISHED ALUMINUM METAL ROOF PANEL SYSTEM WITH CONCEALED ANCHOR CLIPS.
- REMOVE EXISTING GUTTERS, DOWNSPOUTS, AND LEADERHEADS. INSTALL PREFINISHED 0.40 ALUMINUM GUTTER AND DOWNSPOUT SYSTEM TO MEET ANSI/SPRI GS-1 REQUIREMENTS AT PERIMETER ROOF. SEAL ALL GUTTER JOINTS AND CONNECTIONS WITH PREMIUM SILICONE SEALANT.
- REMOVE EXISTING ROOF MATERIALS, INCLUDING ROOF MEMBRANES, FLASHING, ROOFING INSULATION, AND BASE SHEET DOWN TO THE STRUCTURAL METAL ROOF DECK. TREAT SEVERELY RUSTED METAL ROOF PANELS, AS NEEDED. MECHANICALLY FASTEN A 2" BASE LAYER AND FOAM ADHERE A 1/4" PER FOOT TAPERED RIGID ISOCYANURATE INSULATION BOARD SYSTEM AND FULLY ADHERE MIN. 1/2" GYPSUM COVER BOARD OVER TAPERED INSULATION WITH MANUFACTURER APPROVED LOW RISE FOAM ADHESIVE. INSTALL 2-Ply UL CLASS 'A' MODIFIED BITUMEN INTERPLY MEMBRANE ROOFING AND FLASHING SYSTEM FULLY ADHERE 80 MIL PVC FLEECE BACKED MEMBRANE ROOFING AND 60 MIL PVC FLASHING SYSTEM.
- INSTALL NEW 4" ROOF DRAINS AND 4" ROOF DRAINAGE SYSTEM TO THE INTO EXISTING DRAINAGE SYSTEM
- HIGH PRESSURE WASH EXISTING STANDING SEAM METAL ROOFING SYSTEM. REPLACE EXPOSED FASTENERS WITH NEW STAINLESS STEEL FASTENERS ONE SIZE LARGER THAN EXISTING AND INSTALL NEW NEOPRENE WASHERS IN CURRENT LOCATIONS.
- PROVIDE 30X30 ALUMINUM INTAKE HOOD WITH ALUMINUM BIRD SCREEN. COOK MODEL 'GR' OR EQUAL. MOUNT TO CURB PER MANUFACTURER'S FLORIDA PRODUCT APPROVAL. CONTRACTOR TO CONFIRM EXISTING CURB SIZE.
- PROVIDE 24X30 ALUMINUM INTAKE HOOD WITH ALUMINUM BIRD SCREEN. COOK MODEL 'GR' OR EQUAL. MOUNT TO CURB PER MANUFACTURER'S FLORIDA PRODUCT APPROVAL. CONTRACTOR TO CONFIRM EXISTING CURB SIZE.
- PROVIDE NEW 3" DOUBLE WALL TYPE 'B' GAS FLUE VENT AND RAIN CAP. EXTEND A MINIMUM 3'-0" ABOVE FINISHED ROOF SURFACE. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
- REMOVE EXHAUST FAN AND CIRCUIT. CAP EXHAUST DUCT ABOVE CEILING AND ABANDON IN PLACE. REMOVE ALL WIRING AND TERMINATE AT THE NEAREST JUNCTION BOX.
- REMOVE MAKE UP AIR FAN AND CIRCUIT. CAP MAKEUP AIR DUCT ABOVE CEILING AND ABANDON IN PLACE. REMOVE ALL WIRING AND TERMINATE AT THE NEAREST JUNCTION BOX.
- REMOVE BALLASTED ANTENNA MOUNT FROM ROOF. REMOUNT ANTENNA TO GABLE PARAPET AND PROVIDE A GOOSE NECK PENETRATION FOR CABLE ACCESS THROUGH THE NEW ROOFING SYSTEM.

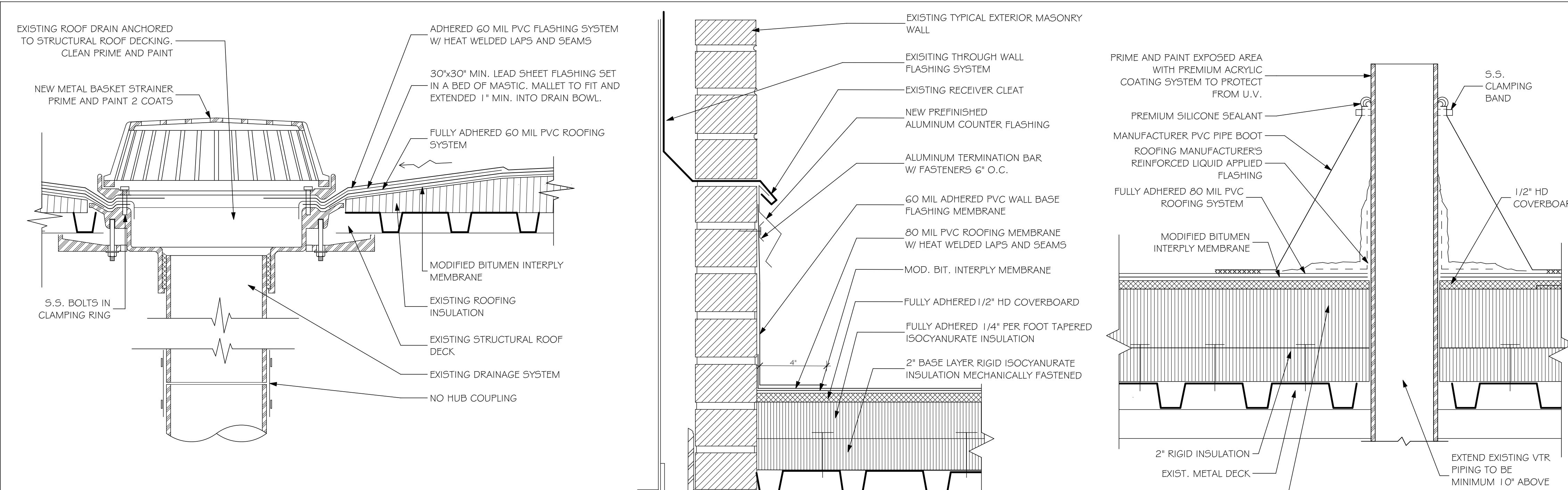


ROOF PLAN

A100

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

0 8' 16' 24'



1 ROOF DRAIN DETAIL

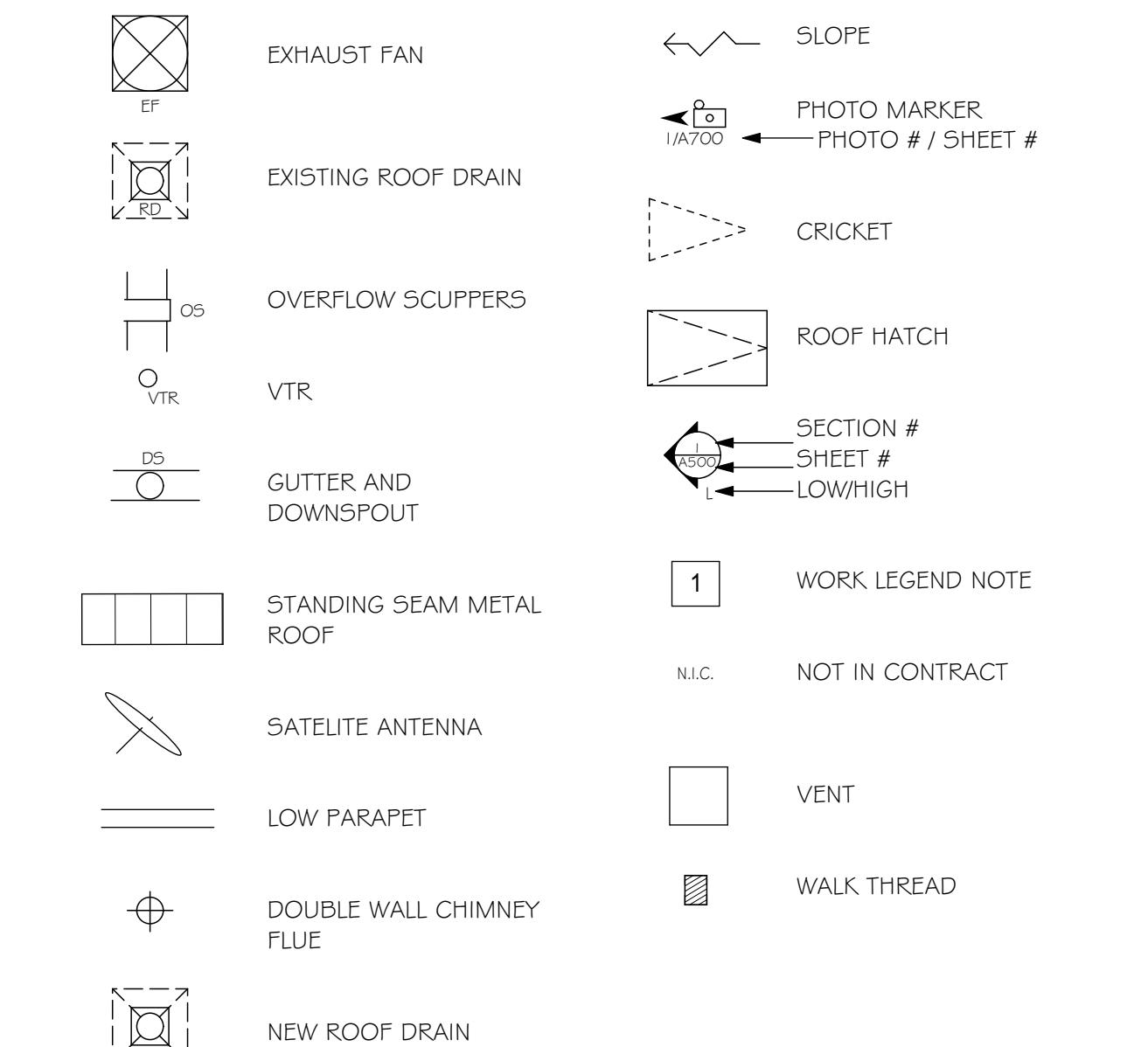
A101 SCALE: 3" = 1'-0"

2 WALL BASE DETAIL

A101 SCALE: 3" = 1'

LOW SLOPE VTR

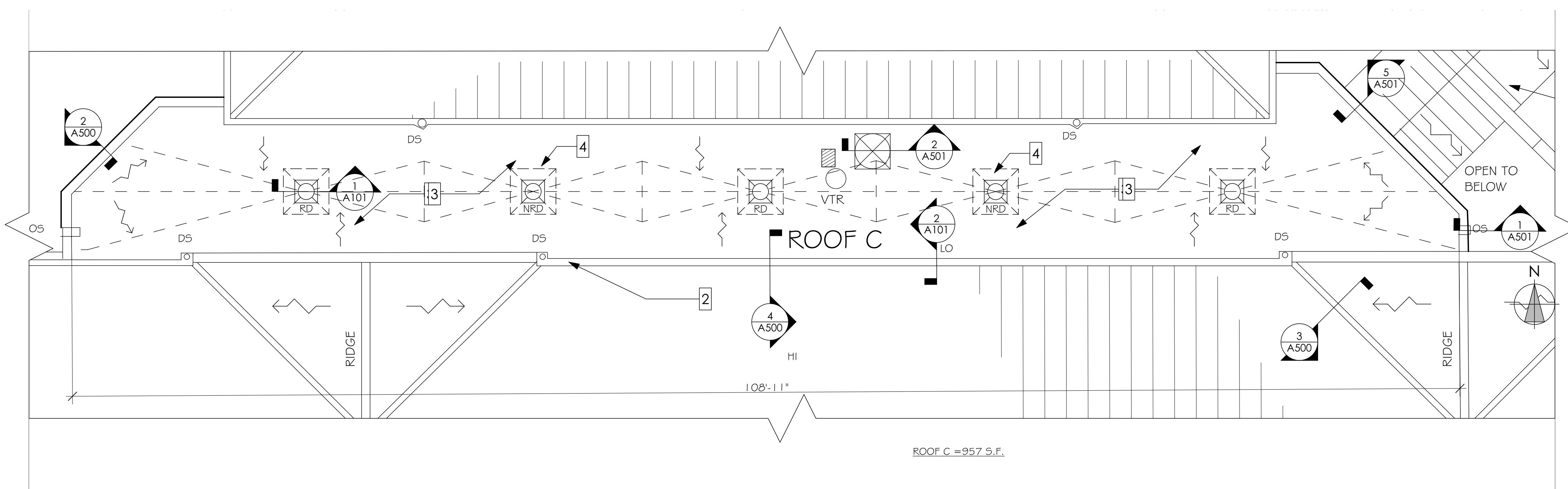
ROOFING LEGEND



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 2. REMOVE EXISTING GUTTERS, DOWNSPOUTS, AND LEADERHEADS. INSTALL PREFINISHED 0.40 ALUMINUM GUTTER AND DOWNSPOUT SYSTEM TO MEET ANSI/ SPRI GS-1 REQUIREMENTS AT PERIMETER ROOF. SEAL ALL GUTTER JOINTS AND CONNECTIONS WITH PREMIUM SILICONE SEALANT.
 3. REMOVE EXISTING ROOF MATERIALS, INCLUDING ROOF MEMBRANES, FLASHING, ROOFING INSULATION, AND BASE SHEET DOWN TO THE STRUCTURAL METAL ROOF DECK. TREAT SEVERELY RUSTED METAL ROOF PANELS, AS NEEDED. MECHANICALLY FASTEN A 2" BASE LAYER AND FOAM ADHERE A 1/4" PER FOOT TAPERED RIGID ISOCYANURATE INSULATION BOARD SYSTEM AND FULLY ADHERE MIN. 1/2" GYPSUM COVER BOARD OVER TAPERED INSULATION WITH MANUFACTURER APPROVED LOW RISE FOAM ADHESIVE. INSTALL 2-PLY UL CLASS 'A' MODIFIED BITUMEN INTERPLY MEMBRANE ROOFING AND FLASHING SYSTEM FULLY ADHERE 80 MIL PVC FLEECE BACKED MEMBRANE ROOFING AND 60 MIL PVC FLASHING SYSTEM.
 4. INSTALL NEW 4" ROOF DRAINS AND 4" ROOF DRAINAGE SYSTEM TO THE INTO EXISTING DRAINAGE SYSTEM
 5. HIGH PRESSURE WASH EXISTING STANDING SEAM METAL ROOFING SYSTEM. REPLACE EXPOSED FASTENERS WITH NEW STAINLESS STEEL FASTENERS ONE SIZE LARGER THAN EXISTING AND INSTALL NEW NEOPRENE WASHERS IN CURRENT LOCATIONS.
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1 ROOF C PLAN

A101 SCALE: 1/8" = 1'-0"

Digitized by srujanika@gmail.com

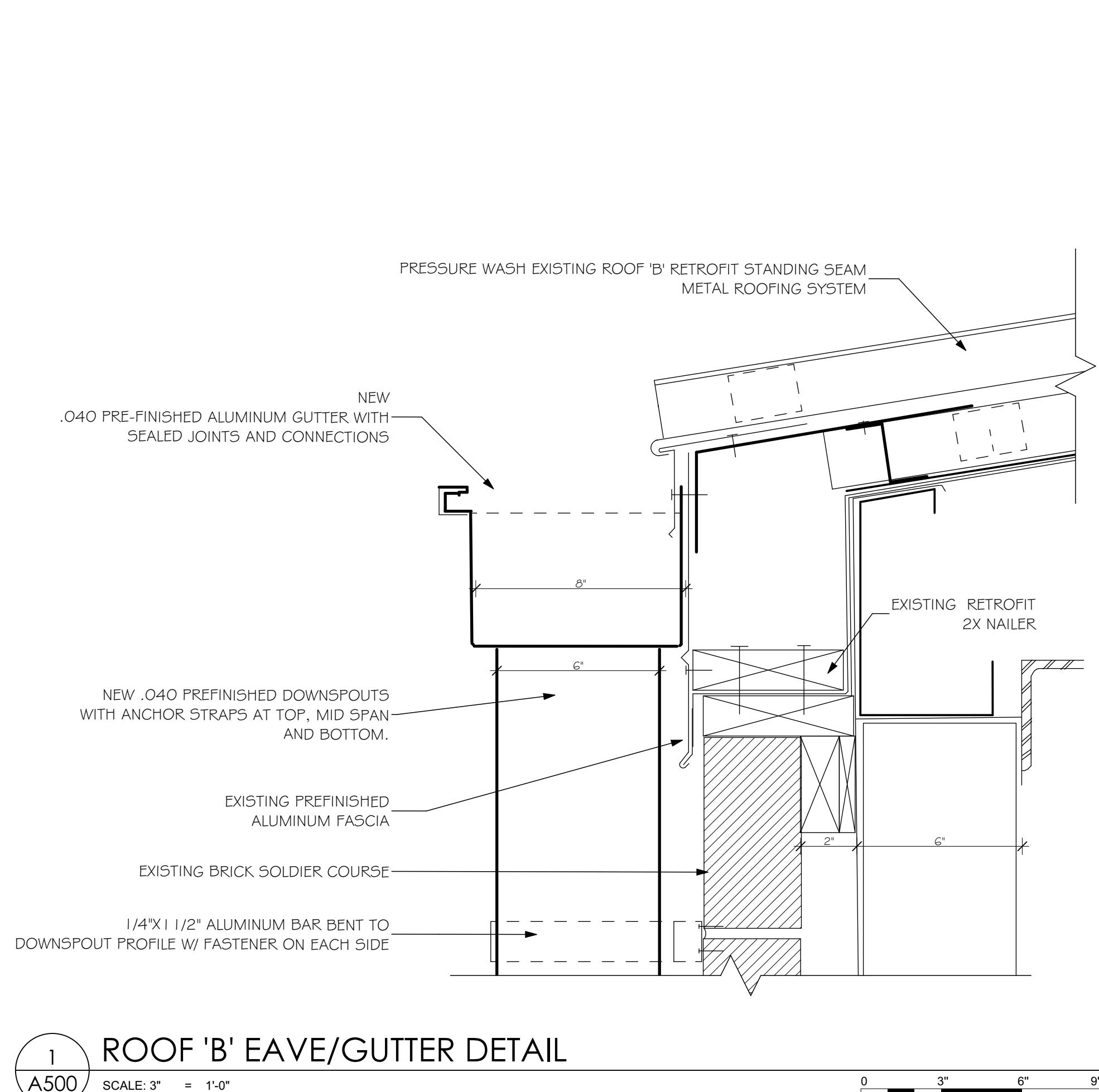
NELSON BUILDING ROOF
BAY COUNTY SCHOOLS
PANAMA CITY, FLORIDA

CONSTRUCTION DOCUMENTS

PROJ. NO.	177625
DATE	1/14/2026
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REVISION DATE	

ROOF C PLAN

A101

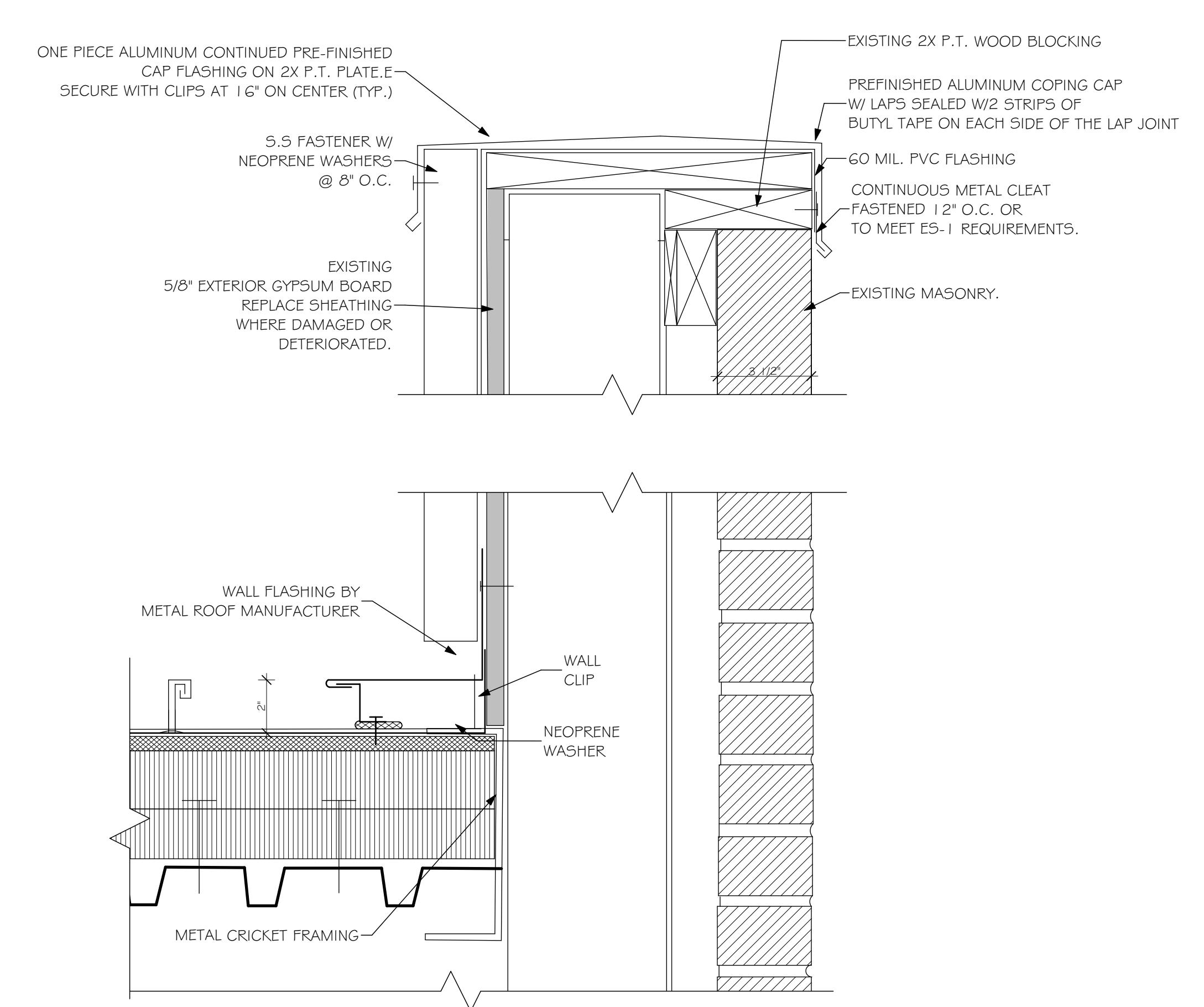


1 ROOF 'B' EAVE/GUTTER DETAIL

A500

SCALE: 3" = 1'-0"

0 3" 6" 9"

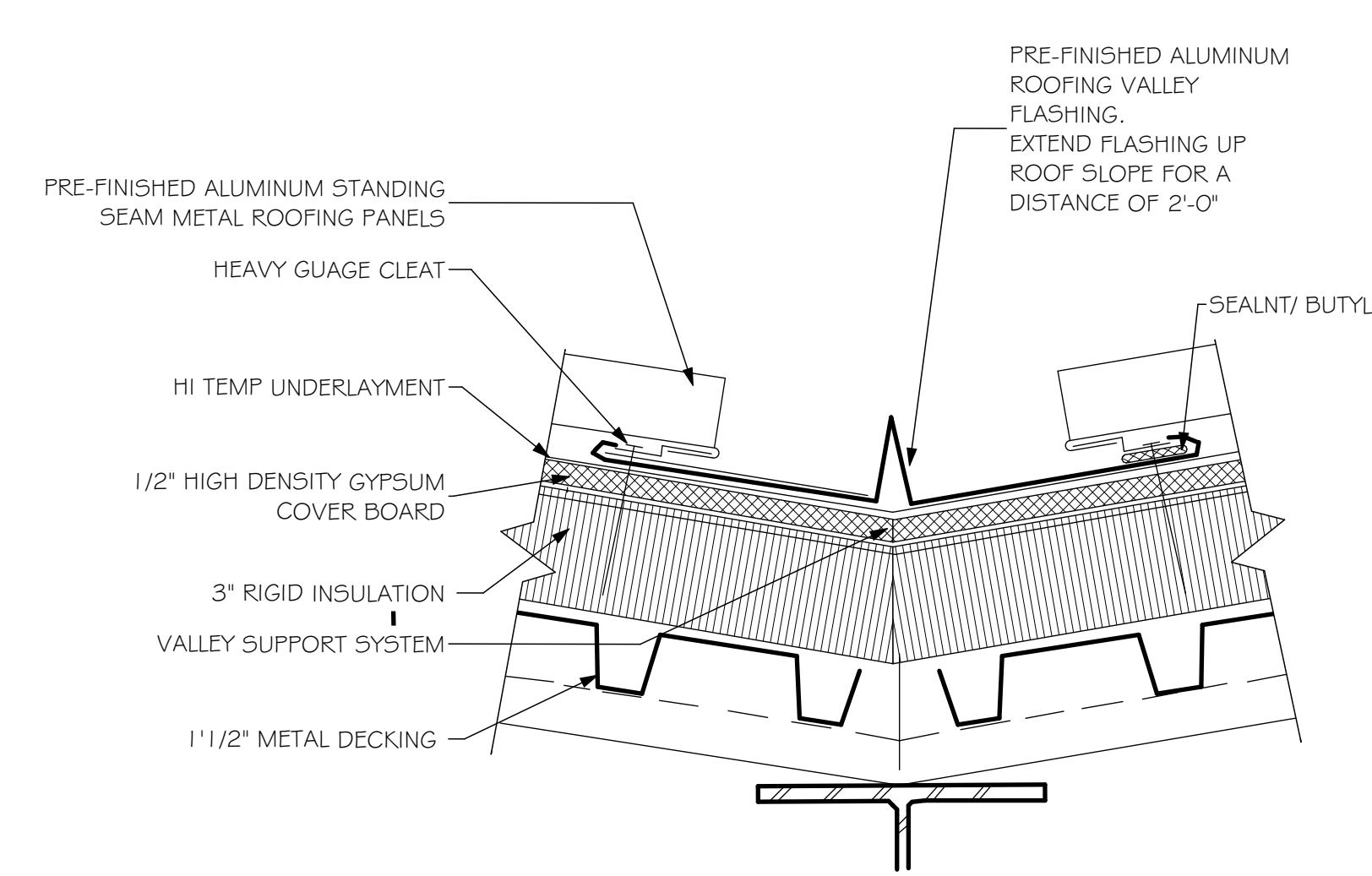


2 PARAPET DETAIL

A500

SCALE: 3" = 1'-0"

0 3" 6" 9"

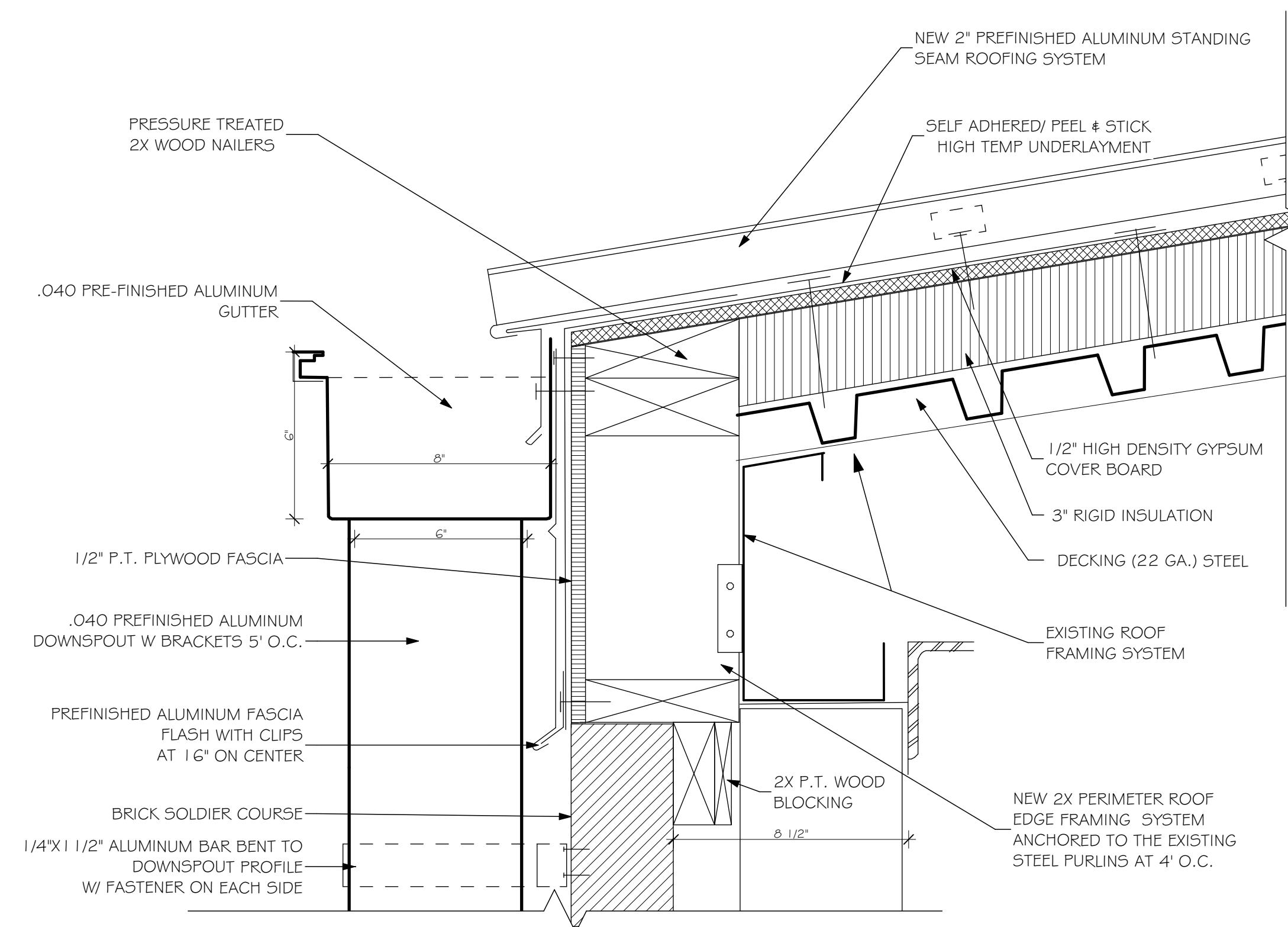


3 VALLEY DETAIL

A500

SCALE: 3" = 1'-0"

0 3" 6" 9"

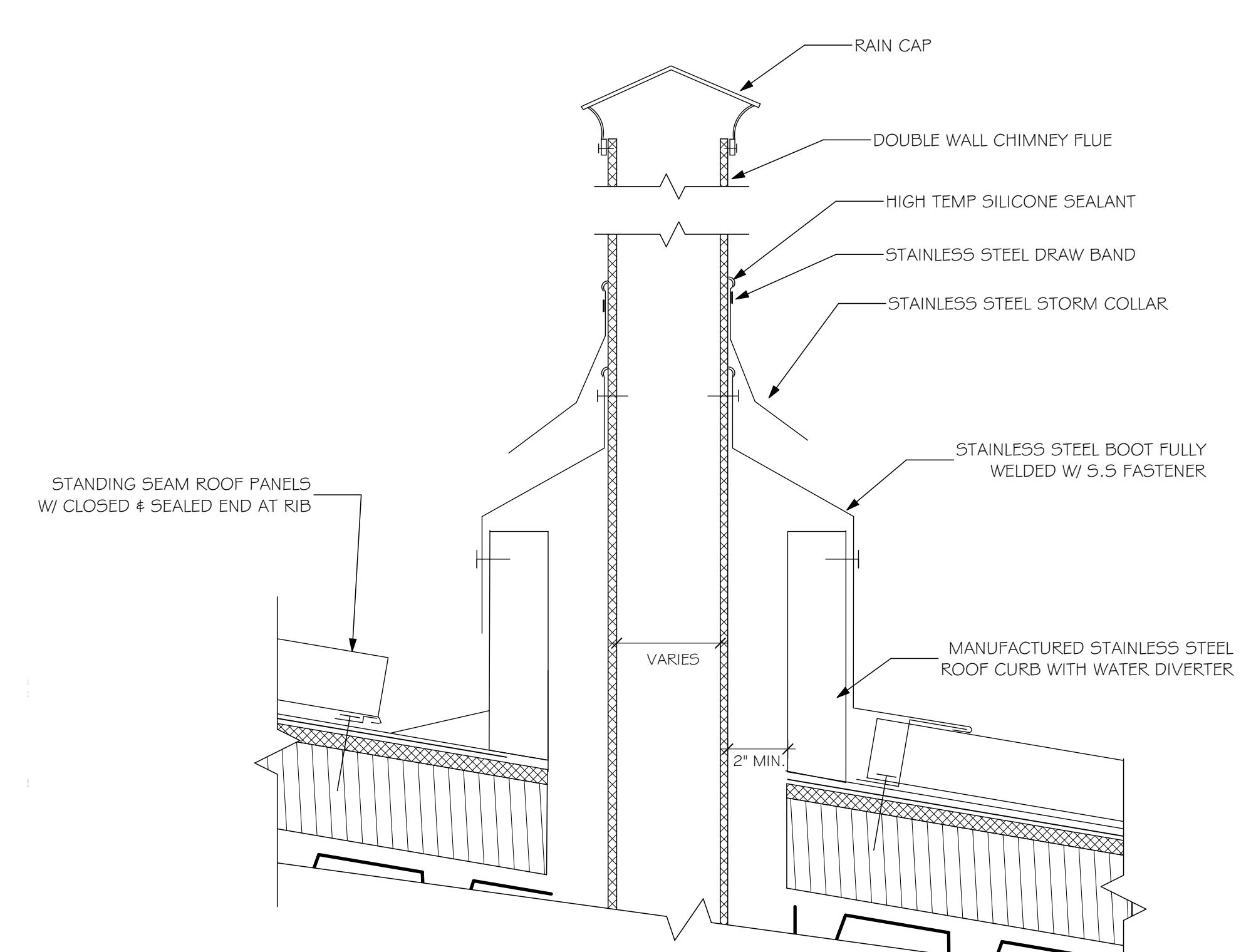


4 ROOF 'A' EAVE EDGE / GUTTER DETAIL

A500

SCALE: 3" = 1'-0"

0 3" 6" 9"

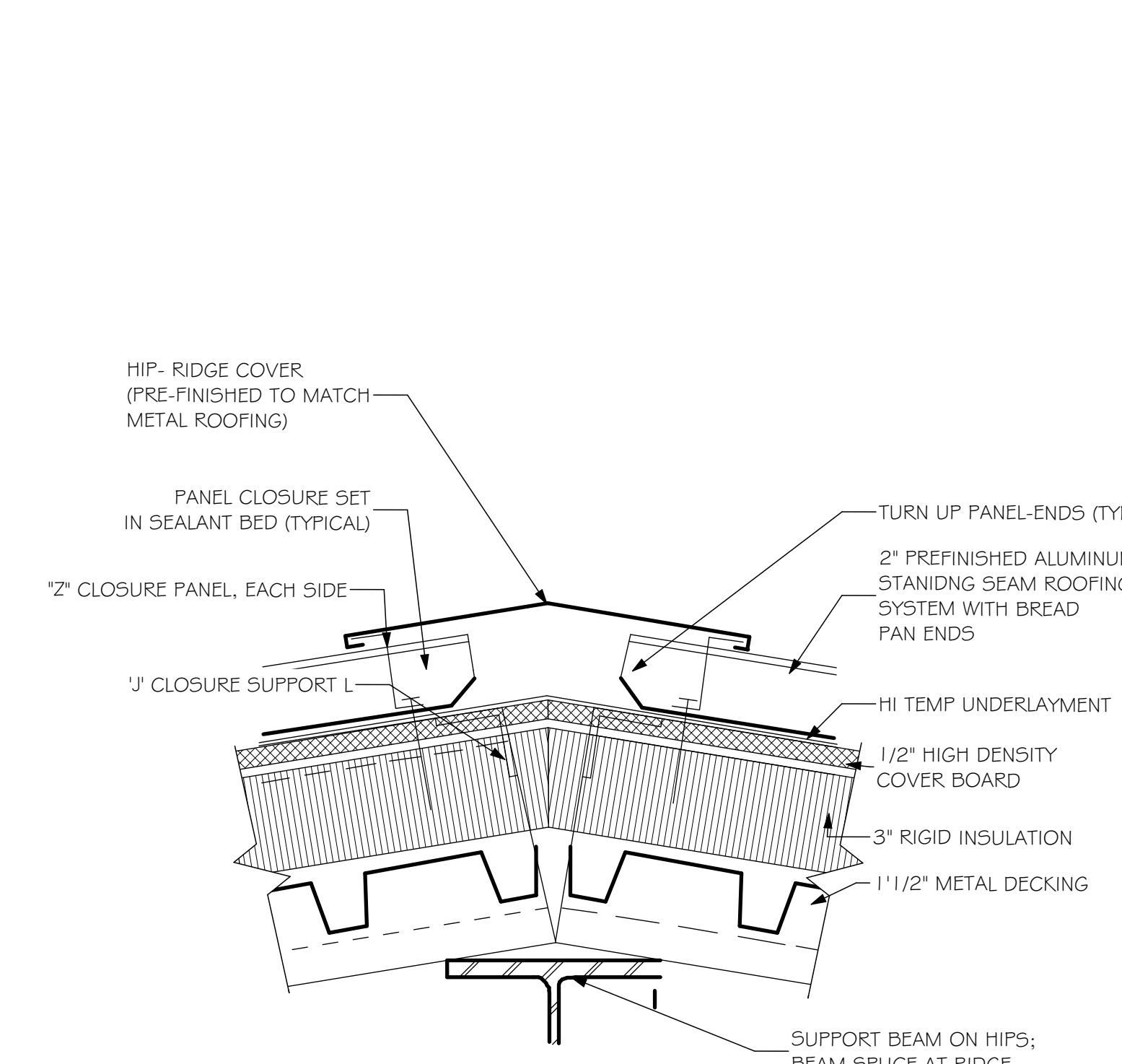


5 GAS FLUE VENT DETAIL

A500

SCALE: 3" = 1'-0"

0 3" 6" 9"



6 HIP/RIDGE DETAIL

A500

SCALE: 3" = 1'-0"

0 3" 6" 9"



**KEVER MCKEE
ENGINEERING**
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BAY COUNTY SCHOOLS
PANAMA CITY, FLORIDA

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REVISION DATE _____

DETAILS

A501

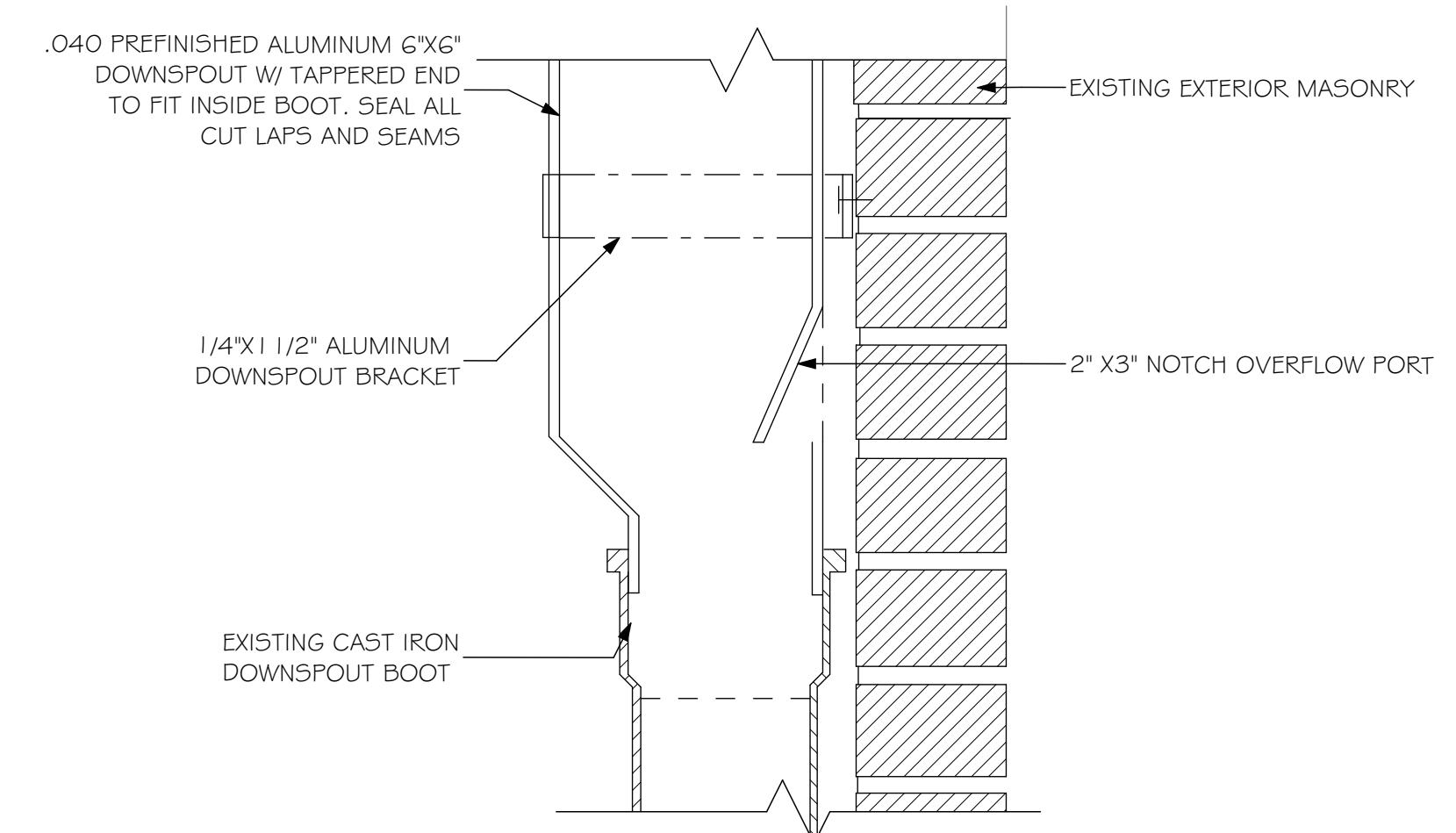
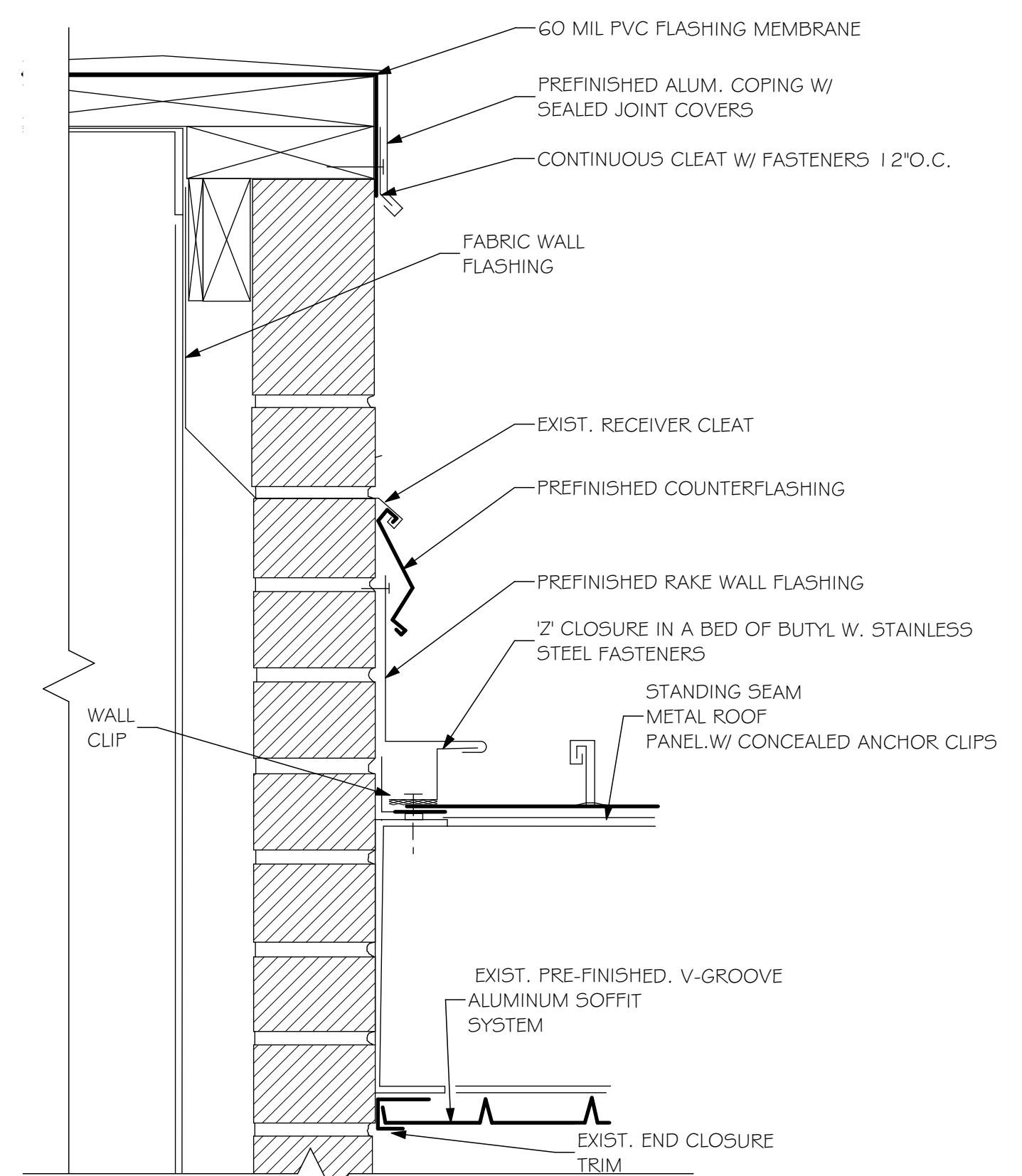
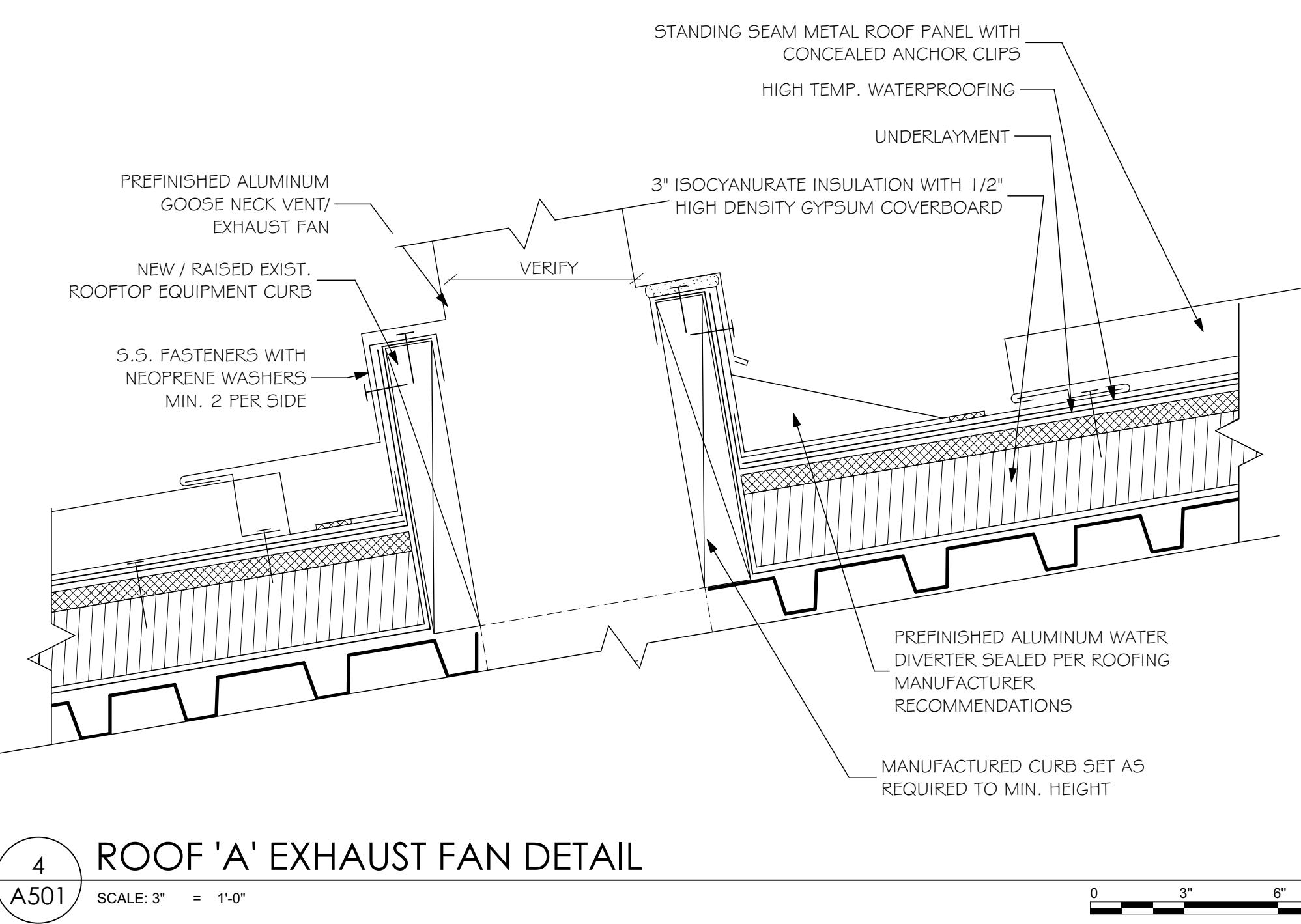
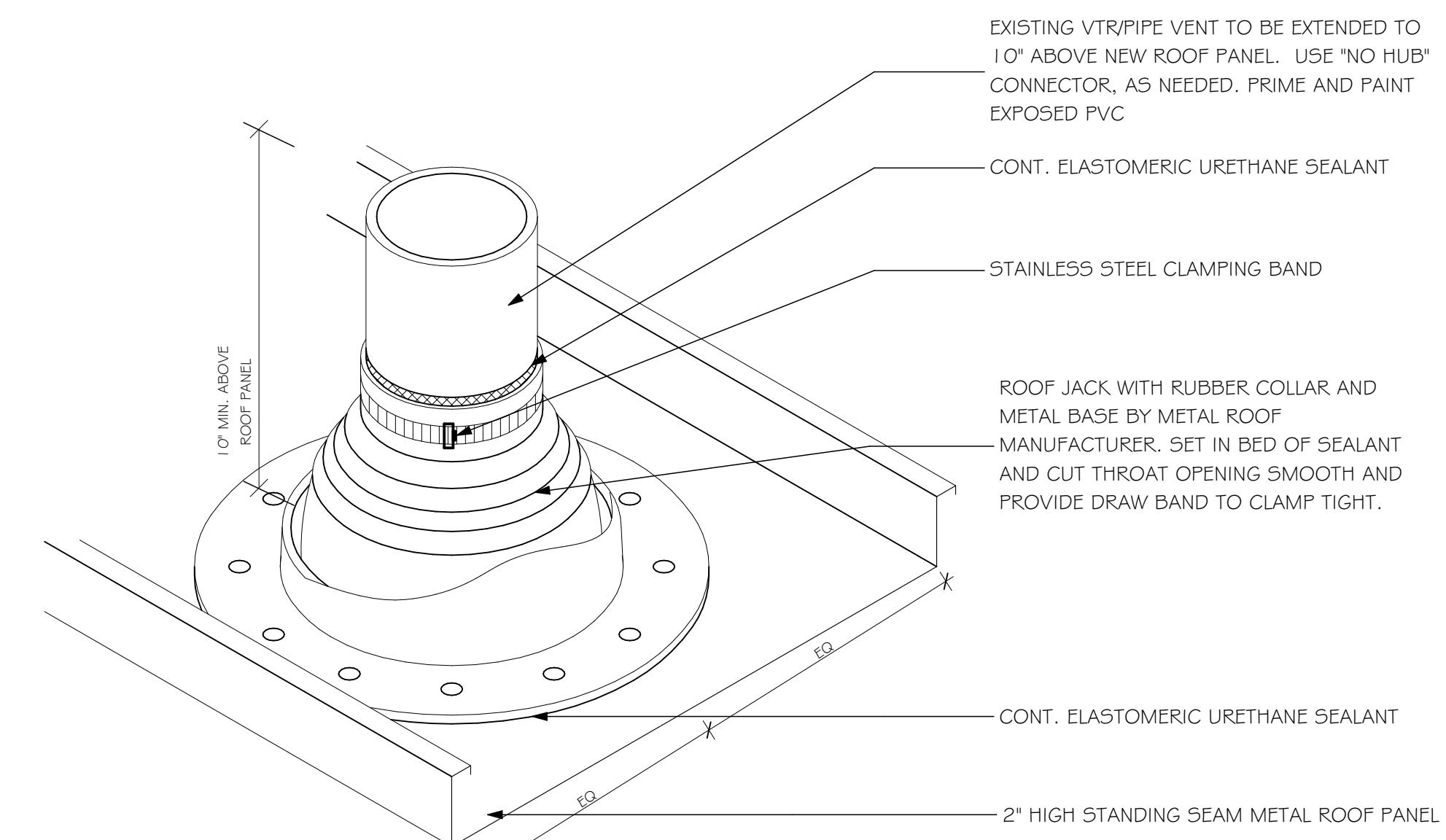
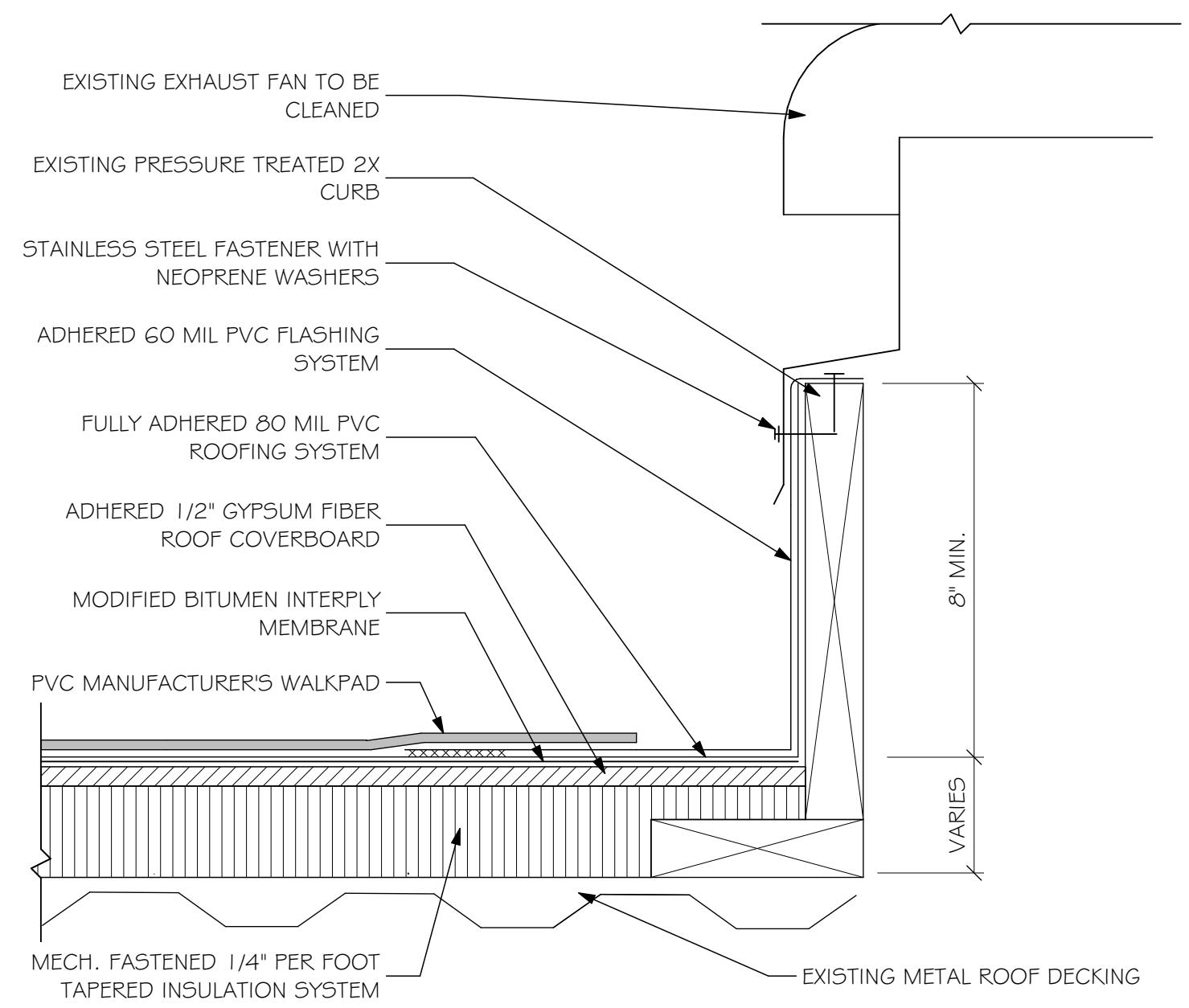
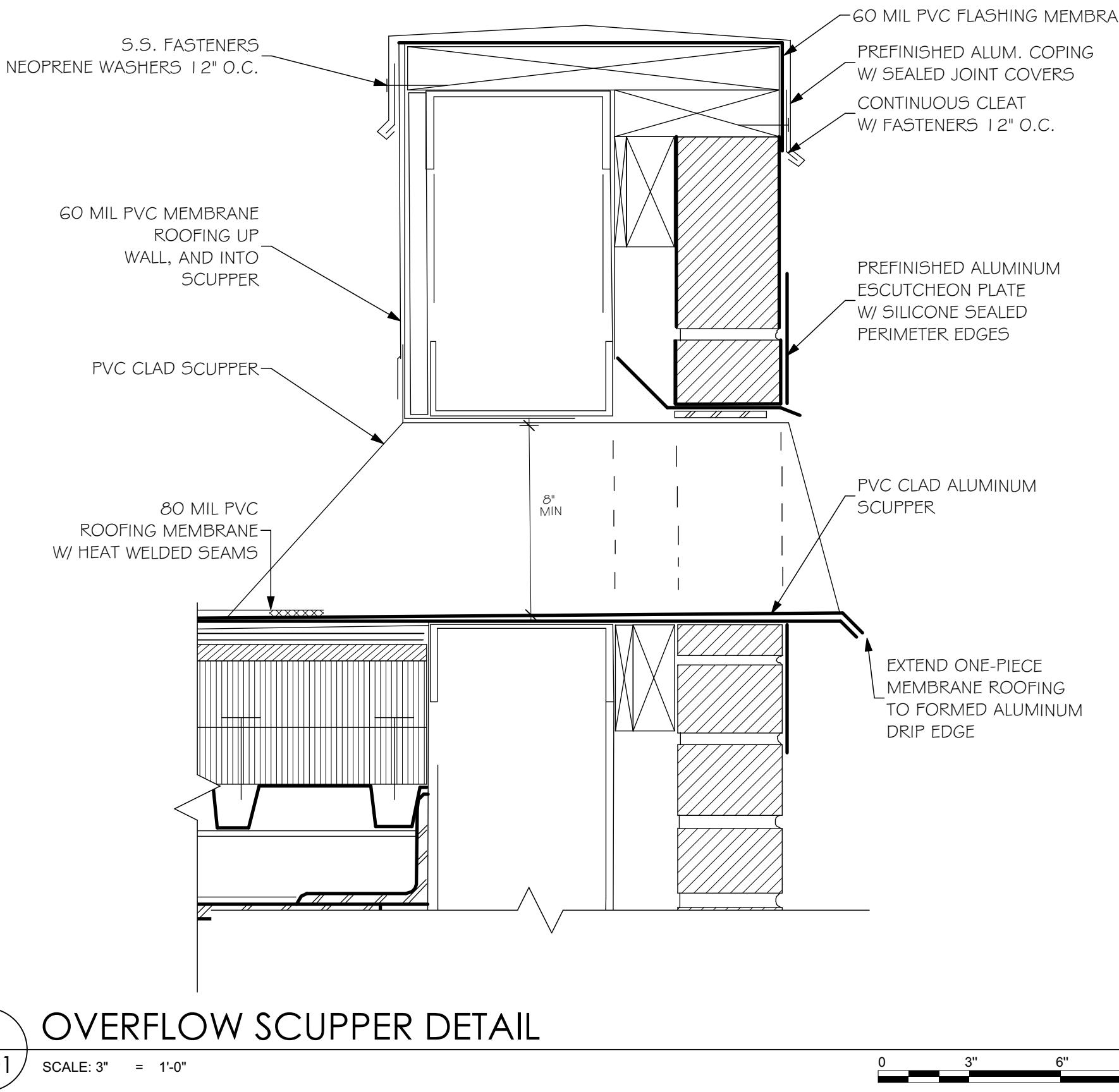




PHOTO 1
A700

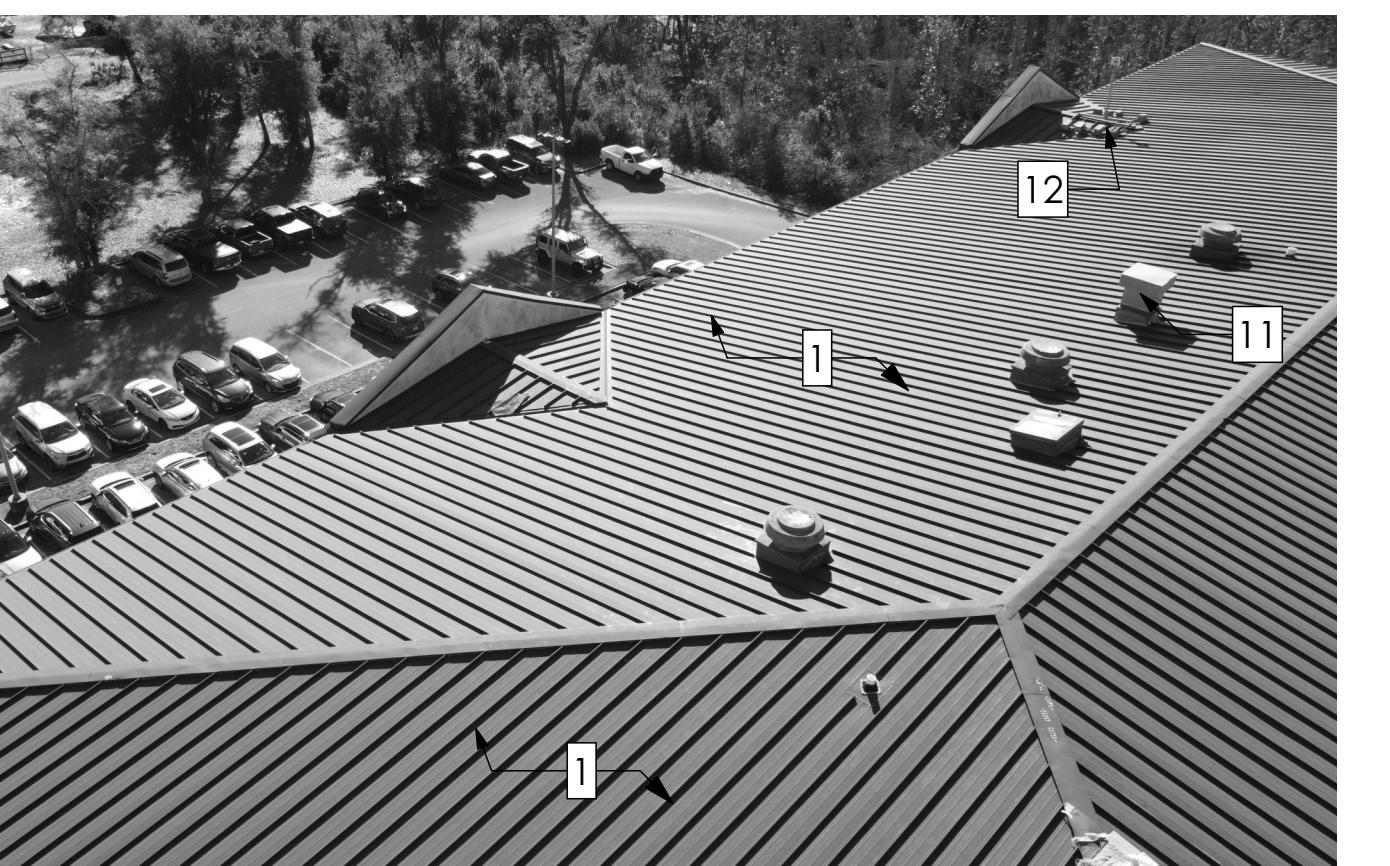


PHOTO 2
A700



PHOTO 3
A700

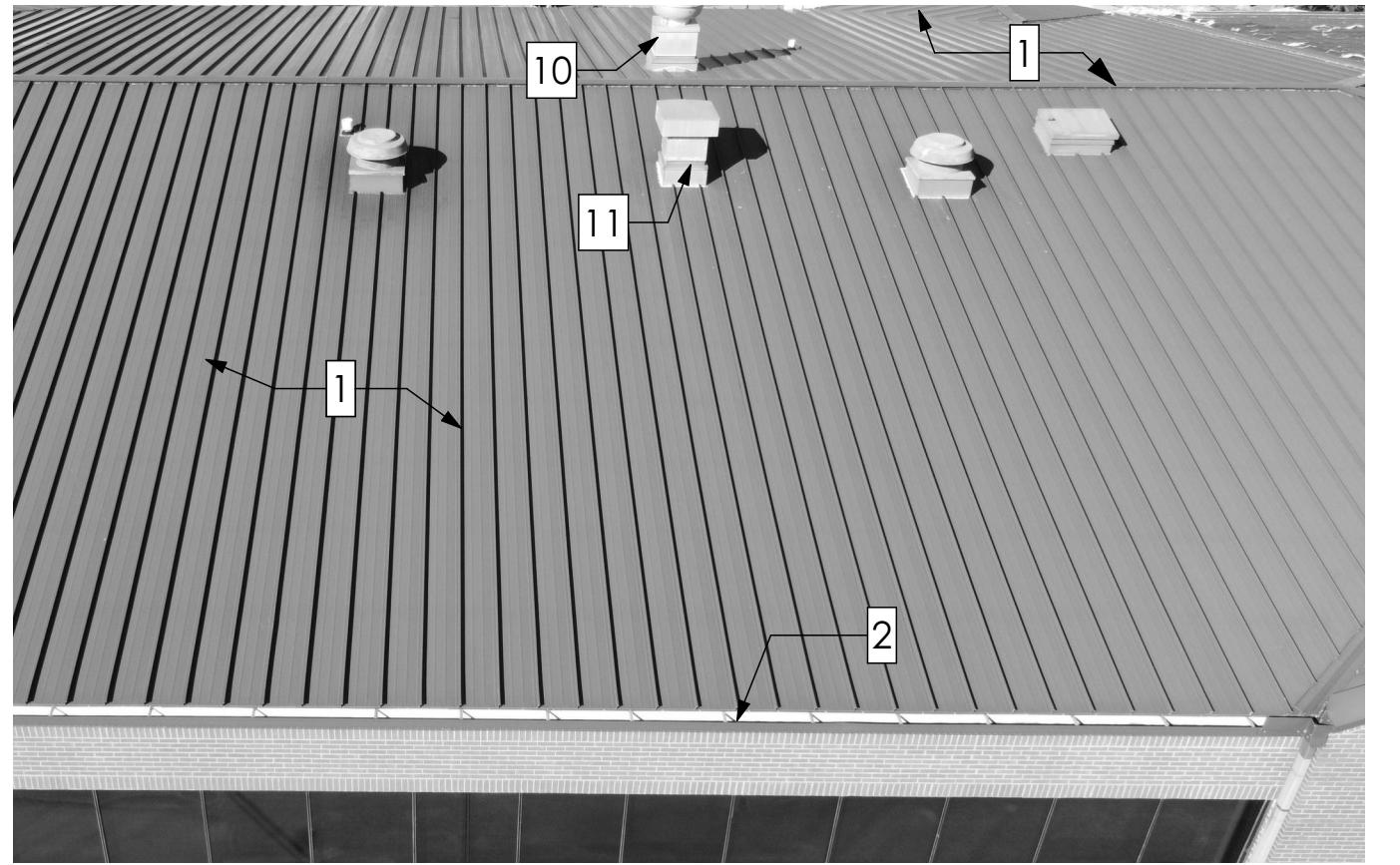


PHOTO 4
A700



PHOTO 5
A700



PHOTO 7
A700



PHOTO 8
A700

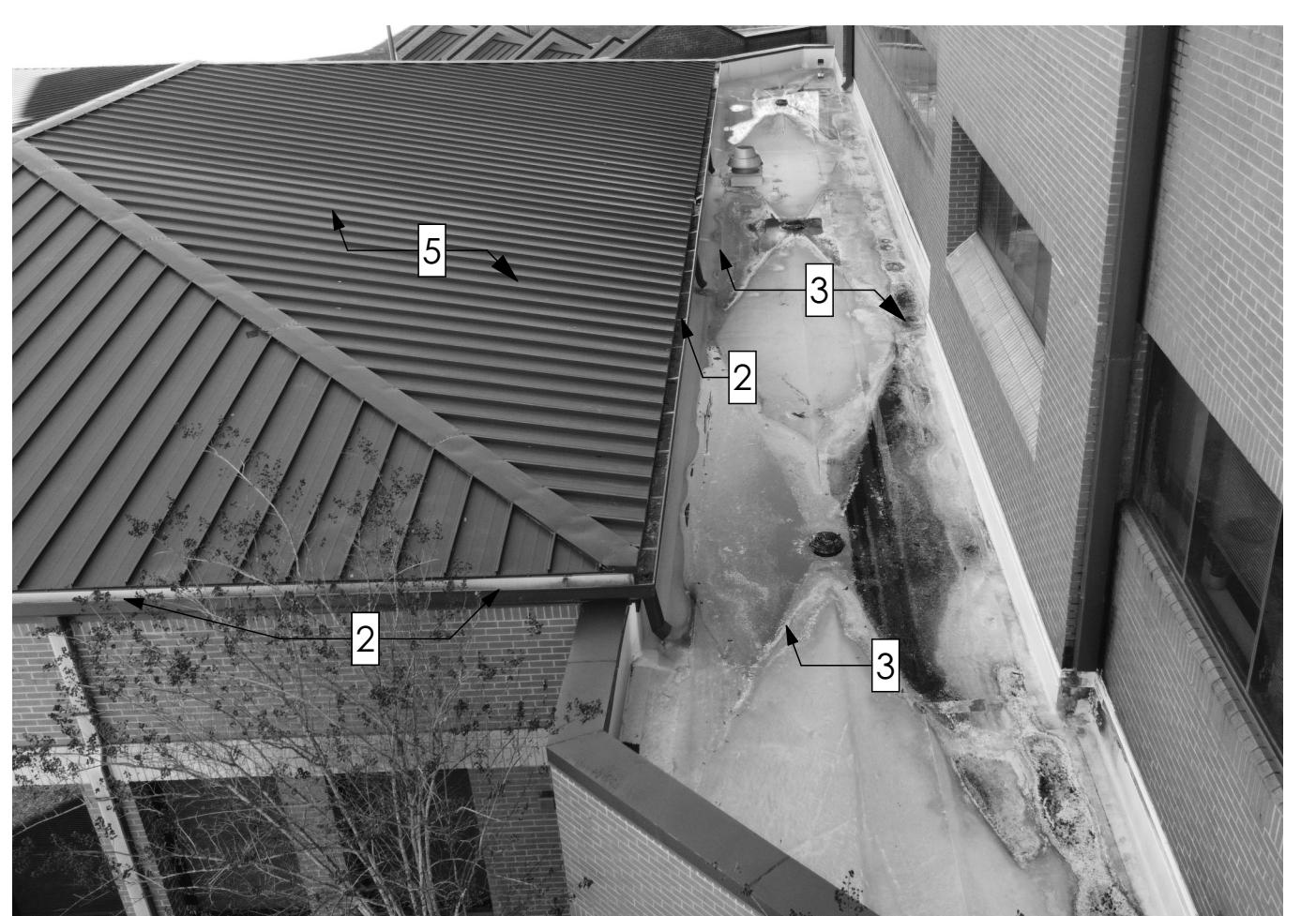


PHOTO 10
A700



PHOTO 11
A700

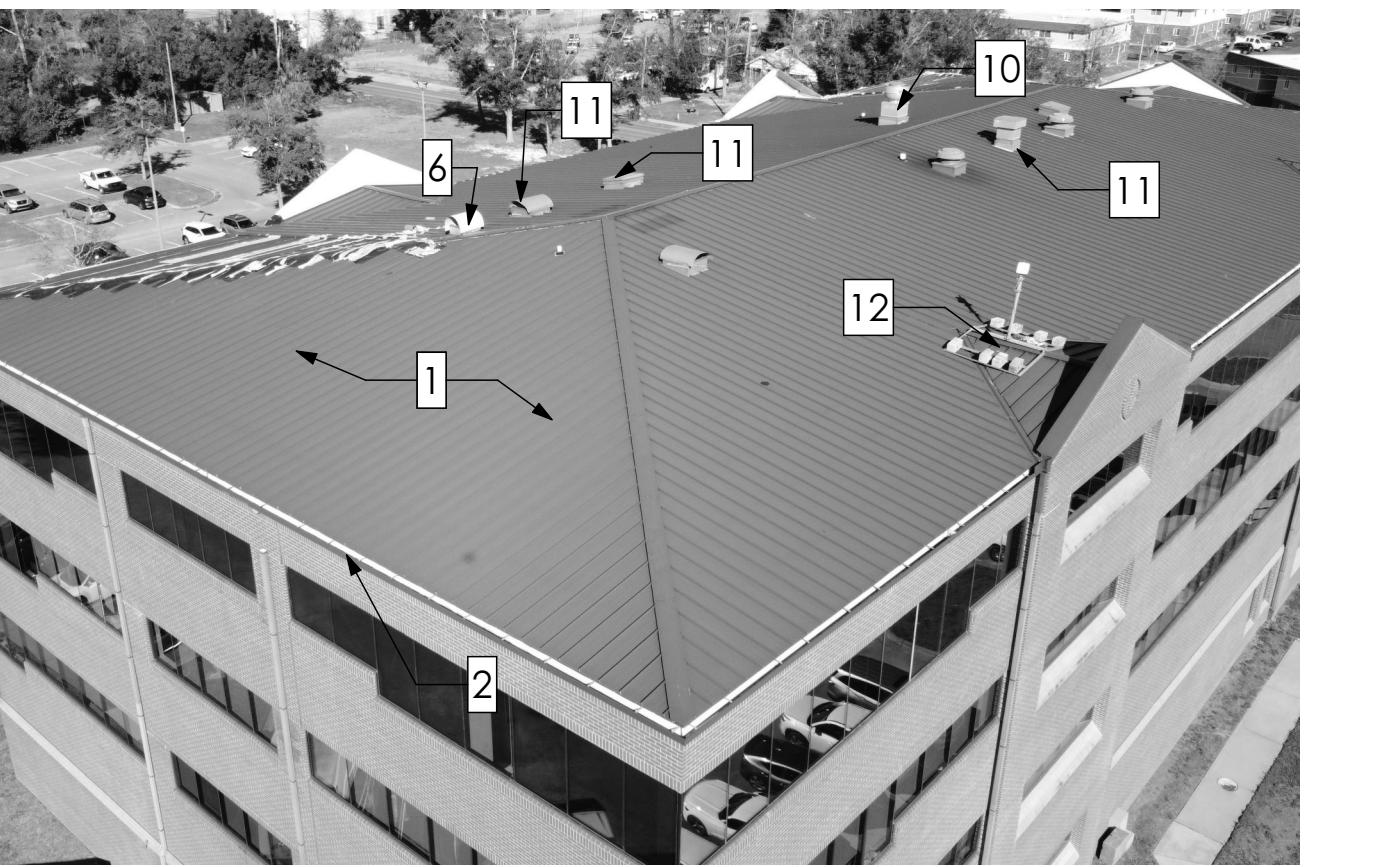


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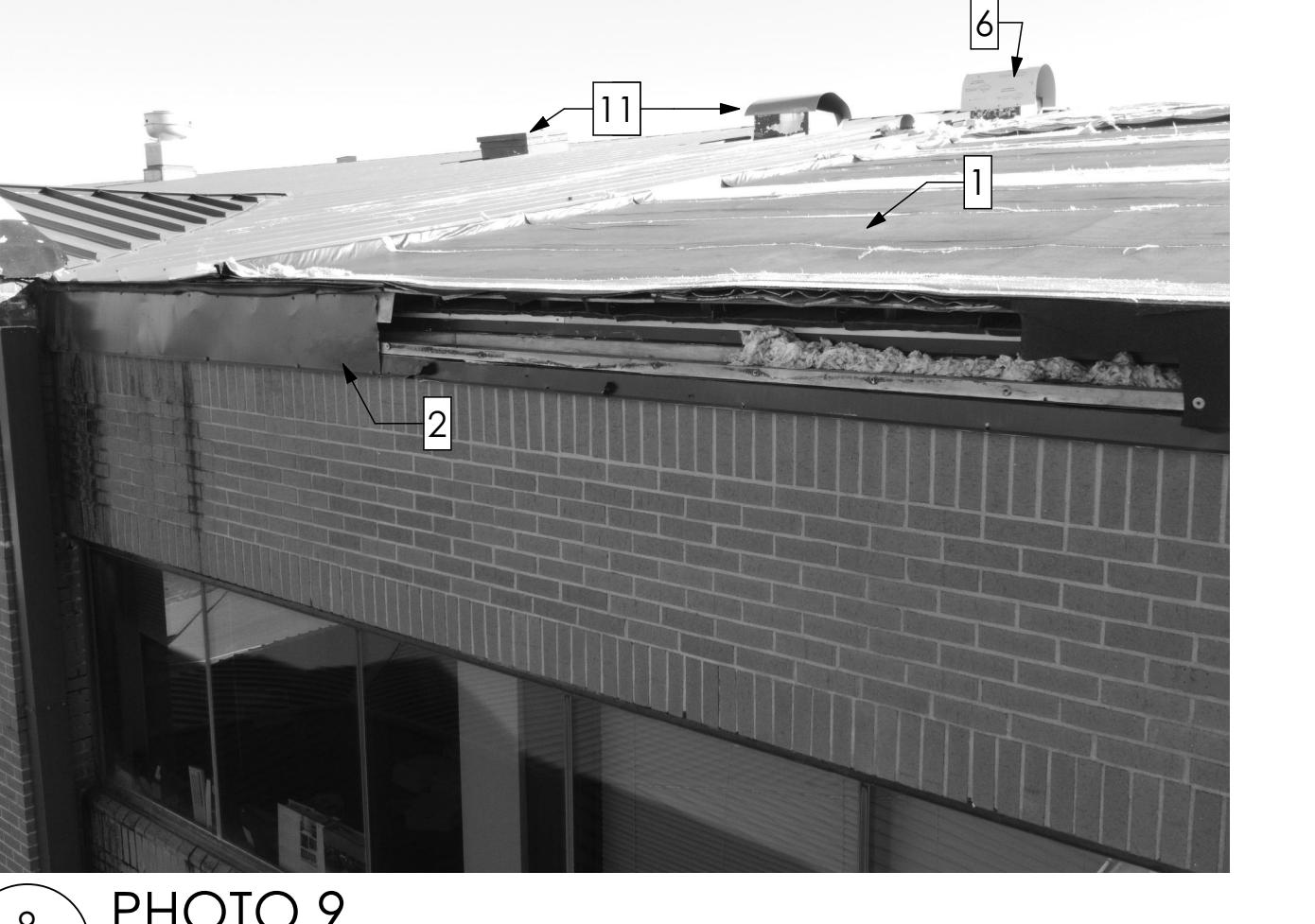


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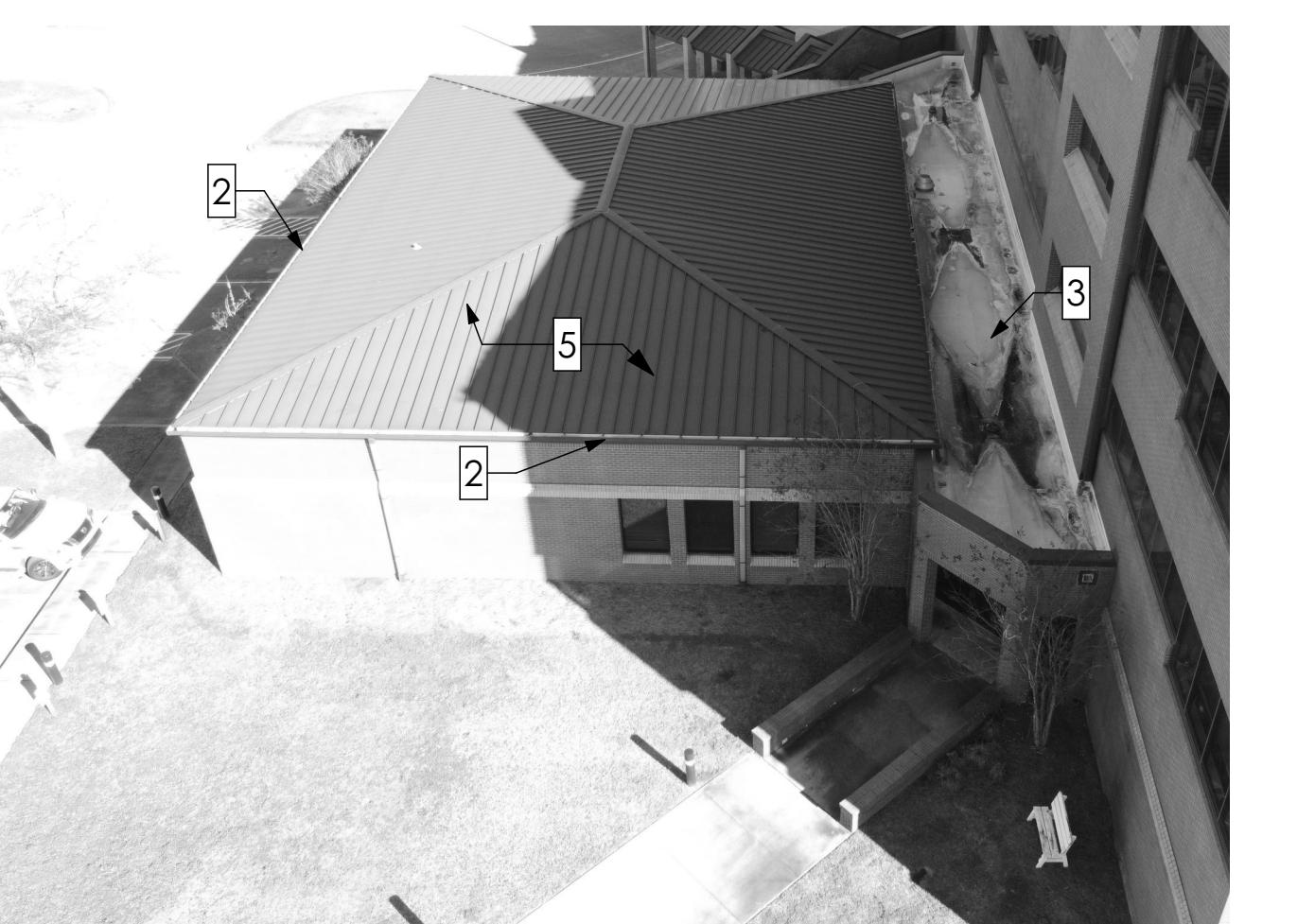
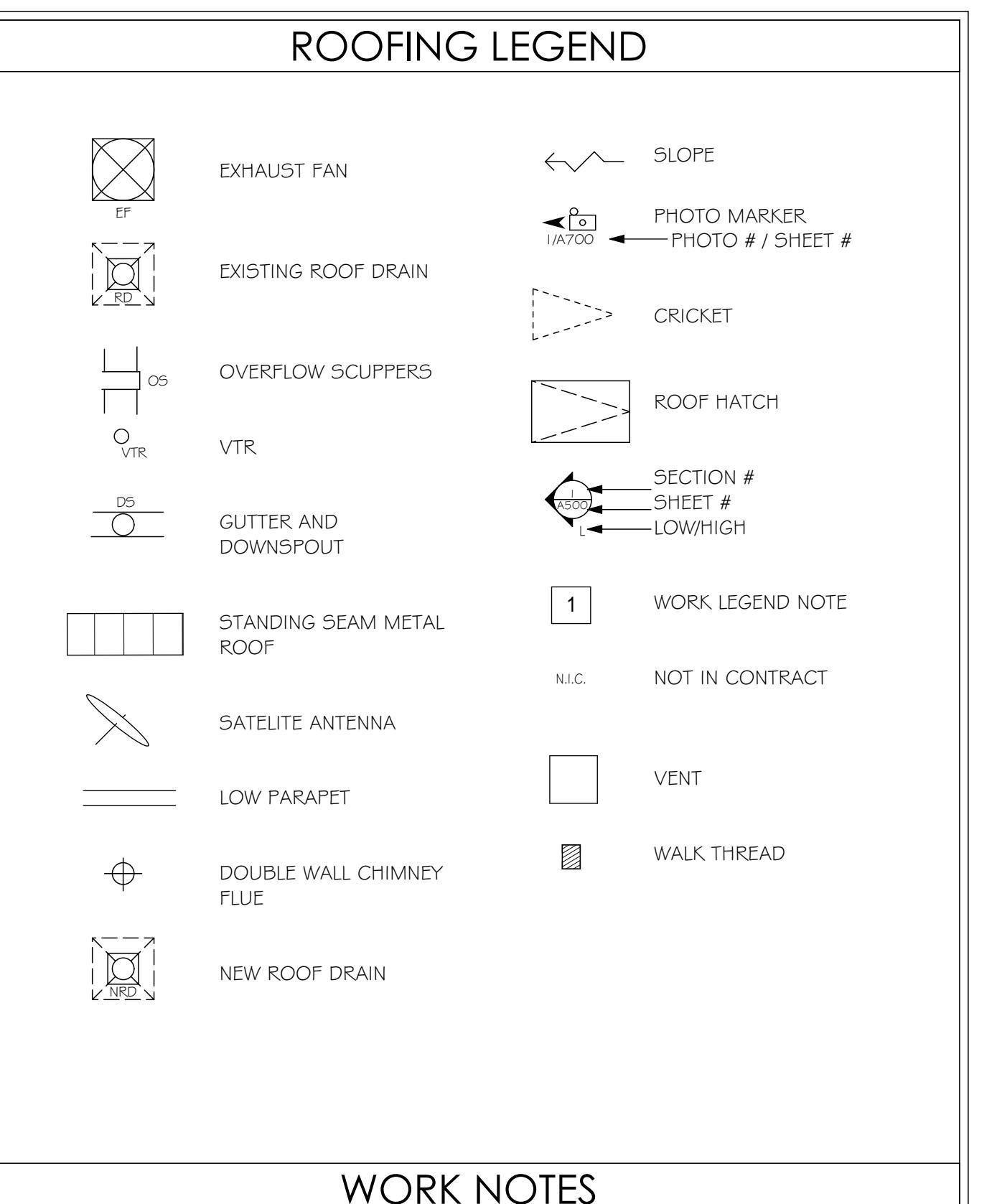


PHOTO 12
A700



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PANAMA CITY, FLORIDA

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PHOTOS

A700