BACK BAY HIGH SCHOOL NEW ROOFING

Newport-Mesa Unified School District

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AGENCY APPROVAL

DIV. OF THE STATE ARCHITECT
APP. 04-119056 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☐
DATE: 04.14.2020

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ABBREVIATIONS

A

AB	ANCHOR BOLT
AC	ACOUSTICAL SEALANT
ACC	ARCHITECTURAL CAST IN PLACE CONCRETE
ACM	ALUMINIUM COMPOSITE METAL
ACOUS	ACOUSTICAL
ADJUST	AADJUSTABLE
ADJ	ADJACENT
AD	ACCESS DOOR
AF	ACCESS FLOORING
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
AL	ALUMINIUM
ALT	ALTERNATE
ALUM	ALUMINIUM
ANG	ANGLE
ANOD	ANODIZED
APPROX	APPROXIMATELY
APC	ACOUSTICAL PANEL CEILING
ARCH	ARCHITECT/ARCHITECTURAL
ASPH	ASPHALT
ATC	ACRYLIC TEXTURED COATING
ATN	ATTENUATION/ATTENUATING
AUTO	AUTOMATIC
AUX	AUXILIARY
AVE	AVENUE
AVG	AVERAGE
A/C	AIR CONDITIONING
A/V	AUDIO VISUAL

B

B	BASE
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BLK	BLOCK
BM	BEAM
BOT	BOTTOM
B.O.	BOTTOM OF
BR	BICYCLE RACK
BRG	BEARING
BRK	BRICK
BRKT	BRACKET
BSMT	BASEMENT
BTW	BETWEEN
B&B	BALLED & BUR LAPPED
B-B	BACK TO BACK
B.M.	BENCH MARK
B/F	BOTH FACES

C

CAB	CABINET
CB	CATCH BASIN
CCTV	CLOSED CIRCUIT TELEVISION
CEM	CEMENT
CER	CERAMIC
CFCI	CONTRACTOR FURNISH, CONTRACTOR INSTALL
CFMF	COLD FORMED METAL FRAMING
CFOI	CONTRACTOR FURNISH, OWNER INSTALL
CFT	CORK FLOOR TILE
CIP	CAST IN PLACE CONCRETE
CJ	CONTROL JOINT
CKBD	CHALKBOARD
CLG	CEILING
CLR	CLEAR(ANCE)
CL	CLOSET
CM	CONSTRUCTION MANAGER
CMU	CONCRETE MASONARY UNIT
CNTR	COUNTER
COL	COLUMN
COMPRESS	COMPRESSIBLE
COMP	COMPOSITION
CONC	CONCRETE
COND	CONDITION
CONF	CONFERENCE
CONST	CONSTRUCTION
CONTR	CONTRACTOR
CONT	CONTINUOUS
CORRU	CORRUGATED
CORR	CORRIDOR
CPS	CARPET SHEET
CPT	CARPET TILE
CR	CLASSROOM
CSM	CAST STONE MASONARY
CSMT	CASEMENT
CTR	CENTER
CTSK	COUNTERSUK
CU FT	CUBIC FOOT (FEET)
CU YD	CUBIC YARD
CW	COLD/CHILLED WATER
C-C	CENTER TO CENTER
C.O.	CASED OPENING

D

d	PENNY
D.###	SHEET NOTE - DEMO PLAN
D	DEEP/DEPTH
DBL	DOUBLE
DEFL	DEFECTION
DEFS	DECORATIVE EXTERIOR FINISH
DF	DRINKING FOUNTAIN
DGL	DECORATIVE GLASS
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DISC	DISCONNECT
DISP	DISPENSER
DL	DEAD LOAD
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DSC	DIMENSIONAL STONE CLADDING
DTL	DETAIL
DWG(S)	DRAWING(S)

E

EA	EACH
EFOB	EXTERIOR FACE OF BUILDING
EFCI	EQUIPMENT VENDOR PROVIDED, CONTRACTOR INSTALLED
EFEI	EQUIPMENT VENDOR PROVIDED EQUIPMENT VENDOR INSTALLED
EFOI	EQUIPMENT VENDOR PROVIDED OWNER INSTALLED
EFTI	EQUIPMENT VENDOR PROVIDED TENANT INSTALLED
EJ	EXPANSION JOINT
ELAS	ELASTIC (ELASTOMERIC)
ELEC	ELECTRICAL
ELEV	ELEVATOR
EL	ELEVATION
ELAST	ELASTOMERIC
EM	ENTRANCE FLOOR MATS
EMER	EMERGENCY
EP	EXPLOSION PROOF
EQUIP	EQUIPMENT
EQ	EQUAL
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EW	EACH WAY
EXH	EXHAUST
EXIST	EXISTING
EXPAN	EXPANSION
EXP	EXPOSED
EXT	EXTERIOR

F

F.###	SHEET NOTE - FINISH PLAN
FN.###	SHEET NOTE - FURNITURE PLAN
FA	FIRE ALARM
FC	FIRE CODE
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEB	FIRE EXTINGUISHER, BRACKET
FEC	FIRE EXTINGUISHER, CABINET
FF	FACTORY FINISH
FG	ENTRANCE FLOOR GRILLES
FGC	FIBERGLASS CORE
FH	FIRE HYDRANT
FIN	FINISH/ FINISHED
FIXT	FIXTURE
FLRG	FLOORING
FLR	FLOOR
FLSHG	FLASHING
F.P.W.	FLOOD PROTECTION WALL
FL	FLOW LINE
FM	FACTORY MUTUAL
FND	FOUNDATION
FR GL	FRITTED GLASS
FRP	FIBER REINFORCED PLASTIC
FRPF	FIREPROOF(ING)
FSEC	FOOD SERVICE EQUIPMENT CONTRACTOR
FS	FULL SIZE
FTG	FOOTING
F.T.	FIRE TREATED
FT	FOOT (FEET)
FURN	FURNISH
FURR	FURRED/FURRING
FV	FIELD VERIFY
FVC	FIRE VALVE CABINET
FWC	FABRIC WALL COVERING
FWP	FABRIC WRAPPED WALL PANELS

G

GALV	GALVANIZED
GAL	GALLON
GA	GUAGE
GC	GENERAL CONTRACTOR
GD	GUARD
GEN	GENERAL
GF	GLASS FILM
GI	GALVANIZED IRON
GL	GLASS, GLAZING
GL BLK	GLASS BLOCK
GMP	GUARANTEED MAXIMUM PRICE
GR	GRADE, GRADING
GRP	GRAVEL
GRT	GROUT
GSF	GLAZING SURFACE FILM
GSF	GROSS SQUARE FOOT
GYP	GYPSUM

H

HB	HOSE BIB
HC	HOLLOW CORE
HDCP	HANDICAPPED
HDWR	HARDWARE
HD	HEAD
HFS	HALF FULL SIZE
HLB	HORIZONTAL LOUVER BLINDS
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HW	HOT WATER
HYD	HYDRANT

I

ID	INSIDE DIAMETER
INCL	INCLUDE
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
IN	INCH
IPS	INSIDE PER SIZE

J

JAN	JANITOR
JST	JOIST
JT	JOINT

L

LAM	LAMINATE (D)
LAV	LAVATORY
LGTH	LENGTH
LH	LEFT HAND
LV	LEVEL
LIN	LINEAR
LL	LIVE LOAD
LT	LIGHT
LVR	LOUVER
LWT	LIGHTWEIGHT

M

M	METER
MM	MILLIMTER
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEJ	MASONRY EXPANSION JOINT
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MF	METAL FINISHES
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	METAL LATH
MLDG	MOULDING
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MSV	MANUFACTURED STONE VENEER
MTD	MOUNTER
MTG	MOUNTING
MTL	METAL
MULL	MULLION
MWP	METAL WALL PANEL

N

NIC	NOT IN CONTRACT
NOM	NOMINAL
NO. OR#	NUMBER
NRA	NET RENTABLE SQUARE FOOT
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE

O

OA	OVERALL
OC	ON CENTER(S)
OCD	OVERHEAD COILING DOOR
OCG	OVERHEAD COILING GRILLES
OD	OUTSIDE DIAMETER
OFCI	OWNER FUNISHED/CONTRACTOR INSTALLED
OFF	OFFICE
OFOI	OWNER FURNSIHED/OWNER INSTALLED
OH	OVERHEAD
OP	OPERABLE PARTITION
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
O.S.	OVERFLOW SCUPPER
O/A	OUTSIDE AIR

P

P.###	SHEET NOTE - FLOOR PLAN
PW.###	SHEET NOTE - POWER PLAN
PAC	ARCHITECTURAL PRECAST CONCRETE
PART	PARTITION
PC	POLISHED CONCRETE
PCF	POUNDS PER CUBIC FOOT
PDP	PREFINISHED DECORATIVE PANELS
PERF	PERFORATED
PL	PLASTIC LAMINATE
PLAST	PLASTER
PLAS	PLASTIC
PLBG	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PRKG	PARKING
PR	PAIR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
PTD	PAINTED
PTS	PAINTED
PVC	POLYVINYL CHLORIDE
PVG	PAVING
PVMT	PAVEMENT
P.L.	PROPERTY LINE
PL	PLASTIC LAMINATE
P/C	PRECAST
PFP	PREFINISHED PANEL

Q

QT	QUARRY TILE

R

R.###	SHEET NOTE - REFLECTED CEILING PLAN
R	RISER
RAD	RADIUS
RBA	RESILIENT BASE AND ACCESSORY
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING BAR
RECEPT	RECEPTION
RECEP	RECEPTACLE
RECOM	RECOMMENDATION
REC	RECESSED
REG	REGULATION
REINF	REINFORCED
REQD	REQUIRED
RET	RETURN
REV	REVISION
RE	REFER TO
RF	RESINOUS FLOORING
RFG	ROOFING
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RS	ROLLER SHADE
RSF	RESILIENT SHEET FLOORING
RSF	RENTABLE SQUARE FOOT
RTF	RESILIENT TILE FLOORING
R/AG	RETURN AIR GRILLE
R/A	RETURN AIR

S

S.###	SHEET NOTE - SITE
SAWU	SOUND ABSORBING WALL UNITS
SCHED	SCHEDULE(D)
SC	STAINED CONCRETE
SCW	SOLID CORE WOOD
SECT	SECTION
SF	SQUARE FEET
SHLV	SHELVES/SHELVING
SHTHG	SHEATHING
SHT	SHEET
SIM	SIMILAR
SKY	SKYLIGHT
SMV	STONE MASONRY VENEER
SPEC	SPECIFICATION
SQ	SQUARE
SS	SOLID SURFACE
SSTL	STAINLESS STEEL
STA	STATION
STAB	STABALIZE(D)
STC	SOUND TRANSMISSION COEFFICIENT
STC	STONE COUNTERTOP
STF	STONE FACING
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE/STRUCTURAL
SUSP	SUSPENDED
SW	SWITCH
S/AD	SUPPLY AIR DIFFUSER

T

T	TREAD
TA	TOILET ACCESSORY
TCOC	TEXTURE COATING ON CONCRETE
TC	TRAFFIC COATING
TEL	TELEPHONE
TEMP	TEMPERED
TFCI	TENANT FURNISH, CONTRACTOR INSTALL
TFTI	TENANT FURNISH, TENANT INSTALL
TG	TEMPERED GLASS / GLAZING
THK	THICK(NESS)
THRES	THRESHOLD
TKBD	TACK BOARD
T.O	TOP OF
TOS	TOP OF STEEL
TOSS	TOP OF STRUCTURAL SLAB
TR	TRIM (METAL EDGE TRIM)
TRANS	TRANSFORMER
TS	TUBE STEEL
TTC	TELEPHONE TERMINAL CABINET
TUC	TILT-UP CONCRETE
TV	TELEVISION
TYP	TYPICAL

U

UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UPH	UPHOLSTERY
UR	URINAL

V

VAC	VACUUM
VERT	VERTICAL
VEST	VESTIBULE
VLB	VERTICAL LOUVER BLINDS

W

WC	WALL COVERING
WCD	WALL COVERING - DRY EASE
WDW	WINDOW
WD	WOOD
WDV	WOOD VENEER
WF	WIDE FLANGE
WFA	WOOD ATHLETIC FLOORING
WFE	ENGINEERED WOOD PLANK FLOORING
WH	WALL HUNG
WI	WROUGHT IRON
WP	WALL PROTECTION
WR	WATER REPELLENTS
WWF	WELDED WIRE FABRIC
W.P.	WORK POINT
W/I	WITHIN
W/O	WITHOUT
W/	WITH

X

XFMR	TRANSFORMER

SPECIAL CHARACTERS

Ø	DIAMETER OR ROUND
+/-	PLUS/MINUS
#	POUND OR NUMBER
%	PERCENT
@	AT
°	DEGREE
℄	CENTER LINE
∠	ANGLE
PL	PROPERTY LINE

GENERAL PROJECT NOTES

1. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS WORK AND OCCUPANCY. ALL CONTRACTORS SHALL EXECUTE THEIR WORK IN COMPLIANCE WITH THE CODES LISTED HEREIN. ALL WORK SHALL BE EXECUTED UNDER PROPER BUILDING PERMITS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

2. THE CONTRACTOR AND BUILDING OWNER SHALL MEET PRIOR TO NOTICE TO PROCEED AND SHALL DOCUMENT EXISTING CONDITIONS OF THE GENERAL PROJECT AREA.

3. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EQUIPMENT AND UTILITY POINTS OF SERVICE.

4. ALL BUILDING SYSTEM SERVICES (IE: WATER, SANITARY, FIRE ALARM, ELECTRIC, ETC.) SHALL REMAIN IN OPERATION THROUGHOUT CONSTRUCTION UNLESS NOTED OTHERWISE.

5. CONTRACTOR SHALL USE ONLY THOSE ENTRANCES AND PARKING FACILITIES ASSIGNED BY THE BUILDING OWNER FOR SITE ACCESS. ALL MATERIAL DELIVERIES SHALL BE SCHEDULED SO AS TO MINIMIZE DISRUPTIONS TO THE BUILDING OCCUPANTS.

6. SITE UTILITIES: THE CONTRACTOR SHALL USE EXISTING SERVICES.

7. CONTRACTOR SHALL USE THE EXISTING BUILDING IN A MANNER WHICH WILL NOT DEFACE OR DAMAGE THE EXISTING FACILITIES IN ANY FASHION. ALL DAMAGE BY CONTRACTOR AND THEIR FORCES SHALL BE REPAIRED/REPLACED BY THE CONTRACTOR AT NO COST TO THE BUILDING'S OWNER. PROVIDE PROTECTIVE MATERIAL AS WARRANTED.

8. THE CONTRACTOR SHALL FIELD MEASURE ALL DISTANCES AND CLEARANCES PRIOR TO COMMENCEMENT OF NEW WORK OR ORDERING OF MATERIALS. ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THAT PORTION OF WORK. THE CONTRACTOR SHALL NOT SCALE ANY DRAWINGS WITHIN THE CONSTRUCTION DOCUMENTS. ANY DISCREPANCIES SHALL BE RESOLVED BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THAT WORK.

9. ANY EXISTING ELEC., PLUMB OR HVAC DEVICES OR SYSTEMS WHICH ARE NEEDED TO MAINTAIN THE OPERATIONS OF THE SYSTEM, SHALL BE CAPPED OFF OR REROUTED AS NECESSARY TO MAINTAIN SYSTEM, REGARDLESS IF INDICATED HEREIN.

10. THE CONTRACTOR SHALL ENSURE THAT ALL EXISTING/NEW CONSTRUCTION WILL BE SHELTERED FROM DAMAGE BY WEATHER AT ALL TIMES DURING THE CONSTRUCTION/DEMOLITION PROCESS.

11. WHEN REMOVING FIXTURES OR DEVICES, REMOVE ALL ASSOCIATED WIRE, BOXES, FRAMING, PIPING NECESSARY TO ALLOW THE COMPLETE INSTALLATION OF NEW FINISH.

12. EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT EXISTING CONDITIONS. HOWEVER, ALL WORK MUST BE VERIFIED IN THE FIELD PRIOR TO THE ORDERING OF ANY MATERIALS OR ANY WORK HAS BEGUN. ANY CONFLICTS BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR VERIFICATION AND/OR CORRECTION.

13. ALL WORK SHALL CONFORM TO 2019 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)

14. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY ADDENDA OR CONSTRUCTION CHANGE DOCUMENT (CCD) APPROVED BY DSA, AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR.

15. A "DSA" CERTIFIED PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY DSA SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR, **CLASS 3**.

16. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.

17. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24 CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317 (C). PART 1, TITLE 24, CCR).

18. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

APPLICABLE CODES

DIVISION OF THE STATE ARCHITECT (DSA)

CALIFORNIA CODE OF REGULATIONS (& NATIONAL REGULATIONS), TITLES AS FOLLOWS, INCLUDING ALL AMENDMENTS TO EACH:
a. TITLE 5, EDUCATION CODE
b. TITLE 8, INDUSTRIAL RELATIONS
c. TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS
d. TITLE 24, PUBLIC WORKS
e. TITLE 24, STATE CODE:

2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR

2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR
(2018 INTERNATIONAL BUILDING CODE, VOL. 1 & 2, AND 2019 CALIFORNIA AMENDMENTS)

2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR
(2017 NATIONAL ELECTRICAL CODE AND 2019 CALIFORNIA AMENDMENTS)

2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR
(2018 IAPMO UNIFORM MECHANICAL CODE AND 2019 CALIFORNIA AMENDMENTS)

2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR
(2018 IAPMO UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)

2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR

2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR
(2018 INTERNATIONAL FIRE CODE AND 2019 CALIFORNIA AMENDMENTS)

2019 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10
TITLE 24 CCR (2018 INTERNATIONAL EXISTING BUILDING CODE AND 2019 CALIFORNIA AMENDMENTS)

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR

2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR

TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

2016 ASME A17.1/CSA B44-13 SAFETY CODE FOR ELEVATORS AND ESCALATORS

NFPA 13 - STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED) 2016 ED

NFPA 14 - STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS 2016 ED

NFPA 17 - STANDARD FOR DRY CHEMICAL EXTINGUISHING SYSTEMS 2017 ED

NFPA 17A - STANDARD FOR WET CHEMICAL EXTINGUISHING SYSTEMS 2017 ED

NFPA 20 - STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION 2016 ED

NFPA 22 - STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION 2018 ED

NFPA 24 -STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES 2016 ED

NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDED) 2016 ED

NFPA 80 - STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES 2016 ED

NFPA 2001 - STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS 2015 ED

UL 300 - STANDARD FOR FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT 2005 (R2010)

UL 464 - AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS, INCLUDING ACCESSORIES 2003 ED

UL 521 - STANDARD FOR HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS 1999 ED

UL 1971 - STANDARD FOR SIGNALING DEVICES FOR THE HEARING IMPAIRED 2002 ED

APPLICABLE REQUIREMENTS OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)

SHEET INDEX

SHEET NUMBER	SHEET NAME	ISSUE DATE	REVISION DATE
GENERAL			
G-000	COVER SHEET	03/02/2020	
G-100	SPECIFICATIONS	03/02/2020	
G-101	SPECIFICATIONS	03/02/2020	
G-102	SPECIFICATIONS	03/02/2020	
4			
ARCHITECTURAL			
A-001	OVERALL REMODEL SITE PLAN	03/02/2020	
A-100	REMODEL & DEMOLITION ROOF PLAN - BLDG 'A'	03/02/2020	
A-101	REMODEL & DEMOLITION ROOF PLAN - BLDG 'B'	03/02/2020	
A-102	REMODEL & DEMOLITION ROOF PLAN - BLDG 'C'	03/02/2020	
A-103	REMODEL & DEMOLITION ROOF PLAN - BLDG 'D'	03/02/2020	
A-104	DEMOLITION ROOF PLAN - BLDG 'E'	03/02/2020	
A-105	REMODEL ROOF PLAN - BLDG 'E'	03/02/2020	
A-106	ROOF DETAILS	03/02/2020	
A-200	EXISTING CONDITIONS PHOTOS	03/02/2020	
9			
Grand total: 13			

PROJECT INFO & SCOPE

CLIENT: NEWPORT-MESA UNIFIED SCHOOL DISTRICT
2985 BEAR ST
COSTA MESA, CA 92626

PROJECT NAME: BACK BAY HIGH SCHOOL
NEW ROOFING

PROJECT ADDRESS: BACK BAY HIGH SCHOOL
390 MONTE VISTA AVE
COSTA MESA, CA 92627

SCOPE OF WORK: INSTALLATION OF NEW STANDING SEAM METAL ROOF OVER EXISTING COMPOSITION SHINGLE ROOFING ON EXISTING SCHOOL BUILDINGS.

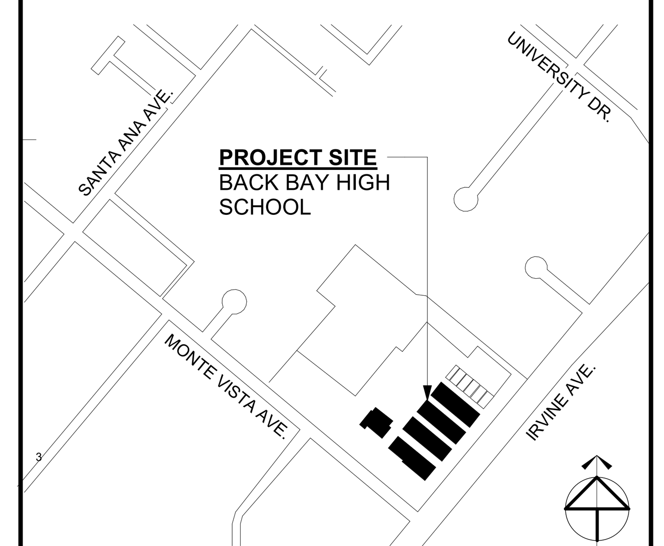
CODE INFORMATION

(E) CONSTRUCTION TYPE..........V-B

MIN REQ'D ROOF CLASS (CBC TABLE 1505.1)..........C
ACTUAL PROPOSED ROOF CLASS..........C

(E) ROOF SLOPE..........2 / 12

VICINITY MAP



GENERAL CONSTRUCTION NOTES

1. ALL SCREENED/HALFTONE LINES INDICATE EXISTING ITEMS TO REMAIN (TYP., UNLESS NOTED OTHERWISE).

2. ALL DASHED LINES INDICATE EXISTING ITEMS TO BE REMOVED (TYP. UNLESS NOTED OTHERWISE)

3. WORK IS REQUIRED TO BE PERFORMED WITHIN EXISTING BUILDING. EACH CONTRACTOR WILL HAVE ACCESS TO AREAS IN WHICH THIS WORK OCCURS.

4. OWNER WILL OCCUPY EXISTING BUILDING DURING LIFE OF THIS CONTRACT. SCHEDULE ALL WORK AT SUCH TIME AND IN SUCH A MANNER TO MINIMIZE INTERFERENCE TO PUBLIC, STAFF AND OWNER'S OPERATIONS. CONTRACTOR MUST OBTAIN APPROVAL OF OWNER BEFORE STARTING ANY WORK WITHIN ANY EXISTING AREA OF BUILDING.

5. AREA IMMEDIATELY SURROUNDING ALL AREAS OF WORK SHALL BE PROTECTED FROM DANGER OF MATERIALS BEING DROPPED OR DISLODGED.

6. WORK SHALL BE CARRIED OUT IN A MANNER THAT WILL NOT IMPOSE AVOIDABLE HARDSHIP, DANGER, OR INCONVENIENCE TO PUBLIC OR STAFF. WORK SHALL BE PLANNED SO AS TO MINIMIZE SHUTDOWN TIME OR ANY SERVICE.

7. REVIEW ALL EXISTING CONDITIONS, DRAWINGS AND OTHER DOCUMENTS FOR PROPER COORDINATION BETWEEN NEW AND EXISTING CONSTRUCTION.

8. ACTIVE UTILITIES WHOSE LOCATIONS ARE UNKNOWN TO OWNER ARE SUSPECTED TO EXIST. CONTRACTOR SHALL BE CAUTION OF THEIR EXISTENCE. IF THEY ARE ENCOUNTERED, IMMEDIATELY REPORT TO OWNER FOR DIRECTION.

9. LIMIT USE AND OPERATION AT SITE TO "LIMITS OF CONSTRUCTION," INDICATED AND REQUIRED TO PERFORM WORK. PORTIONS OF SITE BEYOND AREA OF REQUIRED WORK SHALL NOT BE DISTURBED WITHOUT WRITTEN APPROVAL OF OWNER.

10. LIMIT USE AND OPERATION WITHIN EXISTING FACILITIES TO AREAS INDICATED FOR CONSTRUCTION WORK AND AS REQUIRED TO PERFORM WORK. OTHER AREAS WITHIN FACILITY SHALL NOT BE DISTURBED OR DISRUPTED.

11. DAMAGES TO EXISTING STRUCTURE, UTILITIES AND OTHER ITEMS WHICH ARE CAUSED BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED TO THEIR ORIGINAL CONDITION.

12. MAINTAIN AND KEEP CLEAR ALL REQUIRED FIRE EXITWAYS THROUGHOUT FACILITY WITHIN AND IN VICINITY OF CONSTRUCTION AREAS. COORDINATE ALTERNATE TEMPORARY EGRESS ROUTES WITH OWNER AND LOCAL FIRE AUTHORITY.

13. MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION THROUGHOUT CONSTRUCTION PERIOD. REPAIR DAMAGE AND LEAKS CAUSED BY CONSTRUCTION OPERATIONS. TAKE ALL PRECAUTION NECESSARY TO PROTECT BUILDING AND ITS OCCUPANTS DURING CONSTRUCTION PERIOD.

18. THE DEMOLITION DRAWINGS FOR ARCHITECTURAL AND ENGINEERING WORK HAVE BEEN PREPARED USING (AS DESIGNED) DOCUMENTS PROVIDED BY THE OWNER. NEITHER THE OWNER NOR THE ARCHITECT WARRANT THESE TO BE (AS-BUILT) DOCUMENTS AND ACTUAL CONDITIONS MAY VARY.

19. CONTRACTOR SHALL DISPOSE OF ALL ITEMS - OWNER RESERVES THE RIGHT TO SELECT SPECIFIC ITEMS FOR SALVAGE.

20. PROVIDE TEMPORARY DUST, SIGHT, AND SOUND BARRIERS WHEREVER NECESSARY TO LIMIT THE AMOUNT OF NOISE, DUST AND VISUAL POLLUTION WITHIN AND AROUND THE FACILITY, TO MAINTAIN OCCUPANCY AND USE OF OCCUPIED AREAS IN THE EXISTING BUILDING 24 HOURS PER DAY. THE EXACT LOCATION AND QUANTITY OF TEMPORARY BARRIERS IS TO BE DETERMINED BY CONSTRUCTION SCHEDULE AND WORK SEQUENCE. INTERIOR PARTITIONS ARE DEFINED FOR THESE PURPOSES AS FULL HEIGHT 3-5/8" METAL STUD WITH GWB FINISH, PAINTED (COLOR AS SELECTED BY OWNER), SOUND INSULATED WITH FULL HEIGHT 2" (UNFACED) SOUND ATTENUATION BLANKETS, AND SEALED TOP, BOTTOM, AND ENDS TO PREVENT THE PASSAGE OF DUST AND NOISE.

21. SAFETY DURING CONSTRUCTION TO COMPLY WITH CFC CHAPTER 33.

GRAPHIC SYMBOLS

SECTION # / SHEET DRAWN ON	1 / A101, SIM	DETAIL CALLOUT
SECTION # / SHEET DRAWN ON	1 / A101, SIM	BUILDING SECTION CUT
SECTION # / SHEET DRAWN ON	1 / A101, SIM	WALL SECTION CUT
SECTION # / SHEET DRAWN ON	1 / A101, SIM	DETAIL SECTION CUT
LOCATION ON SHEET / SHEET WHERE ELEVATION IS DRAWN	A1 / A0.00	ELEVATION CALLOUT
GRID NUMBER	0	GRID BUBBLE
KEYNOTE NUMBER (SEE LEGEND ON SHEET)	00	CONSTRUCTION KEYNOTE
DOOR OR GATE NUMBER	116-1	DOOR CALLOUT
WINDOW NUMBER	AA	WINDOW CALLOUT
FINISH DESIGNATION	EP-1	FINISH TAG
LOCATION ON SHEET / SHEET WHERE ELEVATION IS DRAWN	A1, A2, A3, A4 / A0.00	INTERIOR ELEVATION CALLOUT
	1i	PARTITION TAG
	10'-0"	CEILING HEIGHT - ABOVE FIN. FLR. ELEV. - 0'-0"
	NAME ELEV. 0'-0"	BUILDING / PAVING ELEVATION
	FEC	RECESSED FIRE EXTINGUISHER CABINET
	FE	WALL MOUNTED FIRE EXTINGUISHER
TRUE NORTH / PLAN NORTH		NORTH ARROW
IN ALL DIRECTIONS		

BID ALTERNATES

BID ALTERNATE 1 - FASCIA REPLACEMENT

DURING CONSTRUCTION IT IS ANTICIPATED THAT SOME ROTTED FASCIA WILL BE UNCOVERED. CONTRACTOR SHALL INCLUDE A COST PER LINEAR FOOT BUDGET WITHIN THE BID FOR POSSIBLE FASCIA REPLACEMENT. BUDGET SHALL INCLUDE REMOVAL OF (E) FASCIA, INSTALLATION OF NEW FASCIA INCLUDING PATCH, REPAIR, AND PAINT TO MATCH (E). -REF 12 / A-106

BID ALTERNATE 2 - ROOF SHEATHING REPLACEMENT

DURING CONSTRUCTION IT IS ANTICIPATED THAT SOME ROTTED ROOF DECK WILL BE UNCOVERED. CONTRACTOR SHALL INCLUDE A COST BUDGET WITHIN THE BID FOR EACH ROOF DECK TYPE REPLACEMENT AS INDICATED BELOW. BUDGET SHALL INCLUDE REMOVAL OF (E) ROOF DECK AND INSTALLATION OF NEW. ENTIRE SHEATHING PANELS OR ENTIRE DIAGONAL DECKING PIECES SHALL BE REPLACED, CUTTING AND REPLACEMENT OF PARTIAL SHEATHING PANELS OR DECKINS IS NOT ALLOWED. INSTALLATION AND FASTENING AS INDICATED BELOW MATCHES EXISTING ORIGINAL CONSTRUCTION.

A. COST PER 4x8 SHEATHING PANEL: 3/8" THICK PLYWOOD STRUCTURAL I GRADE. FASTEN PANELS W/ 10d COMMON NAILS AT 6" OC ALONG EDGES AND W/ 10d COMMON NAILS AT 12" OC ALONG INTERIOR FRAMING MEMBERS.
B. COST PER 4x8 SHEATHING PANEL: 1/2" THICK PLYWOOD STRUCTURAL I GRADE. FASTEN PANELS W/ 10d COMMON NAILS AT 6" OC ALONG EDGES AND W/ 10d COMMON NAILS AT 12" OC ALONG INTERIOR FRAMING MEMBERS.
C. COST PER 8' LONG SHEATHING BOARD: 1x6 DIAGONAL BOARD SHEATHING. FASTEN BOARDS TO EACH (E) JOIST W/ THREE (3) 8d COMMON NAILS.
D. COST PER 8' LONG SHEATHING BOARD: 1x6 DIAGONAL BOARD SHEATHING. FASTEN BOARDS TO EACH (E) JOIST W/ FOUR (4) 8d COMMON NAILS.

PROJECT

BACK BAY HIGH SCHOOL NEW ROOFING

390 MONTE VISTA AVE
COSTA MESA, CA 92627

DSA A#	04-119056
DATE	03/02/2020
PROJECT #	CA19054

DESIGN PROFESSIONAL

LICENSED ARCHITECT
JASON A. DONTJE
NO. C-32176
REN. 07-31-21
STATE OF CALIFORNIA

TITLE
COVER SHEET

SHEET #
G-000

SECTION 01 40 00 – QUALITY REQUIREMENTS

PART 1 -GENERAL

1.01 SECTION INCLUDES

A. Reference Standards.

B. Quality Assurance and Control of Installation.

C. Field Samples.

D. Mock-up

E. Project Inspector and Inspections.

F. Permits and Fees.

G. Verified Reports.

H. Manufacturers' Field Services and Reports.

I. Laboratory Testing Services.

1.02 REFERENCE STANDARDS

A. Conform to reference standards by date of issue current on date of Contract Documents.

B. For products or workmanship specified by Association, Trade or Federal Standards, comply with requirements of standard, except when more rigid requirements are specified or are required by applicable codes.

C. Obtain copies of standards when required by Contract Documents.

D. Maintain copy of standards at jobsite during submittals, planning and progress of the specified Work until Certified Completion.

E. Should specified reference standards conflict with Contract Documents, request clarification from the Architect before proceeding.

F. The contractual relationship of the parties to the Contract shall not be altered from the Contract Documents by mention or inference otherwise in any reference document.

1.03 QUALITY ASSURANCE/CONTROL OF INSTALLATION

A. Monitor quality control over suppliers, products, services, site conditions and workmanship to produce Work of specified quality.

B. Comply fully with manufacturers' instructions including each step in sequence.

C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.

D. Perform Work by persons qualified to produce workmanship of specified quality.

E. Where experience minimums for workmen, applicators, companies or manufacturers are required in individual Sections, written certification and documentation substantiating such minimums shall be submitted and approved by the Architect, when requested.

F. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion or disfigurement.

1.04 PROJECT INSPECTOR

A. An Inspector, herein referred to as the "Project Inspector", "Job Inspector", or Inspector of Record (I.O.R.) will be employed by the Owner approved by the Architect, Structural Engineer, and by the Department of General Services, Division of State Architect (DGS/DSA).

B. Class of Inspector required for this project in accordance with Title 24, Part I, Section 4-333(b): Class 3 Inspector

C. The Work of construction in all stages of progress shall be subject to the personal continuous observation of the Project Inspector. He shall have free access to any or all part of the Work at any time. The Contractor shall furnish the Inspector reasonable facilities for obtaining such information as may be necessary to keep him fully informed respecting the progress and manner of the Work and the character of the materials. Inspection of the Work shall not relieve the Contractor from any obligation to fulfill this Contract.

1.05 VERIFIED REPORTS

A. Contractor shall comply with Part 1, Title 24, Sections 4-336 and 4-343 California Code of Regulations and issue verified reports through the Architect as required.

1.06 MANUFACTURERS' FIELD SERVICES AND REPORTS

A. When specified in individual Specification Sections, require material or product suppliers or manufacturers to provide qualified staff personnel to observe site conditions, conditions of surfaces and installation, quality of workmanship, start-up of equipment, test, adjust and balance of equipment and as applicable and to initiate instructions when necessary.

B. Manufacturers' representatives shall report observations and site decisions or instructions given to applicators or installers that are supplemental or contrary to manufacturers' written instructions.

C. Submit report of observation to Architect for review.

1.07 ADDENDA AND CONSTRUCTION CHANGE DIRECTIVES

A. The intent of these drawings and specifications is that the work of the alteration or reconstruction is to be in accordance with Title 24, California Code of Regulations. Should any conditions such as deterioration or non-complying construction be discovered which is not covered by the contract documents wherein the finished work will not comply with Title 24, California Code of Regulations, a Construction Change Directive, or a separate set of plans and specifications, detailing and specifying the required work shall be submitted to and approved by the Division of the State Architect (DSA) before proceeding with the work.

B. In accordance with Part 1, Title 24, Section 4-338, California Code of Regulations, all Addenda and Construction Change Directives shall be approved by Division of the State Architect DSA).

1.08 VARIATIONS WITH LAWS

A. If Contractor his subcontractors or suppliers, or any of their employees ascertain at any time that requirements of this Contract conflict with or are in violation of applicable laws, codes, regulations and ordinances he shall not proceed with Work in question, except at his own risk. Contractor shall be required to remove that Work from site and replace such Work with all complying Work at no additional cost to Owner.

1.09 SELECTION AND PAYMENT-TESTING LABORATORY AND SPECIAL INSPECTORS

A. Owner will employ and pay for services of independent Testing Laboratory and Special Inspectors approved by Architect and DSA to perform inspection and testing in accordance with Part 1, Title 24, Section 4-335, California Code of Regulations and this Section.

B. In accordance with AB1329 dated February 23, 2001, when hazardous materials abatement measures are included in the Work, Owner will employ and pay for the services of an independent testing laboratory, licensed and certified by the State, to conduct clearance and air sampling tests.

C. Offsite fabrication requiring Inspection and Testing: submit the qualifications of Inspectors and laboratory, including proposals for services, to the Owner and Architect for approval of qualifications and costs. Inspectors and laboratories shall conform to the requirements of Part 1 Title 24 Section 4-335.

D. When materials tested fail to meet requirements herein specified, they shall be promptly corrected or removed and replaced, re-inspected and retested in a manner required by the Architect.

E. Employment of testing laboratory shall in no way relieve Contractor of obligation to perform work in accordance with requirements of Contract Documents.

1.10 LABORATORY RESPONSIBILITIES

A. Laboratory shall be licensed to conduct testing and inspection operations in California and shall be approved by DSA. It shall be supervised by a State Licensed Civil Engineer who shall certify and sign all reports.

B. Provide qualified personnel at site. Cooperate with Architect, Project Inspector and Contractor in performance of services.

C. Perform specified inspection, sampling and testing of products in accordance with standards specified herein.

D. Ascertain compliance of materials and mixes with requirements of Contract Documents.

E. Promptly notify Architect, Project Inspector and Contractor by letter of observed irregularities or non-conformance of Work or products.

F. Perform additional inspections and test required by Architect or governing agencies.

G. Immediately upon Testing Laboratory determination of a test failure, the laboratory shall telephone the results of test to Architect. On the same day, laboratory shall send written test results to those named on the distribution list below.

1.11 LABORATORY REPORTS

A. After each inspection and test, promptly submit one copy of laboratory report to the following:
1. Owner

2. Contractor
3. Inspector of Record (IOR)
4. Special Inspectors: Special Inspector's Verified Reports shall be submitted in a timely manner.
5. Architect
6. Structural Engineer
7. Mechanical and Electrical Engineers (Related Tests and Inspections).
8. Division of the State Architect (DSA).

B. Include:
1. Date issued.
2. Project title, Architect's number, DSA Application and File number.
3. Name of inspector.
4. Date and time of sampling and Specifications Section.
5. Identification of product and Specifications Section.
6. Location in the Project.
7. Type of inspection or tests.
8. Date of test and ambient conditions at time of test.
9. Results of tests.
10. Conformance with Contract Documents.
11. Signature by Registered Professional Engineer licensed in California.
12. Statement that tests were conducted in accordance with Parts 1 and 2, Title 24, California Code of Regulations.

C. Test reports shall include tests made, whether such tests indicate that the material performed satisfactorily or not. Samples taken but not tested shall be reported. Reports shall show that the materials were sampled and tested in accordance with the requirements of the approved Specifications. Reports shall show the specified design strength and shall state whether or not the materials tested comply with requirements. Report special sampling operations where required.

D. Submit a report verifying that tests and inspections herein specified and otherwise required have been completed and material and workmanship complies with the Contract Documents. Such verification reports shall be submitted at the completion ofthe Project and at any time the Project is suspended. Parties to receive such reports are the same as listed above.

E. When requested by Architect, provide interpretation of test results.

1.12 LIMITS ON TESTING LABORATORY AUTHORITY

A. Laboratory may not release, revoke, alter or enlarge on requirements of Contract Documents.

B. Laboratory may not approve or accept any portion of the Work.

C. Laboratory may not assume any duties of Contractor.

D. Laboratory has no authority to stop the Work.

E. Laboratory shall not interpret code in relation to the design of the building.

1.13 CONTRACTOR RESPONSIBILITIES

A. Deliver to laboratory at designated location, adequate samples of materials proposed to be used which require testing. Selection of materials required to be tested shall be by the Lab or Owner's Representative and not by the Contractor.

B. Cooperate with laboratory personnel, Owner's Representative, Project Inspector and the Architect, and provide access to the Work including weekends and after work hours and to manufacturer's facilities.

C. Provide incidental labor materials and facilities to provide at all times, safe access to Work to be tested, to obtain and handle samples at the site or at source of products to be tested, to facilitate tests and inspections, storage and curing of test samples.

D. Notify Architect, Project Inspector and laboratory 24 hours prior to expected time for operations requiring inspection and testing services. Contractor shall pay for costs incurred if testing or inspections are cancelled and are required to be rescheduled due to the Contractor's failure to notify the Project Inspector in advance as required. Also, notify Owner in advance of manufacturer of materials to allow testing at source of supply.

E. In accordance with CBC-17A, Section **1704A**, Contractor shall execute and submit a Statement of Responsibility regarding special inspections and testing required for principle wind- and seismic-load bearing systems to the Inspector of Record and the Owner.

F. The Owner, Project Inspector or the Architect shall have the right to reject materials and workmanship that are defective or to require their correction. Rejected workmanship shall be satisfactorily corrected and rejected materials shall be removed from the premises without cost to the Owner. If the Contractor fails to correct such rejected Work within a reasonable time, fixed by written notice, the Owner will correct same and charge the expense to the Contractor by Change Order.

G. Should it be considered necessary or advisable by the Owner at any time before date of completion of the entire Work to make an examination of Work already completed by removing or tearing out the same, the Contractor shall on request promptly furnish all necessary facilities, labor and materials. If such Work is found to be defective in any respect due to fault of the Contractor or his subcontractor, all extra expenses shall be charged to the Contractor by Change Order. If however such Work is found to meet the requirements of the Contract Documents, the additional cost of labor and materials involved in the examination and for replacement costs shall be allowed to the Contractor by Change Order.

H. When changes of construction schedule are necessary during construction, coordinate such changes with the Testing Laboratory as required.

I. When the Testing Laboratory is ready to test according to the established schedule, but is prevented from testing or taking specimens due to incompleteness of the Work, extra charges for testing attributable to the delay shall be charged to the Contractor by Change Order.

J. Inspecting and testing performed exclusively for the Contractor's convenience shall be the sole responsibility of the Contractor.

K. Selection of materials to be tested shall be made by the Testing Laboratory or the Project Inspector and not by the Contractor.

L. Any material shipped by the contractor from the source of supply prior to having satisfactorily passed such testing and inspection or prior to the receipt of notice from said representative that such testing and inspection will not be required, shall not be incorporated in the Work.

END OF SECTION

SECTION 070150 - PREPARATION FOR RE-ROOFING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Removal of flashings, gutters, and downspouts.

1.2 DESCRIPTION OF WORK

A. Re-roofing preparation Work consists of the following:

1. Preparation for identified roof areas:

a. Preparation for: Roof replacement.

b. Existing Roof Type: Granular surfaced modified bituminous & composition shingle per drawings.

c. Existing Deck Type: Wood deck.

d. Removal of flashings and counterflashings.

e. Removal of gutters and downspouts.

1.3 MATERIALS OWNERSHIP

A. Except for items or materials indicated to be reused, reinstalled, or otherwise indicated to remain Owner's property, demolished materials shall become Contractor's property and shall be removed from Project site.

1.4 DEFINITIONS

A. Roofing Terminology: Refer to ASTM D 1079 and glossary in NRCA's "The NRCA Roofing and Waterproofing Manual" for definition of terms related to roofing work in this Section.

B. Existing Membrane Roofing System: Roofing system identified above, including roofing membrane, roof insulation, surfacing, and components and accessories between deck and roofing membrane.

C. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be removed and reinstalled.

D. Existing to Remain: Existing items of construction that are not indicated to be removed.

E. Construction Waste: Building and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.

F. Demolition Waste: Building and site improvement materials resulting from demolition or selective demolition operations.

G. Disposal: Removal off-site of demolition and construction waste and subsequent sale, recycling, reuse, or deposit in landfill or incinerator acceptable to authorities having jurisdiction.

1.5 ACTION SUBMITTALS

A. Product Data: For each type of product indicated.

1.6 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer

B. Digital Images or Videos: Show existing conditions of adjoining construction and site improvements, including exterior and interior finish surfaces, which might be misconstrued as having been damaged by reroofing operations. Submit before Work begins.

C. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property for environmental protection, for dust control and for noise control. Indicate proposed locations and construction of barriers.

D. Schedule of Re-Roofing Preparation Activities: Indicate the following:

1. Detailed sequence of re-roofing preparation work, with starting and ending dates for each activity. Ensure occupants' on-site operations are uninterrupted.

2. Interruption of utility services. Indicate how long utility services will be interrupted.

3. Coordination for shutoff, capping, and continuation of utility services.

4. Coordination of Owner's continuing occupancy of portions of existing building.

1.7 QUALITY ASSURANCE

A. Installer Qualifications: Installer of new roofing system.

B. Reroofing Conference: Conduct conference at Project site.

1. Meet with Owner; roofing system manufacturer's representative; roofing Installer including project manager, superintendent, and foreman; and installers whose work interfaces with or affects reroofing including installers of roof accessories and roof-mounted equipment.

2. Review methods and procedures related to roofing system replacement including, but not limited to, the following:

a. Reroofing preparation, including roofing system manufacturer's written instructions.

b. Temporary protection requirements for existing roofing system that is to remain during and after installation.

c. Existing roof drainage during each stage of reroofing, and roof drain plugging and plug removal requirements.

d. Construction schedule and availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.

e. Condition and acceptance of existing roof deck and base flashing substrate for reuse.

f. Structural loading limitations of deck during reroofing.

g. Base flashings, special roofing details, drainage, penetrations, equipment curbs, and condition of other construction that will affect reroofing.

h. Existing conditions that may require notification of Owner before proceeding.

1.8 PROJECT CONDITIONS

A. Protect building to be reroofed, adjacent buildings, walkways, site improvements, exterior plantings, and landscaping from damage or soiling from reroofing operations.

B. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.

C. Limit construction loads on roof to rooftop equipment wheel loads and uniformly distributed loads not exceeding recommendations of Contractor's professional engineer based upon site inspection and analysis.

D. Weather Limitations: Proceed with reroofing preparation only when existing and forecasted weather conditions permit Work to proceed without water entering existing roofing system or building.

E. Daily Protection: Coordinate installation of roofing so insulation and other components of roofing system not permanently exposed are not subjected to precipitation or left uncovered at the end of the workday or when rain is forecast.

PART 2 - PRODUCTS

2.1 INFILL MATERIALS

A. Use infill materials matching existing roofing system materials unless otherwise indicated.

PART 3 - EXECUTION

3.1 PREPARATION, GENERAL

A. Pollution Control: Comply with environmental regulations of authorities having jurisdiction. Limit spread of dust and debris.

1. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

2. Remove debris from building roof by chute, hoist, or other device that will convey debris to grade level.

B. Temporary Weather Protection: During removal operations, have sufficient and suitable materials on-site to facilitate rapid installation of temporary protection in the event of unexpected rain.

C. Roof Drainage Protection: Maintain roof drainage in functioning condition to ensure roof drainage at end of each workday. Prevent debris from entering or blocking roof drain components and conductors. Use roof-drain plugs specifically designed for this purpose. Remove roof-drain plugs at end of each workday, when no work is taking place, or when rain is forecast.

AGENCY APPROVAL

DIV. OF THE STATE ARCHITECT
APP. 04-119056 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☐
DATE: 04.14.2020

studio+
20250 SW Acacia Street, Suite 100, Newport Beach, California 92660 | P: 949.315.1993

These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or component part is not identified on every sheet. Any user's reliance on a single or select few sheet(s) of the drawings without consideration for the information included in the entire set of drawings will be at the user's sole risk and shall not form the basis for a request for additional compensation or time.

PROJECT

BACK BAY HIGH SCHOOL
NEW ROOFING

390 MONTE VISTA AVE
COSTA MESA, CA 92627

DSA A# **04-119056**

DATE **03/02/2020**

PROJECT # **CA19054**

DESIGN PROFESSIONAL

LICENSED ARCHITECT
JASON A. DUNN
NO. C-32176
EXPIRES 07-31-21
STATE OF CALIFORNIA

TITLE
SPECIFICATIONS

SHEET #
G-100

1. If roof drains are temporarily blocked or unserviceable due to roofing system removal or partial installation of new membrane roofing system, provide alternative drainage method to remove water and eliminate ponding. Do not permit water to enter into or under existing membrane roofing system components that are to remain.

3.2 DECK PREPARATION

A. Inspect deck after tear-off of membrane roofing system.

B. Roof Deck: If broken or loose fasteners that secure deck panels to one another or to structure are observed or if deck appears or feels inadequately attached, immediately notify Owner. Do not proceed with installation until directed by Owner.

1. Unsuitable Deck: If deck surface is not suitable for receiving new roofing or if structural integrity of deck is suspect, immediately notify Owner. Do not proceed with installation until directed by Owner.

3.3 DISPOSAL

A. Collect demolished materials and place in containers. Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.

1. Storage or sale of demolished items or materials on-site is not permitted.

B. Transport and legally dispose of demolished materials off Owner's property.

3.4 CLEANING

A. Clean adjacent structures and improvements of dust, dirt, and debris caused by preparation for re-roofing operations. Return adjacent areas to condition existing before operations began.

END OF SECTION 070150

SECTION 074113.09 - METAL ROOF PANELS, STANDING SEAM, VENTILATED

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Ventilated architectural standing-seam metal roof panels installed over existing roofing system.

2. Metal roof accessories.

3. Gutters and downspouts.

1.2 DEFINITIONS

A. Metal Roof Panel Assembly: Metal roof panels, attachment system components, and accessories necessary for a complete weathertight roofing system.

1.3 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1. Meet with Owner, roofing Installer, roofing system manufacturer's representative, and installers whose work interfaces with or affects roofing, including installers of roof accessories and roof-mounted equipment.

2. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.

3. Review methods and procedures related to metal roof panel installation, including manufacturer's written instructions.

4. Examine substrate conditions for compliance with requirements, including flatness and attachment to structural members.

5. Review structural loading limitations of substrate during and after roofing.

6. Review flashings, special roof details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that will affect metal roof panels.

7. Review temporary protection requirements for metal roof panel assembly during and after installation.

8. Review roof observation and repair procedures after metal roof panel installation.

9. Document proceedings, including corrective measures and actions required, and furnish copy of record to each participant.

1.4 ACTION SUBMITTALS

A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for each type of roof panel and accessory.

B. Shop Drawings: Show fabrication and installation layouts of metal roof panels; details of edge conditions, side-seam and endlap joints, panel profiles, corners, anchorages, trim, flashings, closures, and accessories; and special details specific to project, signed and sealed by the qualified professional engineer responsible for their preparation. Distinguish between factory- and field-assembled work.

C. Accessory Details: Include details of the following items:

1. Flashing and trim.

2. Pipe penetration flashings.

3. Gutters.

4. Downspouts.

D. Samples for Initial Selection: For each type of metal roof panel indicated with factory-applied color finishes.

1. Include similar Samples of trim and accessories involving color selection.

E. Samples for Verification: For each type of exposed finish required, prepared on Samples of size indicated below:

1. Metal Roof Panels: 12 inches (300 mm) long by actual panel width. Include fasteners, clips, closures, and other metal roof panel accessories.

2. Trim and Closures: 12 inches (300 mm) long. Include fasteners and other exposed accessories.

3. Accessories: 12-inch- (300-mm-) long Samples for each type of accessory.

1.5 INFORMATIONAL SUBMITTALS

A. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for each product. Indicate compliance with requirements in Performance Requirements Article:

1. Air Infiltration.

2. Water Penetration.

3. Wind-Uplift Resistance.

B. Field Quality Control Reports.

C. Sample Warranties: For special warranties.

1.6 CLOSEOUT SUBMITTALS

A. Maintenance Data: For metal roof panels to include in maintenance manuals.

1.7 QUALITY ASSURANCE

A. Manufacturer Qualifications: A manufacturer of plant-fabricated metal roof panel systems listed in this Section and meeting performance requirements, with a minimum of five years' experience providing metal roof panel systems for projects of similar type and scope, warranty, technical inspection, and maintenance inspection services specified.

B. Installer Qualifications: An employer of workers trained and certified by manufacturer, including a full-time on-site supervisor with a minimum of five years' experience installing similar work, able to communicate verbally with Contractor and employees, and qualified by the manufacturer to furnish warranty of type specified.

C. UL-Certified, Portable Roll-Forming Equipment: UL-certified, portable roll-forming equipment capable of producing metal panels warranted by manufacturer to be the same as factory-formed products. Maintain UL certification of portable roll-forming equipment for duration of work.

D. Manufacturer's Technical Representative Qualifications: An authorized full-time employee representative of manufacturer, and experienced in the installation and maintenance of the specified roof panel system and qualified to determine Installer's compliance with the requirements of this Project.

E. Source Limitations: Obtain metal roof panels and accessories from a single source supplied or approved by metal roof panel manufacturer.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Deliver components, sheets, metal roof panels, and other manufactured items so as not to be damaged or deformed. Package metal roof panels for protection during transportation and handling.

B. Unload, store, and erect metal roof panels in a manner to prevent bending, warping, twisting, and surface damage.

C. Stack metal roof panels on platforms or pallets, covered with suitable weathertight and ventilated covering. Store metal roof panels to ensure dryness. Do not store metal roof panels in contact with other materials that might cause staining, denting, or other surface damage.

D. Protect strippable protective covering on metal roof panels from exposure to sunlight and high humidity, except to extent necessary for period of metal roof panel installation.

1.9 PROJECT CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit metal roof panel work to be performed according to manufacturer's written instructions and warranty requirements.

B. Field Measurements: Verify actual dimensions of construction contiguous with metal roof panels by field measurements before fabrication.

1.10 COORDINATION

A. Coordinate sizes and locations of roof curbs, equipment supports, and roof penetrations with actual equipment provided.

B. Coordinate metal roof panels with rain drainage work, flashing, trim, and construction of substrate, parapets, walls, and other adjoining work to provide a leakproof, secure, and noncorrosive installation.

1.11 WARRANTY

A. Manufacturer: Manufacturer's standard warranty form, covering work of this Section, in which manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within warranty period. One manufacturer must provide the warranty for this section and section 075216.13.

1. Warranty Period: 20 years from date of completion.

B. Installer Warranty: Installer's warranty signed by Installer, covering the Work of this Section, on form acceptable to Roofing Manufacturer and Owner.

1. Warranty Period: 2 years from date of completion.

C. Manufacturer Inspection Services: By manufacturer's technical representative, to report maintenance responsibilities to Owner necessary for preservation of Owner's warranty rights. The cost of manufacturer's inspections is included in the Contract Sum.

1. Inspections to occur in following years: 2, 5, 10, and 15 following completion.

D. Metal Panel Finishes: Written warranty in which Manufacturer agrees to repair finish or replace metal panels that show evidence of deterioration of factory-applied finishes under normal atmospheric conditions within specified warranty period. Deterioration includes, but is not limited to, the following.

1. Color fading, ASTM D 2244: Greater than 5 Hunter units.

2. Chalking, ASTM D 4214: Greater than a No. 8 rating.

3. Finish breakdown: Cracking, checking, peeling, or adhesive failure.

4. Finish Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Basis-of-Design Manufacturer/Product: The roof system specified in this Section is based upon products of Tremco, Inc., www.tremcoroofing.com that are named in other Part 2 articles. Provide specified products or pre-approved equivalent products.

B. Source Limitations: Obtain components for roofing system from same manufacturer as membrane roofing or manufacturer approved by membrane roofing manufacturer.

2.2 PERFORMANCE REQUIREMENTS

A. General Performance: Metal roof panels shall comply with performance requirements without failure due to defective manufacture, fabrication, installation, or other defects in construction.

B. Provide listed product evaluation report by 2019 CBC acceptable listing agency.

C. Wind-Uplift Resistance: Provide metal roof panel assemblies that comply with UL 580 for wind-uplift-resistance class indicated.

1. Uplift Rating: UL 90.

D. Hail Resistance: Provide metal roof panel assemblies listed with UL as Class 4 hail resistant panels.

E. Water Penetration under Static Pressure: No water penetration when tested according to ASTM E 1646 at the following test-pressure difference:

1. Test-Pressure Difference: 20.00 lbf/sq. ft. (958Pa).

F. Thermal Movements: Allow for thermal movements resulting from ambient and surface temperature changes. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

1. Temperature Change (Range): 120 deg F (67 deg C), ambient; 180 deg F (100 deg C) material surfaces.

2.3 ARCHITECTURAL STANDING-SEAM METAL ROOF PANELS

A. General: Provide factory-formed metal roof panels designed to be installed by lapping and interconnecting raised side edges of adjacent panels with joint type indicated and mechanically attaching panels to supports using concealed clips in side laps. Include clips, cleats, pressure plates, and accessories required for weathertight installation.

1. Steel Panel Systems: Unless more stringent requirements are indicated, comply with ASTM E 1514. **Steel panels shall be seamless from ridge to eave.**

B. Vertical-Rib, Seamed-Joint, Standing-Seam Metal Roof Panels: Factory-formed symmetrical panels with vertical ribs at panel edges and pencil ribs between panel edges; designed for sequential installation in either direction by mechanically attaching panels to supports using concealed clips located under one side of panels and engaging opposite edge of adjacent panels, and mechanically seaming panels together utilizing a seam cap, and configured to enable future replacement of individual panels without disturbing adjacent panels.

1. Aluminum-Zinc Alloy-Coated Steel Sheet: ASTM A 792/A 792M, Class AZ50 coating designation, Grade 50 (Class AZM150 coating designation, Grade 340) prepainted by the coil-coating process to comply with ASTM A 755/A 755M; structural quality.

a. Thickness: 0.0236-inch/24 ga.((0.60-mm)) minimum thickness.

b. Configuration: Symmetrical.

c. Surface: Smooth, flat finish.

d. Exposed Coil-Coated Finish: 2-Coat Thick Coat Fluoropolymer.

e. Color: As selected by owner from manufacturer's standard colors meeting energy performance requirements.

2. Joint Type: Field mechanically seamed.

3. Seam Cap: Match panel material and finish; provide with two rows of integral factory hot-applied sealant.

4. Panel Pan Configuration: Pencil Ribbed.

5. Panel Seam Height: Not less than 1-3/8 inch (34.9 mm).

6. Panel Coverage: 16 inches((406 mm)).

2.4 METAL ROOF ACCESSORIES

A. Metal Roof Accessories, General: Provide components approved by roof panel manufacturer and as required for a complete metal roof panel assembly including trim, fasciae, corner units, ridge closures, clips, flashings, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal roof panels unless otherwise indicated.

B. Factory-Installed Panel Sealants: Provide one of the following identical to that used in test panels meeting performance requirements:

1. Sealant Tape: Pressure-sensitive, 99 percent solids, gray polyisobutylene or butyl rubber compound sealant tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape 1 inch (25 mm) wide and 1/8 inch (3 mm) thick, with nylon spacer beads to prevent overcompression of the sealant tape.

2. Butyl-Rubber-Based, Solvent-Release Sealant: ASTM C 1311, with nylon spacer beads to prevent overcompression of the sealant tape.

C. Flashing and Trim: Formed from same material as roof panels, prepainted with coil coating, minimum 0.0236 inch((0.60 mm)) thick. Provide flashing and trim as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, eaves, rakes, corners, bases, framed openings, ridges, fasciae, and fillers. Finish flashing and trim with same finish system as adjacent metal roof panels.

1. Ventilating Closures: Provide manufacturer's standard ventilating closures at eaves and ridges, fabricated of same metal as metal roof panels.

D. Above Sheathing Ventilation (ASV) Clips for Existing Shingle Recover: Fixed clips minimum 8 inches (100 mm) long configured to hold metal panel in place 3/4 inch (19 mm) above and aligned with existing shingle substrate, spaced as required to meet performance requirements; and with clip bearing plate where required.

1. Material: 0.062-inch- (1.59-mm-) nominal thickness, stainless steel.

E. Pipe Penetration Flashings: Flexible boot type, with stainless steel compression ring, and stainless steel pipe strap. Use silicone-type boot at hot pipes.

F. Roof Curbs: Fabricated from aluminum sheet, minimum 0.080 inch (1.2 mm) thick; with bottom of skirt profiled to match roof panel profiles, and welded top box, integral internal fastener flange, and water diverter. Fabricate curb subframing of minimum 0.0598-inch- (1.5-mm-) thick, angle-, C-, or Z-shaped galvanized steel sheet. Fabricate curb and subframing to withstand indicated loads, of size and height indicated. Finish roof curbs to match metal roof panels.

G. Gutters: Formed from same material roof panels. Match profile of gable trim, complete with end pieces, outlet tubes, and other special pieces as required. Fabricate in minimum 96-inch- (2400-mm-) long sections, of size and metal thickness according to SMACNA's "Architectural Sheet Metal Manual." Furnish gutter supports spaced a maximum of 36 inches (900 mm) o.c., fabricated from same metal as gutters. Provide wire ball strainers of compatible metal at outlets. Finish gutters to match metal roof panels.

H. Downspouts: Formed from same material as roof panels. Fabricate in 10-foot- (3-m-) long sections, complete with formed elbows and offsets, of size and metal thickness according to SMACNA's "Architectural Sheet Metal Manual." Connect new downspouts to existing heavy gauge downspout approximately 8' off the ground.

I. Pipe Penetration Flashing: Premolded EPDM pipe collar with flexible aluminum ring bonded to base and stainless steel pipe clamp to secure collar to pipe.

J. Conduit Supports: S-5-T Clamp and Utility System connection.

2.5 MISCELLANEOUS MATERIALS

A. Panel Fasteners: Self-tapping screws, bolts, nuts, self-locking rivets and bolts, end-welded studs, and other suitable fasteners designed to withstand design loads. Exposed fasteners are not allowed unless specifically noted otherwise.

2.6 FABRICATION

A. Fabricate and finish metal roof panels and accessories at the factory to greatest extent possible, by manufacturer's standard procedures and processes and as necessary to fulfill indicated performance requirements. Comply with indicated profiles and with dimensional and structural requirements.

B. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.

C. Fabricate metal roof panel side laps with factory-installed captive gaskets or separator strips that provide a tight seal and prevent metal-to-metal contact, in a manner that will seal weathertight and minimize noise from movements within panel assembly.

D. Sheet Metal Accessories: Fabricate flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of item indicated.

1. Form exposed sheet metal accessories that are without excessive oil canning, buckling, and tool marks and that are true to line and levels indicated, with exposed edges folded back to form hems.

2. Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces of accessories exposed to view.

3. Fabricate cleats and attachment devices of size and metal thickness recommended by SMACNA's "Architectural Sheet Metal Manual" or by metal roof panel manufacturer for application, but not less than thickness of metal being secured.

2.7 FINISHES

A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.

B. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

C. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

AGENCY APPROVAL

DIV. OF THE STATE ARCHITECT
APP. 04-119056 INC:
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PROJECT

BACK BAY HIGH SCHOOL
NEW ROOFING

390 MONTE VISTA AVE
COSTA MESA, CA 92627

DSA A# **04-119056**

DATE **03/02/2020**

PROJECT # **CA19054**

DESIGN PROFESSIONAL

LICENSED ARCHITECT
JASON A. DENTE
NO. C 32126
REN. 07-31-21
STATE OF CALIFORNIA

TITLE
SPECIFICATIONS

SHEET #
G-101

D. Steel Panels and Accessories:

1. Two-Coat Thick-Coat Fluoropolymer: AAMA 621. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat, over nominal 0.80-mil-thick urethane primer. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

2. Concealed Finish: Apply pretreatment and manufacturer's standard white or light-colored acrylic or polyester backer finish, consisting of prime coat and wash coat with a minimum total dry film thickness of 0.5 mil (0.013 mm).

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, metal roof panel supports, and other conditions affecting performance of the Work.

1. Existing Shingled Roof: Examine existing shingled substrate to verify that substrate is solidly supported, existing shingles are intact and secured, and that installation is within flatness tolerances required by metal roof panel manufacturer.

2. Examine roughing-in for components and systems penetrating metal roof panels to verify actual locations of penetrations relative to seam locations of metal roof panels before metal roof panel installation.

3. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.

4. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Clean substrates of substances harmful to metal roof panels, including removing projections capable of interfering with metal roof panel attachment.

B. Remove existing edge metal and gutter system. Remove existing outlet tubes from gutter to heavy gauge downspouts. Heavy gauge downspouts to remain.

C. Raise existing curbs that will be less than 4" off the finished roof surface to a minimum of 8" off the finished surface. Provide required adjustments to utility connections to accommodate new height.

D. Raise existing penetrations that will be less than 4" off the finished roof surface to a minimum of 8" off the finished surface.

3.3 METAL ROOF PANEL INSTALLATION, GENERAL

A. Provide metal roof panels of full length from eave to ridge unless otherwise indicated or restricted by shipping limitations.

B. Thermal Movement. Rigidly fasten metal roof panels to structure at one and only one location for each panel. Allow remainder of panel to move freely for thermal expansion and contraction. Predrill panels for fasteners.

1. Point of Fixity: Fasten each panel along a single line of fixing located at ridge.

2. Avoid attaching accessories through roof panels in a manner that will inhibit thermal movement.

C. Install metal roof panels as follows:

1. Commence metal roof panel installation and install minimum of 300 sq. ft. (27.8 sq. m.) in presence of factory-authorized representative.

2. Field cutting of metal panels by torch or abrasive saw is not permitted.

3. Locate and space fastenings in uniform vertical and horizontal alignment.

4. Provide metal closures at rake edges, rake walls, and each side of ridge and hipcaps.

5. Flash and seal metal roof panels with weather closures at eaves, rakes, and perimeter of all openings.

6. Install ridge and hip caps as metal roof panel work proceeds.

7. Install metal flashing to allow moisture to run over and off metal roof panels.

D. Fasteners:

1. Steel Roof Panels: Use stainless-steel fasteners for surfaces exposed to the exterior and galvanized-steel fasteners for surfaces exposed to the interior.

E. Anchor Clips: Anchor metal roof panels and other components of the Work securely in place, using manufacturer's approved fasteners according to manufacturers' written instructions.

F. Metal Protection: Where dissimilar metals will contact each other or corrosive substrates, protect against galvanic action by painting contact surfaces with bituminous coating, by applying rubberized-asphalt underlayment to each contact surface, or by other permanent separation as recommended by metal roof panel manufacturer.

G. Joint Sealers: Install gaskets, joint fillers, and sealants where indicated and where required for weatherproof performance of metal roof panel assemblies. Provide types of gaskets, fillers, and sealants indicated or, if not indicated, types recommended by metal roof panel manufacturer.

1. Prepare joints and apply sealants to comply with requirements in Division 07 Section "Joint Sealants."

3.4 METAL ROOF PANEL INSTALLATION

A. Standing-Seam Metal Roof Panels: Fasten metal roof panels to supports with concealed clips at each standing-seam joint at location, spacing, and with fasteners recommended by manufacturer.

1. Install clips to supports with manufacturer's recommended fasteners.

2. Erection Tolerances: Shim and align metal roof panel units within installed tolerance of 1/4 inch in 20 feet (1:960) on slope and location lines as indicated and within 1/8-inch (3 mm) offset of splices and alignment of matching profiles.

3. Seamed Joint: Crimp standing seams with manufacturer-approved, motorized seamer tool so clip, metal roof panel, and factory-applied sealant are completely engaged.

3.5 ACCESSORY INSTALLATION

A. General: Install accessories with positive anchorage to building and weathertight mounting and provide for thermal expansion. Coordinate installation with flashings and other components.

1. Install components required for a complete metal roof panel assembly including trim, copings, ridge closures, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items.

B. Flashing and Trim: Comply with performance requirements and manufacturer's written installation instructions. Provide concealed fasteners where possible, and set units true to line and level as indicated. Install work with laps, joints, and seams that will be permanently watertight and weather resistant.

1. Form trim and transition joints using compressed joints with captive butyl sealant capable of resisting static water pressure. Cleated joints and exposed joint sealants do not meet this requirement.

2. Install exposed flashing and trim 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. Install sheet metal flashing and trim to fit substrates and to result in waterproof and weather-resistant performance.

3. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at a maximum of 10 feet (3 m) with no joints allowed within 24 inches (600 mm) of corner or intersection. Where lapped expansion provisions cannot be used or would not be sufficiently weather resistant and waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with mastic sealant (concealed within joints).

C. Roof Curbs: Install curbs at all existing locations. Install flashing around bases where they meet roof panels.

D. Gutters: Join sections with riveted and soldered or lapped, riveted, and sealed joints. Attach gutters to eave with gutter hangers spaced not more than 36 inches (914 mm) o.c. using manufacturer's standard fasteners. Provide end closures and seal watertight with sealant. Provide for thermal expansion. Install a total of 40 feet of new gutters at locations identified on drawing.

E. Downspouts: Join sections with telescoping joints. Provide fasteners designed to hold downspouts securely 1 inch (25 mm) away from walls; locate fasteners at top and bottom and at approximately 60 inches (1500 mm) o.c. in between. Include one new downspout per gutter run.

F. Pipe Flashing: Form flashing around pipe penetration and metal roof panels. Fasten and seal to metal roof panels as recommended by manufacturer.

G. Support conduits utilizing S-5-T clamps and S-5! Utility System connections. Secure every 6'-0" MAX WITH additional support at terminations and changes in direction.

3.6 FIELD QUALITY CONTROL

A. Manufacturer's Technical Representative: Engage a qualified manufacturer's technical representative acceptable to Owner daily on site job inspections to perform substrate examination, interim observations, and final roof inspections, and to prepare reports.

B. Remove and replace applications of metal roof panels where inspections indicate that they do not comply with specified requirements.

C. Additional inspections, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

3.7 CLEANING

A. Remove temporary protective coverings and strippable films, if any, as metal roof panels are installed unless otherwise indicated in manufacturer's written installation instructions. On completion of metal roof panel installation, clean finished surfaces as recommended by metal roof panel manufacturer. Maintain in a clean condition during construction.

B. Replace metal roof panels that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 074113.09

AGENCY APPROVAL

DIV. OF THE STATE ARCHITECT
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PROJECT

BACK BAY HIGH SCHOOL
NEW ROOFING

390 MONTE VISTA AVE
COSTA MESA, CA 92627

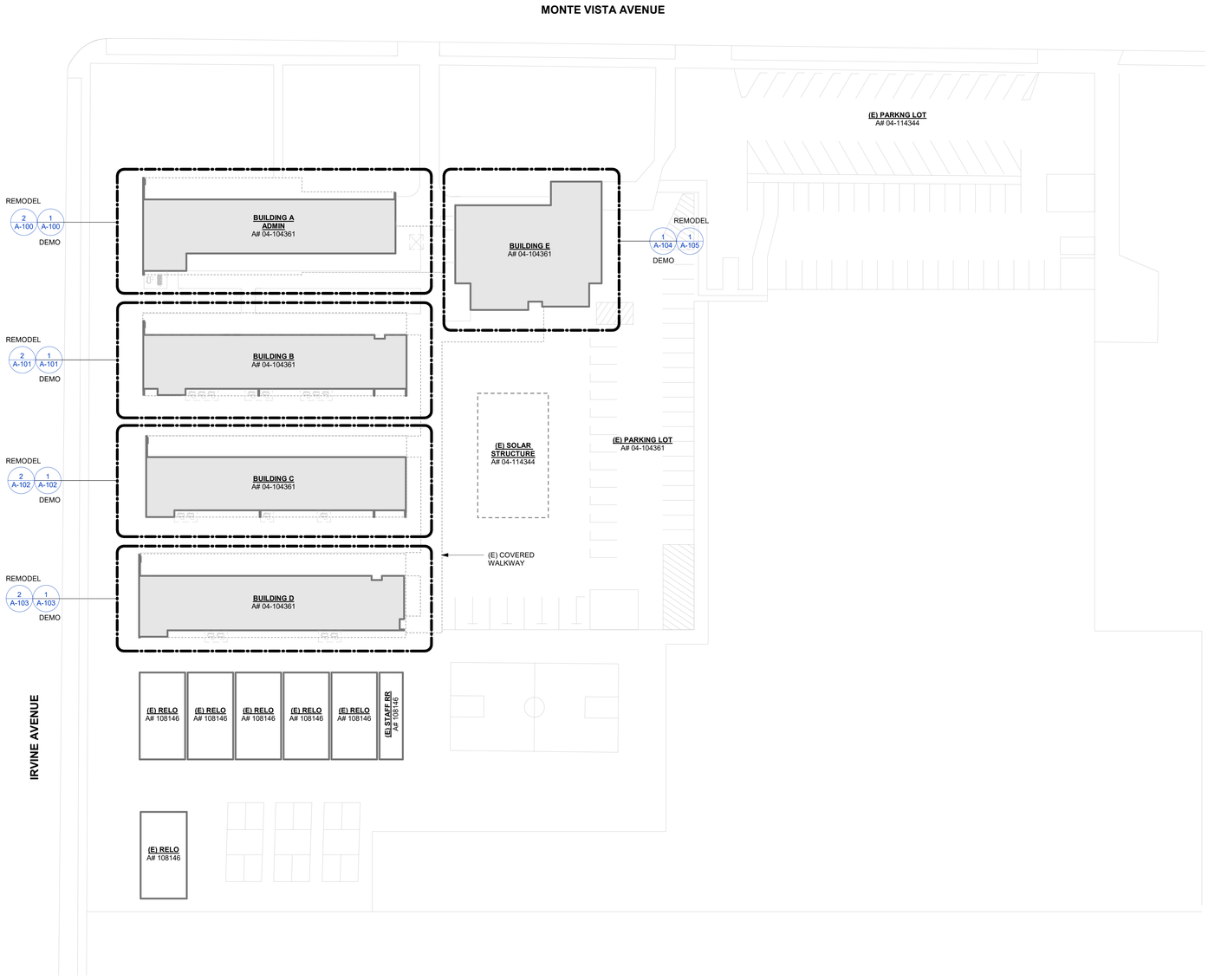
DSA A#	**04-119056**
DATE	**03/02/2020**
PROJECT #	**CA19054**

DESIGN PROFESSIONAL

LICENSED ARCHITECT
JASON A. DONTJE
NO. C-32176
EXPIRES 07-31-21
STATE OF CALIFORNIA

TITLE
SPECIFICATIONS

SHEET #
G-102



OVERALL REMODEL SITE PLAN | 1 | 1" = 30'-0"

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SITE PLAN LEGEND

(E) BUILDING

BUILDING IN SCOPE OF WORK

PROJECT

BACK BAY HIGH SCHOOL
NEW ROOFING

390 MONTE VISTA AVE
COSTA MESA, CA 92627

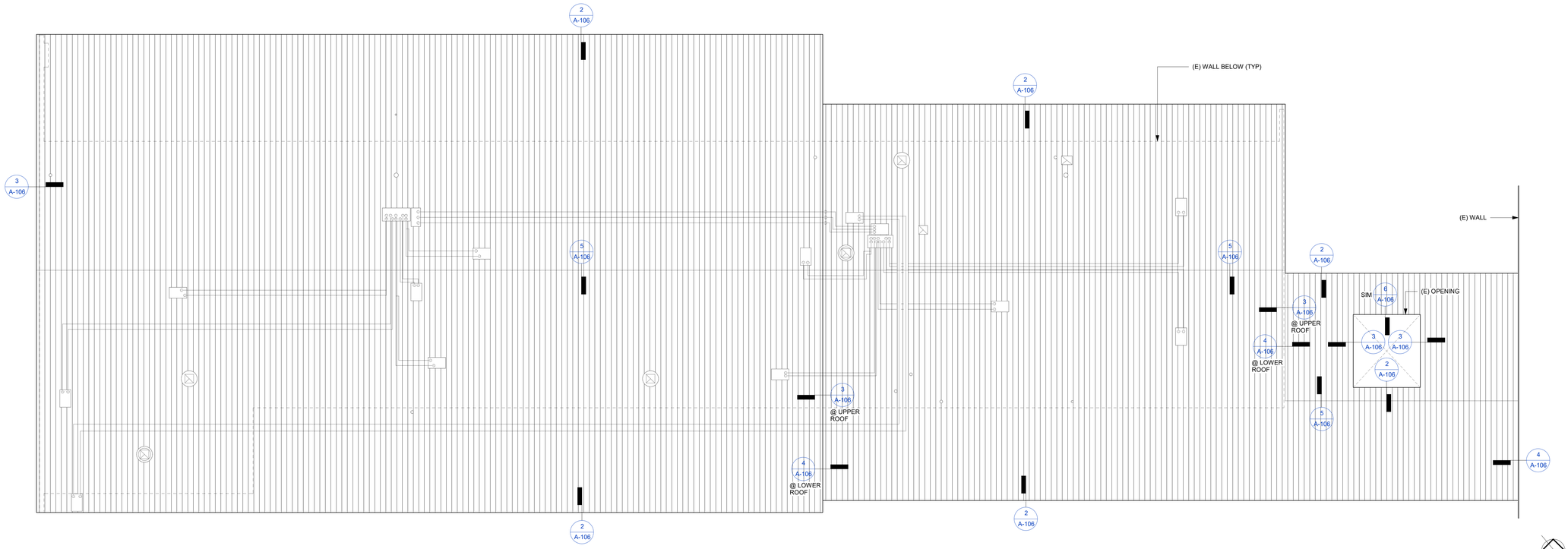
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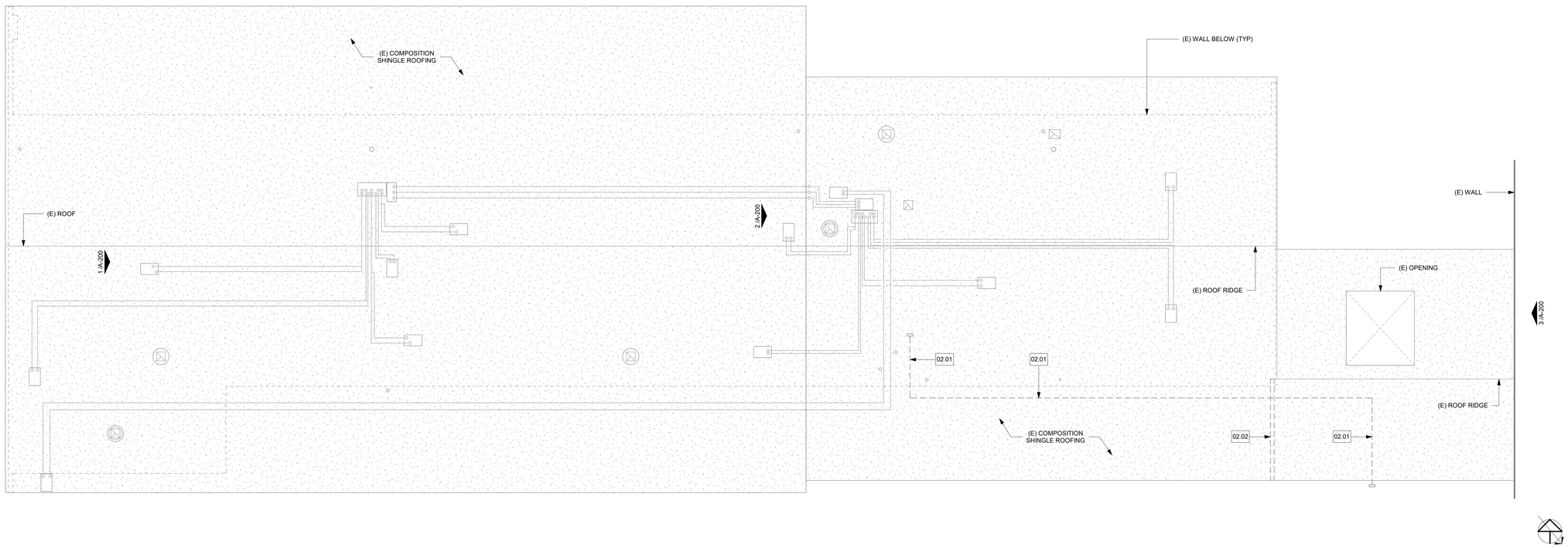
TITLE
OVERALL REMODEL SITE PLAN

SHEET #
A-001



BUILDING 'A' REMODEL ROOF PLAN | 2

3/16" = 1'-0"



BUILDING 'A' DEMOLITION ROOF PLAN | 1

3/16" = 1'-0"

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REMODEL ROOF PLAN LEGEND

SYMBOL	DESCRIPTION	DETAIL
	(E) ITEM	
	(N) ITEM	
	(N) STANDING SEAM MTL ROOFING	1 / A-106
	(E) HVAC PIPING	11 / A-106
	(E) SHEET MTL ENCLOSURE	8 / A-106
	(E) ROUND/ SQUARE EXHAUST FAN/ VENTS	7 / A-106
	(E) VENT PENETRATION	10 / A-106

DEMOLITION ROOF PLAN LEGEND

SYMBOL	DESCRIPTION	DETAIL
	(E) ITEM TO REMAIN	
	(N) ITEM	
	ITEMS TO BE DEMOLISHED PER KEYNOTE	
	(E) COMPOSITION SHINGLE ROOFING - PER FIELD VERIFICATION & PHOTOS BY NMUSD ON JANUARY 21, 2020, ONLY ONE (E) LAYER OF SHINGLES EXIST IN AREAS OF WORK	
	(E) GRANULATED SURFACE MODIFIED BITUMEN ROOFING	
	(E) HVAC PIPING	
	(E) SHEET MTL ENCLOSURE	
	(E) ROUND/ SQUARE EXHAUST FAN/ VENTS	
	(E) VENT/ DUCT PENETRATION	

KEYNOTE LEGEND

NUMBER	PROVIDE WORK / ITEM
02.01	DEMO ROOF MOUNTED CONDUIT & ASSOCIATED PULL BOXES - CUT CONDUIT - FLUSH W/ (E) ROOF DECK
02.02	DEMO MTL CURB

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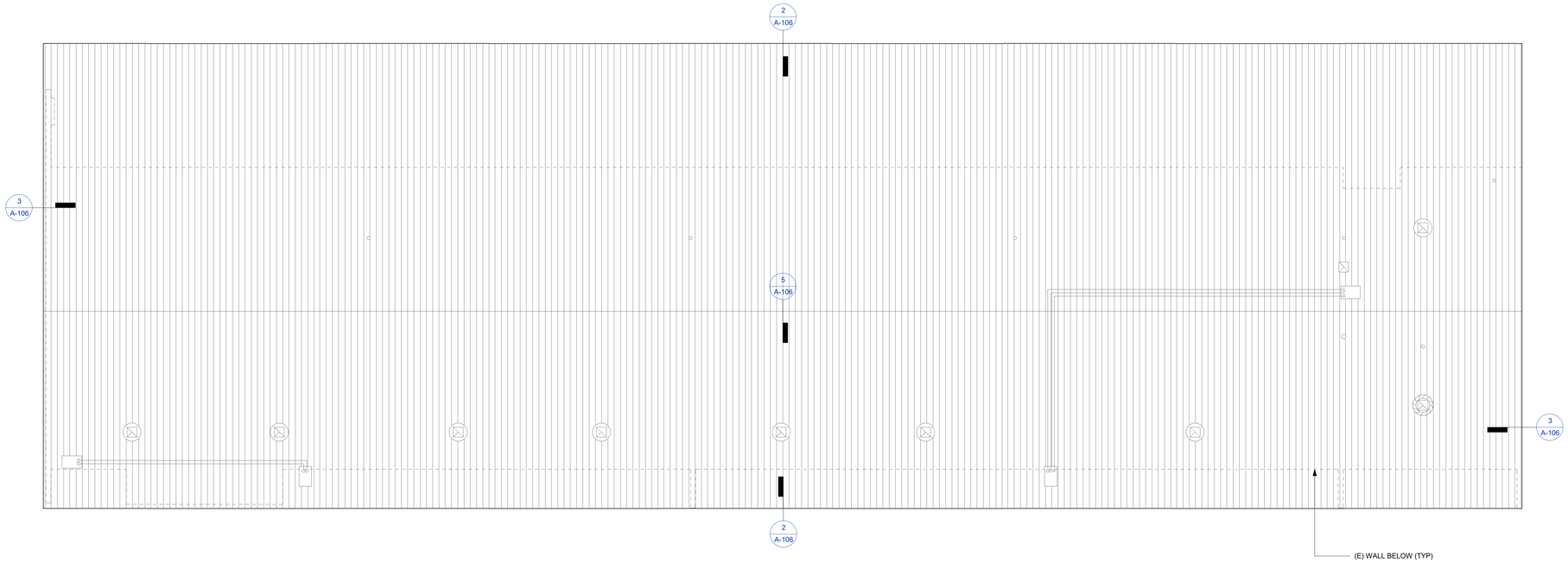
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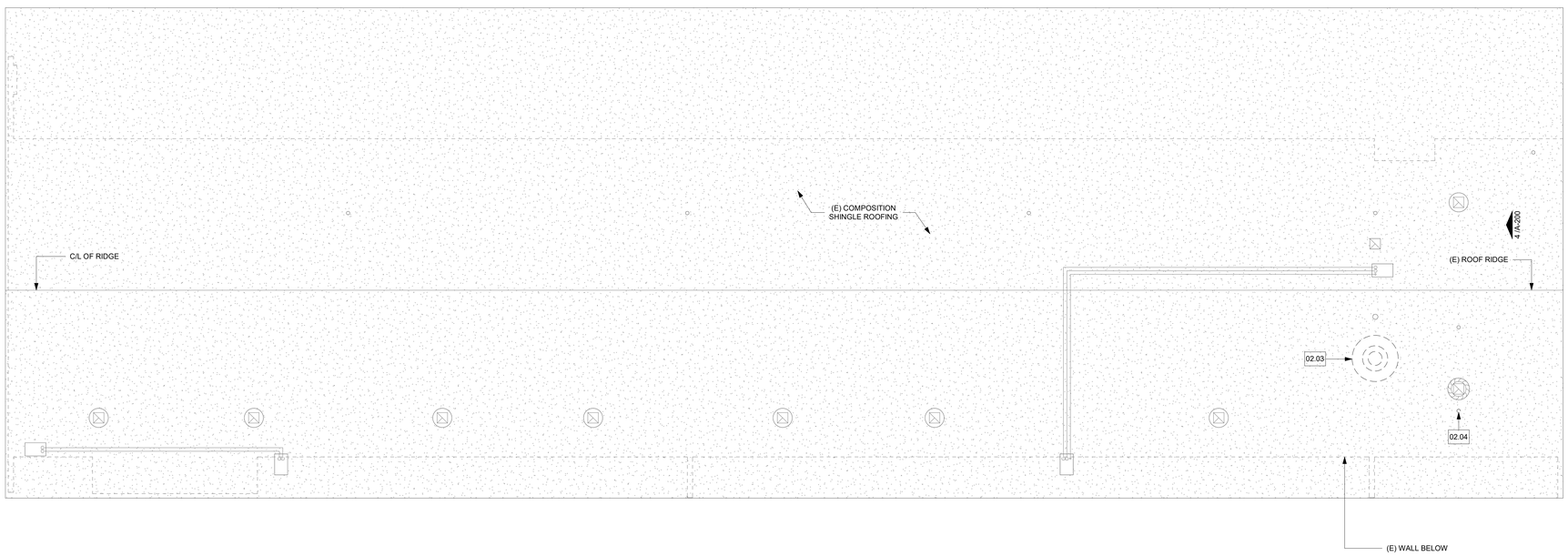
LICENSED ARCHITECT
JASON A. DONTJE
NO. C 32176
REN. 07-31-21
STATE OF CALIFORNIA

TITLE
REMODEL & DEMOLITION ROOF PLAN - BLDG 'A'

SHEET #
A-100



BUILDING 'B' REMODEL ROOF PLAN | 2 | 3/16" = 1'-0"



BUILDING 'B' DEMOLITION ROOF PLAN | 1 | 3/16" = 1'-0"

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REMODEL ROOF PLAN LEGEND

SYMBOL	DESCRIPTION	DETAIL
	(E) ITEM	
	(N) ITEM	
	(N) STANDING SEAM MTL ROOFING	1 / A-106
	(E) HVAC PIPING	11 / A-106
	(E) SHEET MTL ENCLOSURE	8 / A-106
	(E) ROUND/ SQUARE EXHAUST FAN/ VENTS	7 / A-106
	(E) VENT PENETRATION	10 / A-106

DEMOLITION ROOF PLAN LEGEND

SYMBOL	DESCRIPTION	DETAIL
	(E) ITEM TO REMAIN	
	(N) ITEM	
	ITEMS TO BE DEMOLISHED PER KEYNOTE	
	(E) COMPOSITION SHINGLE ROOFING - PER FIELD VERIFICATION & PHOTOS BY NMUSD ON JANUARY 21, 2020, ONLY ONE (E) LAYER OF SHINGLES EXIST IN AREAS OF WORK	
	(E) GRANULATED SURFACE MODIFIED BITUMEN ROOFING	
	(E) HVAC PIPING	
	(E) SHEET MTL ENCLOSURE	
	(E) ROUND/ SQUARE EXHAUST FAN/ VENTS	
	(E) VENT/ DUCT PENETRATION	

KEYNOTE LEGEND

NUMBER	PROVIDE WORK / ITEM
02.03	DEMO EXHAUST FAN/ VENT - FLUSH W/ (E) ROOF DECK
02.04	DEMO UNUSED VENT PIPING - FLUSH W/ (E) ROOF DECK

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NEW ROOFING

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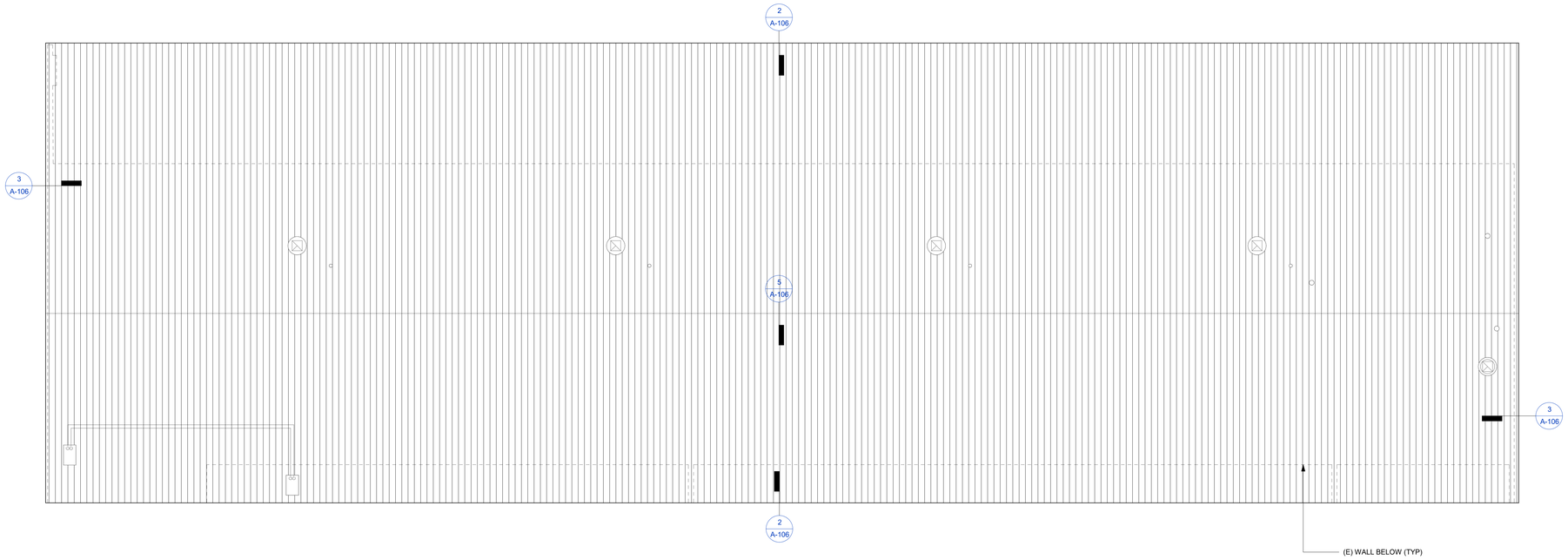
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DESIGN PROFESSIONAL

LICENSED ARCHITECT
JASON A. DONTJE
NO. C-32126
REN. 07-31-21
STATE OF CALIFORNIA

TITLE
REMODEL & DEMOLITION ROOF PLAN - BLDG 'B'

SHEET #
A-101



BUILDING 'C' REMODEL ROOF PLAN | 2

3/16" = 1'-0"



BUILDING 'C' DEMOLITION ROOF PLAN | 1

3/16" = 1'-0"

AGENCY APPROVAL

DIV. OF THE STATE ARCHITECT
APP: 04-119056 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☐
DATE: 04.14.2020

studio+
20250 SW Acacia Street, Suite 100, Newport Beach, California 92660 | P: 949.315.1993

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REMODEL ROOF PLAN LEGEND

SYMBOL	DESCRIPTION	DETAIL
	(E) ITEM	
	(N) ITEM	
	(N) STANDING SEAM MTL ROOFING	1 / A-106
	(E) HVAC PIPING	11 / A-106
	(E) SHEET MTL ENCLOSURE	8 / A-106
	(E) ROUND/ SQUARE EXHAUST FAN/ VENTS	7 / A-106
	(E) VENT PENETRATION	10 / A-106

DEMOLITION ROOF PLAN LEGEND

SYMBOL	DESCRIPTION	DETAIL
	(E) ITEM TO REMAIN	
	(N) ITEM	
	ITEMS TO BE DEMOLISHED PER KEYNOTE	
	(E) COMPOSITION SHINGLE ROOFING - PER FIELD VERIFICATION & PHOTOS BY NMUSD ON JANUARY 21, 2020, ONLY ONE (E) LAYER OF SHINGLES EXIST IN AREAS OF WORK	
	(E) GRANULATED SURFACE MODIFIED BITUMEN ROOFING	
	(E) HVAC PIPING	
	(E) SHEET MTL ENCLOSURE	
	(E) ROUND/ SQUARE EXHAUST FAN/ VENTS	
	(E) VENT/ DUCT PENETRATION	

PROJECT

BACK BAY HIGH SCHOOL
NEW ROOFING

390 MONTE VISTA AVE
COSTA MESA, CA 92627

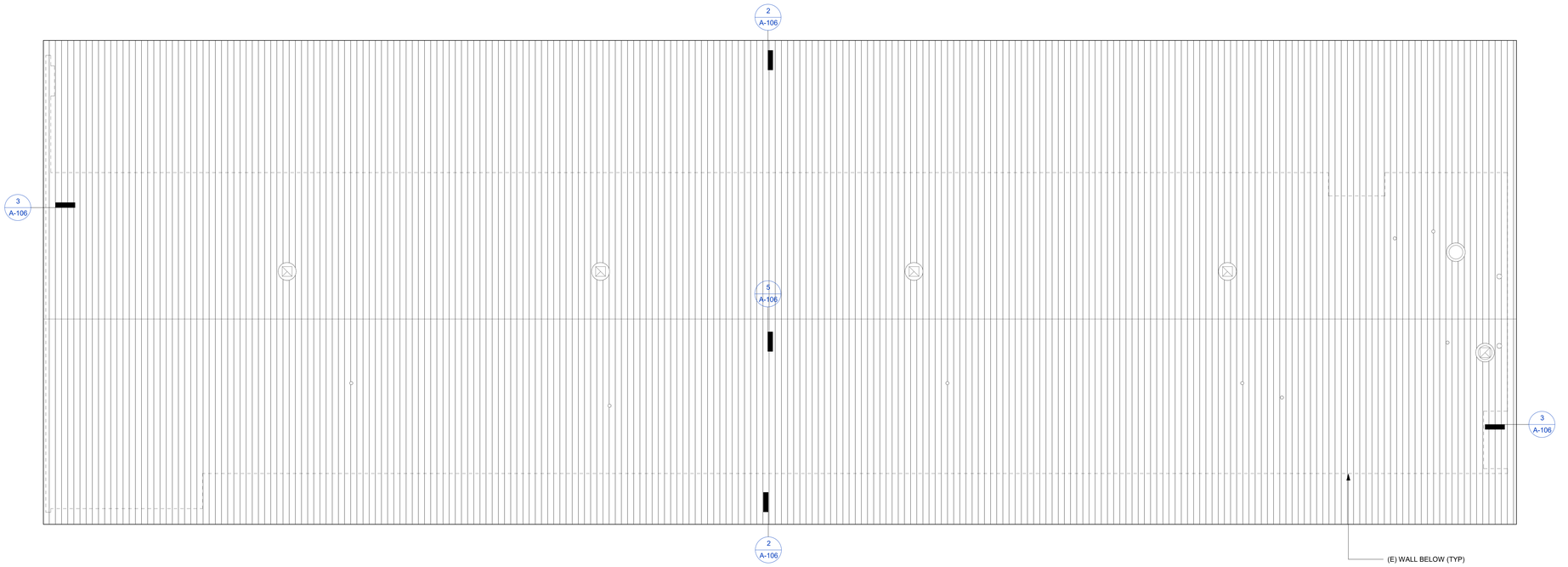
DSA A#	**04-119056**
DATE	**03/02/2020**
PROJECT #	**CA19054**

DESIGN PROFESSIONAL

LICENSED ARCHITECT JASON A. DONTJE NO. C-32176 EXP. 07-31-21 STATE OF CALIFORNIA

TITLE
REMODEL & DEMOLITION ROOF PLAN - BLDG 'C'

SHEET #
A-102



BUILDING 'D' REMODEL ROOF PLAN | 2

3/16" = 1'-0"



BUILDING 'D' DEMOLITION ROOF PLAN | 1

3/16" = 1'-0"

AGENCY APPROVAL

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REMODEL ROOF PLAN LEGEND

SYMBOL	DESCRIPTION	DETAIL
	(E) ITEM	
	(N) ITEM	
	(N) STANDING SEAM MTL ROOFING	1 / A-106
	(E) HVAC PIPING	11 / A-106
	(E) SHEET MTL ENCLOSURE	8 / A-106
	(E) ROUND/ SQUARE EXHAUST FAN/ VENTS	7 / A-106
	(E) VENT PENETRATION	10 / A-106

DEMOLITION ROOF PLAN LEGEND

SYMBOL	DESCRIPTION	DETAIL
	(E) ITEM TO REMAIN	
	(N) ITEM	
	ITEMS TO BE DEMOLISHED PER KEYNOTE	
	(E) COMPOSITION SHINGLE ROOFING - PER FIELD VERIFICATION & PHOTOS BY NMUSD ON JANUARY 21, 2020, ONLY ONE (E) LAYER OF SHINGLES EXIST IN AREAS OF WORK	
	(E) GRANULATED SURFACE MODIFIED BITUMEN ROOFING	
	(E) HVAC PIPING	
	(E) SHEET MTL ENCLOSURE	
	(E) ROUND/ SQUARE EXHAUST FAN/ VENTS	
	(E) VENT/ DUCT PENETRATION	

KEYNOTE LEGEND

NUMBER	PROVIDE WORK / ITEM
02.03	DEMO EXHAUST FAN/ VENT - FLUSH W/ (E) ROOF DECK
02.04	DEMO UNUSED VENT PIPING - FLUSH W/ (E) ROOF DECK

PROJECT

BACK BAY HIGH SCHOOL
NEW ROOFING

390 MONTE VISTA AVE
COSTA MESA, CA 92627

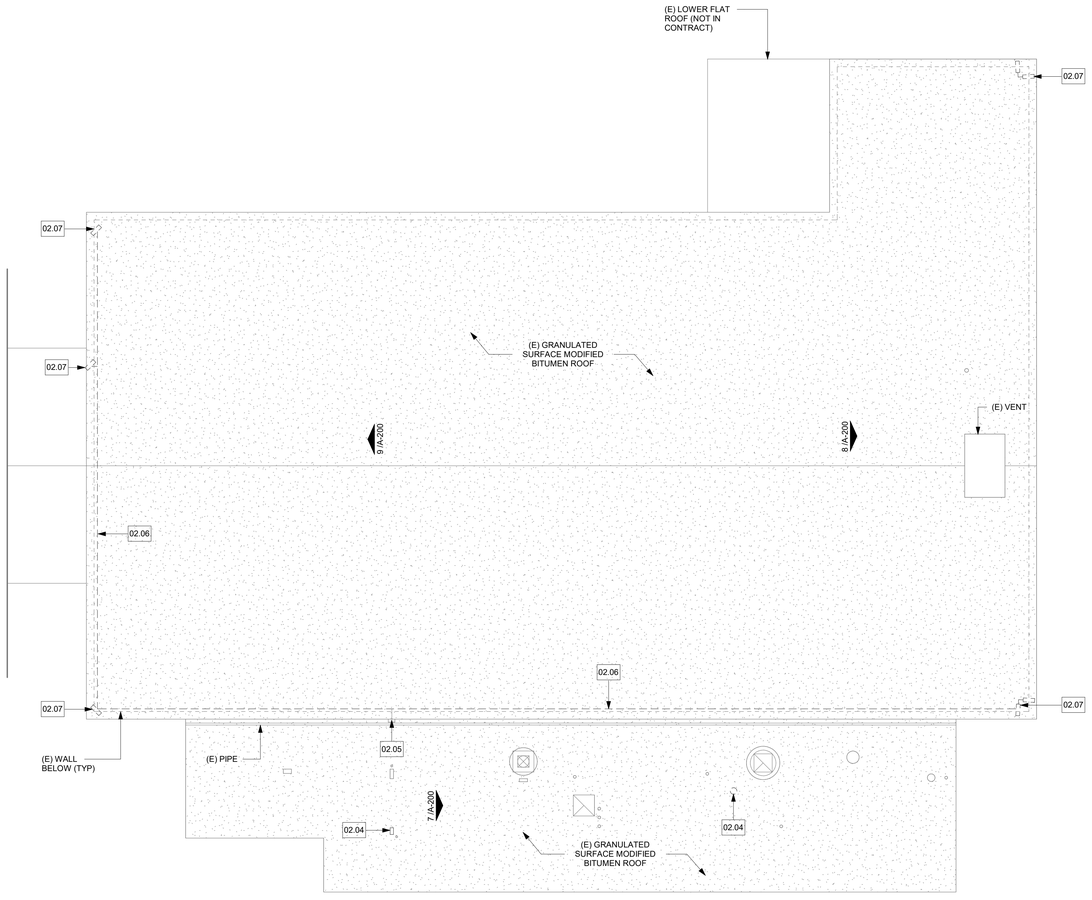
DSA A#	**04-119056**
DATE	**03/02/2020**
PROJECT #	**CA19054**

DESIGN PROFESSIONAL

LICENSED ARCHITECT JASON A. DONTJE NO. C-32176 REN. 07-31-21 STATE OF CALIFORNIA

TITLE
REMODEL & DEMOLITION ROOF PLAN - BLDG 'D'

SHEET #
A-103



AGENCY APPROVAL

DIV. OF THE STATE ARCHITECT
APP. 04-119056 INC:
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SS ☑ FLS ☑ ACS ☐
DATE: 04.14.2020

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DEMOLITION ROOF PLAN LEGEND

SYMBOL	DESCRIPTION	DETAIL
	(E) ITEM TO REMAIN	
	(N) ITEM	
	ITEMS TO BE DEMOLISHED PER KEYNOTE	
	(E) COMPOSITION SHINGLE ROOFING - PER FIELD VERIFICATION & PHOTOS BY NMUSD ON JANUARY 21, 2020, ONLY ONE (E) LAYER OF SHINGLES EXIST IN AREAS OF WORK	
	(E) GRANULATED SURFACE MODIFIED BITUMEN ROOFING	
	(E) HVAC PIPING	
	(E) SHEET MTL ENCLOSURE	
	(E) ROUND/ SQUARE EXHAUST FAN/ VENTS	
	(E) VENT/ DUCT PENETRATION	

KEYNOTE LEGEND

NUMBER	PROVIDE WORK / ITEM
02.04	DEMO UNUSED VENT PIPING - FLUSH W/ (E) ROOF DECK
02.05	DEMO CONDUIT - FLUSH W/ LOW ROOF ROOF DECK
02.06	DEMO ROOF MOUNTED COUNDUIT
02.07	REMOVE LIGHT FIXTURE & PROTECT FOR REINSTALLATION PER REMODEL PLAN

PROJECT

BACK BAY HIGH SCHOOL
NEW ROOFING

390 MONTE VISTA AVE
COSTA MESA, CA 92627

DSA A#	**04-119056**
DATE	**03/02/2020**
PROJECT #	**CA19054**

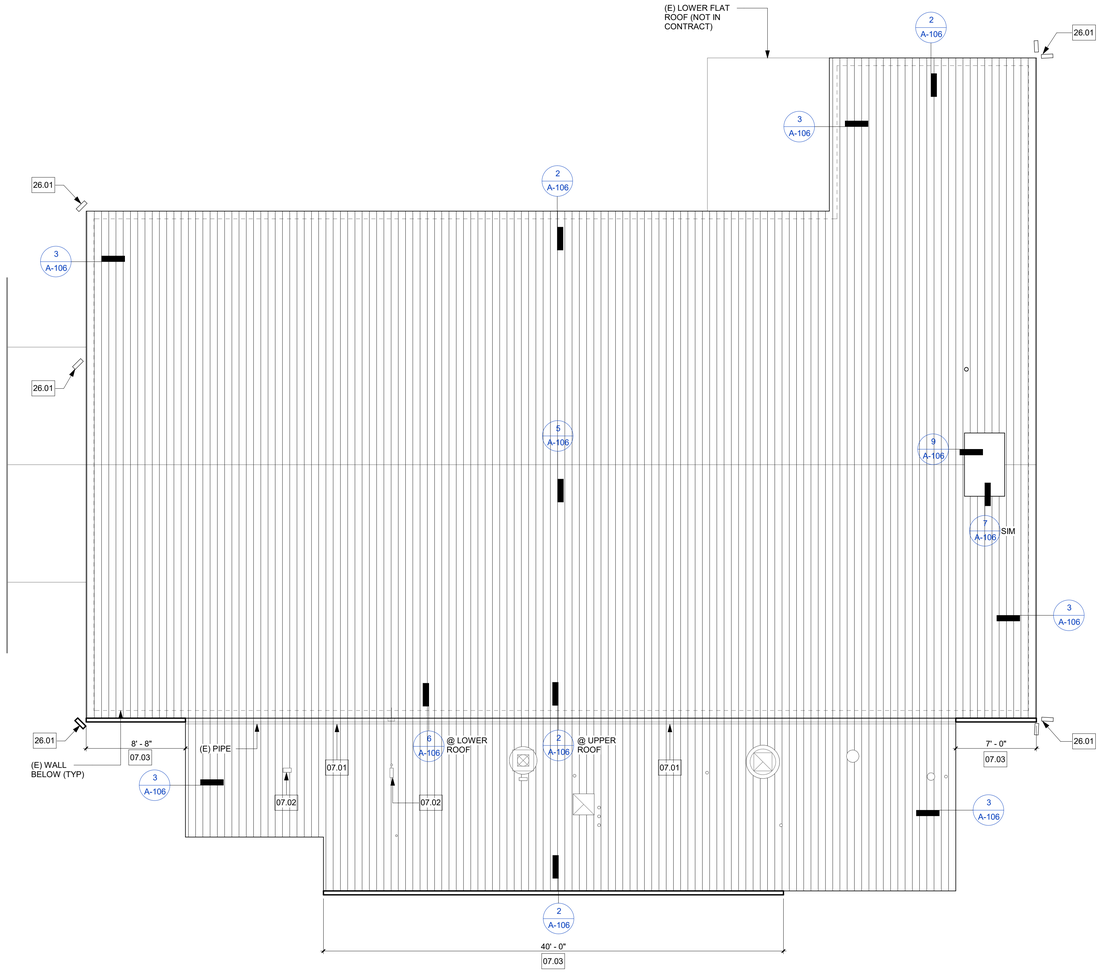
DESIGN PROFESSIONAL

LICENSED ARCHITECT JASON A. DONTJE NO. C-32126 REN. 07-31-21 STATE OF CALIFORNIA

TITLE
DEMOLITION ROOF PLAN - BLDG 'E'

SHEET #
A-104

BUILDING 'E' DEMOLITION ROOF PLAN | 1
3/16" = 1'-0"



AGENCY APPROVAL

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REMODEL ROOF PLAN LEGEND

SYMBOL	DESCRIPTION	DETAIL
	(E) ITEM	
	(N) ITEM	
	(N) STANDING SEAM MTL ROOFING	1 / A-106
	(E) HVAC PIPING	11 / A-106
	(E) SHEET MTL ENCLOSURE	8 / A-106
	(E) ROUND/ SQUARE EXHAUST FAN/ VENTS	7 / A-106
	(E) VENT PENETRATION	10 / A-106

KEYNOTE LEGEND

NUMBER	PROVIDE WORK / ITEM
07.01	PIPE SUPPORTS REQ'D FOR (E) ROOF-MOUNTED PIPE (11/A-106)
07.02	WATERPROOF EXPOSED DUCT PENETRATION (9/A-106 SIM)
07.03	SHT MTL GUTTER & DOWNSPOUT AT EACH END (REF SPEC)
26.01	REINSTALL (E) LIGHT FIXTURES ON WD FASCIA - ROUTE CONDUIT WITHIN ATTIC AREA & INTERCEPT W/ (E) CONDUIT RUN TO POWER PANEL, INSTALL NEW WIRING FROM PANEL TO LIGHT FIXTURES

PROJECT

BACK BAY HIGH SCHOOL
NEW ROOFING

390 MONTE VISTA AVE
COSTA MESA, CA 92627

DSA A#	**04-119056**
DATE	**03/02/2020**
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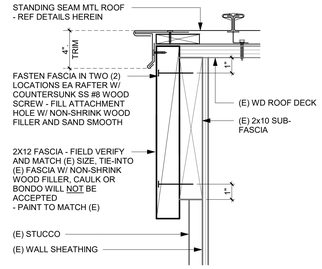
DESIGN PROFESSIONAL

LICENSED ARCHITECT JASON A. DONLEY NO. C-32126 REN. 07-31-21 STATE OF CALIFORNIA

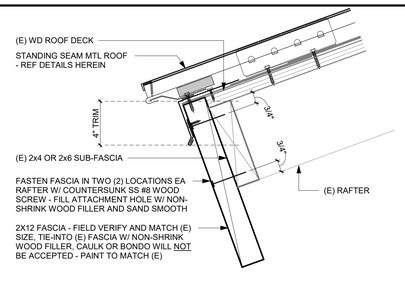
TITLE
REMODEL ROOF PLAN - BLDG 'E'

SHEET #
A-105

BUILDING 'E' REMODEL ROOF PLAN | 1
3/16" = 1'-0"

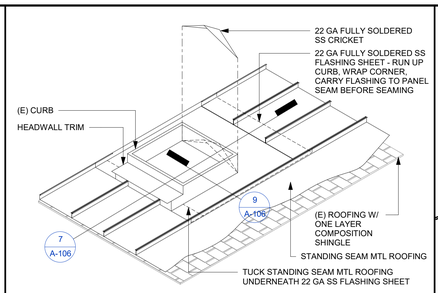


CONDITION 'A'

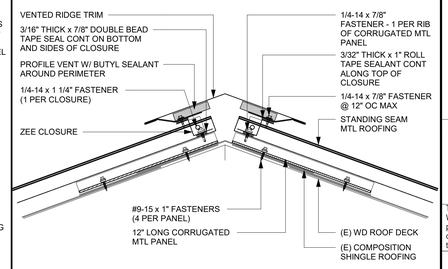


CONDITION 'B'

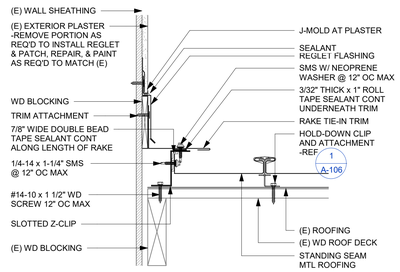
FASCIA REPLACEMENT DETAIL	12
	3" = 1'-0"



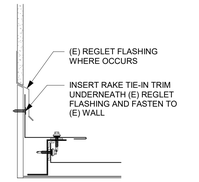
CURB FLASHING AXONOMETRIC VIEW	8
	1/2" = 1'-0"



RIDGE DETAIL	5
	3" = 1'-0"

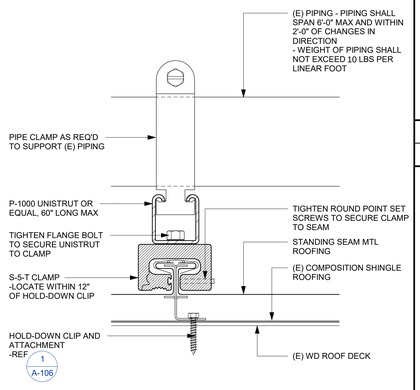


WHERE (E) REGLET DOES NOT EXIST



WHERE (E) REGLET EXISTS

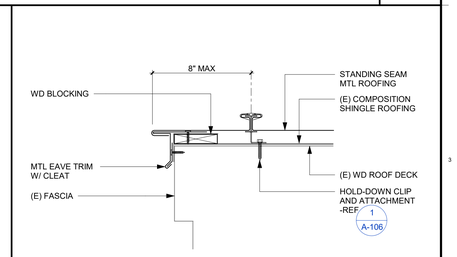
RAKE TIE-IN	4
	3" = 1'-0"



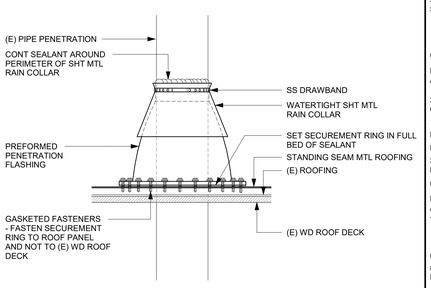
PIPING SUPPORT NOTES:

1. BASED ON LOCATIONS OF EXISTING PIPING, CONTRACTOR SHALL COORDINATE LOCATION AND AMOUNT OF PIPE SUPPORTS REQ'D FOR THE PROJECT
2. CONTRACTOR SHALL COORDINATE S-5-T CLAMP LOCATIONS TO ENSURE INSTALLATION WITHIN MAX 12" OF HOLD-DOWN CLIP

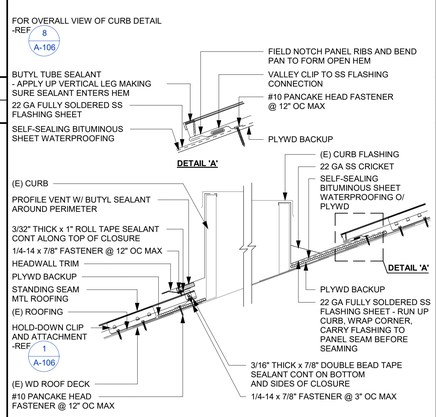
PIPING SUPPORT	11
	6" = 1'-0"



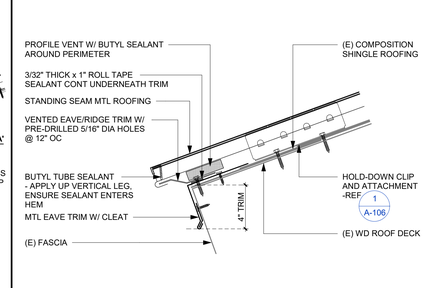
RAKE DETAIL	3
	3" = 1'-0"



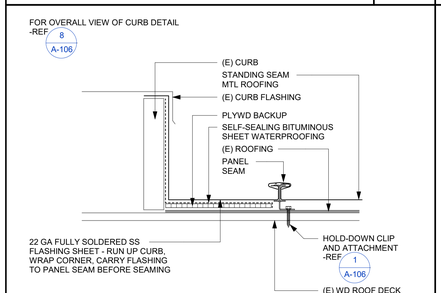
PIPE / VENT PENETRATION	10
	3" = 1'-0"



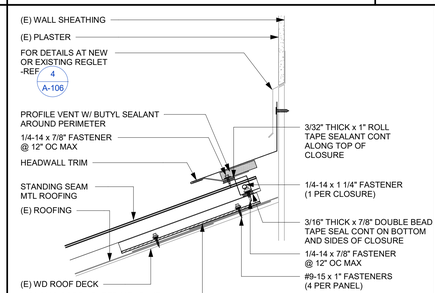
ROOF CURB SECTION	7
	1 1/2" = 1'-0"



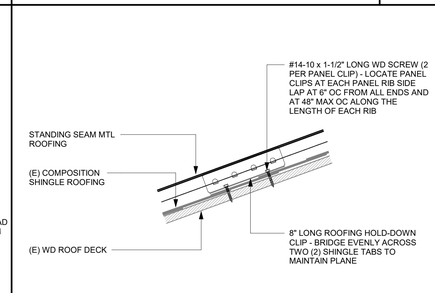
EAVE DETAIL	2
	3" = 1'-0"



ROOF CURB SIDE DETAIL	9
	3" = 1'-0"



HIGH ROOF TIE-IN	6
	3" = 1'-0"



TYP ROOFING ATTACHMENT	1
	3" = 1'-0"

AGENCY APPROVAL

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PROJECT

BACK BAY HIGH SCHOOL
NEW ROOFING

390 MONTE VISTA AVE
COSTA MESA, CA 92627

DSA A#	**04-119056**
DATE	**03/02/2020**
PROJECT #	**CA19054**

DESIGN PROFESSIONAL

LICENSED ARCHITECT JASON A. DENTE NO. C-32126 REN. 07-31-21 STATE OF CALIFORNIA

TITLE
ROOF DETAILS

SHEET #
A-106



9 **BUILDING 'E' - PHOTO 3**
12" = 1'-0"



6 **BUILDING 'D' - PHOTO 1**
12" = 1'-0"



3 **BUILDING 'A' - PHOTO 3**
12" = 1'-0"



8 **BUILDING 'E' - PHOTO 2**
12" = 1'-0"



5 **BUILDING 'C' - PHOTO 1**
12" = 1'-0"



2 **BUILDING 'A' - PHOTO 2**
12" = 1'-0"



7 **BUILDING 'E' - PHOTO 1**
12" = 1'-0"



4 **BUILDING 'B' - PHOTO 1**
12" = 1'-0"



1 **BUILDING 'A' PHOTO 1**
12" = 1'-0"

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LICENSED ARCHITECT
JASON A. DENTE
NO. C-32176
RENEWAL 07-31-21
STATE OF CALIFORNIA

TITLE
EXISTING CONDITIONS PHOTOS

SHEET #
A-200