

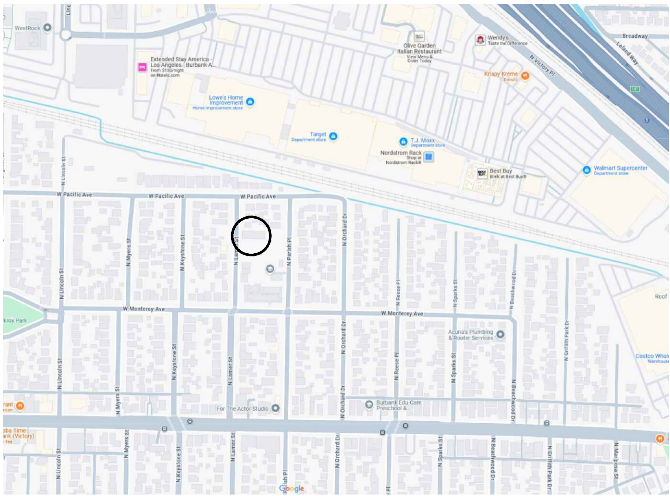


# MAGNOLIA PARK SCHOOL

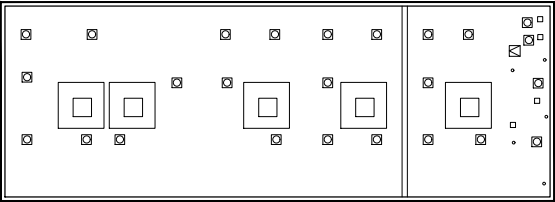
1915 W MONTEREY AVE, BURBANK, CA 91506



## LOCATION MAP



## KEY PLAN



## DRAWING INDEX

- SHT 1 - COVER SHEET
- SHT 2 - SITE MAP
- SHT 3 - SCOPE OF WORK
- SHT 4 - TYPICAL DETAILS
- SHT 5 - ROOF PLAN
- SHT 6 - DETAILS
- SHT 7 - DETAILS
- SHT 8 - DETAILS
- SHT 9 - DETAILS
- SHT 10 - DETAILS
- SHT 11 - DETAILS

**THE GARLAND COMPANY INC.**  
3800 EAST 91ST STREET - CLEVELAND, OHIO 44105-2197  
PHONE (800) 321-9336 / FAX (216) 641-0633

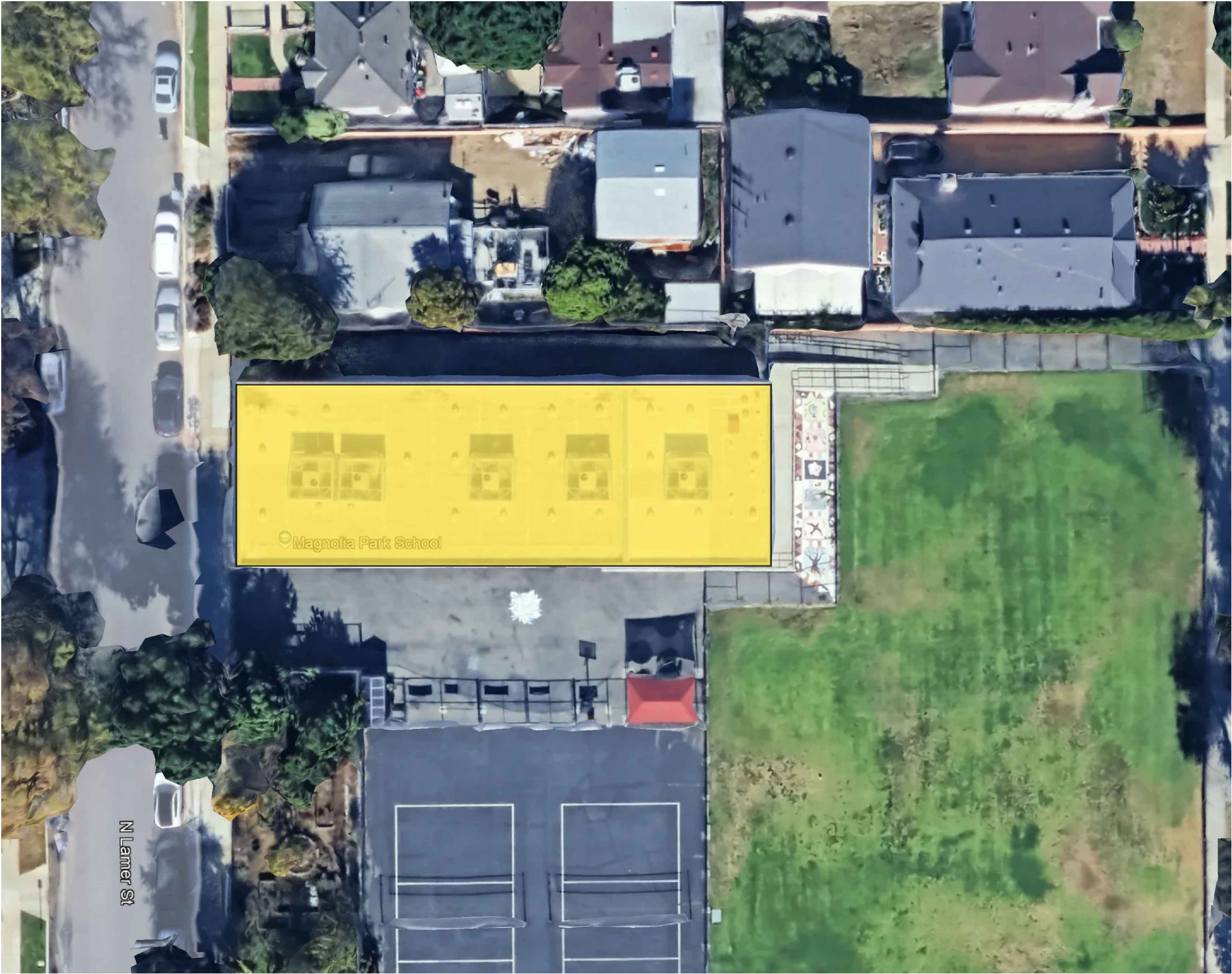


**MAGNOLIA PARK SCHOOL**  
Burbank Unified School District  
1915 W MONTEREY AVE, BURBANK, CA 91506  
AGENT: TONY DEMARTINIS

REVISION:			
SHEET:			

**1**  
OF 11





COLOR LEGEND

- YELLOW: RECOVER- MECHANICALLY FASTENED
- ORANGE: RECOVER- ADHERED WITH INSUL-LOCK HR ADHESIVE
- BLUE: REMOVE AND REPLACE
- GREEN: TILE RESET

- PURPLE: SHINGLE REPLACEMENT
- BROWN: PEDESTRIAN TRAFFIC COATING RESTORATION
- PINK: FLUID-APPLIED RESTORATION
- RED: NOT IN CONTRACT

Colors for reference only. Contractor to verify substrate.  
Not all colors are used on all drawings.




SCOPE OF WORK:


- A. Provide all labor, equipment, and miscellaneous materials to install District purchased and furnished roofing materials over the properly prepared substrate.
- B. All products listed in 2.01, D will be furnished by the District. All products not listed in 2.01, D are to be furnished by the Contractor. All products listed in 2.01, D will be manufactured by The Garland Company and purchased by Burbank Unified School District.
- C. Contractor to comply with Roof Site Maps to determine scopes of work for each building. Contractor responsible to determine deck type. Color-coded site map for reference only.
- D. Roof Recover Scope of Work (Buildings highlighted in orange and yellow)
- Prior to any work, the contractor is to test the drains. Contractor to ensure the drains are not clogged and are not leaking. Drains to be tested and approved by the District before any installation.
  - Prep the roof for recover:
    - Remove all non-functioning equipment and any marked curbs no longer in use. Deck these areas in.
    - Remove and replace all areas of wet insulation in like-kind, as noted on project documents. Tie-in to existing roof. Additional areas of wet insulation replacement to be priced per square foot.
    - Clean roofs of all dust, dirt, and debris. Remove all loose, flaking, or deteriorated coatings. Remove all silicone coatings and sealants.
    - Remove all blisters, wrinkles and mole runs in roof membrane. Patch in like-kind materials to tie-in to existing roof.
    - Install crickets on high side of all equipment as needed to eliminate ponding.
- Wood / Metal Decks: Mechanically fasten new ½” perlite coverboard per approved wind uplift pattern.
- Exception for all wood deck canopies/walkways: Adhere new ½” perlite coverboard with Insul-Lock HR per approved wind uplift adhesive spacing.
  - Metal deck canopies/walkways to receive fasteners in valleys with no fasteners exposed on underside.
- Concrete Deck: Adhere new ½” perlite coverboard with Insul-Lock HR per approved wind uplift adhesive spacing.
- Install one ply Flexbase E 80 set in GreenLock membrane adhesive applied at a minimum 2.5 gal/100sf
    - If the slope exceeds 3:12, contractor to install Greenlock Flashing Adhesive at a rate of 3 gal per sq.
  - Install one ply KEE-Stone HP set in KEE-Lock spatter spray foam adhesive applied per product wind uplift criteria and datasheets.
  - Flashings:
    - Base Flashing Ply: Flexbase E 80.
    - Base Flashing Adhesive: Greenlock Flashing Membrane applied at 3 gal per sq.
    - Cap Sheet Flashing ply: KEE Stone NF Flashing
    - Cap Sheet Adhesive: KEE Lock WB Flashing Adhesive applied at a rate of 1 gal per sq.
    - Flashing Plies: All flashing plies to be terminated with termination bar set in butyl tape. Fasten termination bar every 2” o.c. Caulk above the termination bar.
    - Edge Metal: Replace all. Comply with manufacturer detail. Edge metal to sit on Flexbase E 80 sheet, set in mastic, and primed. Install Flexbase E 80 strip-in sheet. KEE Stone HP sheet and KEE Stone NF Flashing to be applied above.
    - Counterflashing: All flashing plies to be terminated as high as possible under the existing counterflashing metal with termination bar set in butyl tape. Caulk above the termination bar. Fasten termination bar every 2” o.c. Install 22 gauge, galvanized skirt metal flashing to existing counterflashing metal.

- Parapet Walls: Wrap the flashing plies up and over the wood nailer, extending down the exterior wall 2”. Cap sheet flashing ply to be on walls in excess of 2.5 feet, Flexbase E 80 set in Greenlock Flashing adhesive only to extend up the wall 2.5 feet and terminate with a termination bar. KEE Stone NF Flashing ply to extend up the entire wall set in KEE Lock WB Flashing Adhesive.
  - Lead Flashings: Install new KEE Boots. Clamp and caulk and install an umbrella cover, clamped and caulked. No pitch pockets permitted. All “L” metal to receive a wood block prior to the pipe boot install.
  - Expansion Joint: Install new rubber expansion joints in the field. Patch and repair expansion joints at the vertical wall to field.
  - Drains: Install lead flashings per manufacturer detail.
  - Scuppers: Install new metal lining per manufacturer details. Seal exterior leader head.
- Duct Work & Metal Pans: All seams / fasteners / joints to be sealed with 4” Unibond ST tape and Cool-Sil coating at 2 gallons per 100SF. Coat all equipment, duct, and metal pans with Cool-Sil at 2 gallons per 100SF.
  - Sheet Metal: All sheet metal to be ANSI SPRI ES-1 compliant. All metal to be manufactured by The Garland Company.
    - Coping: Replace all existing coping cap, as well as install coping cap metal at all parapet walls. Install wood nailer as required. Install 22 gauge, kynar coping - fabricated from RMER SS Flat Stock. Coping to be fastened with metal cleats per approved wind-uplift calculations. No exposed fasteners. District to determine color.
    - Gutters: Replace all existing gutters. Install 22 gauge, kynar gutters - fabricated from RMER SS Flat Stock. All gutters to be 5”x5”x5” box gutters.
    - Perimeter Edge: Remove and replace all edge metal. Install new edge metal- fabricated from RMER SS Flat Stock. Abrade metal surface and prime with Garla-Prime prior to application of roofing membrane.
    - Add Alternate: Metal Fascia: All metal fascia is to be replaced with new metal fascia. Color to be selected by District. Fabricate from RMER SS Flat Stock to match existing style.
    - Wood fascia replacement to be priced per linear foot. All new fascia to be primed and painted to match existing color.
    - Interior Walls: Install new 22 gauge, reglet skirt metal flashing. Flashing plies to be set as high as possible. Terminate materials with termination bar set in butyl tape fastened every 6” o.c.. Seal above the term bar with Tuff-Stuff MS Sealant. Fasten skirt metal to existing counterflashing metal. Fabricate from RMER SS Flat Stock
  - Place all conduit on new rubber blocks, no wood supports.
  - Remove and replace all rusted and damaged vent covers.
  - All fasteners to be fastened to the vertical side of the edge metal. No penetrations on horizontal side of edge metal or coping.
  - All drains to be sumped where possible. All broken or damaged drains to be replaced. Drain domes and drain rings to be replaced. Copper drains are not permitted. Lead flash all drains as per manufacturer detail.
  - Install Garland WPG KEE Walkways around all mechanical units. Walkways are not to be installed over field seams.
  - Install new splash pans for all internal downspouts.
  - Replace metal pans that are rusted. Replace all damaged pans with new seamless sheet metal.
  - Interior walls and parapets- Seal all voids and penetrations with Tuff-Stuff MS Sealant. Coat walls with Tuff Coat applied in a two coat application at 1 gallon per 100SF per coat for a total of 2 gallons per 100SF of coverage. Color to be selected by District.
  - White roofs only- all products used are to be white in color unless otherwise specified. Any significant markings left on roof to be removed and/or coated white.
  - The contractor is responsible for ensuring positive drainage and no ponding conditions.

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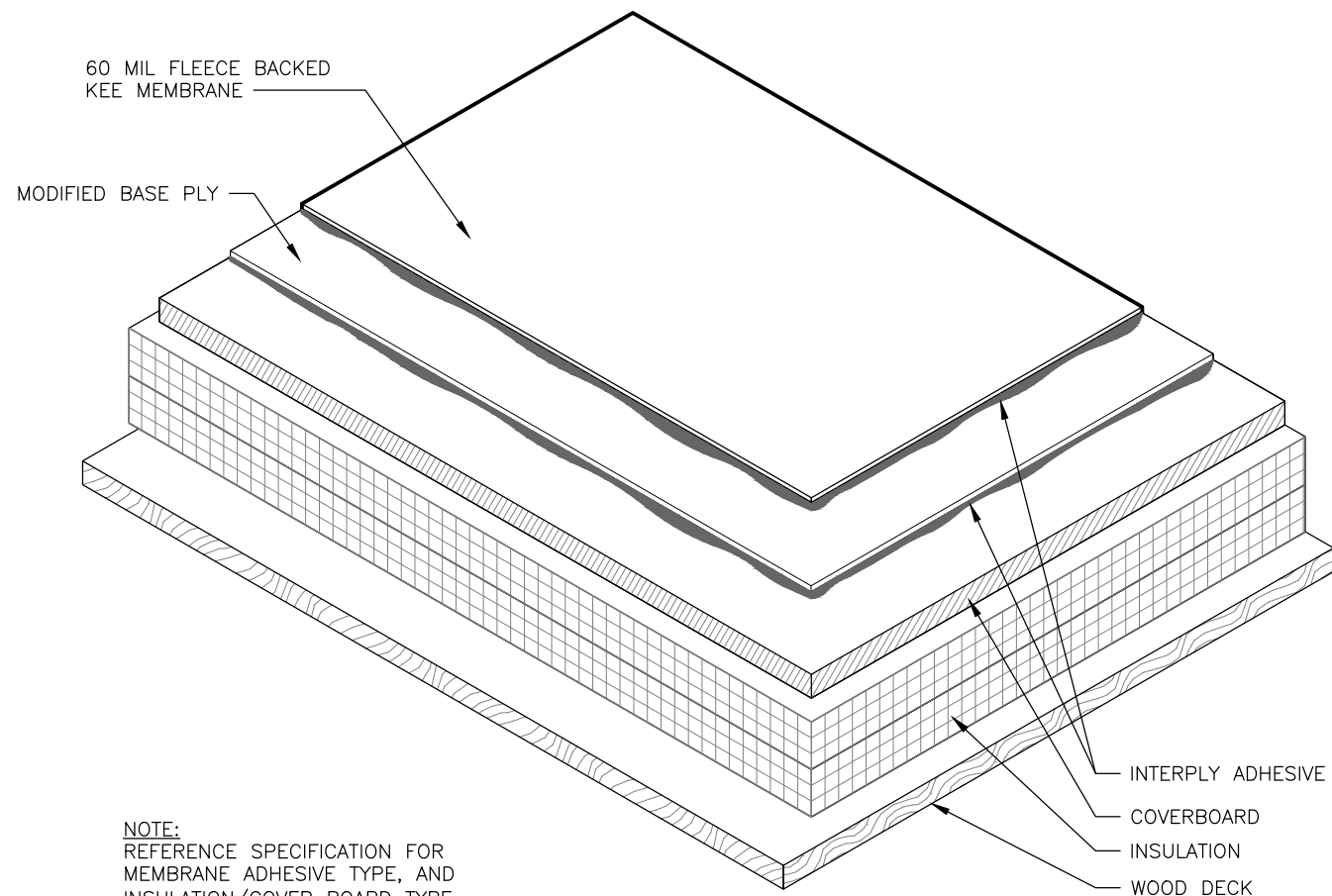
since 1895



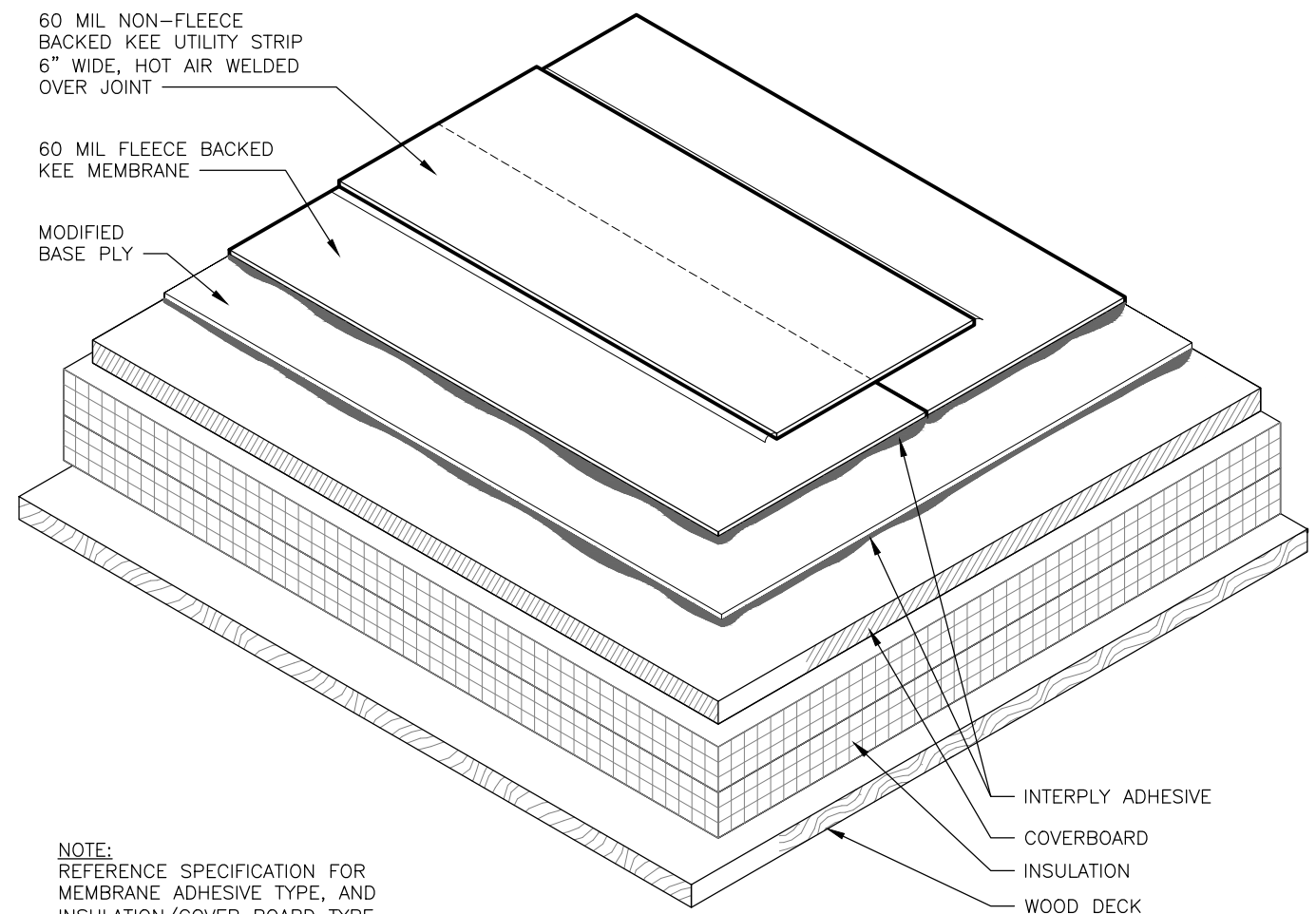
MAGNOLIA PARK SCHOOL  
Burbank Unified School District  
1915 W MONTEREY AVE, BURBANK, CA 91506  
AGENT: TONY DEMARTINIS

DATE: 1-6-25  
CHK BY: TD  
DWG BY: GCK

REVISION:  
SHEET: 3  
OF 11



**A**  
4  
**TYPICAL ROOF SYSTEM SURFACE**  
SCALE: 3" = 1'-0"



**B**  
4  
**TYPICAL ROOF SYSTEM SURFACE  
MEMBRANE END LAP BUTT**  
SCALE: 3" = 1'-0"










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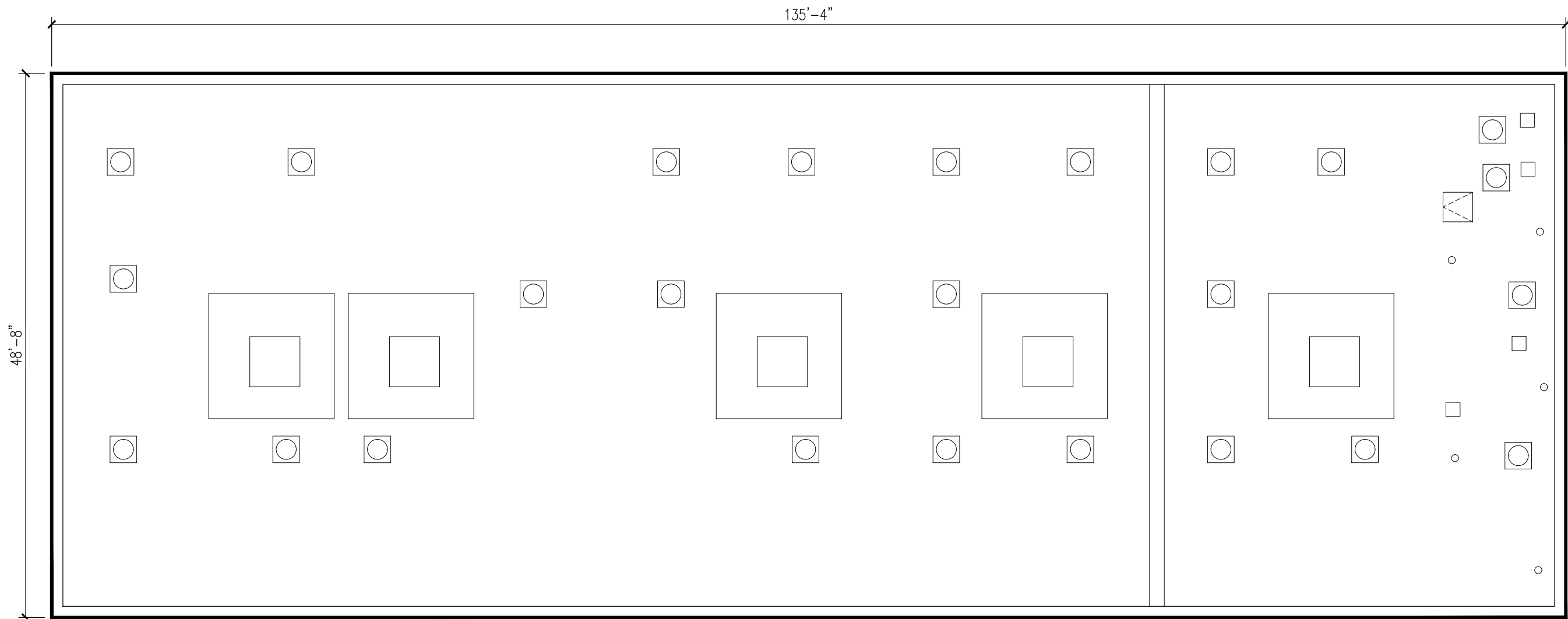


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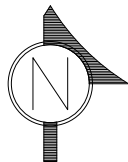
DATE: 1-6-25  
CHK BY: TD  
DWG BY: GCK

REVISION:  
SHEET: **4**  
OF 11

SYMBOL LEGEND		
	1.	DRAIN
	2.	SOIL STACK
	3.	PIPE PENETRATION
	4.	CURB/AIR STATION
	5.	ROOF HATCH
	6.	POWER VENT FAN
	7.	VENT CURB
	8.	EXPANSION JOINT
	9.	EQUIPMENT SUPPORT

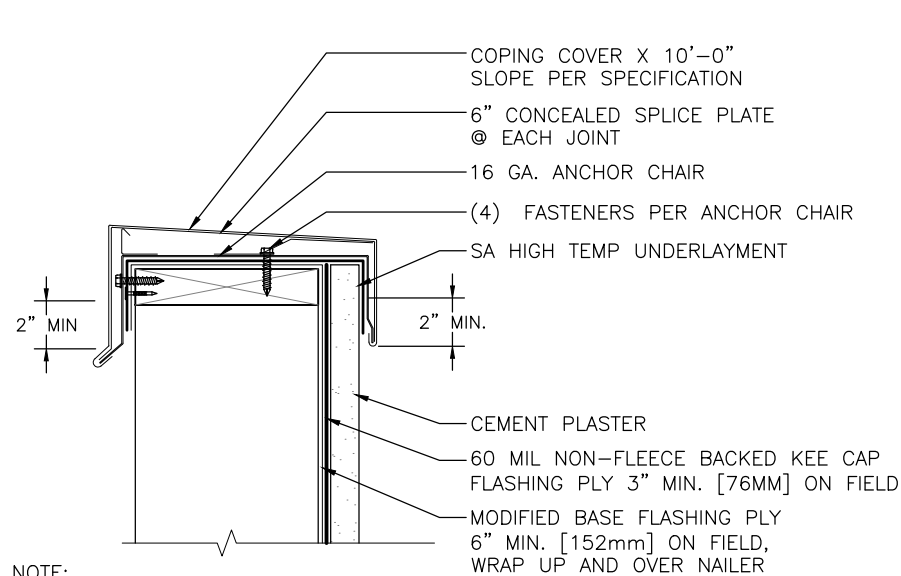


**ROOF PLAN**  
 SCALE: 1" = 10'



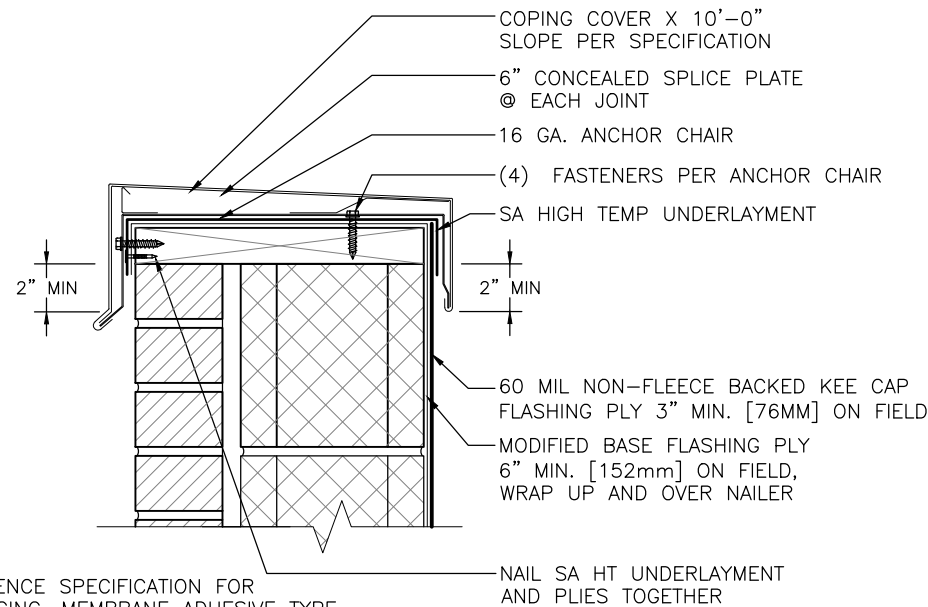
**NOTE:**  
 CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS,  
 CONDITIONS AND QUANTITIES.

REVISION: SHEET:		MAGNOLIA PARK SCHOOL Burbank Unified School District 1915 W MONTEREY AVE, BURBANK, CA 91506 AGENT: TONY DEMARTINIS		BURBANK UNIFIED SCHOOL DISTRICT	THE GARLAND COMPANY INC. 3800 EAST 91st STREET - CLEVELAND, OHIO 44105-2197 PHONE (800) 321-9336 / FAX (216) 641-0633
		DWG BY: GCK	CHK BY: TD		
5		OF 11			



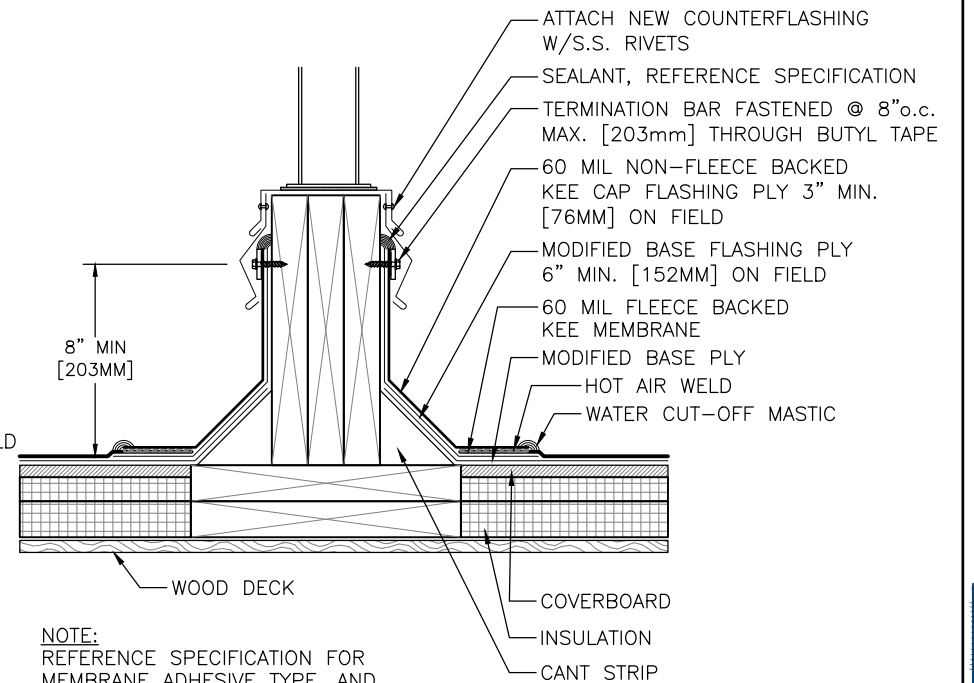
NOTE:  
REFERENCE SPECIFICATION FOR  
SURFACING, MEMBRANE ADHESIVE TYPE,  
AND INSULATION/COVER BOARD TYPE  
AND ATTACHMENT METHOD.

**C** **COPING CAP AT CEMENT PLASTER WALL**  
6 SCALE: 1½" = 1'-0"



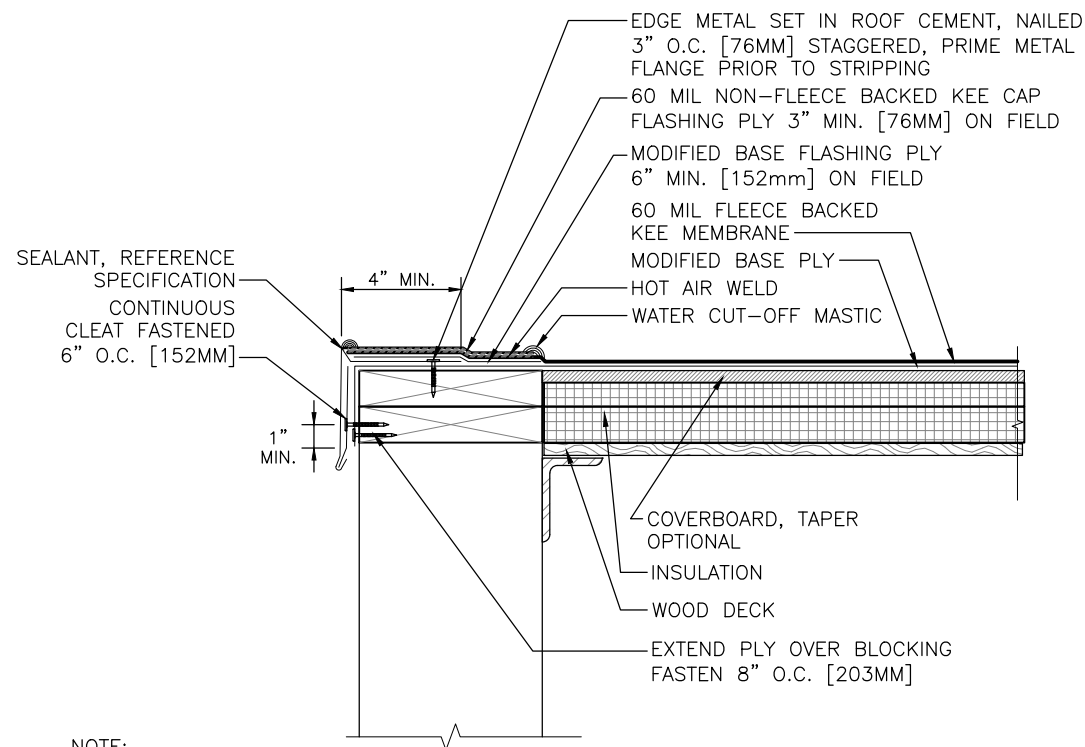
NOTE:  
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SURFACING, MEMBRANE ADHESIVE TYPE,  
AND INSULATION/COVER BOARD TYPE  
AND ATTACHMENT METHOD.

**D** **COPING CAP AT MASONRY WALL**  
6 SCALE: 1½" = 1'-0"



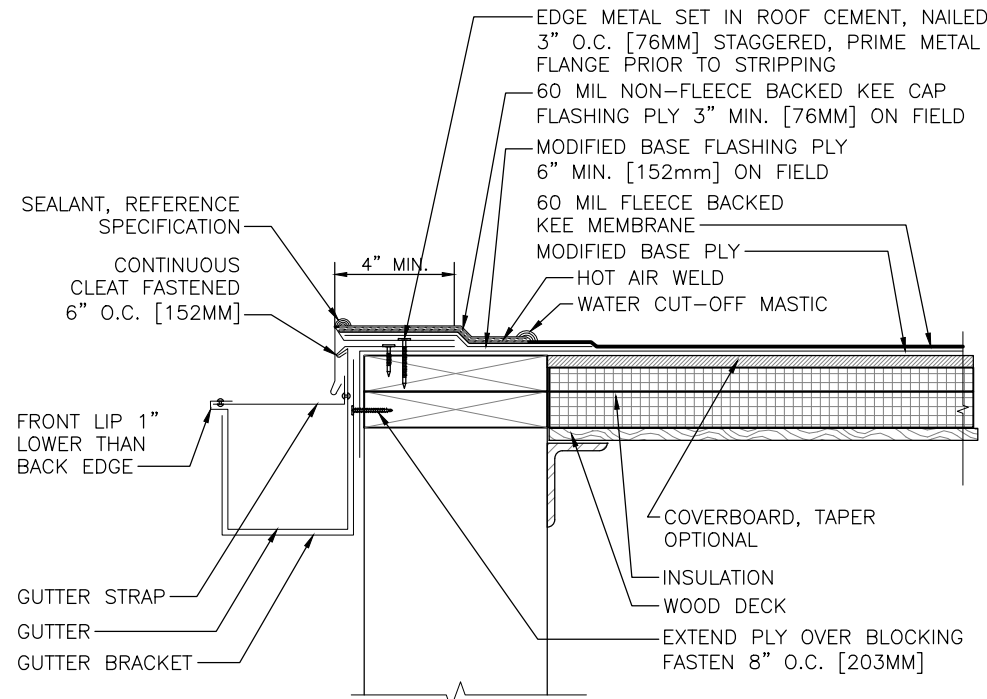
NOTE:  
REFERENCE SPECIFICATION FOR  
MEMBRANE ADHESIVE TYPE, AND  
INSULATION/COVER BOARD TYPE  
AND ATTACHMENT METHOD.

**E** **EQUIPMENT SUPPORT - EXISTING**  
6 SCALE: 1½" = 1'-0"



NOTE:  
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MEMBRANE ADHESIVE TYPE, AND  
INSULATION/COVER BOARD TYPE  
AND ATTACHMENT METHOD.

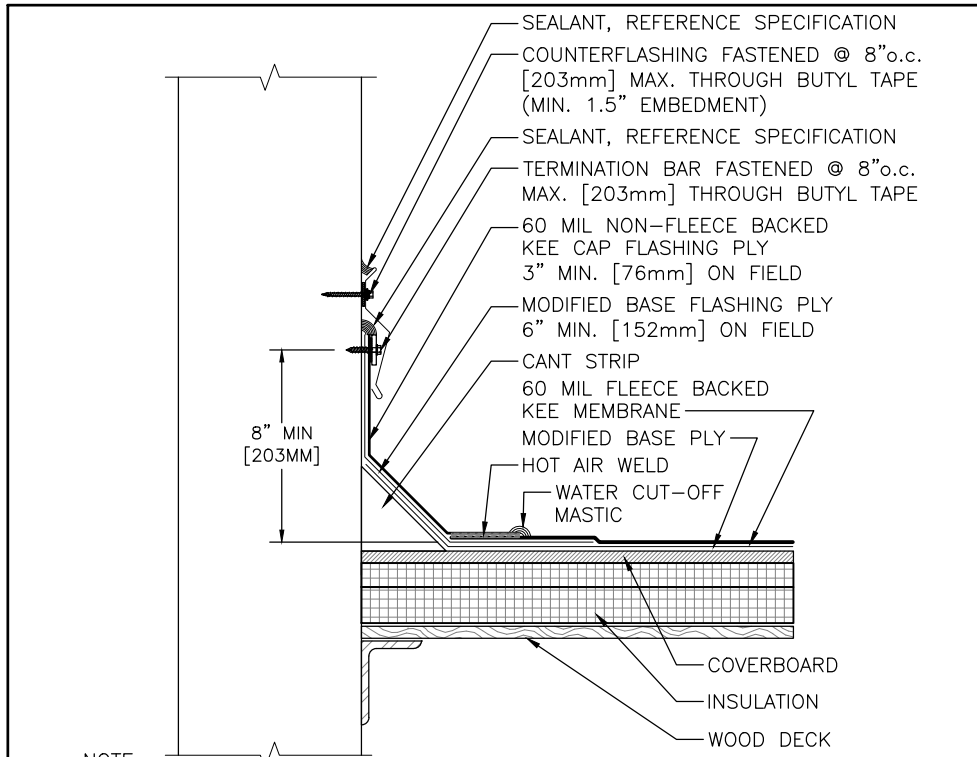
**F** **METAL EDGE - DRIP EDGE**  
6 SCALE: 1½" = 1'-0"



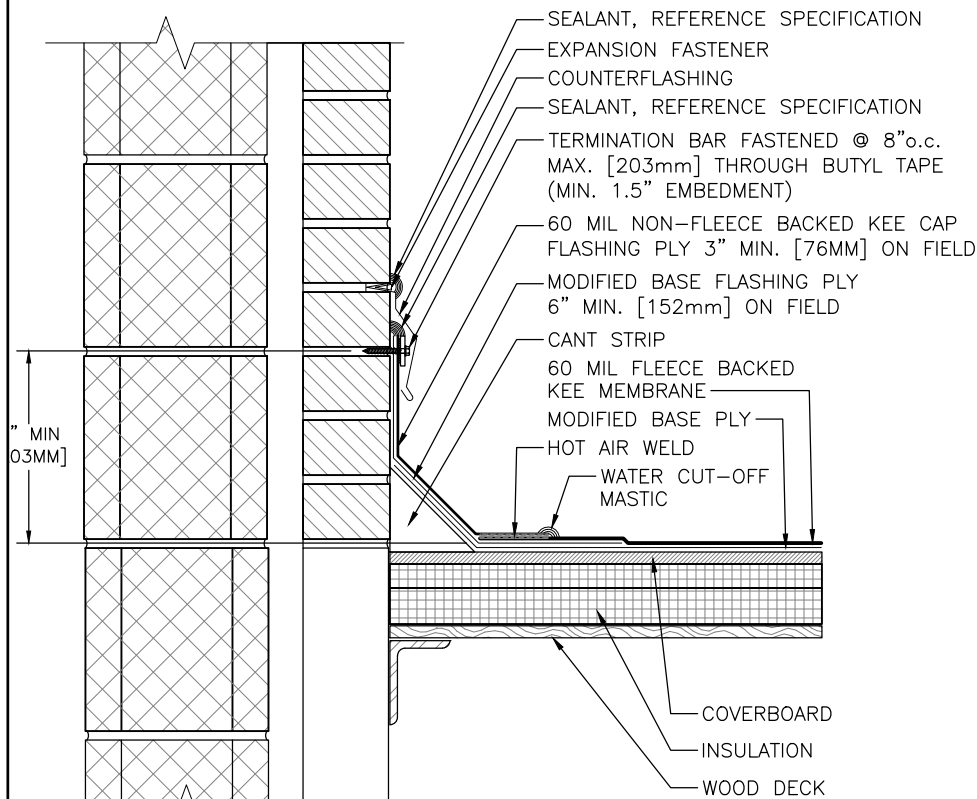
NOTE:  
1. REFERENCE SPECIFICATION FOR MEMBRANE  
ADHESIVE TYPE, AND INSULATION/COVER BOARD  
TYPE AND ATTACHMENT METHOD.  
2. INSTALL COMPONENTS TO MAINTAIN POSITIVE  
DRAINAGE TO THE GUTTER.

**G** **METAL EDGE -  
DRIP EDGE WITH GUTTER**  
6 SCALE: 1½" = 1'-0"

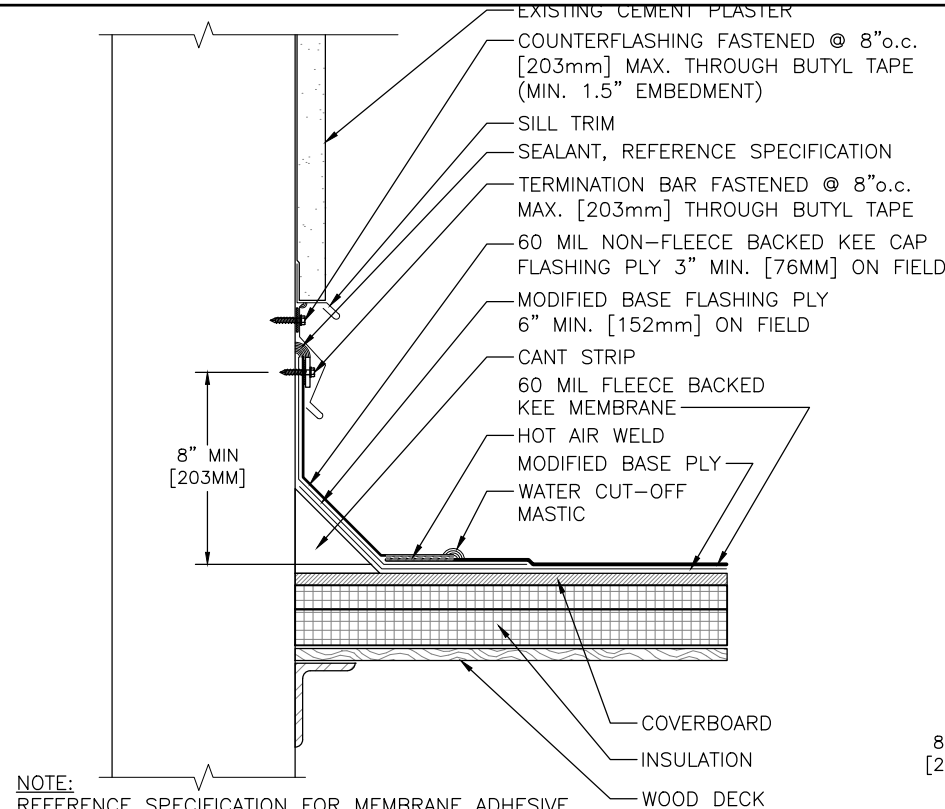




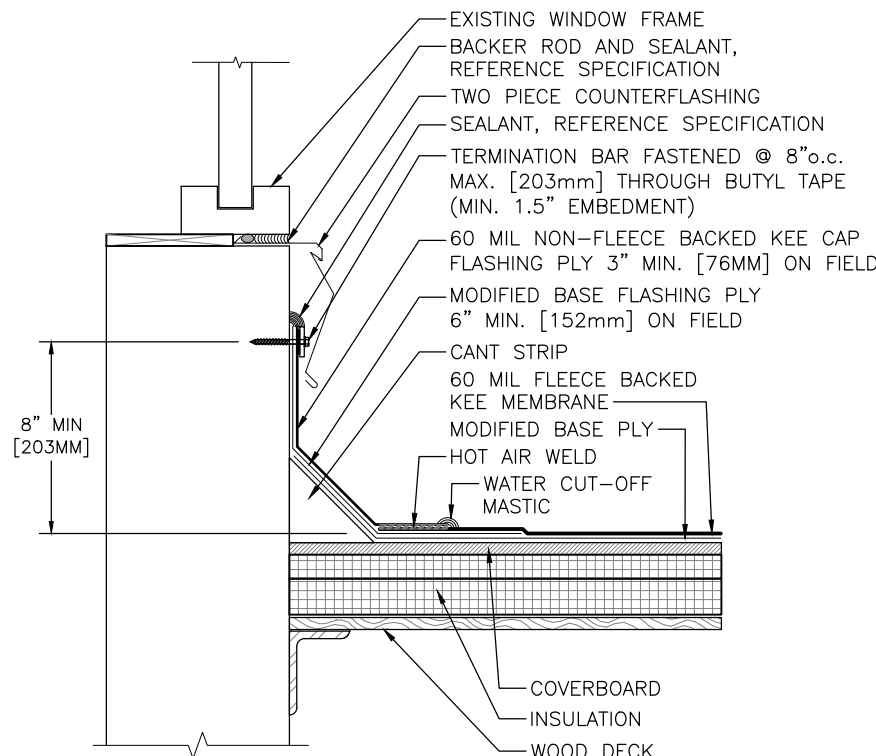
**H**  
**7**  
**WALL FLASHING - SURFACE MOUNTED COUNTERFLASHING**  
SCALE: 1½" = 1'-0"



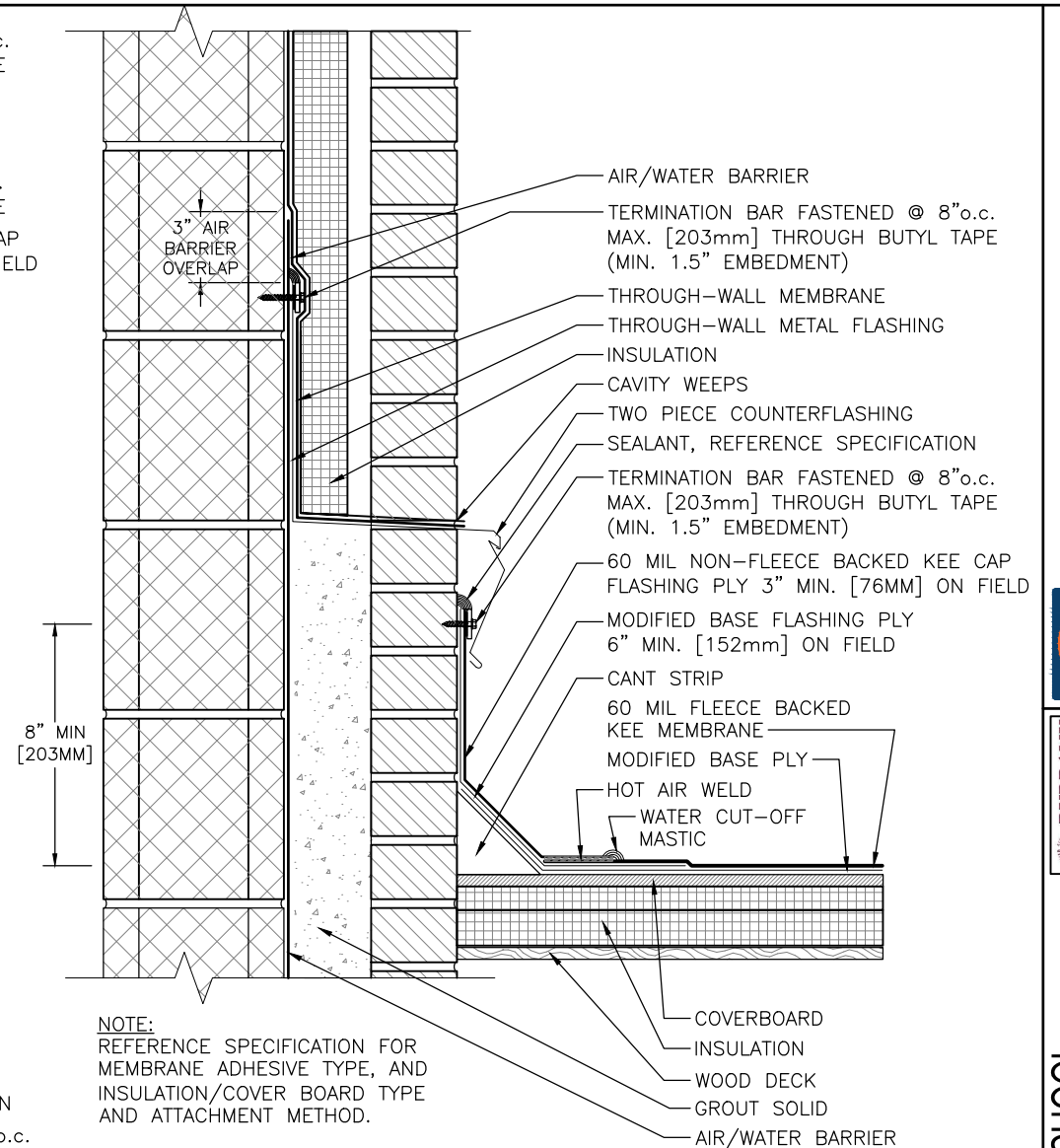
**L**  
**7**  
**WALL FLASHING - REGLET MOUNTED COUNTERFLASHING**  
SCALE: 1½" = 1'-0"



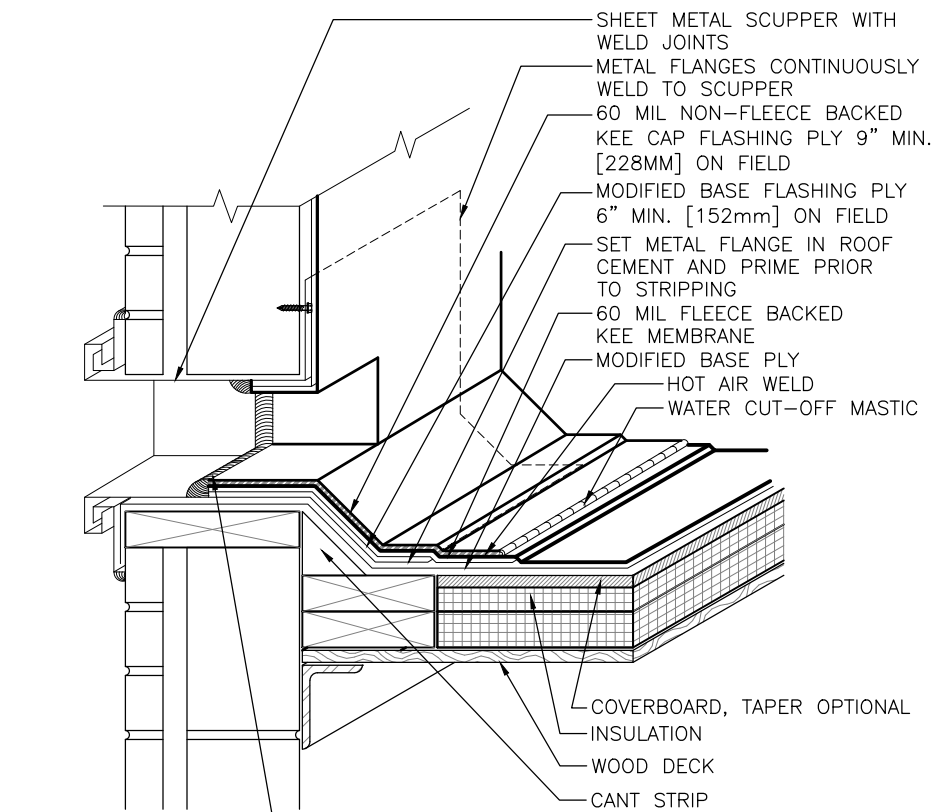
**J**  
**7**  
**WALL FLASHING AT EXISTING CEMENT PLASTER WALL**  
SCALE: 1½" = 1'-0"



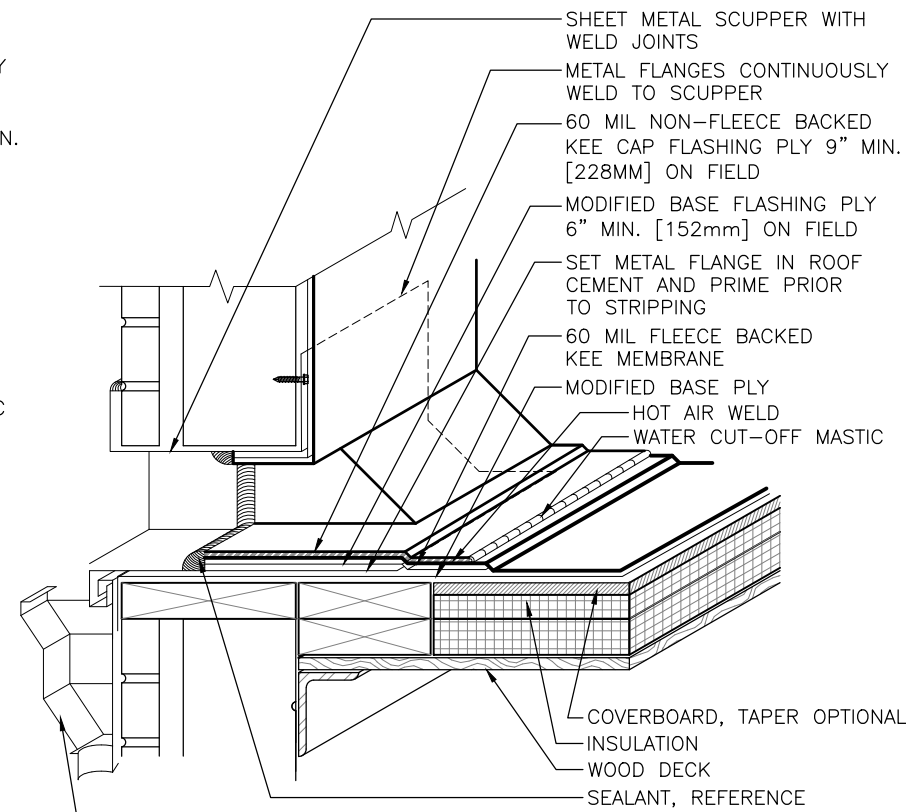
**M**  
**7**  
**WINDOW SILL FLASHING**  
SCALE: 1½" = 1'-0"



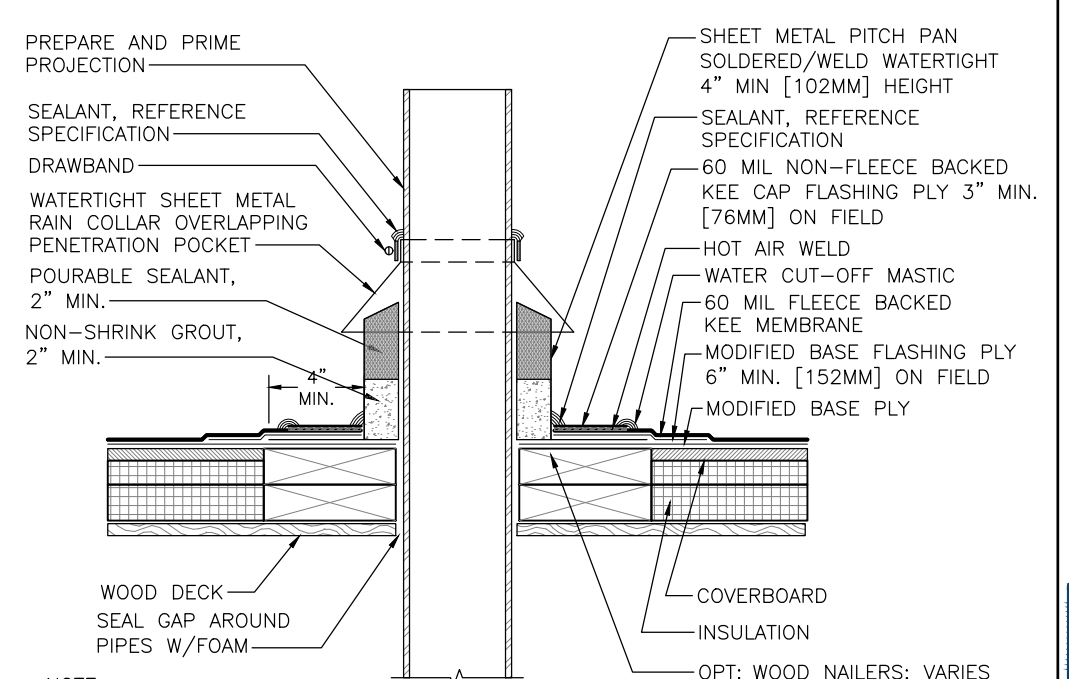
**K**  
**7**  
**WALL FLASHING WITH THROUGH-WALL FLASHING**  
SCALE: 1½" = 1'-0"



NOTE:  
REFERENCE SPECIFICATION FOR MEMBRANE  
ADHESIVE TYPE, AND INSULATION/COVER BOARD  
TYPE AND ATTACHMENT METHOD.



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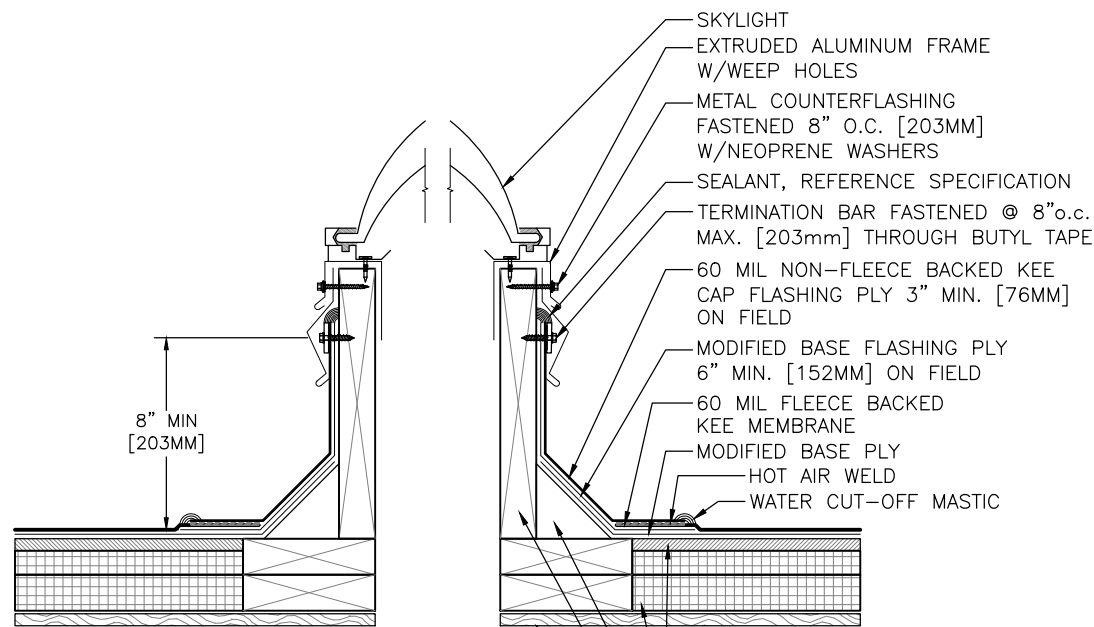


NOTE:  
REFERENCE SPECIFICATION FOR  
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INSULATION/COVER BOARD TYPE  
AND ATTACHMENT METHOD.

**Q** **PITCH POCKET (PIPE)**  
8 SCALE: 1½" = 1'-0"

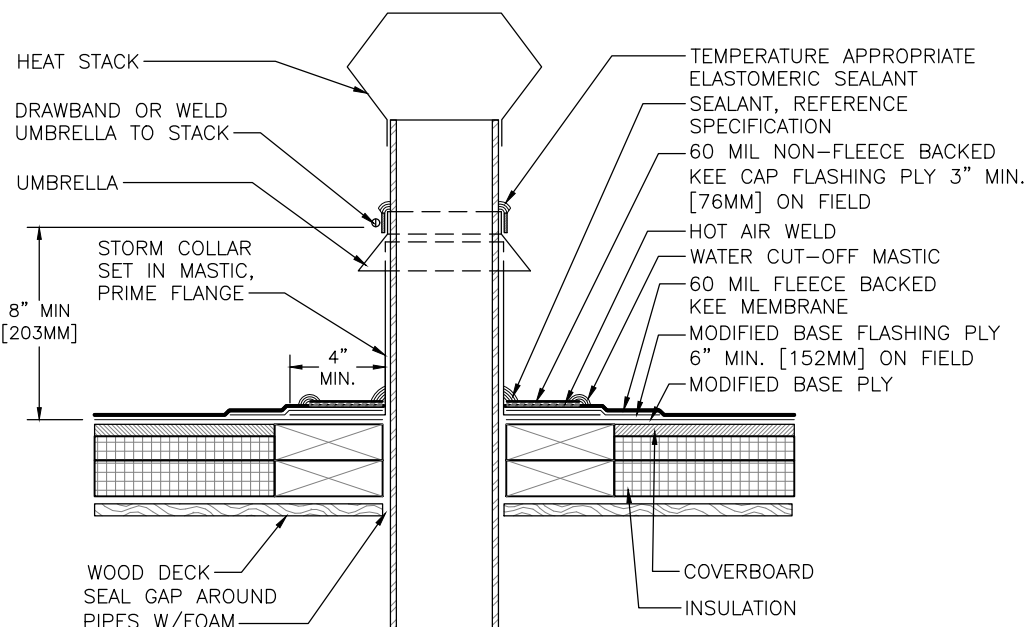
**N** **SCUPPER THROUGHWALL - OVERFLOW**  
8 SCALE: 1½" = 1'-0"

**P** **SCUPPER THROUGHWALL**  
8 SCALE: 1½" = 1'-0"



NOTE:  
REFERENCE SPECIFICATION FOR  
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INSULATION/COVER BOARD TYPE  
AND ATTACHMENT METHOD.

**R** **SKYLIGHT**  
8 SCALE: 1½" = 1'-0"

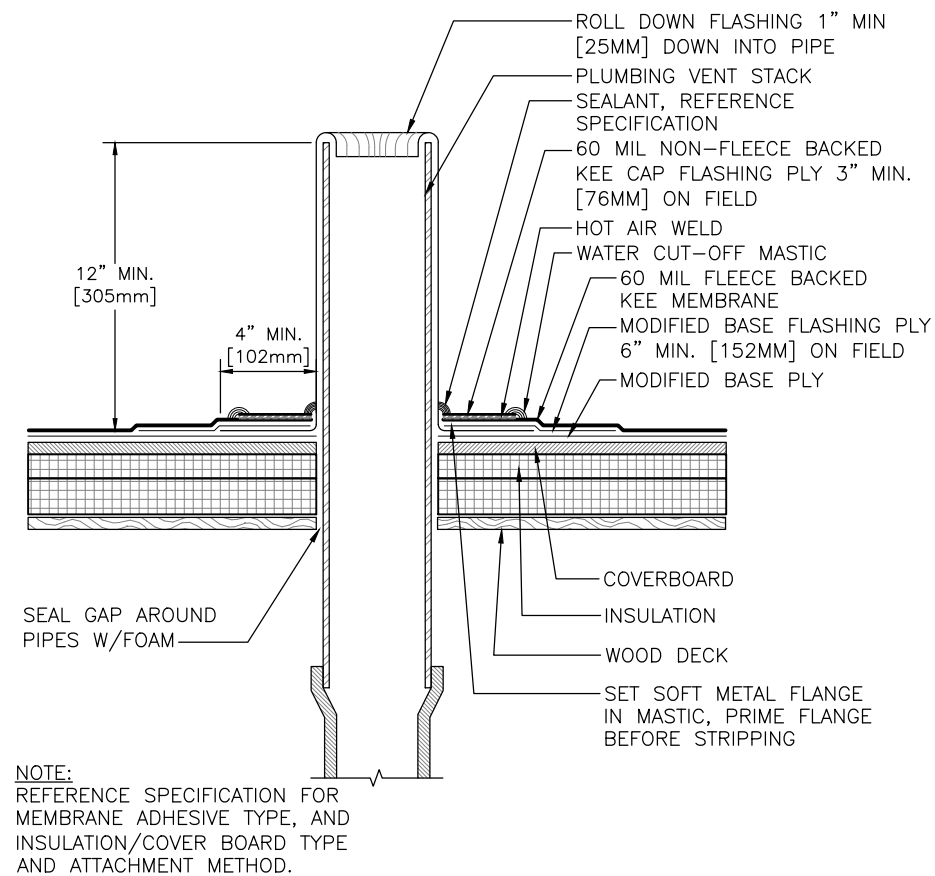


NOTE:  
REFERENCE SPECIFICATION FOR  
MEMBRANE ADHESIVE TYPE, AND  
INSULATION/COVER BOARD TYPE  
AND ATTACHMENT METHOD.

**S** **HEAT STACK**  
8 SCALE: 1½" = 1'-0"

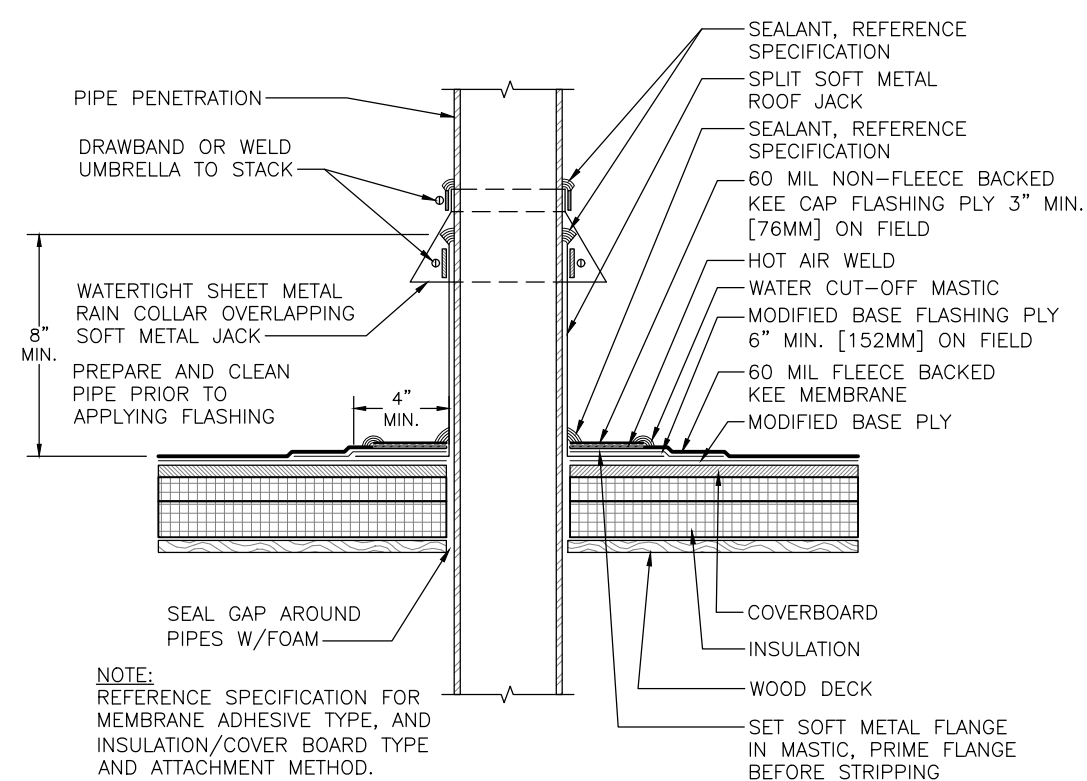






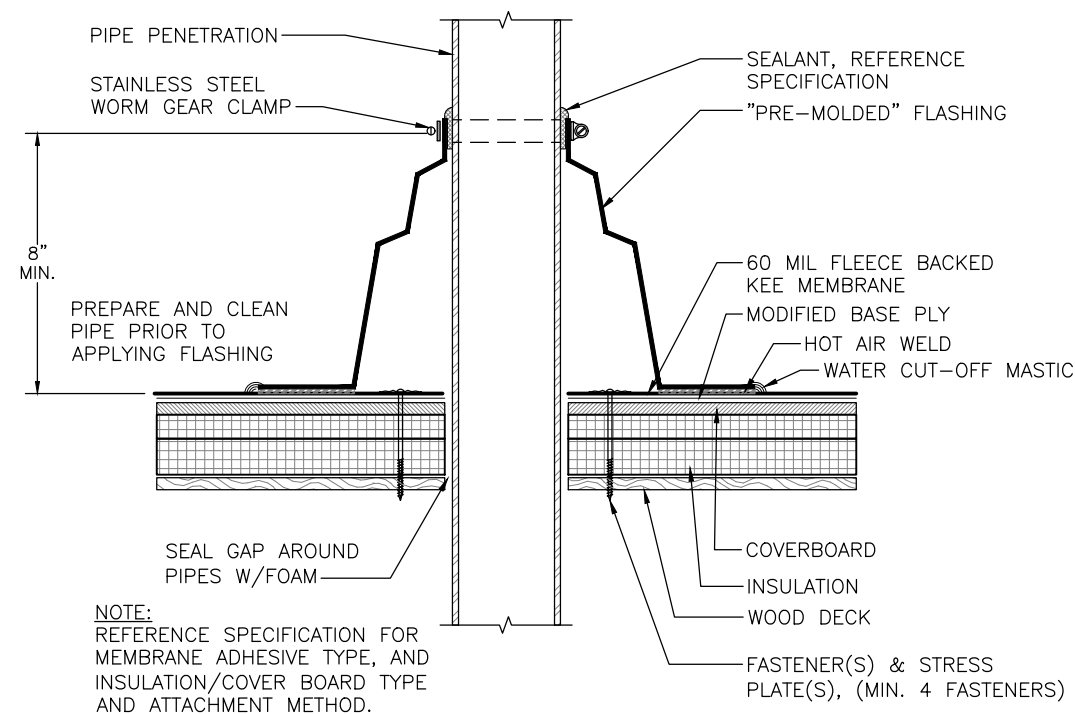
**T PLUMBING STACK**  
**9 SCALE: 1½" = 1'-0"**

SCALE:  $1\frac{1}{2}" = 1'-0"$



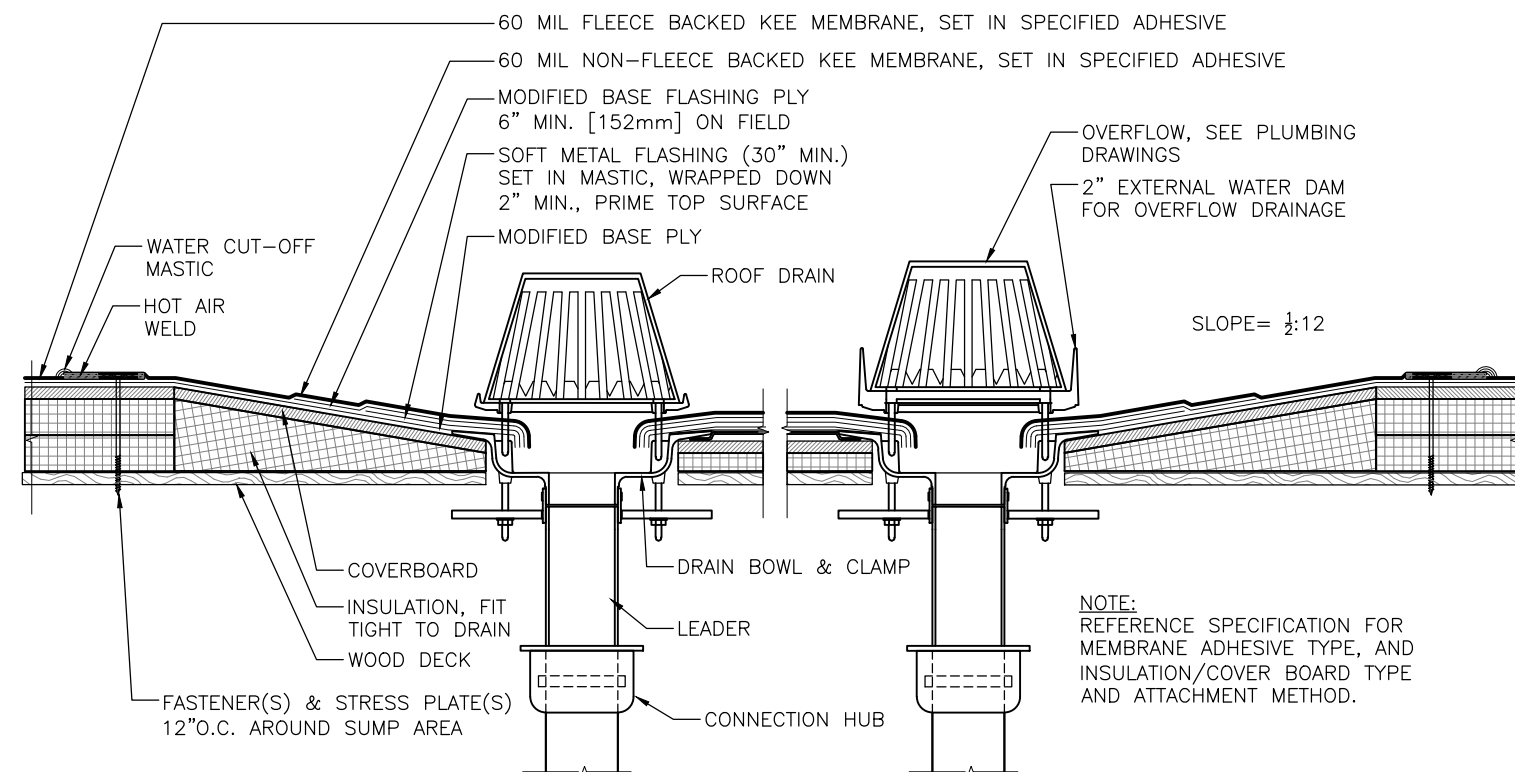
**U PIPE/TUBE PENETRATION - SPLIT JACK w/COLLAR**  
**9 SCALE: 1½" = 1'-0"**

SCALE:  $1\frac{1}{2}" = 1'-0"$

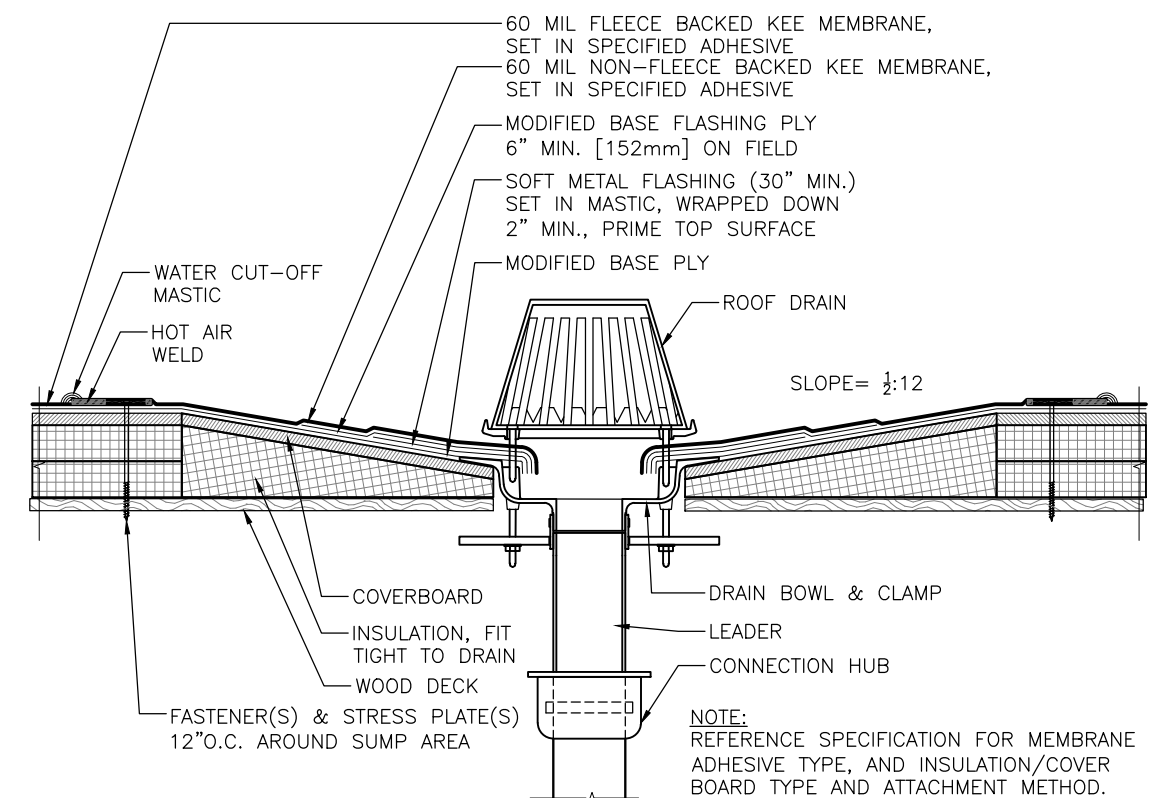


**PIPE/TUBE PENETRATION - PRE-MOLDED FLASHING**  
 SCALE: 1½" = 1'-0"

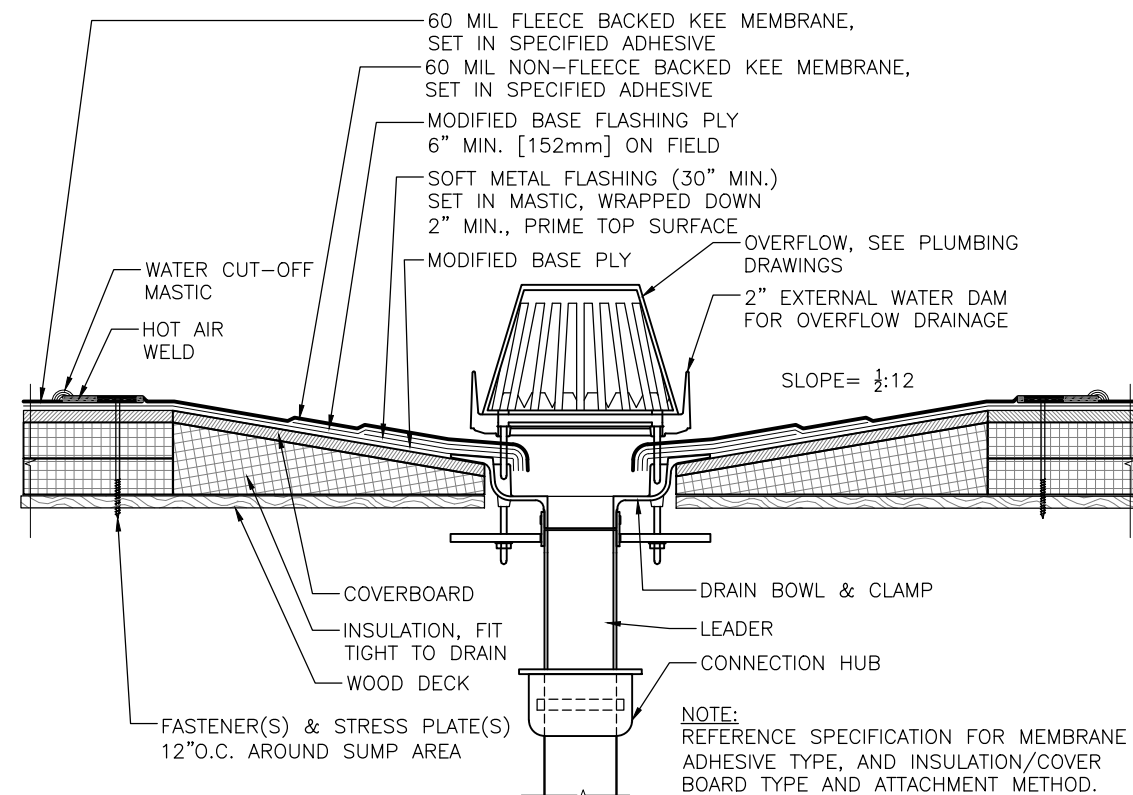
SCALE:  $1\frac{1}{2}" = 1'-0"$



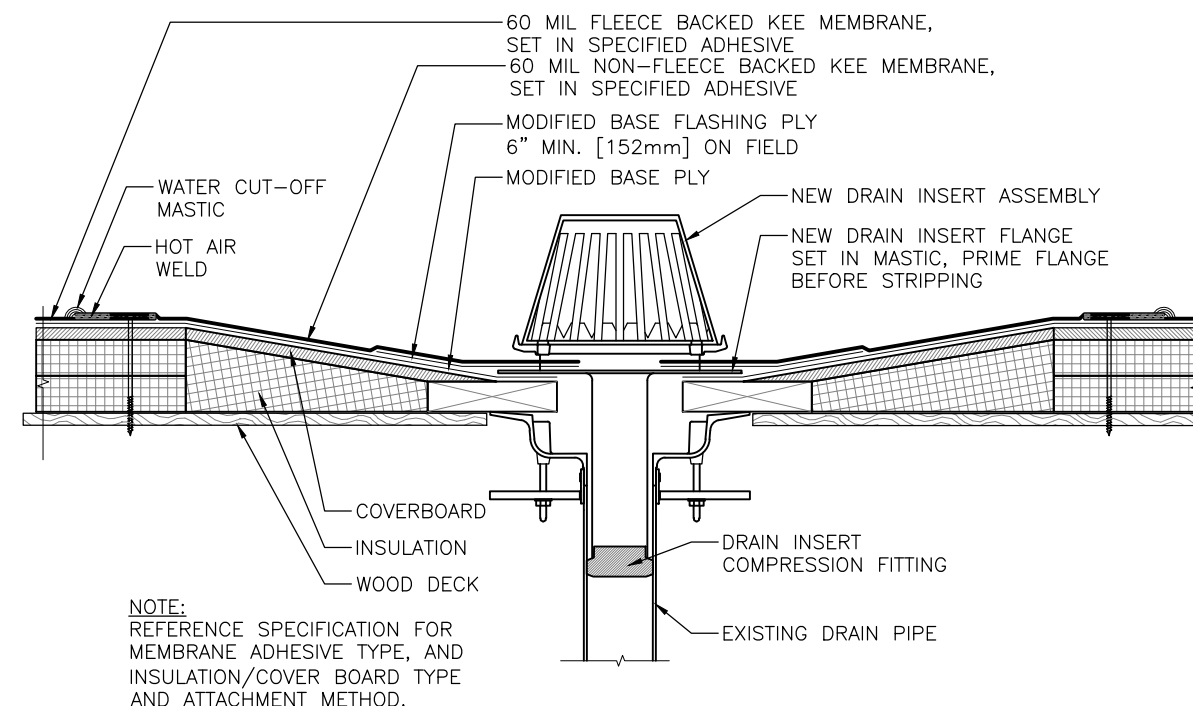
**W**  
10  
**ROOF DRAIN AND OVERFLOW SUMPED**  
SCALE: 1 1/2" = 1'-0"



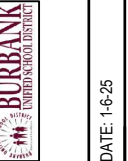
**X**  
10  
**ROOF DRAIN**  
SCALE: 1 1/2" = 1'-0"



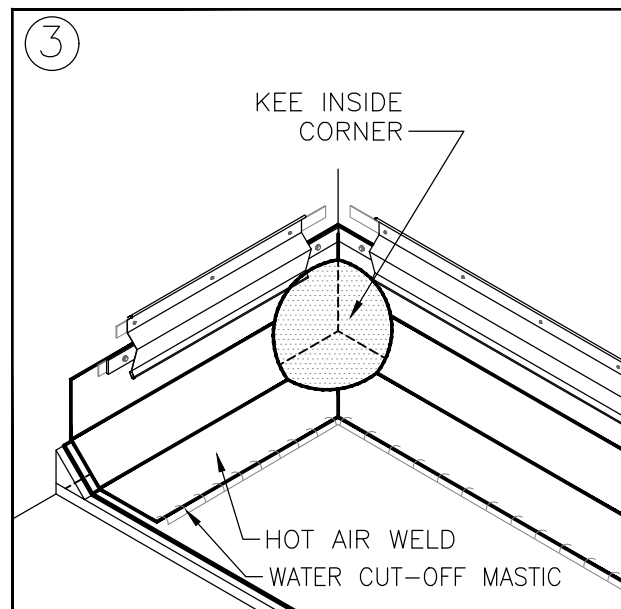
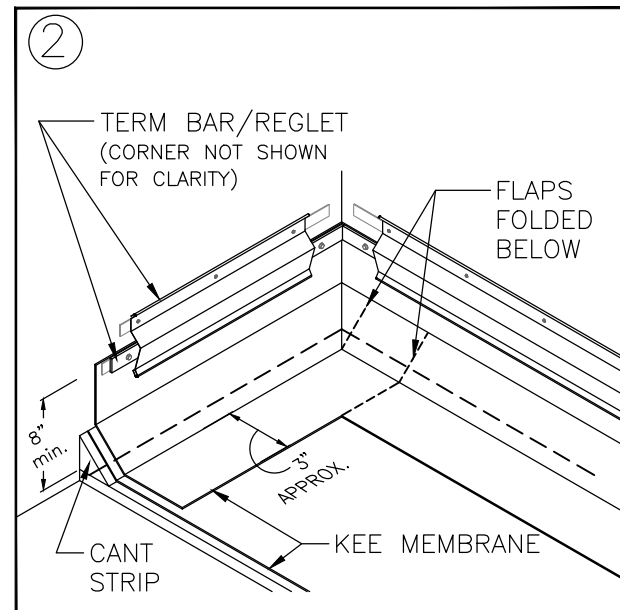
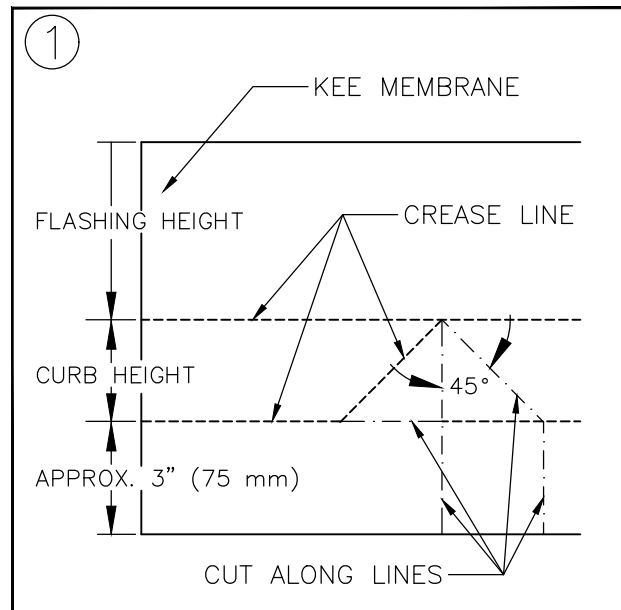
**Y**  
10  
**ROOF DRAIN - OVERFLOW**  
SCALE: 1 1/2" = 1'-0"



**Z**  
10  
**ROOF DRAIN RETROFIT**  
SCALE: 1 1/2" = 1'-0"



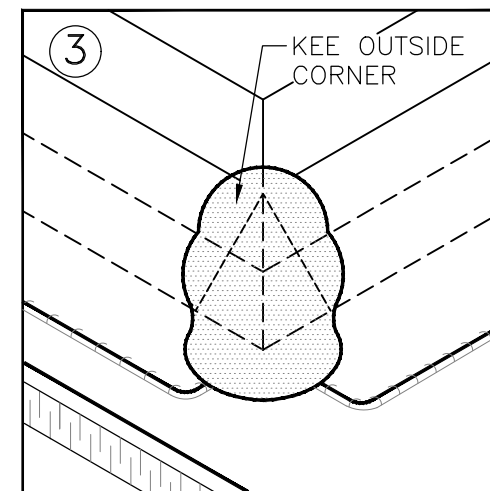
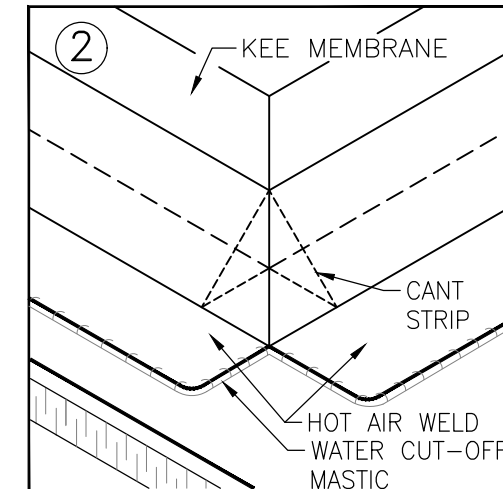
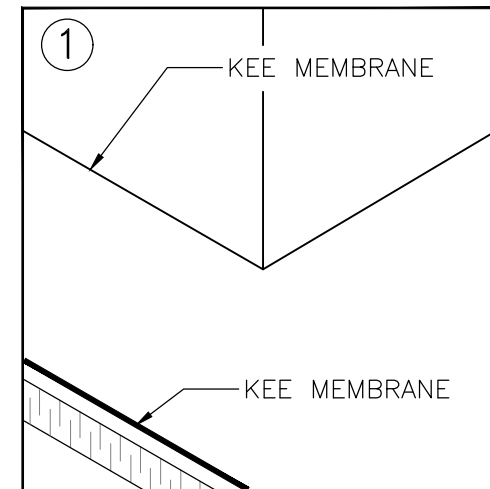




**AA**  
11 PRE-MOLDED INSIDE CORNER FLASHING  
SCALE: NTS

NOTES:

1. APPROXIMATELY 1/8" (3 mm) DIAMETER BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED MEMBRANE.



NOTES:

1. APPROXIMATELY 1/8" (3 mm) DIAMETER BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED MEMBRANE.

**BB**  
11 PRE-MOLDED OUTSIDE CORNER FLASHING  
SCALE: NTS



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REVISION:

SHEET:

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