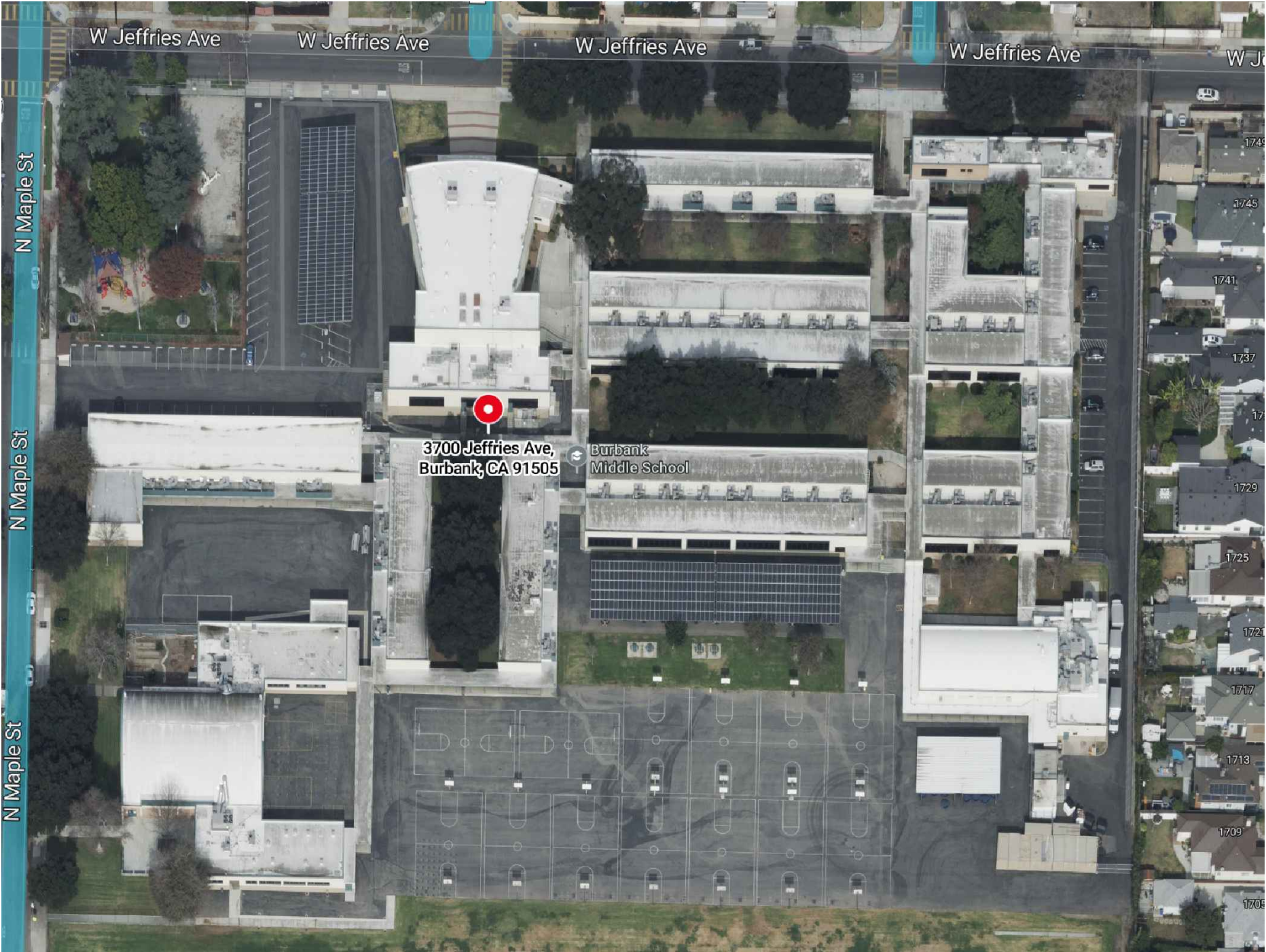


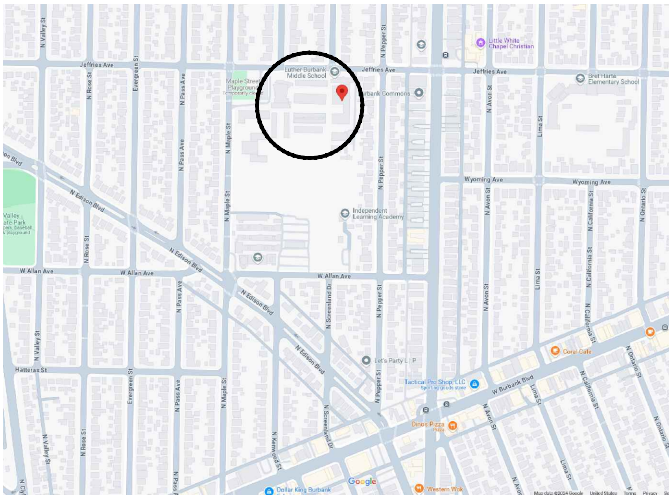


LUTHER BURBANK MIDDLE SCHOOL

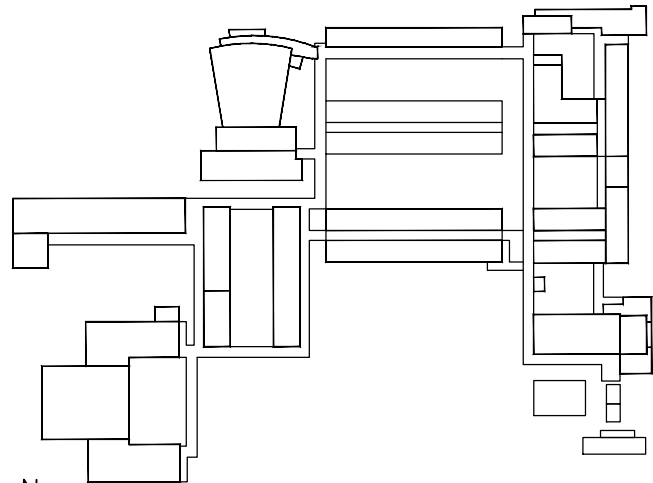
3700 JEFFRIES AVE, BURBANK, CA 91505



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

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Since 1895

LUTHER BURBANK MIDDLE SCHOOL
Burbank Unified School District
3700 JEFFRIES AVE, BURBANK, CA 91505
AGENT: TONY DEMARTINIS

REVISION:
SHEET: 1
OF 11

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



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. Site Specific Instructions:
- Luther Burbank Middle School
 - Cafeteria- Tear-off perimeter and install tapered crickets to drain. White fasteners to be used.
 - Admin Upper: remove all surface coatings prior to installing Insul-Lock HR adhesive.
 - Auditorium Entry: Install tapered crickets as needed to promote positive drain flow.
 - Gym: Score coverboard as needed. White fasteners to be used. Remove lower flat sections of roof and replace all rusted and damaged metal with Garland RMER SS Flat Stock.
- E. 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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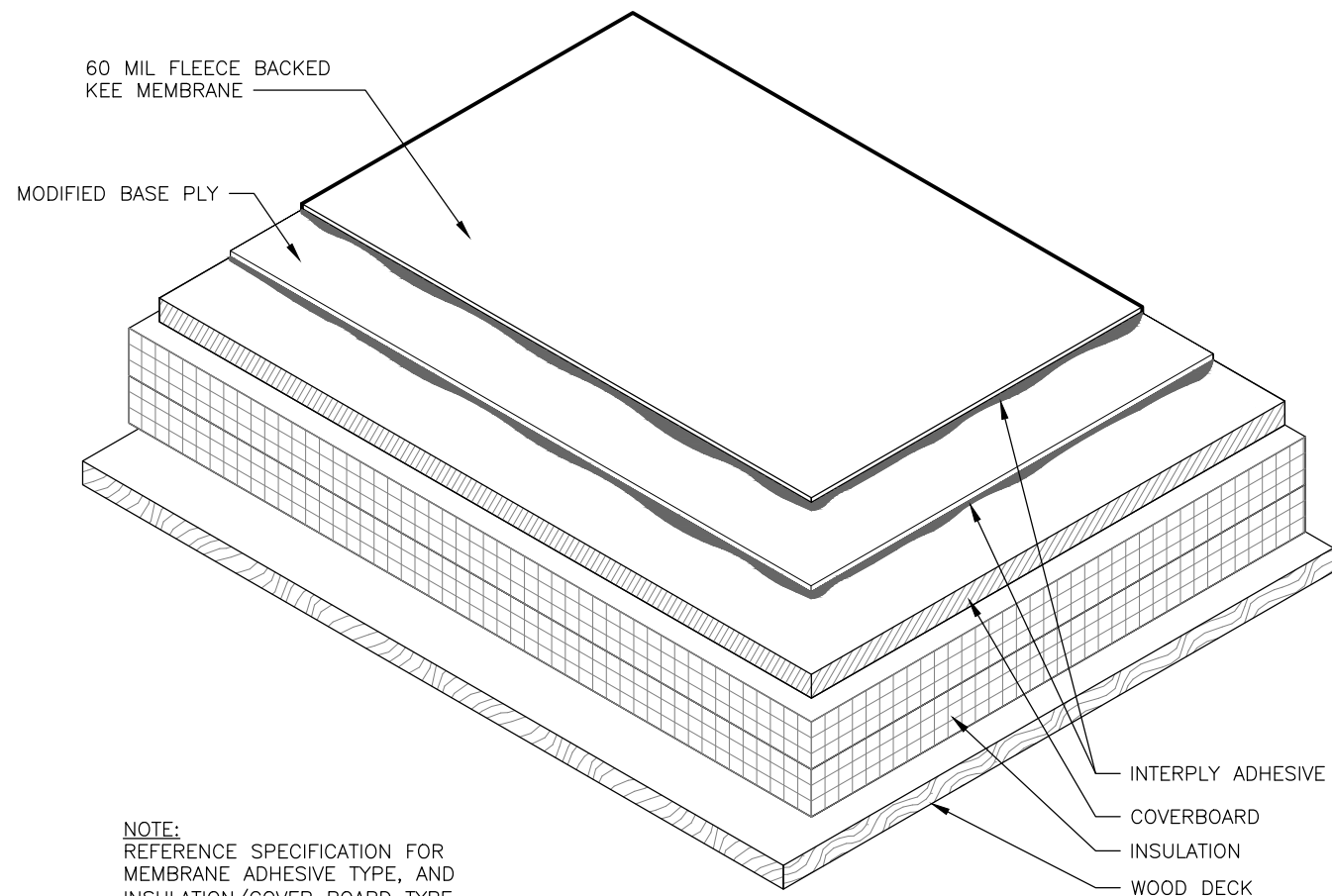


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AGENT: TONY DEMARTINIS

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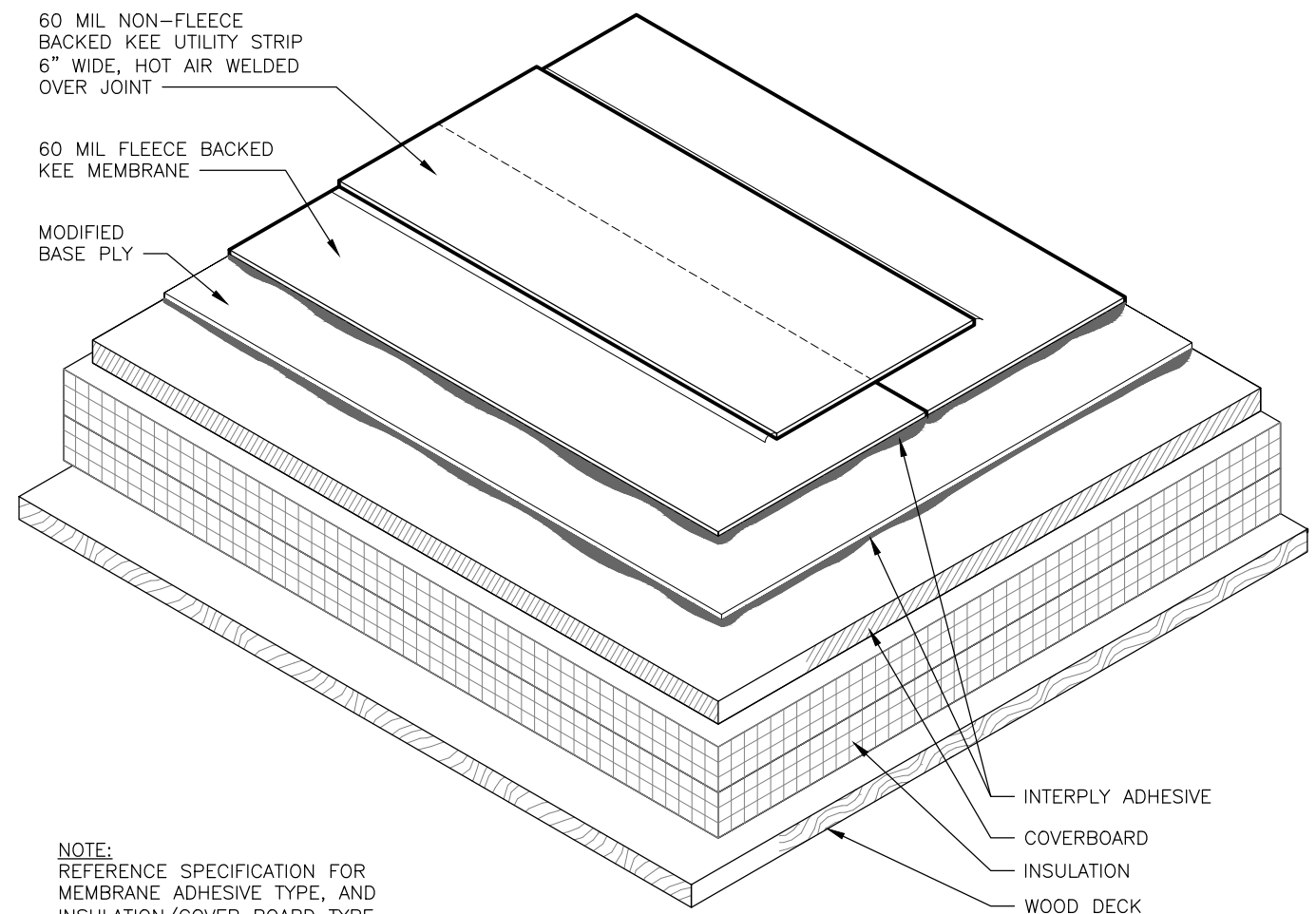
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DATE: 1-6-25
CHK BY: TD
DWG BY: GCK



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

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



NOTE:
REFERENCE SPECIFICATION FOR
MEMBRANE ADHESIVE TYPE, AND
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B
4
**TYPICAL ROOF SYSTEM SURFACE
MEMBRANE END LAP BUTT**
SCALE: 3" = 1'-0"



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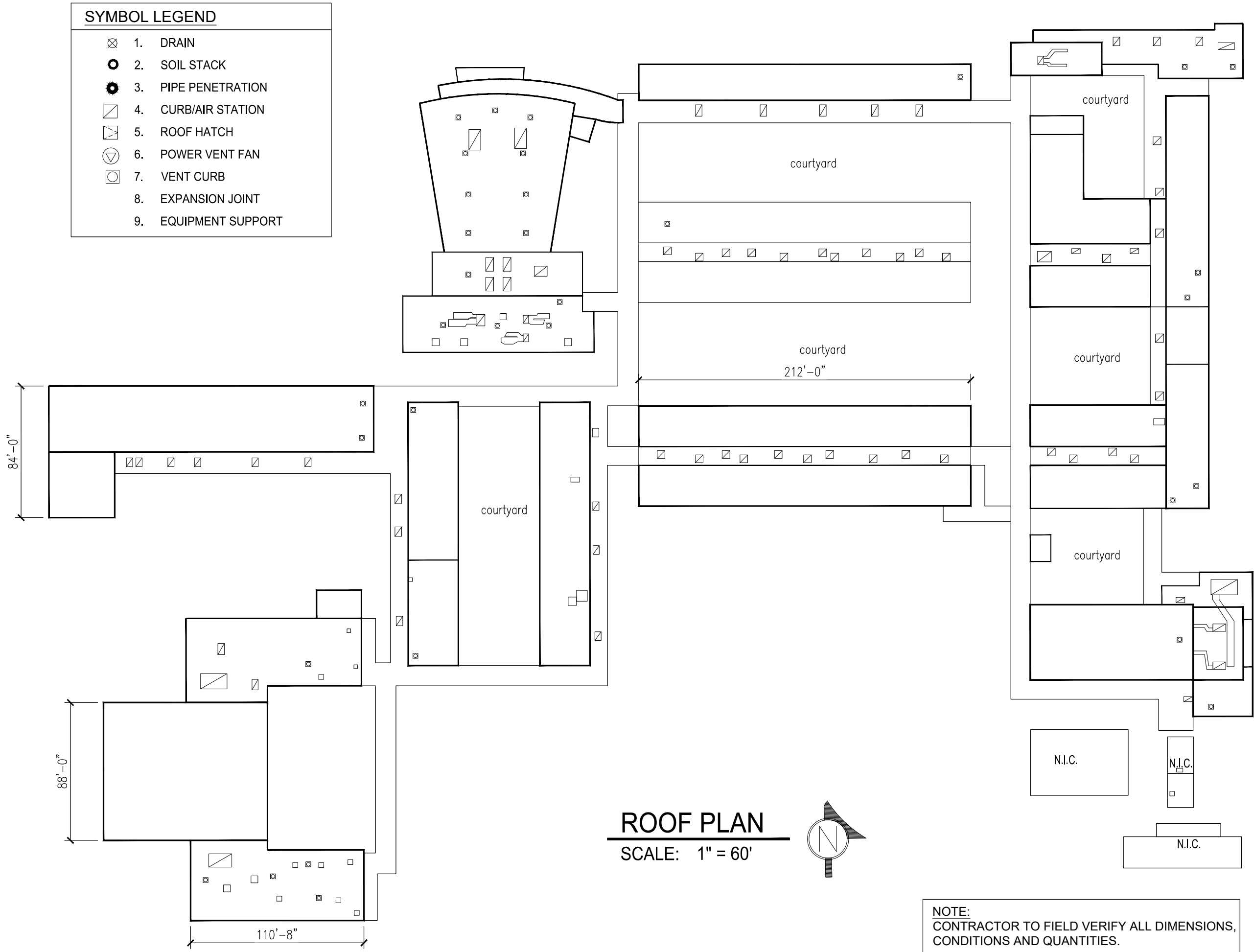


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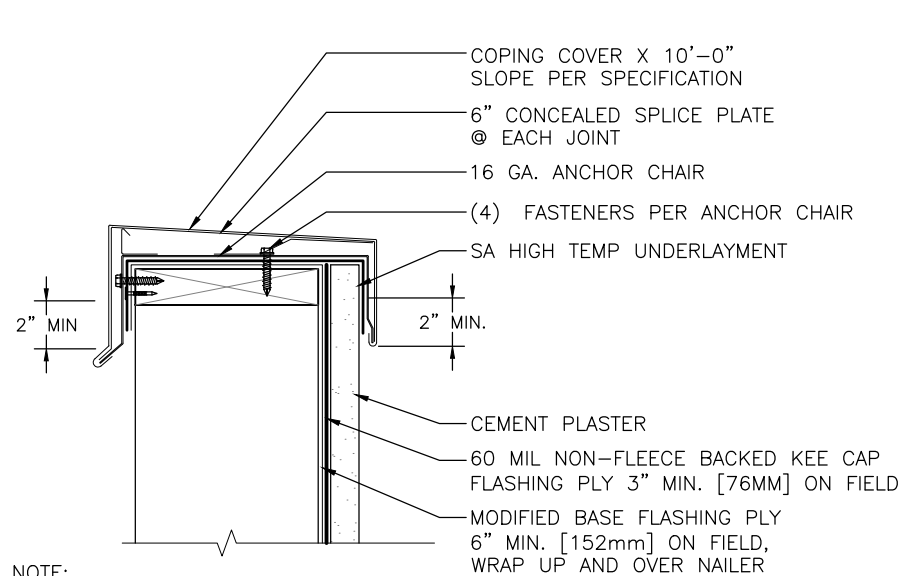
SYMBOL LEGEND		
	1.	DRAIN
	2.	SOIL STACK
	3.	PIPE PENETRATION
	4.	CURB/AIR STATION
	5.	ROOF HATCH
	6.	POWER VENT FAN
	7.	VENT CURB
	8.	EXPANSION JOINT
	9.	EQUIPMENT SUPPORT



ROOF PLAN
 SCALE: 1" = 60'

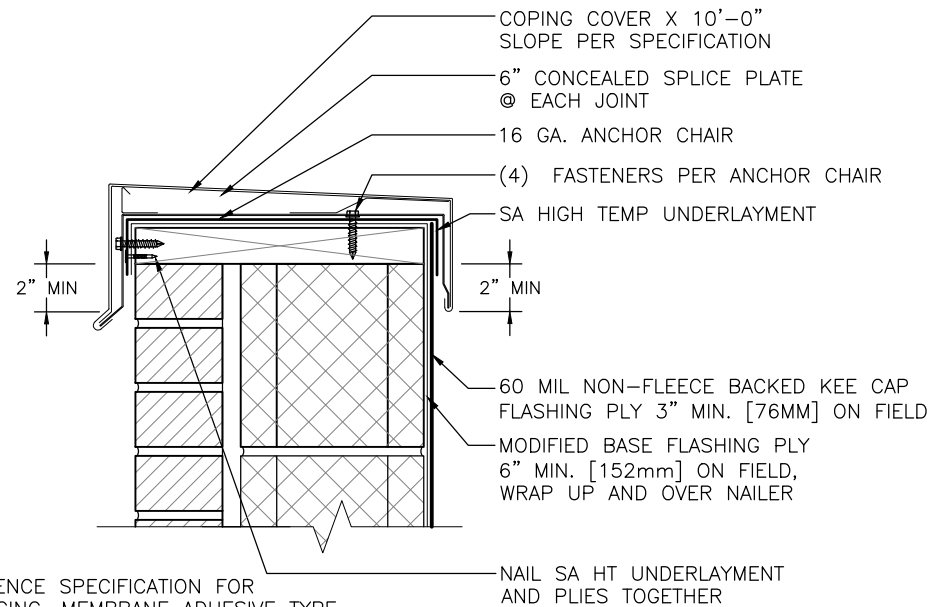
NOTE:
 CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS,
 CONDITIONS AND QUANTITIES.

REVISION: SHEET:		DATE: 1-6-25		CHK BY: TD DWG BY: GCK AGENT: TONY DEMARTINIS
		DATE: 1-6-25		
LUTHER BURBANK MIDDLE SCHOOL Burbank Unified School District 3700 JEFFRIES AVE., BURBANK, CA 91505				
OF 11		5		THE GARLAND COMPANY INC. 3800 EAST 91st STREET - CLEVELAND, OHIO 44105-2197 PHONE (800) 321-9336 / FAX (216) 641-0633



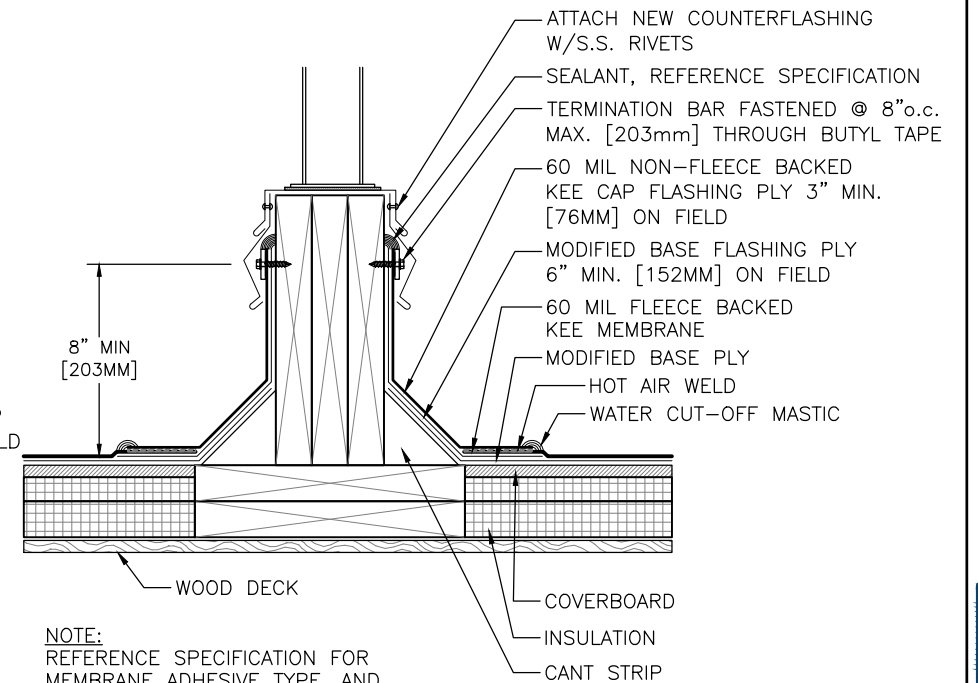
NOTE:
REFERENCE SPECIFICATION FOR
SURFACING, MEMBRANE ADHESIVE TYPE,
AND INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

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



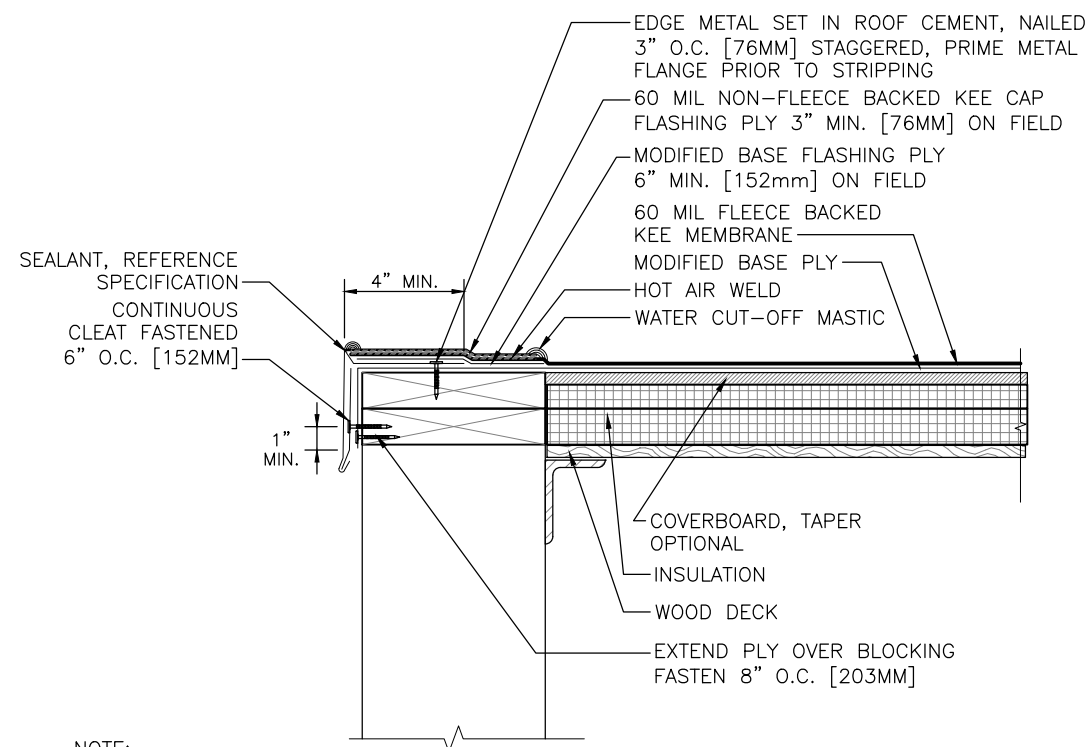
NOTE:
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SURFACING, MEMBRANE ADHESIVE TYPE,
AND INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

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



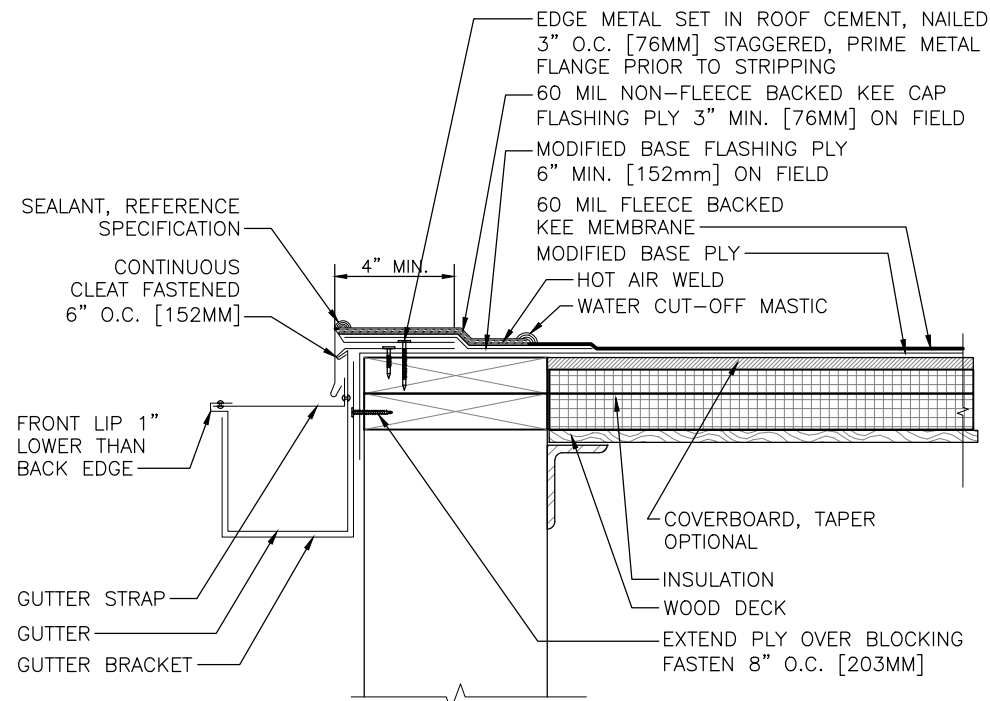
NOTE:
REFERENCE SPECIFICATION FOR
MEMBRANE ADHESIVE TYPE, AND
INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

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"



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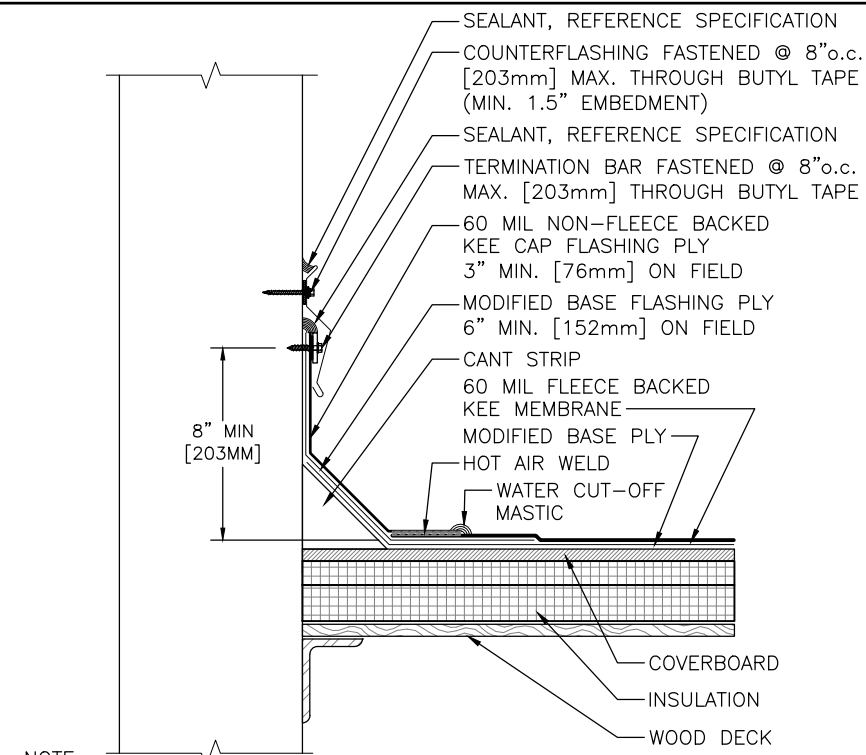


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SHEET:			

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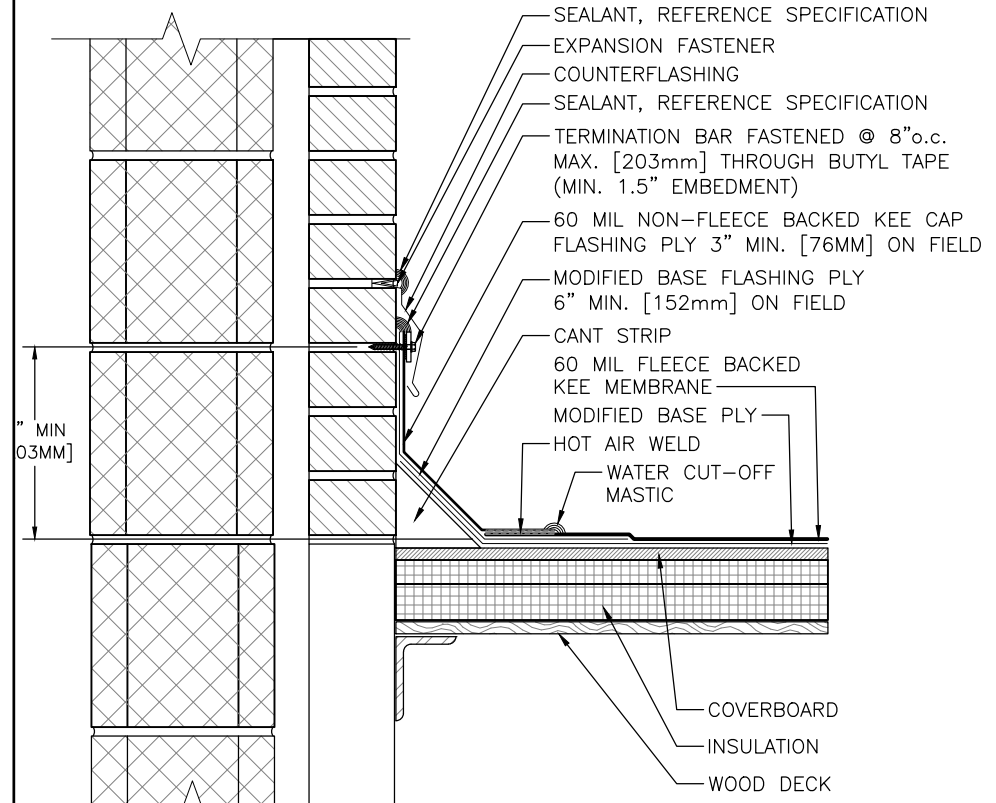


NOTE:
REFERENCE SPECIFICATION FOR MEMBRANE ADHESIVE TYPE, AND INSULATION/COVER BOARD TYPE AND ATTACHMENT METHOD.

H
7

**WALL FLASHING -
SURFACE MOUNTED COUNTERFLASHING**

SCALE: 1½" = 1'-0"

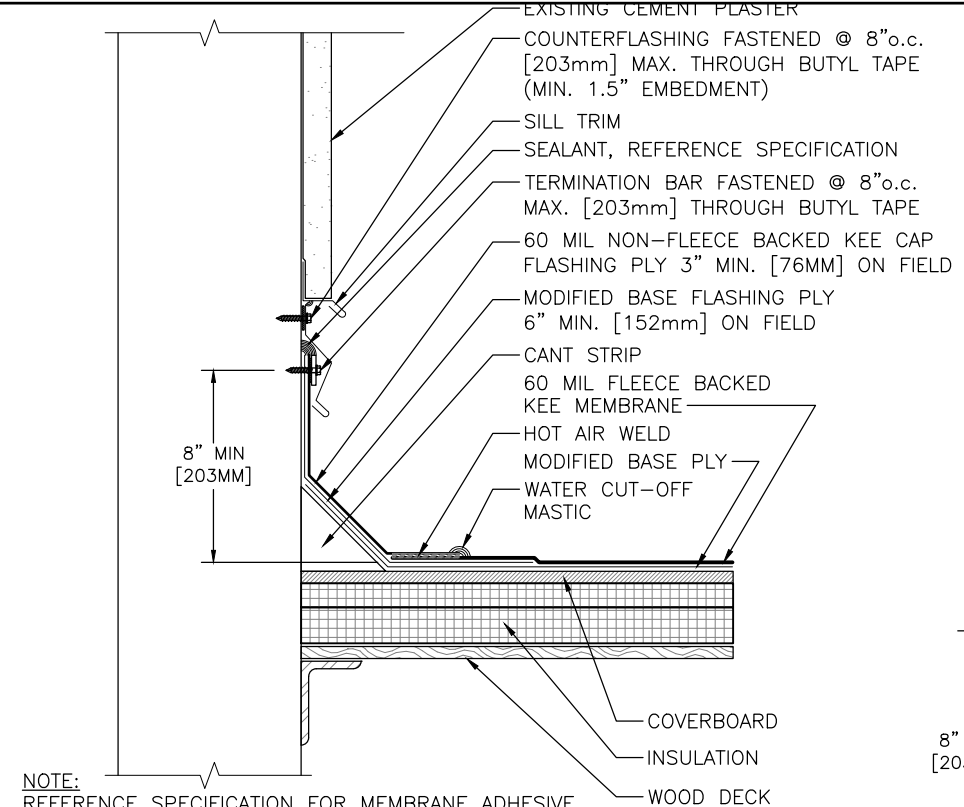


NOTE:
REFERENCE SPECIFICATION FOR MEMBRANE ADHESIVE TYPE, AND INSULATION/COVER BOARD TYPE AND ATTACHMENT METHOD.

L
7

**WALL FLASHING -
REGLET MOUNTED COUNTERFLASHING**

SCALE: 1½" = 1'-0"

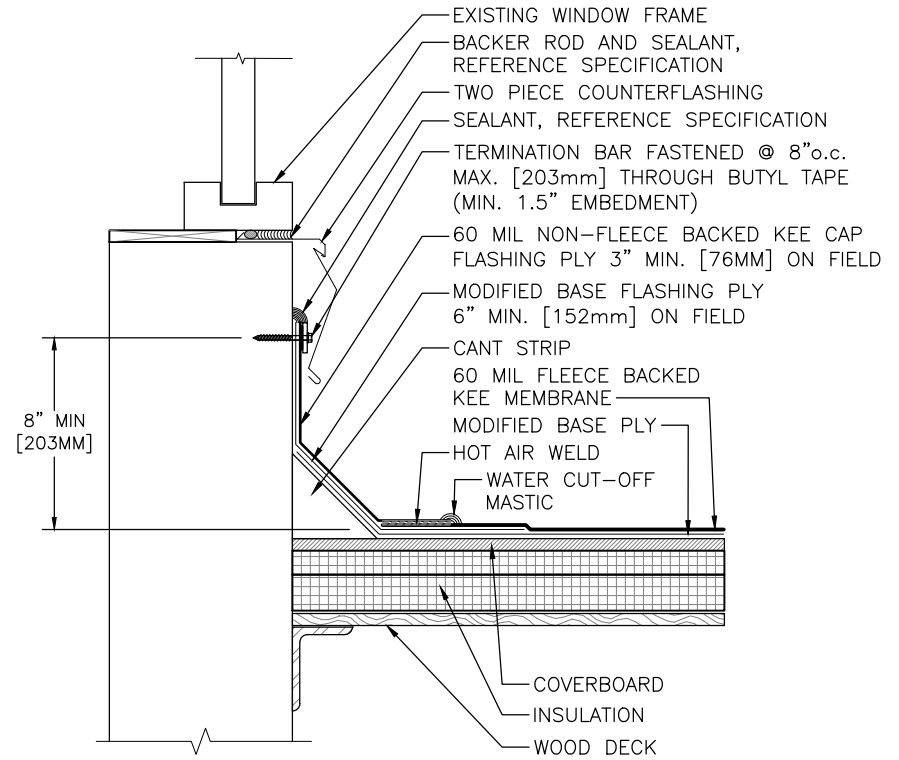


NOTE:
REFERENCE SPECIFICATION FOR MEMBRANE ADHESIVE TYPE, AND INSULATION/COVER BOARD TYPE AND ATTACHMENT METHOD.

J
7

**WALL FLASHING AT
EXISTING CEMENT PLASTER WALL**

SCALE: 1½" = 1'-0"

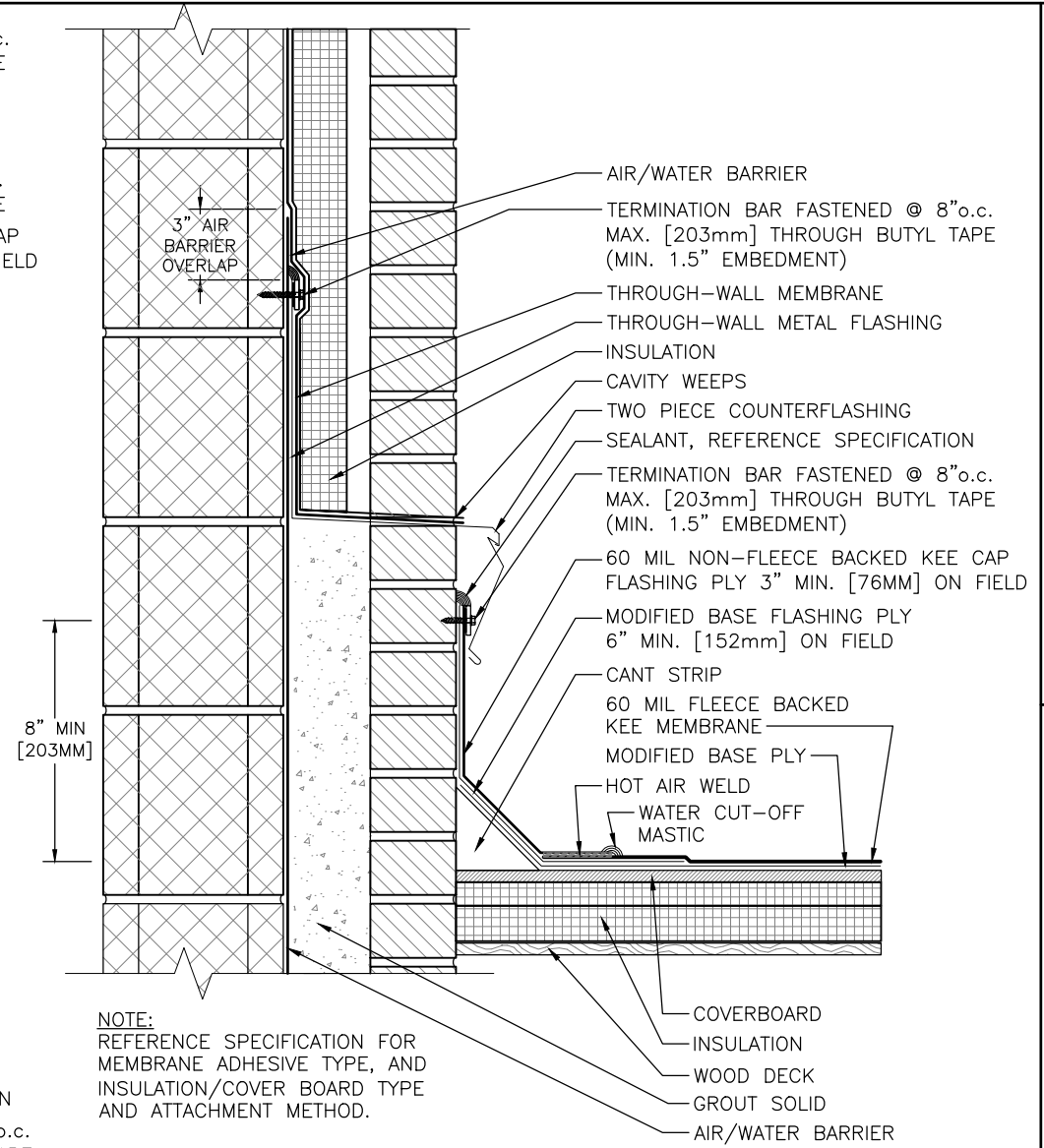


NOTE:
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M
7

WINDOW SILL FLASHING

SCALE: 1½" = 1'-0"

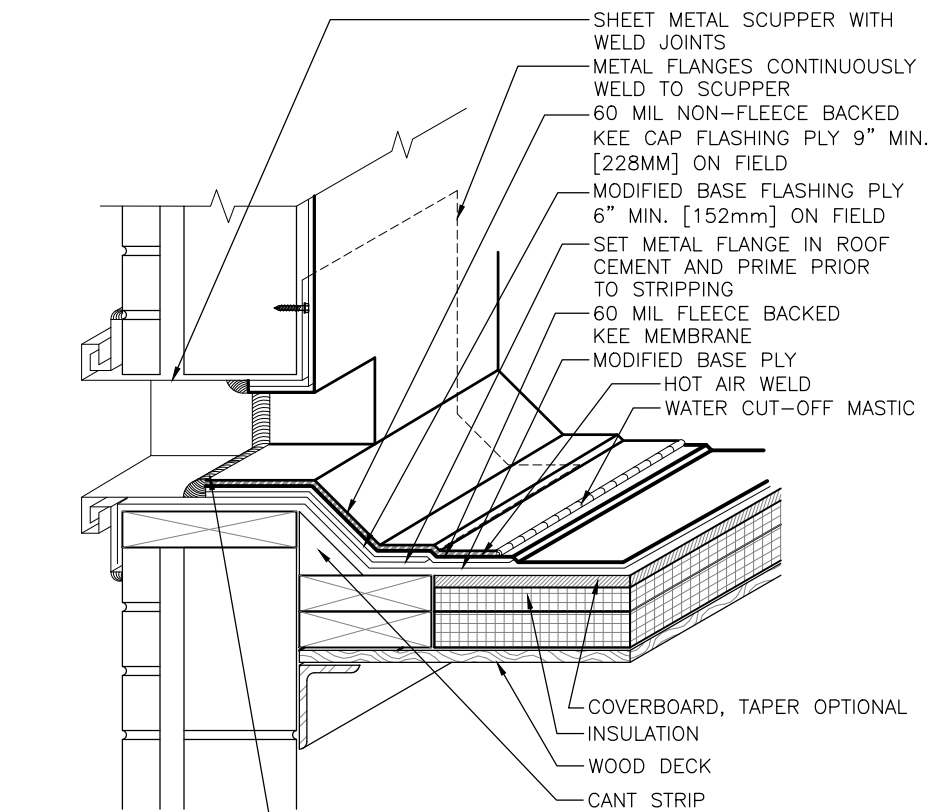


NOTE:
REFERENCE SPECIFICATION FOR MEMBRANE ADHESIVE TYPE, AND INSULATION/COVER BOARD TYPE AND ATTACHMENT METHOD.

K
7

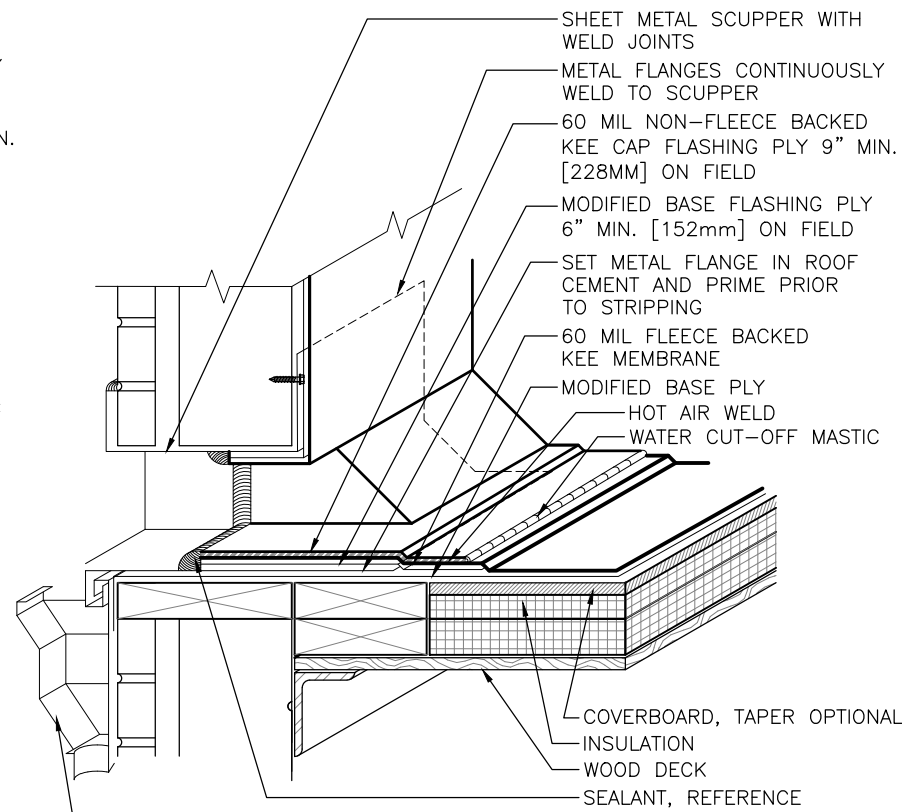
**WALL FLASHING
WITH THROUGH-WALL FLASHING**

SCALE: 1½" = 1'-0"



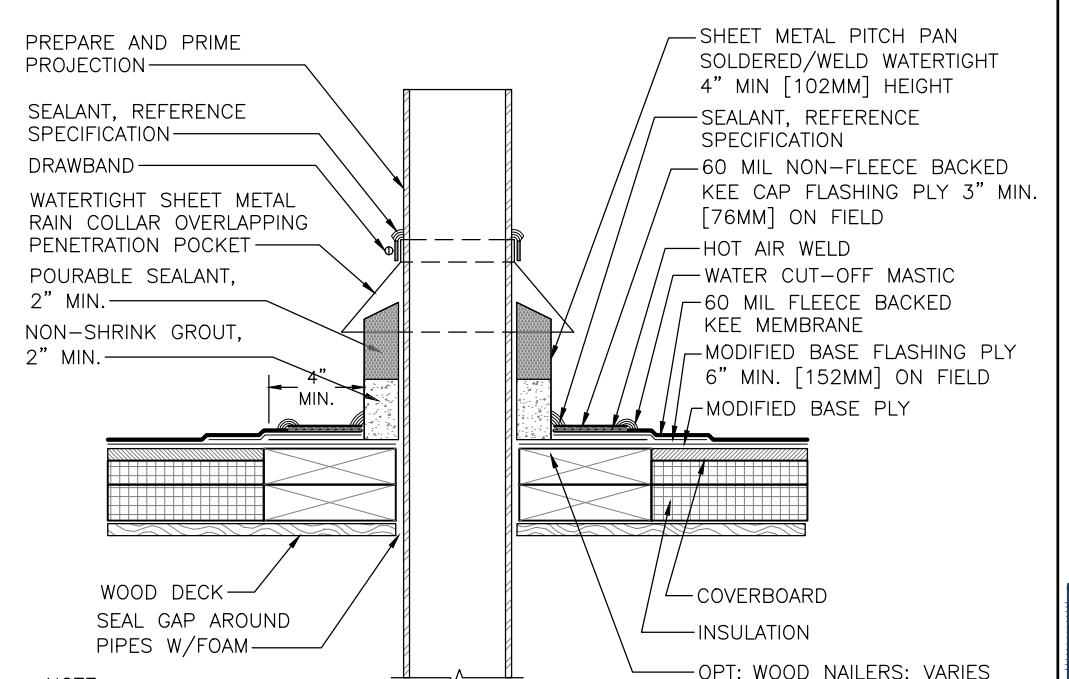
NOTE:
REFERENCE SPECIFICATION FOR MEMBRANE
ADHESIVE TYPE, AND INSULATION/COVER BOARD
TYPE AND ATTACHMENT METHOD.

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



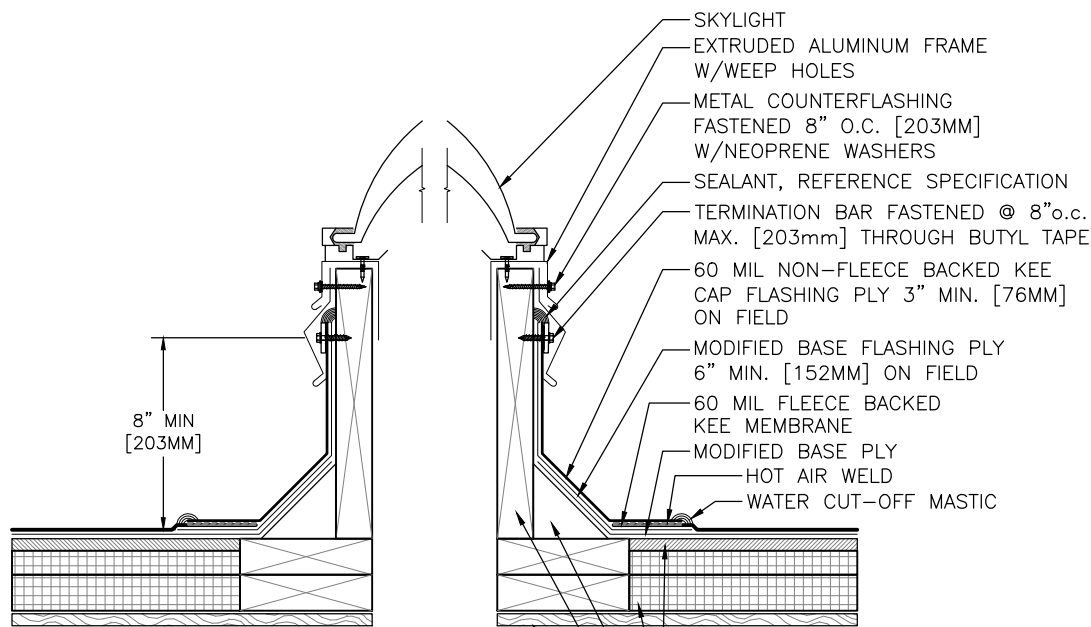
NOTE:
REFERENCE SPECIFICATION FOR MEMBRANE
ADHESIVE TYPE, AND INSULATION/COVER BOARD
TYPE AND ATTACHMENT METHOD.

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



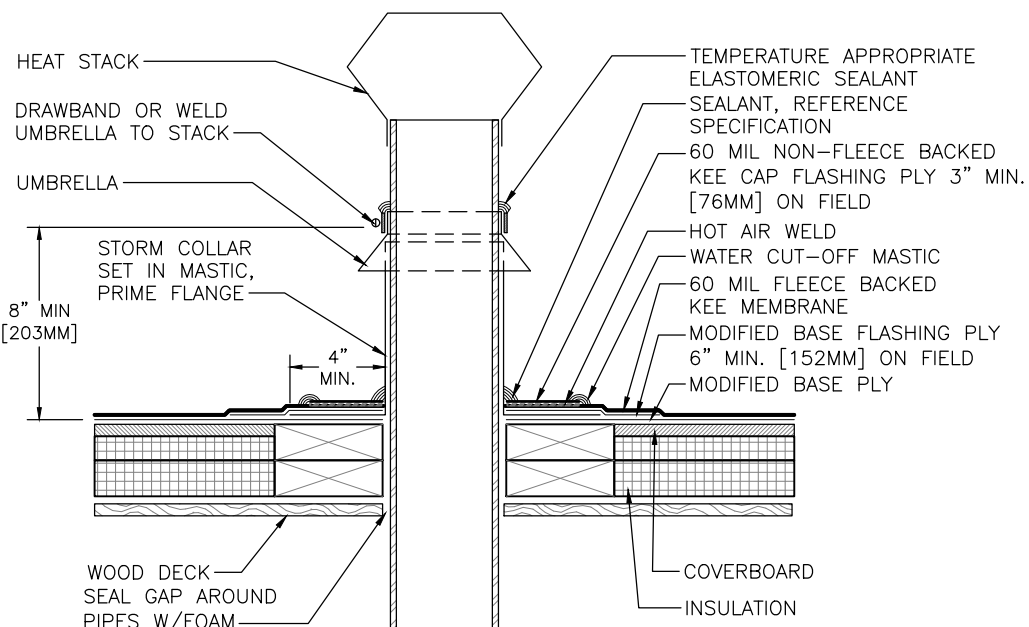
NOTE:
REFERENCE SPECIFICATION FOR
MEMBRANE ADHESIVE TYPE, AND
INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

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



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

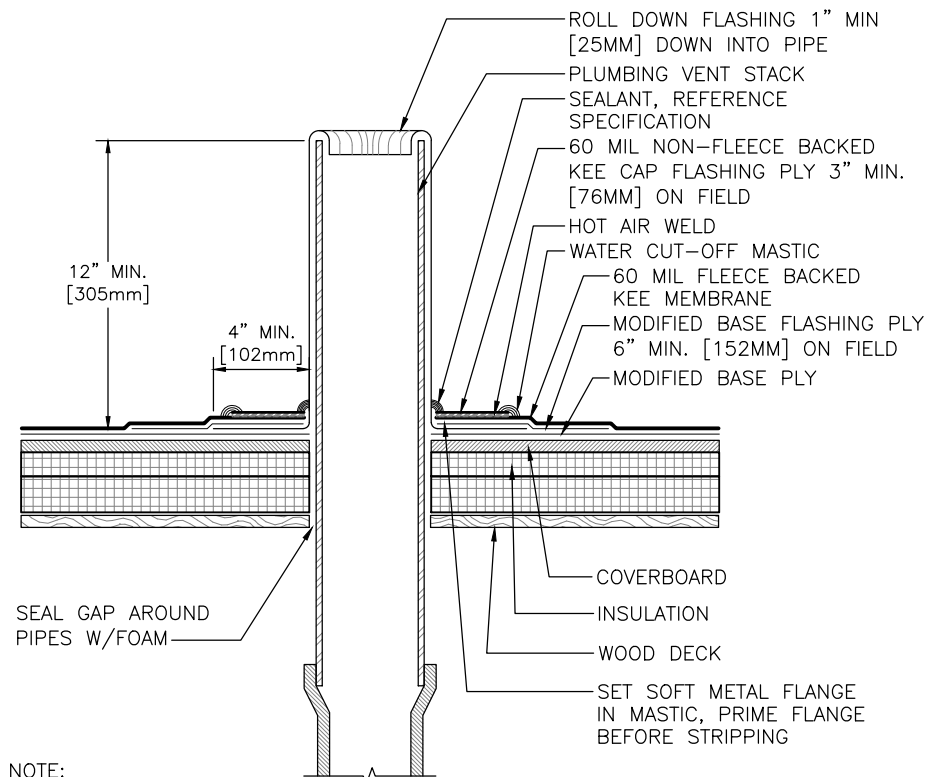
R
8
SKYLIGHT
SCALE: 1½" = 1'-0"



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

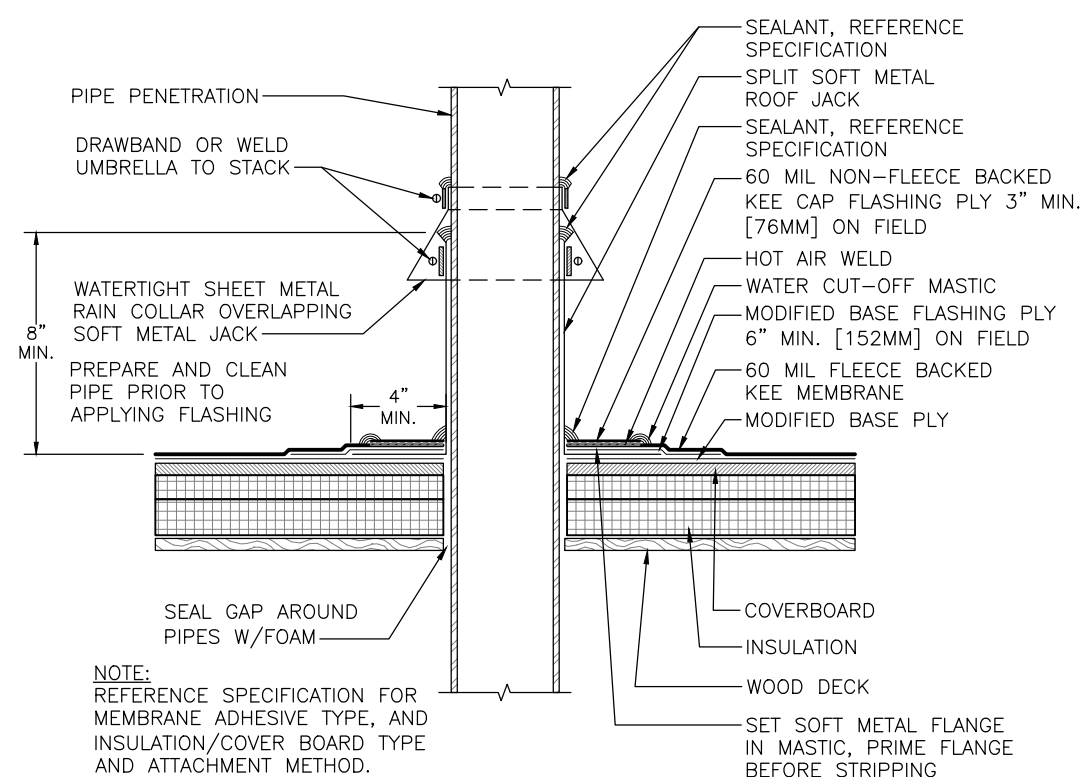
S
8
HEAT STACK
SCALE: 1½" = 1'-0"





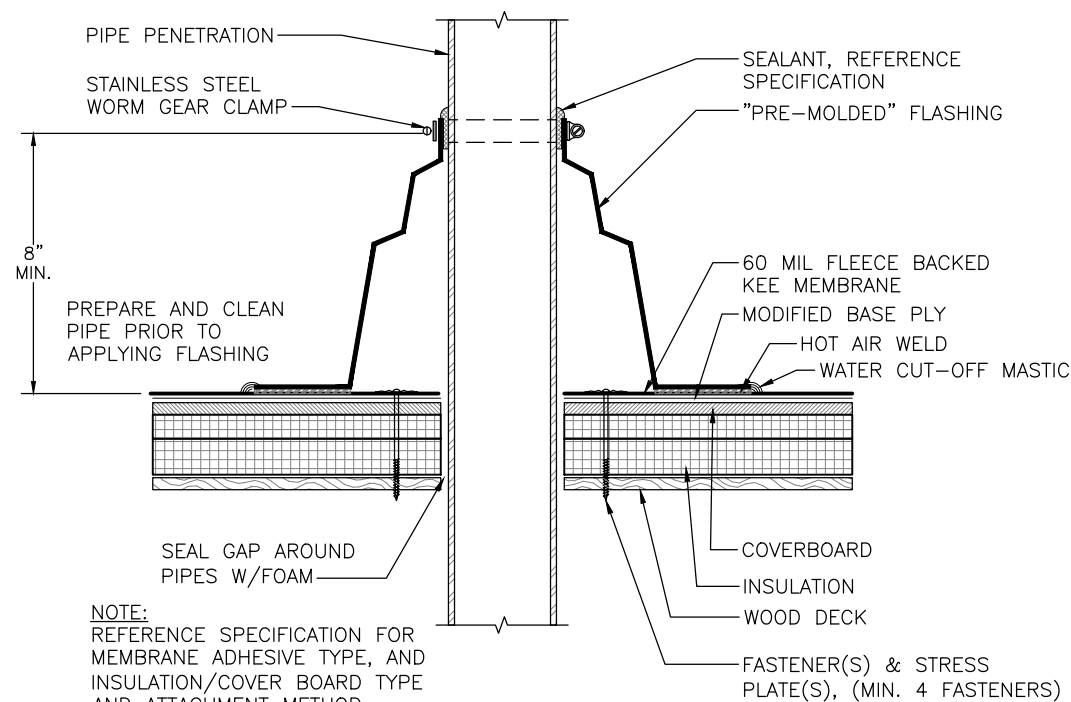
NOTE:
REFERENCE SPECIFICATION FOR
MEMBRANE ADHESIVE TYPE, AND
INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

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



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

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



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

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



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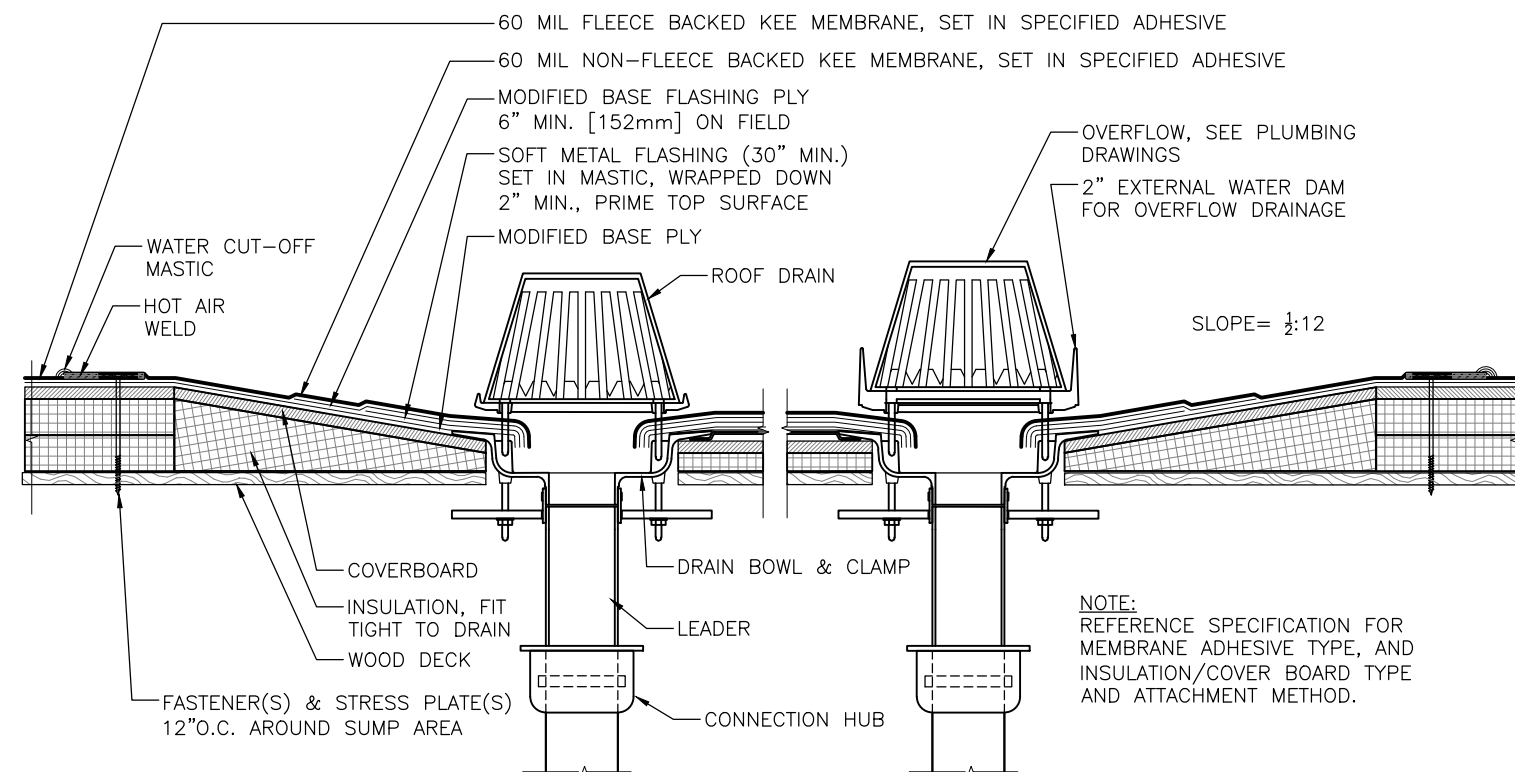


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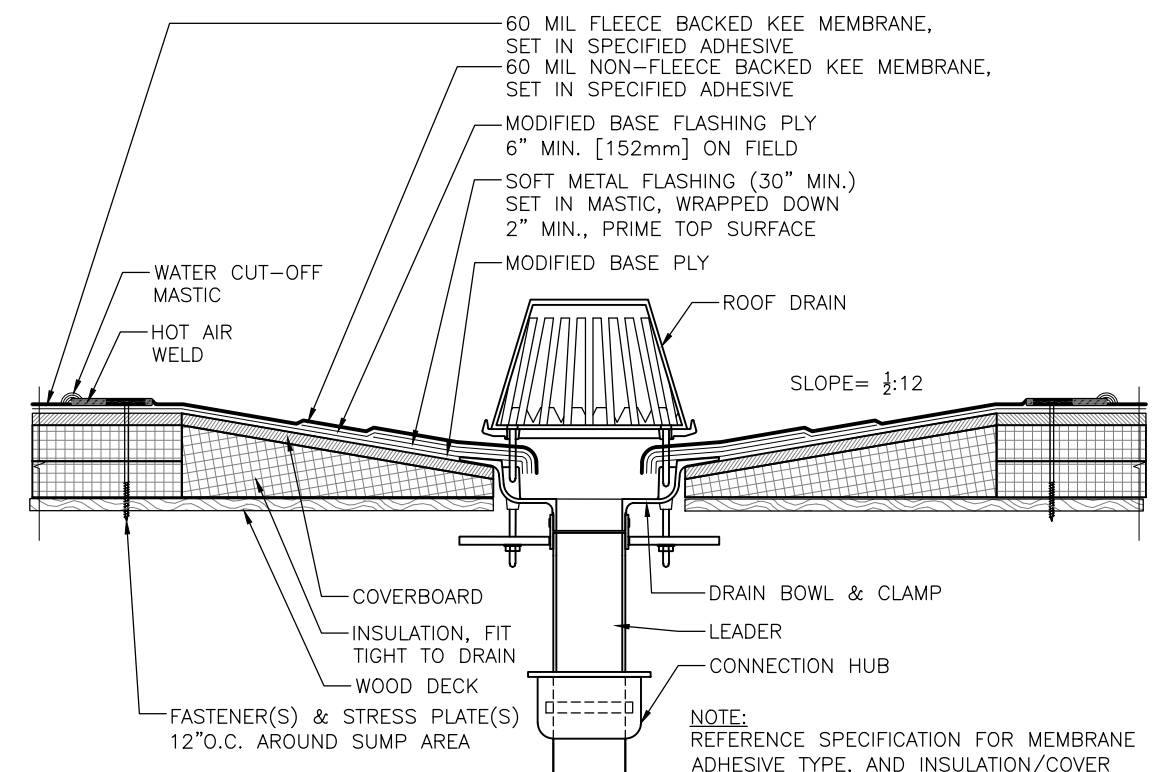
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SHEET:				

9

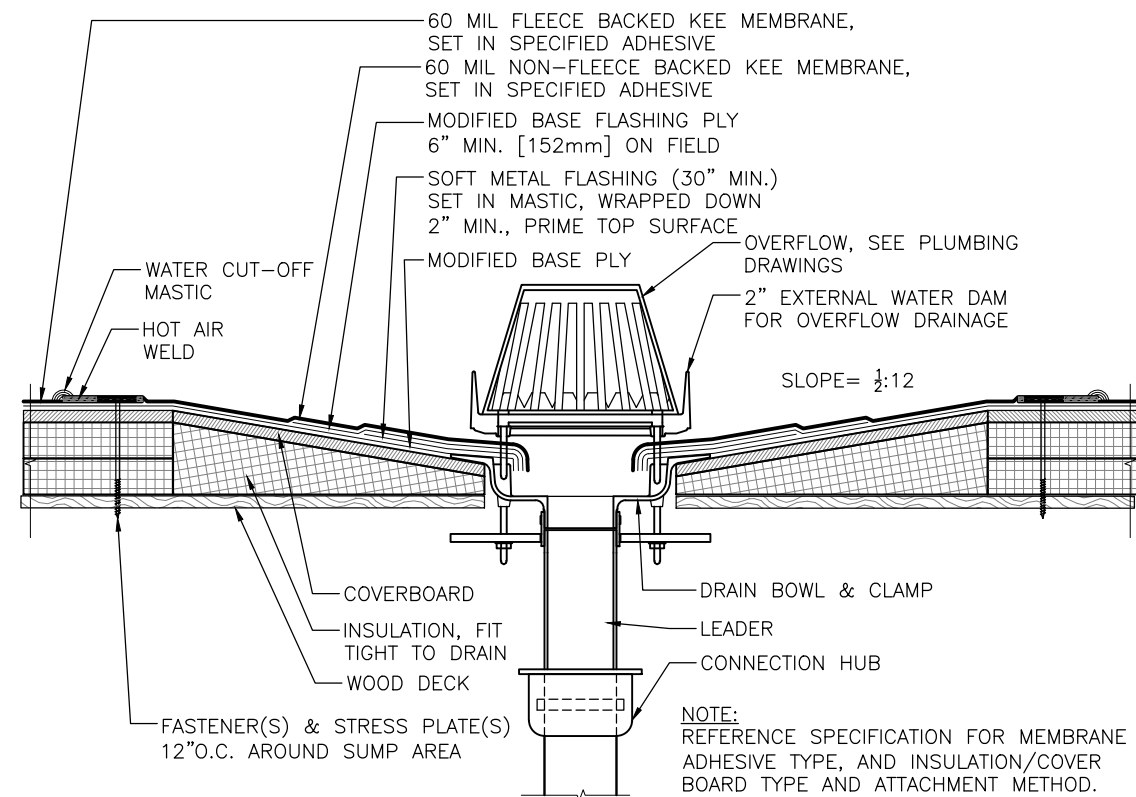
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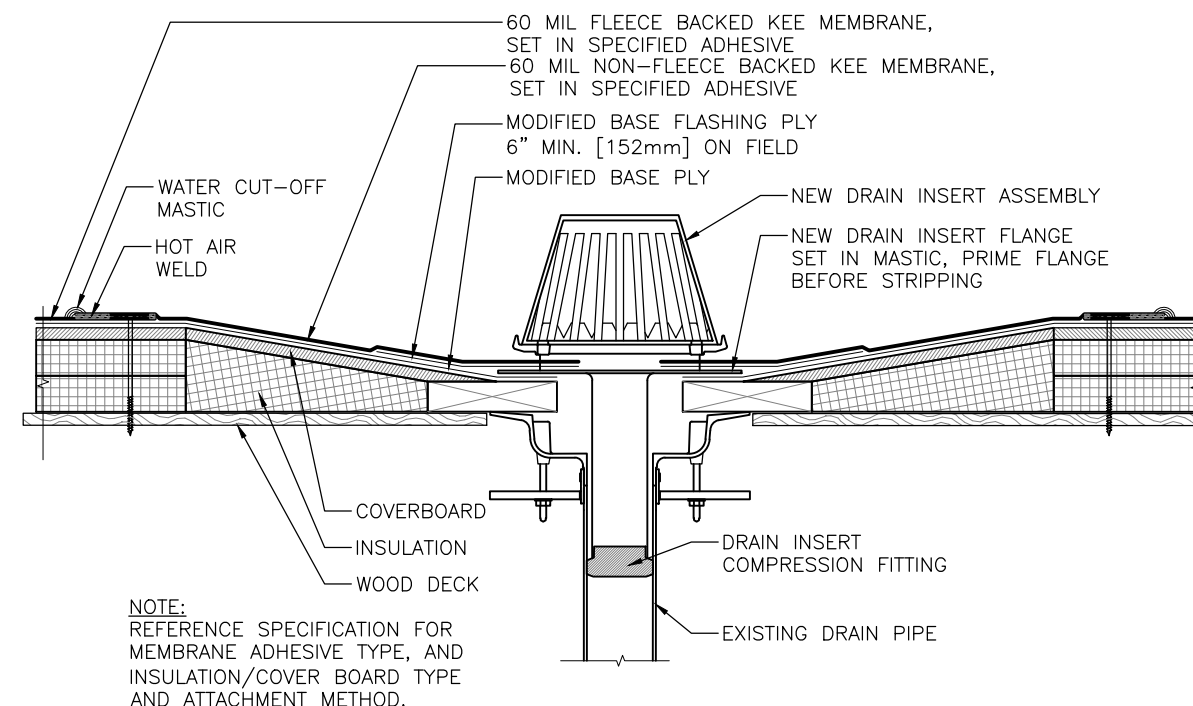
W
10
ROOF DRAIN AND OVERFLOW SUMPED
SCALE: 1 1/2" = 1'-0"



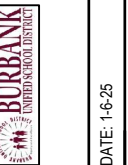
X
10
ROOF DRAIN
SCALE: 1 1/2" = 1'-0"



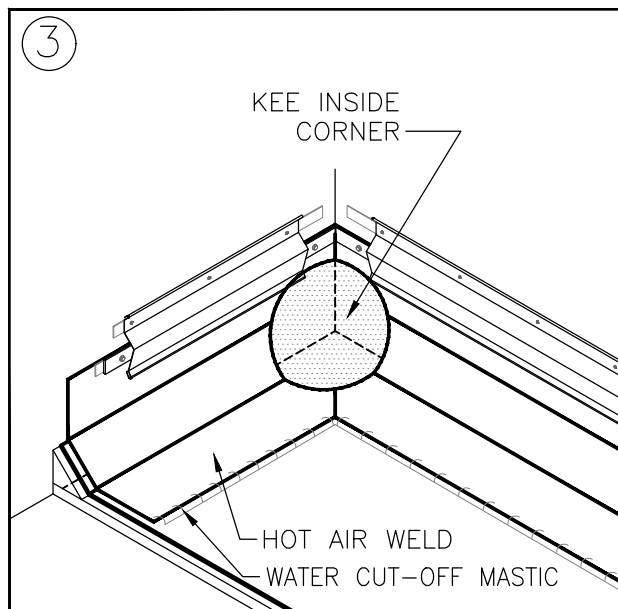
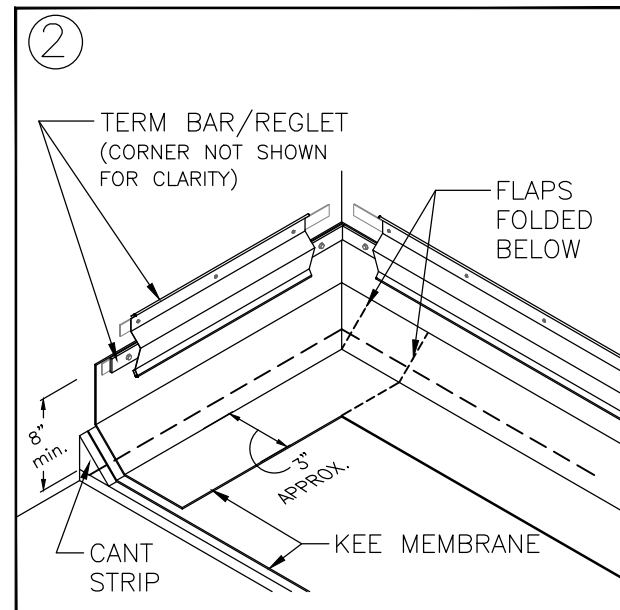
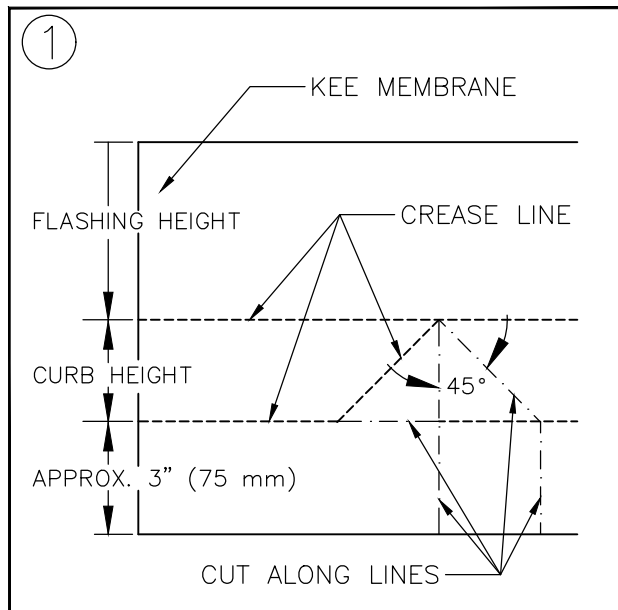
Y
10
ROOF DRAIN - OVERFLOW
SCALE: 1 1/2" = 1'-0"



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



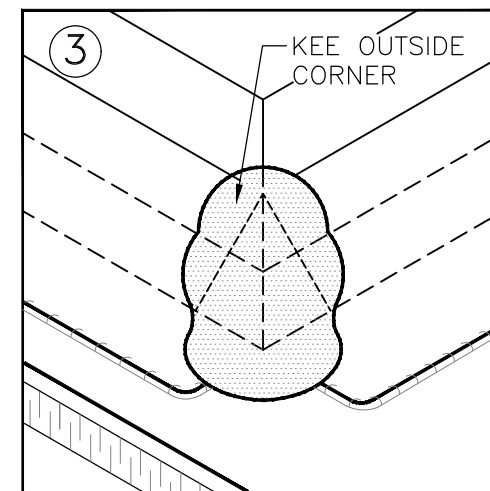
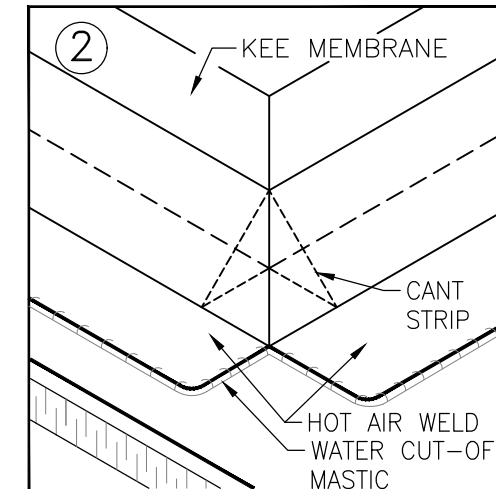
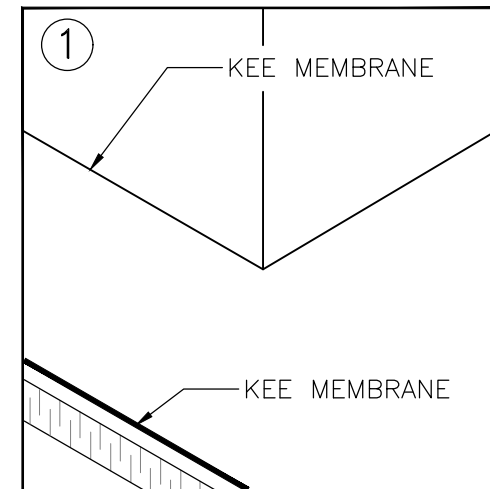
REVISION:				
SHEET:				



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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