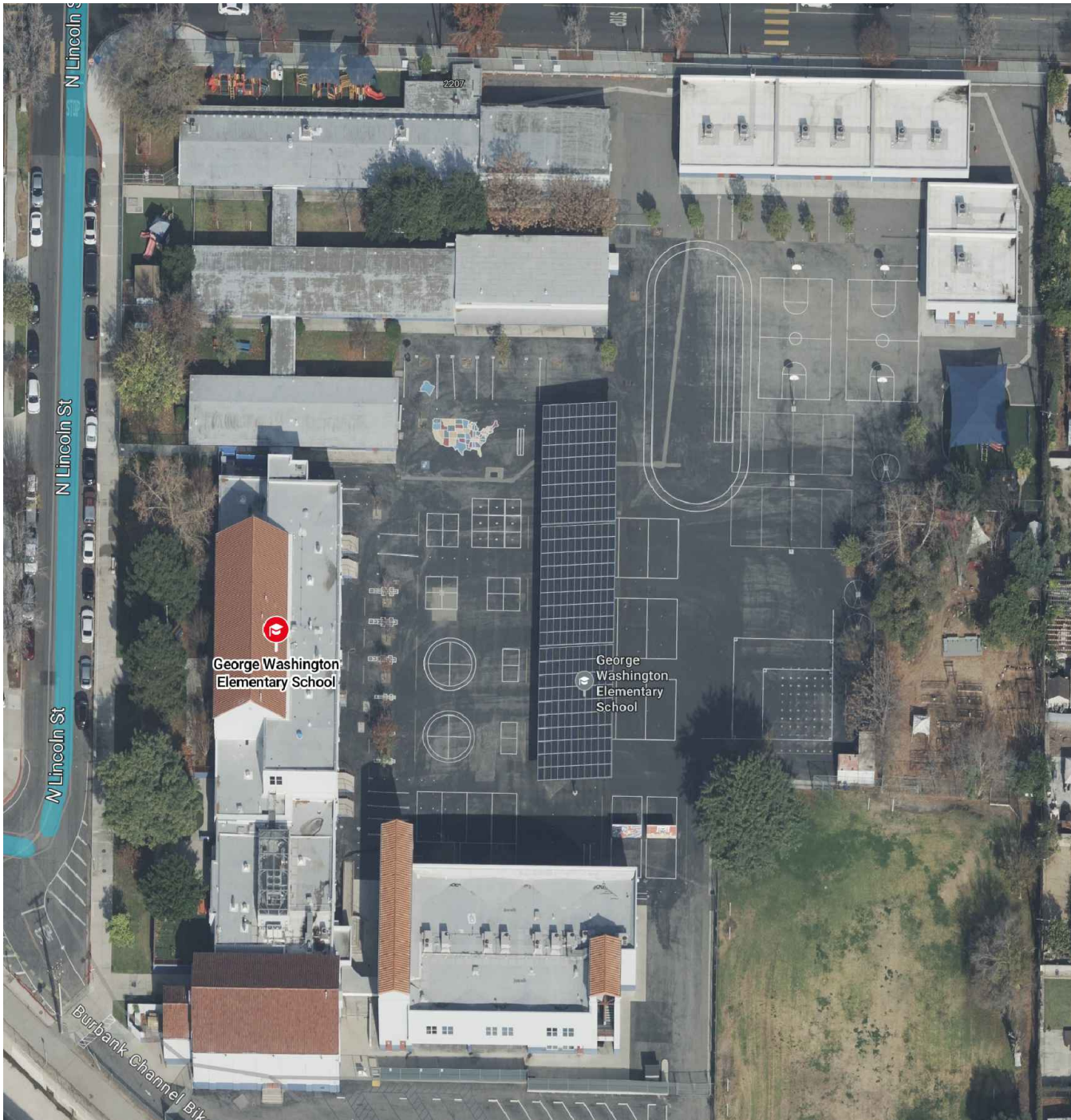


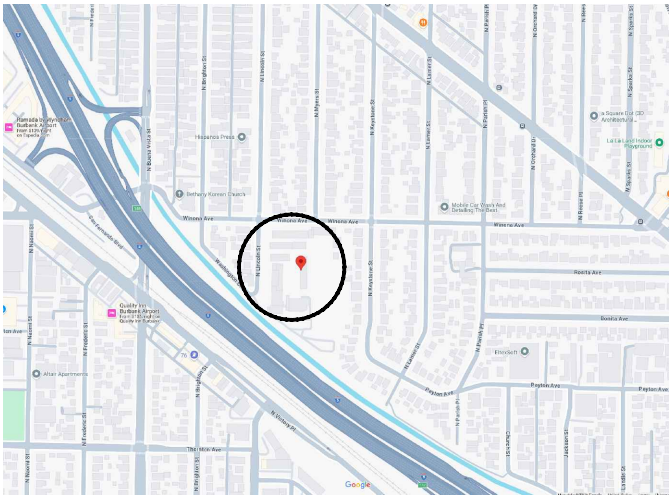


GEORGE WASHINGTON ELEMENTARY SCHOOL

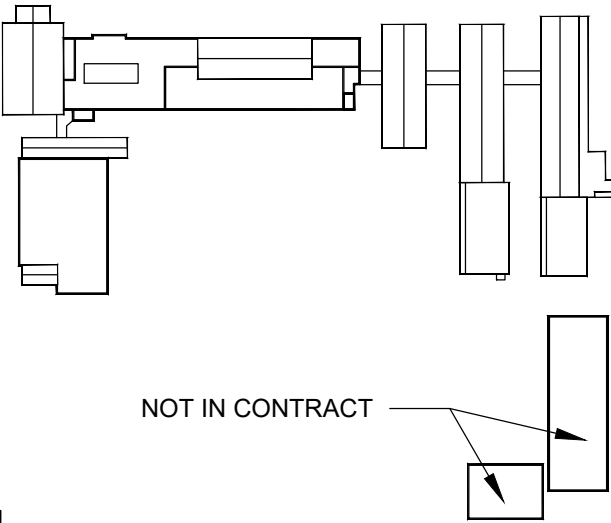
2322 N LINCOLN ST, BURBANK, CA 91504



LOCATION MAP



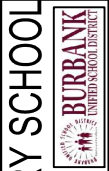
KEY PLAN



DRAWING INDEX

- SHT 1 - COVER SHEET
- SHT 2 - SITE MAP
- SHT 3 - SCOPE OF WORK
- SHT 4 - SCOPE OF WORK (CONT.)
- SHT 5 - TYPICAL DETAILS
- SHT 6 - ROOF PLAN
- SHT 7 - DETAILS
- SHT 8 - DETAILS
- SHT 9 - DETAILS
- SHT 10 - DETAILS
- SHT 11 - DETAILS
- SHT 12 - DETAILS

GEORGE WASHINGTON ELEMENTARY SCHOOL
Burbank Unified School District
2322 N LINCOLN ST, BURBANK, CA 91504
AGENT: TONY DEMARTINIS



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



REVISION:
SHEET: 1
OF 12

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:

1. George Washington Elementary School

a. Building 1: Replace metal expansion joint cover with 22 Gauge RMER SS Flat Stock.

b. Ensure all HVAC units are installed on proper equipment platforms. Install new platforms as needed.
- E. Roof Recover Scope of Work (Buildings highlighted in orange and yellow)

2. 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.

3. Prep the roof for recover:

a. Remove all non-functioning equipment and any marked curbs no longer in use. Deck these areas in.

b. 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.

c. Clean roofs of all dust, dirt, and debris. Remove all loose, flaking, or deteriorated coatings. Remove all silicone coatings and sealants.

d. Remove all blisters, wrinkles and mole runs in roof membrane. Patch in like-kind materials to tie-in to existing roof.

e. 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.

f. Exception for all wood deck canopies/walkways: Adhere new ½” perlite coverboard with Insul-Lock HR per approved wind uplift adhesive spacing.

g. 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.

4. Install one ply Flexbase E 80 set in GreenLock membrane adhesive applied at a minimum 2.5 gal/100sf

a. If the slope exceeds 3:12, contractor to install Greenlock Flashing Adhesive at a rate of 3 gal per sq.

5. Install one ply KEE-Stone HP set in KEE-Lock spatter spray foam adhesive applied per product wind uplift criteria and datasheets.

6. Flashings:

a. Base Flashing Ply: Flexbase E 80.

b. Base Flashing Adhesive: Greenlock Flashing Membrane applied at 3 gal per sq.

c. Cap Sheet Flashing ply: KEE Stone NF Flashing

d. Cap Sheet Adhesive: KEE Lock WB Flashing Adhesive applied at a rate of 1 gal per sq.

e. 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.

f. 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.

g. 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.
- h. 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.
- i. 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.
- j. Expansion Joint: Install new rubber expansion joints in the field. Patch and repair expansion joints at the vertical wall to field.
- k. Drains: Install lead flashings per manufacturer detail.
- l. Scuppers: Install new metal lining per manufacturer details. Seal exterior leader head.
7. 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.
8. Sheet Metal: All sheet metal to be ANSI SPRI ES-1 compliant. All metal to be manufactured by The Garland Company.

a. 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.

b. 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.


c. 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.

d. 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.

e. Wood fascia replacement to be priced per linear foot. All new fascia to be primed and painted to match existing color.

f. 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
9. Place all conduit on new rubber blocks, no wood supports.
10. Remove and replace all rusted and damaged vent covers.
11. All fasteners to be fastened to the vertical side of the edge metal. No penetrations on horizontal side of edge metal or coping.
12. 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.
13. Install Garland WPG KEE Walkways around all mechanical units. Walkways are not to be installed over field seams.
14. Install new splash pans for all internal downspouts.
15. Replace metal pans that are rusted. Replace all damaged pans with new seamless sheet metal.
16. 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.
17. 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.
18. The contractor is responsible for ensuring positive drainage and no ponding conditions.

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3800 EAST 91st STREET - CLEVELAND, OHIO 44105-2197
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since 1895

GEORGE WASHINGTON ELEMENTARY SCHOOL
Burbank Unified School District
2322 N LINCOLN ST. BURBANK, CA 91504
AGENT: TONY DEMARTINIS

BURBANK
UNIFIED SCHOOL DISTRICT

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

REVISION:

SHEET:

3

OF 12

SCOPE OF WORK: (cont.)

- F. Roof Replacement Scope of Work (Buildings highlighted in blue)
1. 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.
 2. Remove the existing roof system to the structural deck. District to mark any non-functioning equipment. All marked equipment to be removed during demolition.
 3. Repair any damaged decking as required. Contractor to include 7% deck replacement in the base bid. If the amount of deck replacement exceeds 7%, the contractor is to receive a change order equal to the unit price for deck replacement per sq ft multiplied by the sq ft in excess of the amount included in the base bid amount. If the amount of deck replacement is less than 7%, the contractor is to provide a credit.
 4. If insulation is previously installed, Install new polyiso insulation to match existing height. Mechanically fasten ½" Perlite coverboard per approved wind-uplift pattern. If no insulation, Mechanically fasten Type-II Base Sheet.
 5. Install one ply Flexbase E 80 set in GreenLock membrane adhesive applied at a minimum 2.5 gal/100sf.
 - a. If the slope exceeds 3:12, contractor to install Greenlock Flashing Adhesive at a rate of 3 gal per sq.
 6. Install one ply KEE-Stone HP set in KEE-Lock spatter spray foam adhesive applied per product wind uplift criteria and datasheets.
 7. Flashings:
 - a. Base Flashing Ply: Flexbase E 80.
 - b. Base Flashing Adhesive: Greenlock Flashing Membrane applied at 3 gal per sq.
 - c. Cap Sheet Flashing ply: KEE Stone NF Flashing
 - d. Cap Sheet Adhesive: KEE Lock WB Flashing Adhesive applied at a rate of 1 gal per sq.
 - e. 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.
 - f. 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.
 - g. Counterflashing: All flashing plies to be terminated as high as possible under the existing counterflashing metal with termination bar set in butyl tape. Fasten termination bar every 2" o.c. Caulk above the termination bar. Install 22 gauge, galvanized skirt metal flashing to existing counterflashing metal.
 - h. 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.
 - i. 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.
 - j. Expansion Joint: Install new rubber expansion joints in the field. Patch and repair expansion joints at the vertical wall to field.
 - k. Drains: Install lead flashings per manufacturer detail.
 - l. Scuppers: Install new metal lining per manufacturer details. Seal exterior leader head.
 8. 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.
 9. Sheet Metal: All sheet metal to be ANSI SPRI ES-1 compliant. All metal to be manufactured by The Garland Company
 - a. 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.
 - b. 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.
 - c. 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.

- d. 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.
- e. Wood fascia replacement to be priced per linear foot. All new fascia to be primed and painted to match existing color.
- f. 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

10. Place all conduit on new rubber blocks, no wood supports.
11. Remove and replace all rusted and damaged vent covers.
12. All fasteners to be fastened to the vertical side of the edge metal. No penetrations on horizontal side of edge metal or coping.
13. 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.
14. Install Garland WPG KEE Walkways around all mechanical units. Walkways are not to be installed over field seams.
15. Install new splash pans for all internal downspouts.
16. Replace metal pans that are rusted. Replace all damaged pans with new seamless sheet metal.
17. 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.
18. 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.
19. The contractor is responsible for ensuring positive drainage and no ponding conditions.

G. Clay Tile Reset Scope of Work (Buildings highlighted in green)

1. Remove the existing roof system to the structural deck. District to mark any non-functioning equipment. All marked equipment to be removed during demolition.
2. Repair any damaged decking as required. Contractor to include 7% deck replacement in the base bid. If the amount of deck replacement exceeds 7%, the contractor is to receive a change order equal to the unit price for deck replacement per sq ft multiplied by the sq ft in excess of the amount included in the base bid amount. If the amount of deck replacement is less than 7%, the contractor is to provide a credit.
3. Apply SA Primer to the structural deck at a rate of .5 gal per sq.
4. Apply HPR SA FR Base Sheet to entire field and flashings.
5. Apply Terra Seal underlayment over the base sheet. Shingle all plies.
6. Flashings / Sheet Metal:
 - a. All flashing plies to be terminated with a termination bar set in butyl tape and fastened every 6" o.c. Caulk above the termination bar.
 - b. Edge: Install 22 gauge, galvanized edge metal. Set edge metal in mastic over the terra seal flashing ply and prime the surface before Terra Seal application. Color to be Terra Cotta
 - c. 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. Coping Cap: Install new, 22 gauge, kynar Terra Cotta coping cap metal.
7. All penetrations to be lead flashed.
8. Install clay tile. Contractor to re-use clay tile. Contractor to assume 40% tile replacement. Clay tile to be set in Terra Seal adhesive per manufacturer installation requirements. New tiles to be hidden and randomly set to blend in with old.



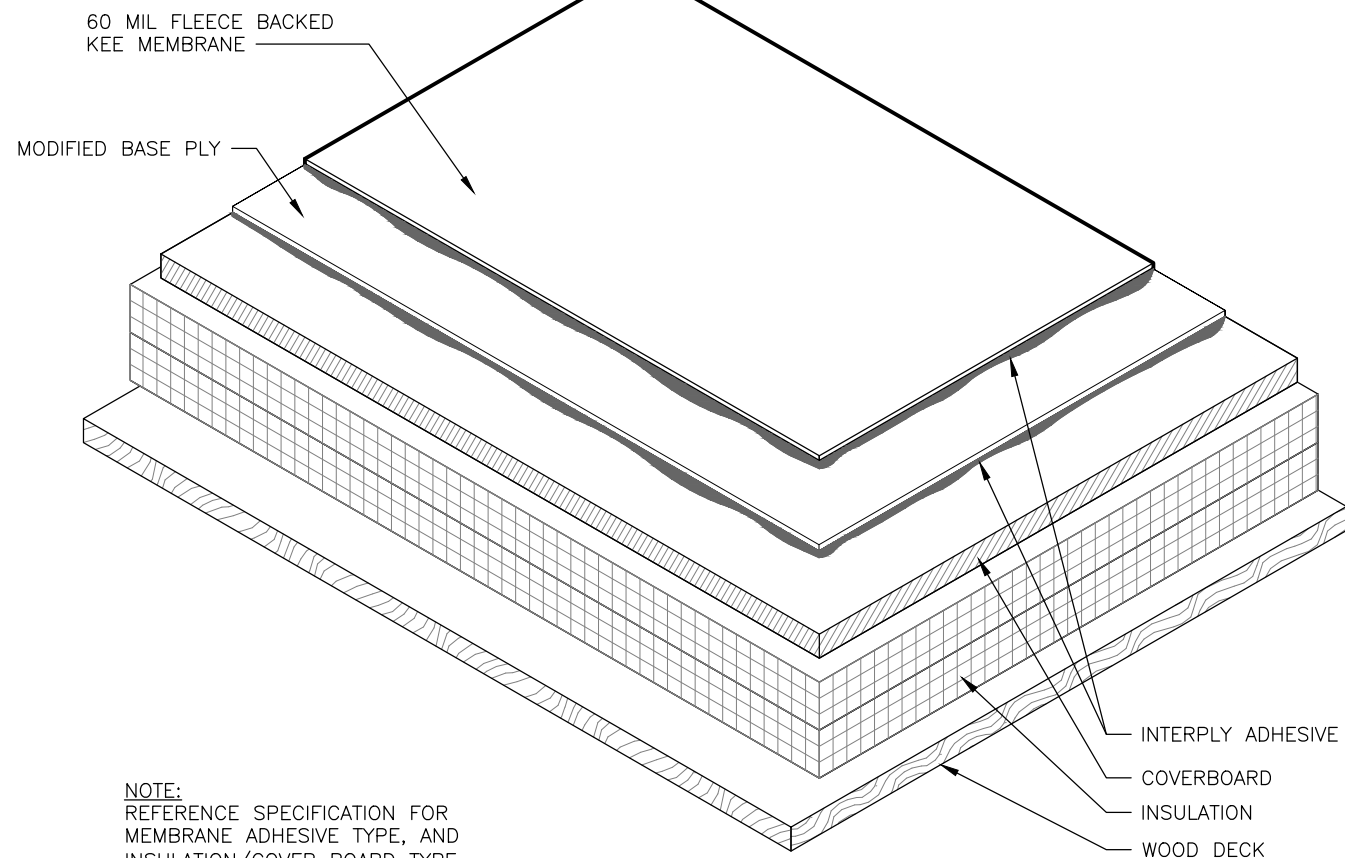
THE GARLAND COMPANY INC.
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PHONE (800) 321-9336 / FAX (216) 641-0633

GEORGE WASHINGTON ELEMENTARY SCHOOL
Burbank Unified School District
2322 N LINCOLN ST., BURBANK, CA 91504
AGENT: TONY DEMARTINS

BURBANK
UNION SCHOOL DISTRICT

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

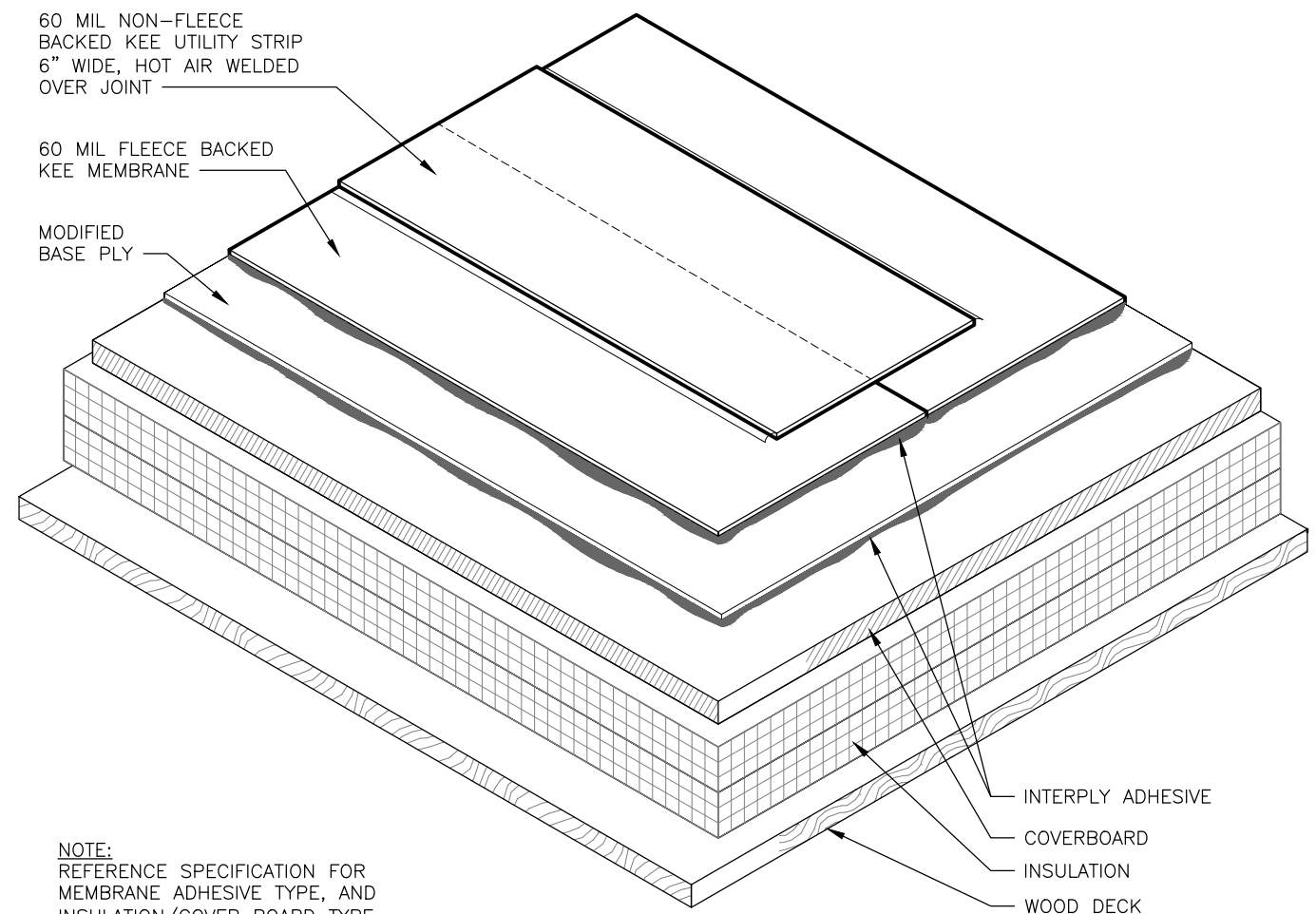
REVISION:			
SHEET:	4		
OF	12		



**TYPICAL ROOF
SYSTEM SURFACE**

A
4

SCALE: 3" = 1'-0"



**TYPICAL ROOF SYSTEM SURFACE
MEMBRANE END LAP BUTT**

B
4

SCALE: 3" = 1'-0"



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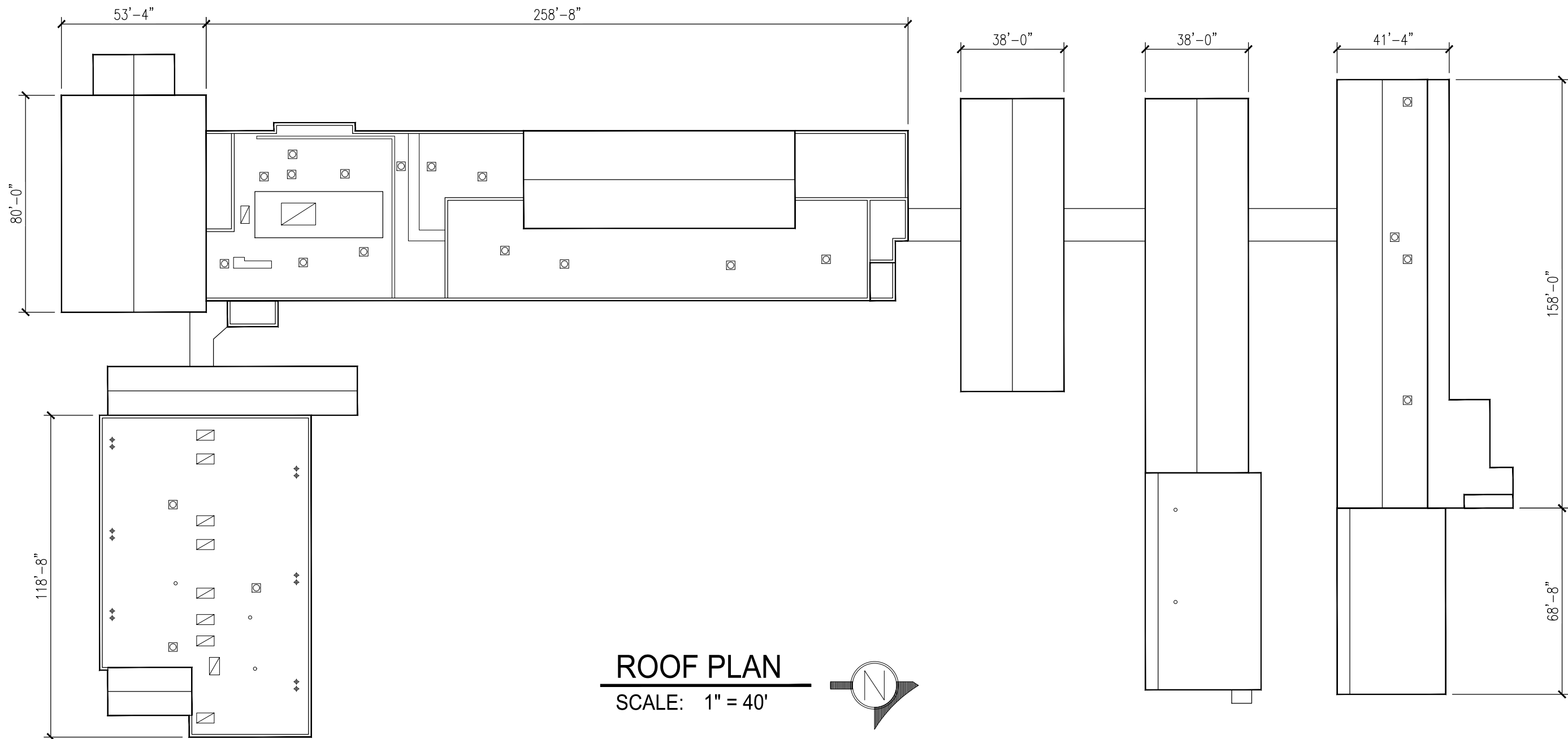
GEORGE WASHINGTON ELEMENTARY SCHOOL
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OF 12			

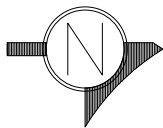
DATE: 1-6-25

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DWG BY: GCK



ROOF PLAN
SCALE: 1" = 40'



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

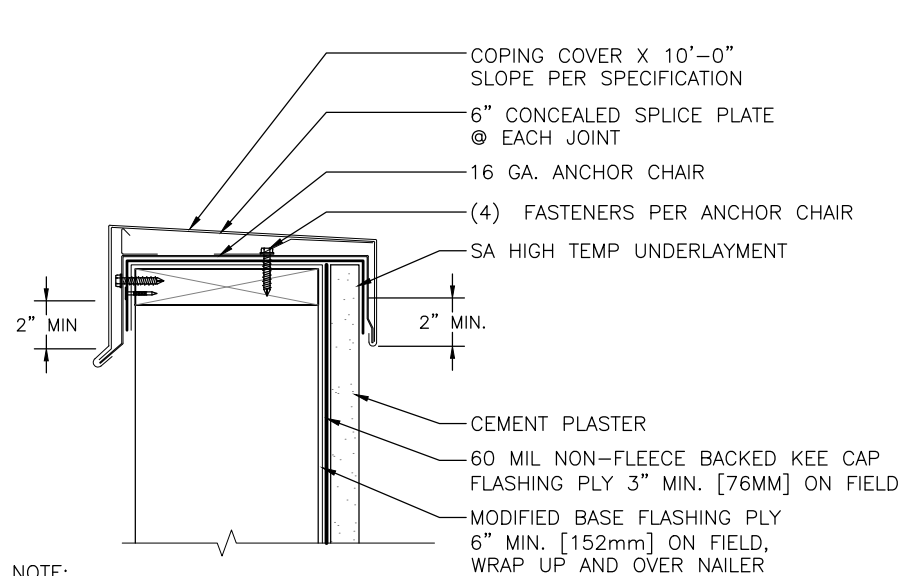
NOTE:
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS,
CONDITIONS AND QUANTITIES.



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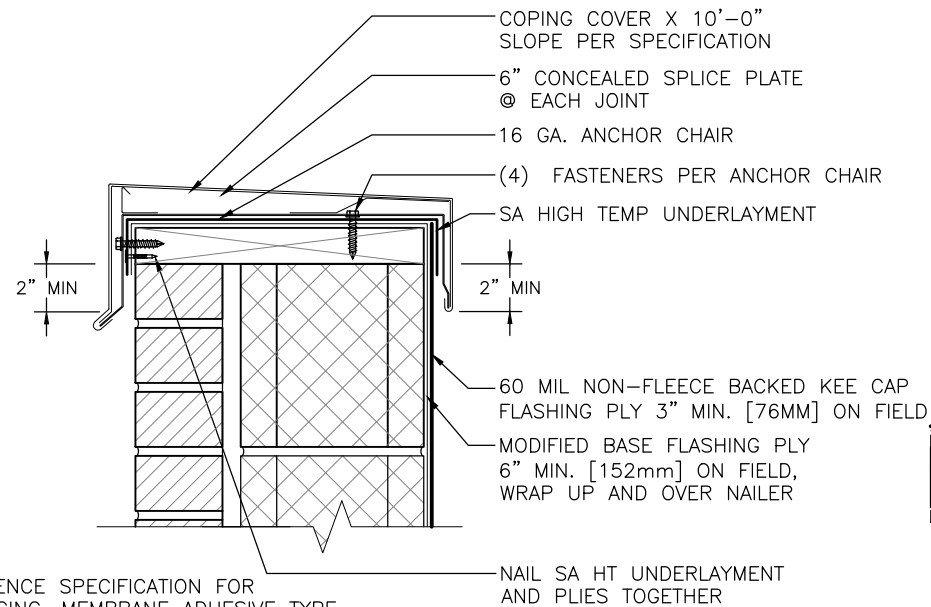
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REVISION:			
SHEET:			



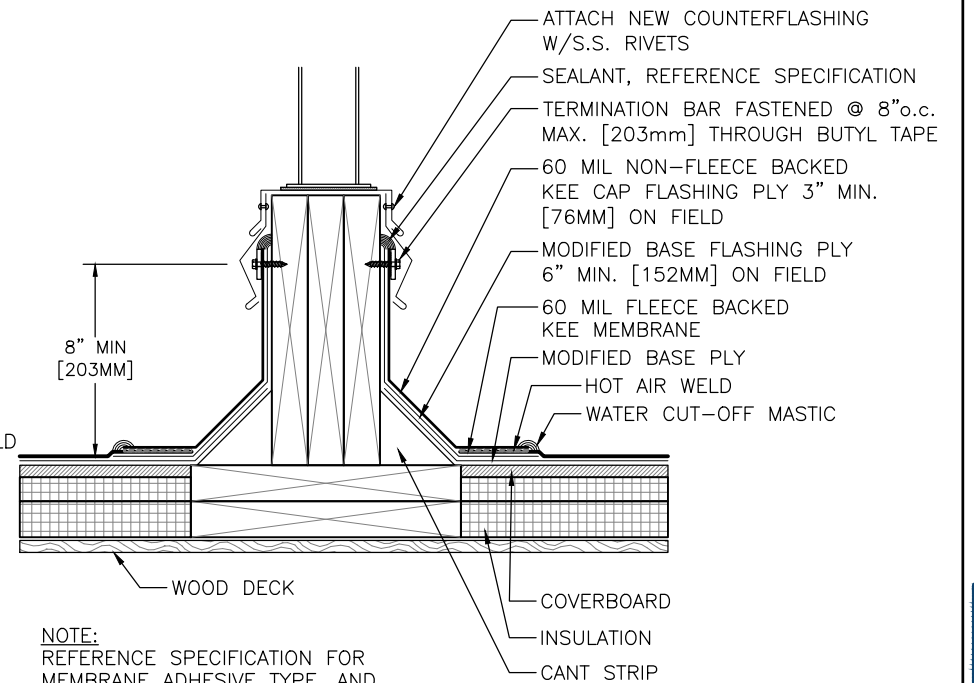
NOTE:
REFERENCE SPECIFICATION FOR
SURFACING, MEMBRANE ADHESIVE TYPE,
AND INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

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



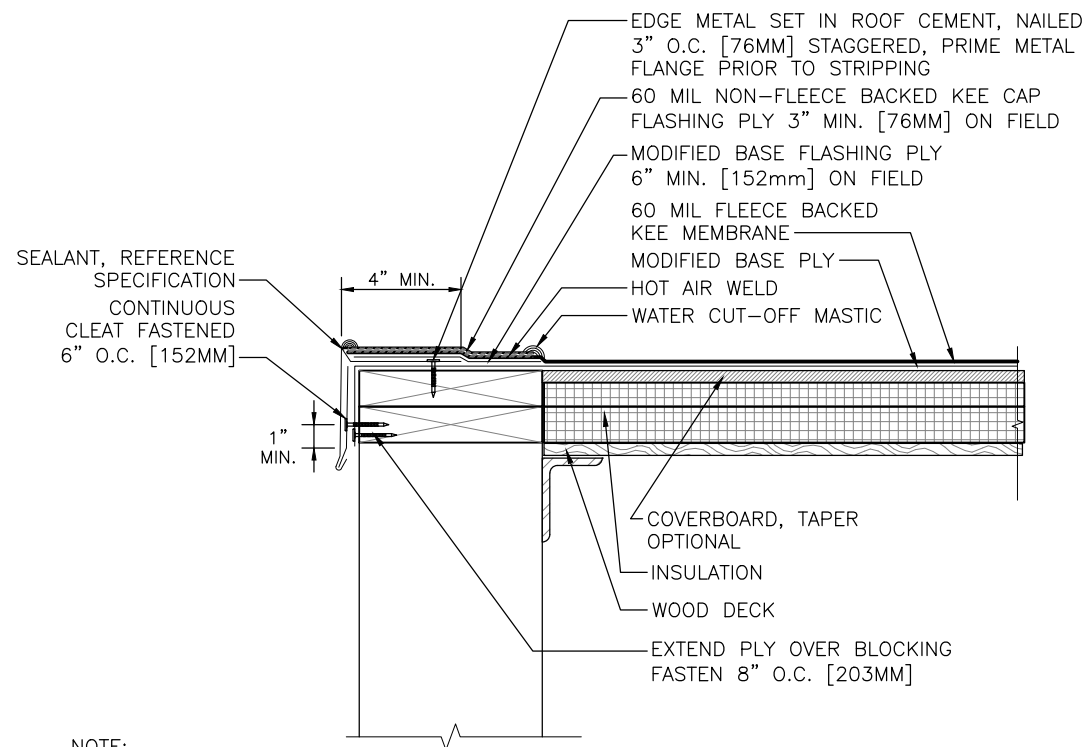
NOTE:
REFERENCE SPECIFICATION FOR
SURFACING, MEMBRANE ADHESIVE TYPE,
AND INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

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



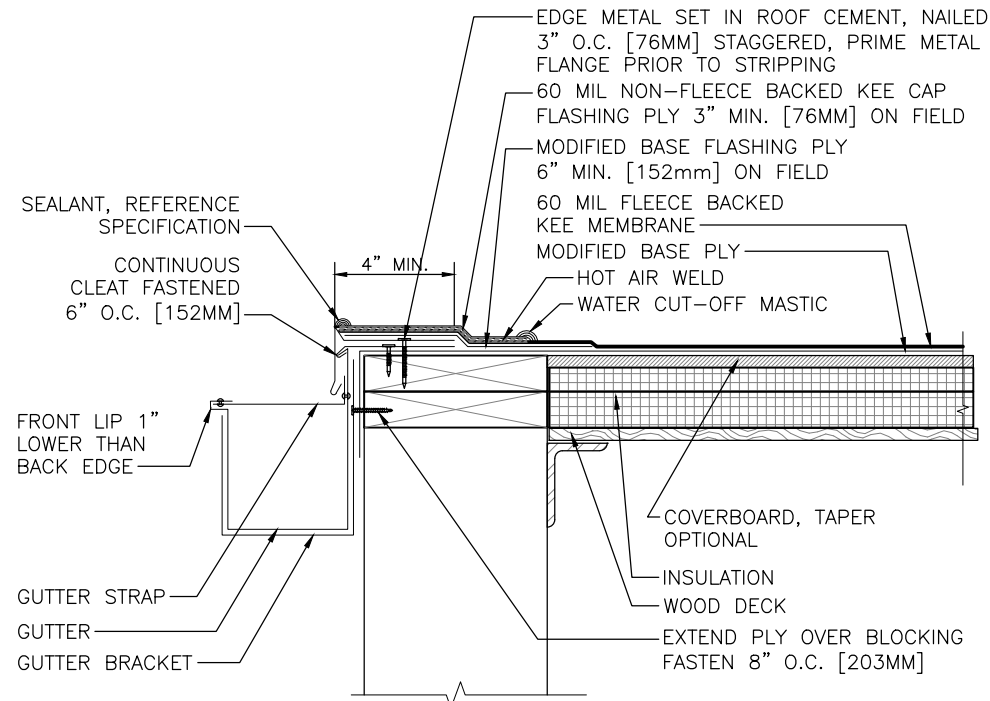
NOTE:
REFERENCE SPECIFICATION FOR
MEMBRANE ADHESIVE TYPE, AND
INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

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



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

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



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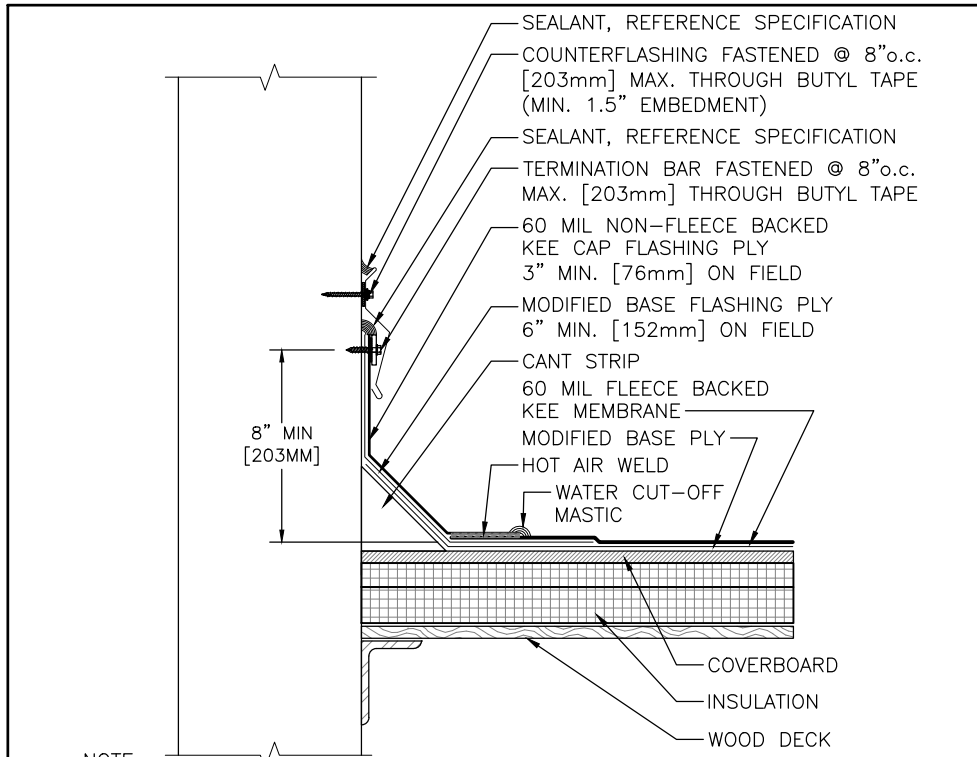
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2322 N LINCOLN ST. BURBANK, CA 91504
AGENT: TONY DEMARTINS

REVISION:
SHEET: **7**
OF 12

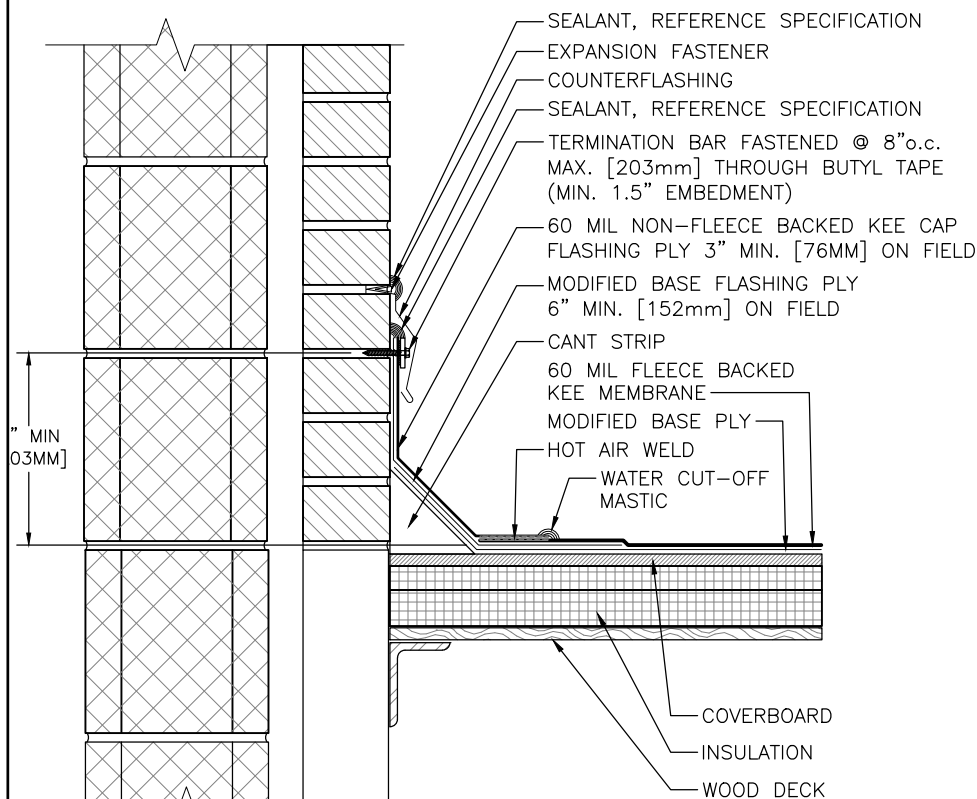
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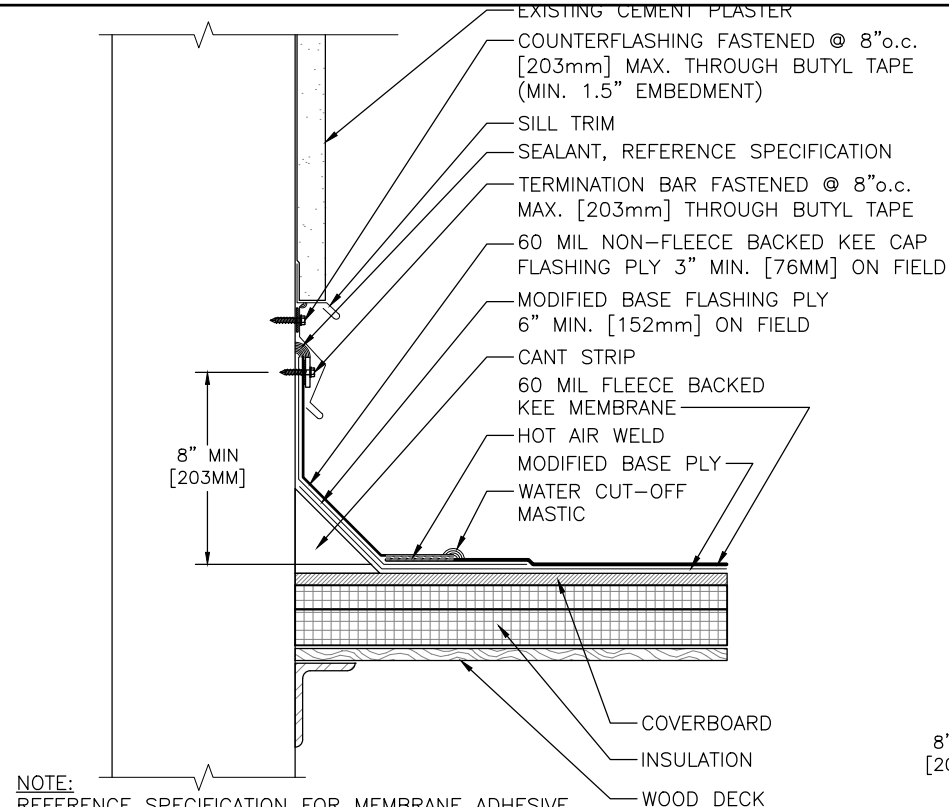
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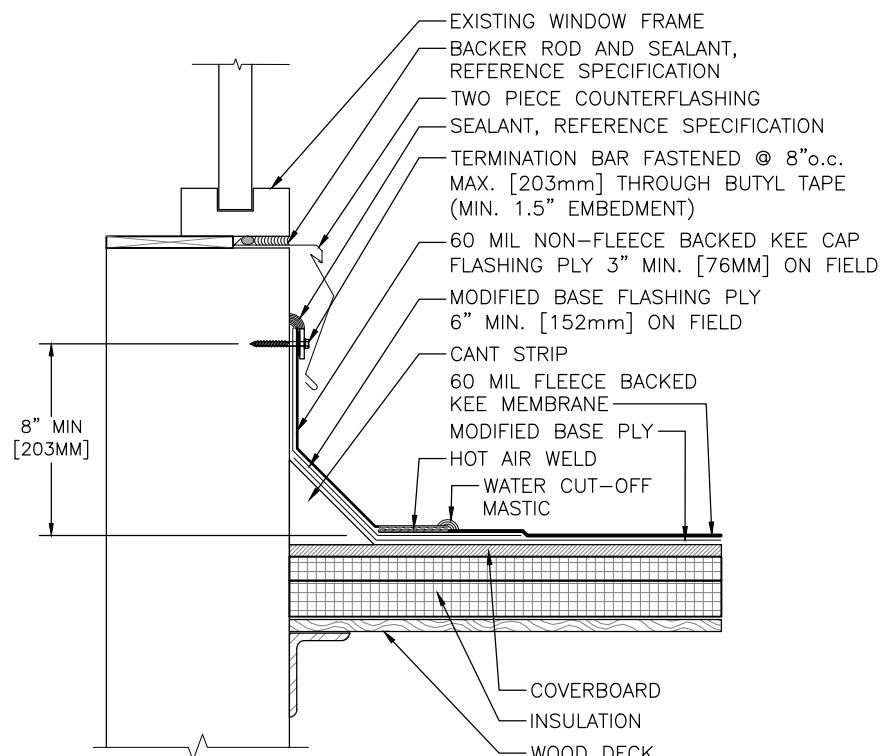
H
8
WALL FLASHING -
SURFACE MOUNTED COUNTERFLASHING
SCALE: 1½" = 1'-0"



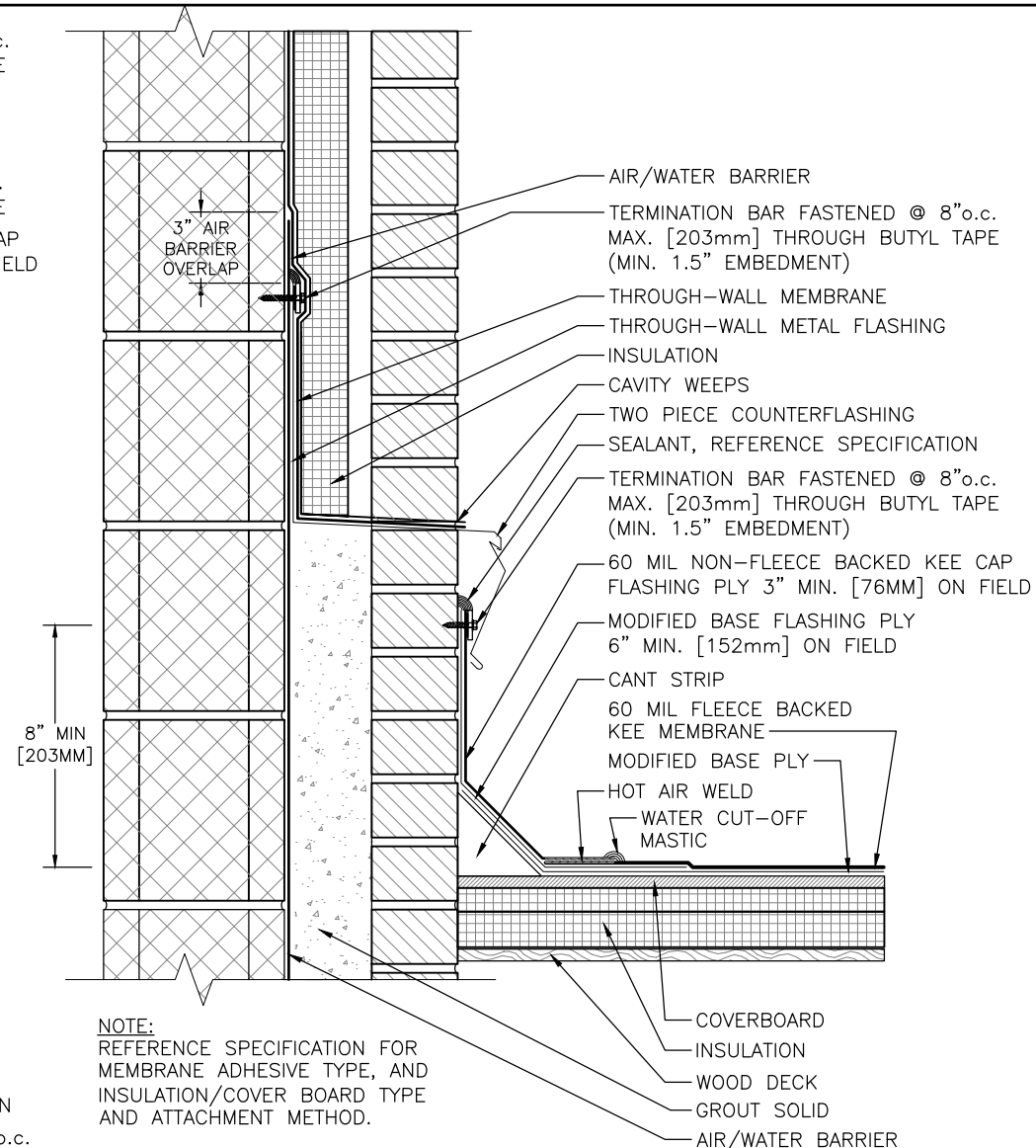
L
8
WALL FLASHING -
REGLET MOUNTED COUNTERFLASHING
SCALE: 1½" = 1'-0"



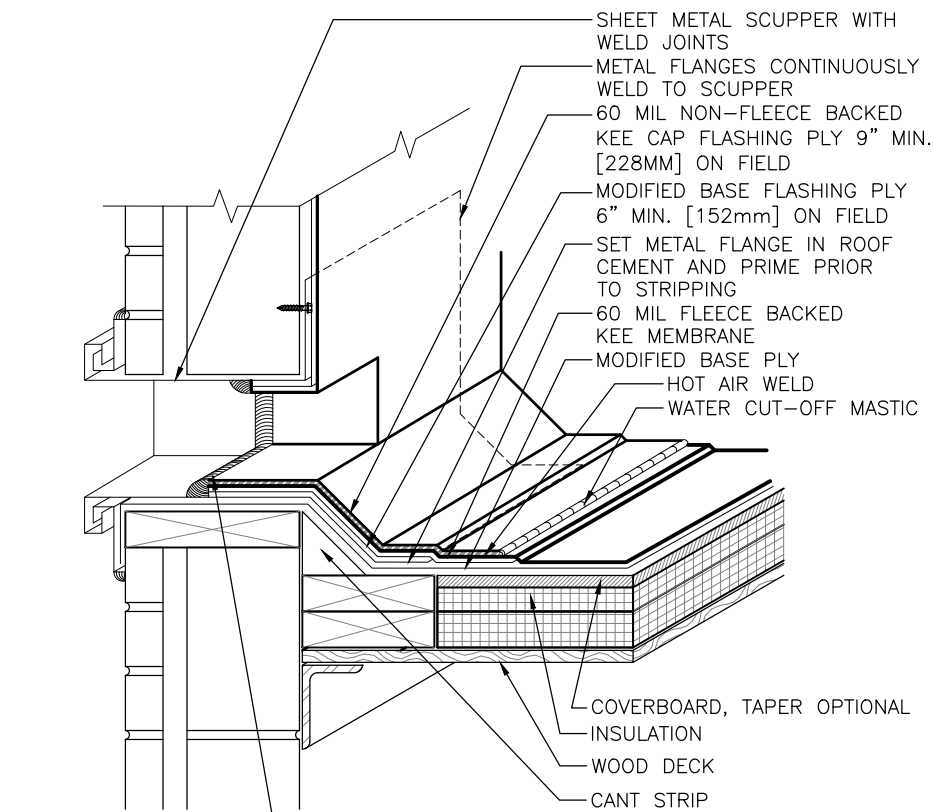
J
8
WALL FLASHING AT
EXISTING CEMENT PLASTER WALL
SCALE: 1½" = 1'-0"



M
8
WINDOW SILL FLASHING
SCALE: 1½" = 1'-0"

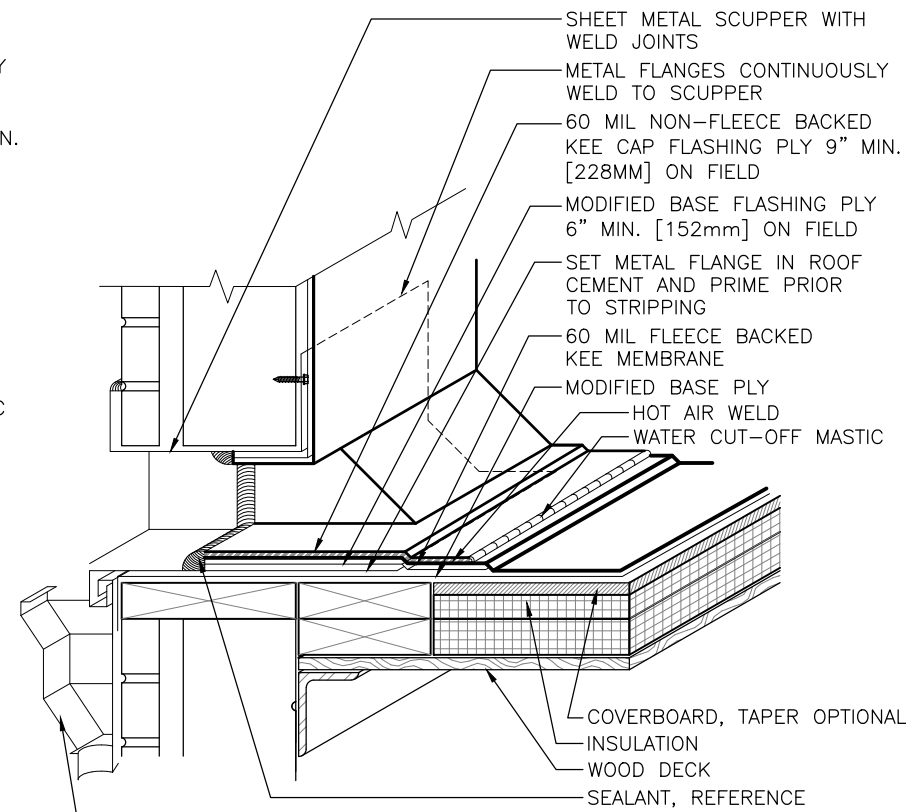


K
8
WALL FLASHING
WITH THROUGH-WALL FLASHING
SCALE: 1½" = 1'-0"



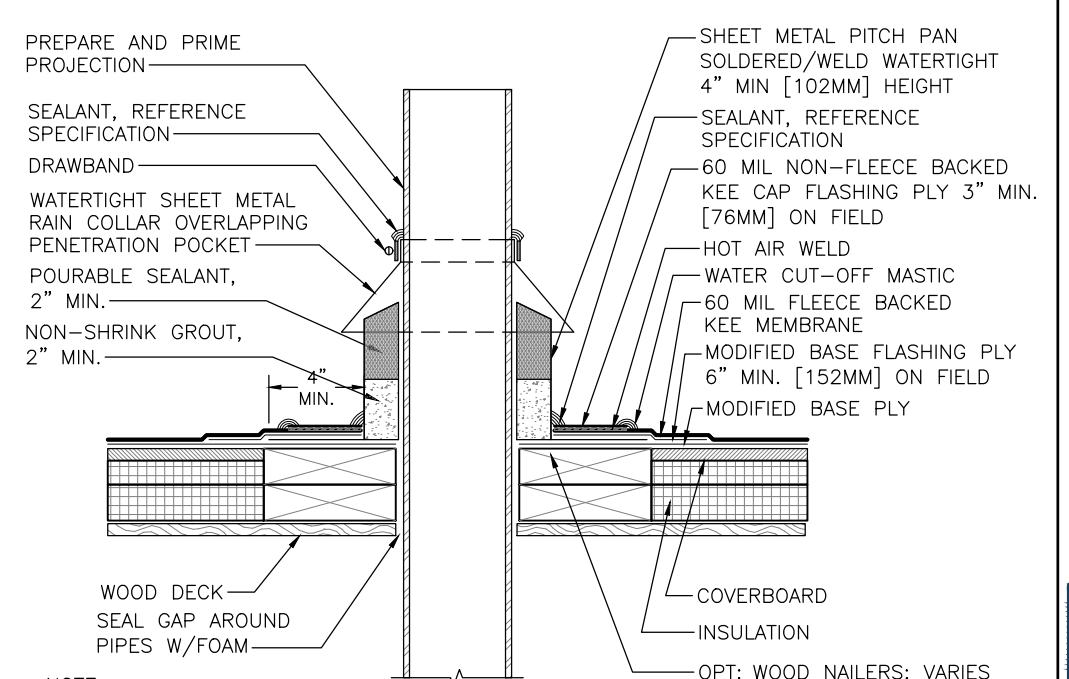
NOTE:
REFERENCE SPECIFICATION FOR MEMBRANE
ADHESIVE TYPE, AND INSULATION/COVER BOARD
TYPE AND ATTACHMENT METHOD.

N
9
SCUPPER THROUGHWALL - OVERFLOW
SCALE: 1½" = 1'-0"



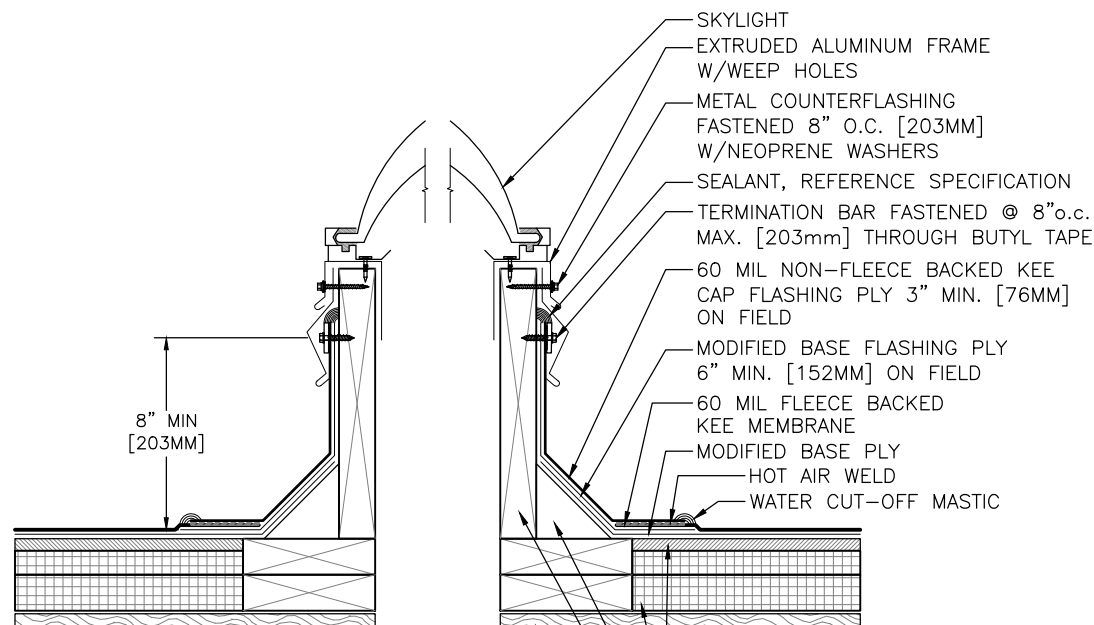
NOTE:
REFERENCE SPECIFICATION FOR MEMBRANE
ADHESIVE TYPE, AND INSULATION/COVER BOARD
TYPE AND ATTACHMENT METHOD.

P
9
SCUPPER THROUGHWALL
SCALE: 1½" = 1'-0"



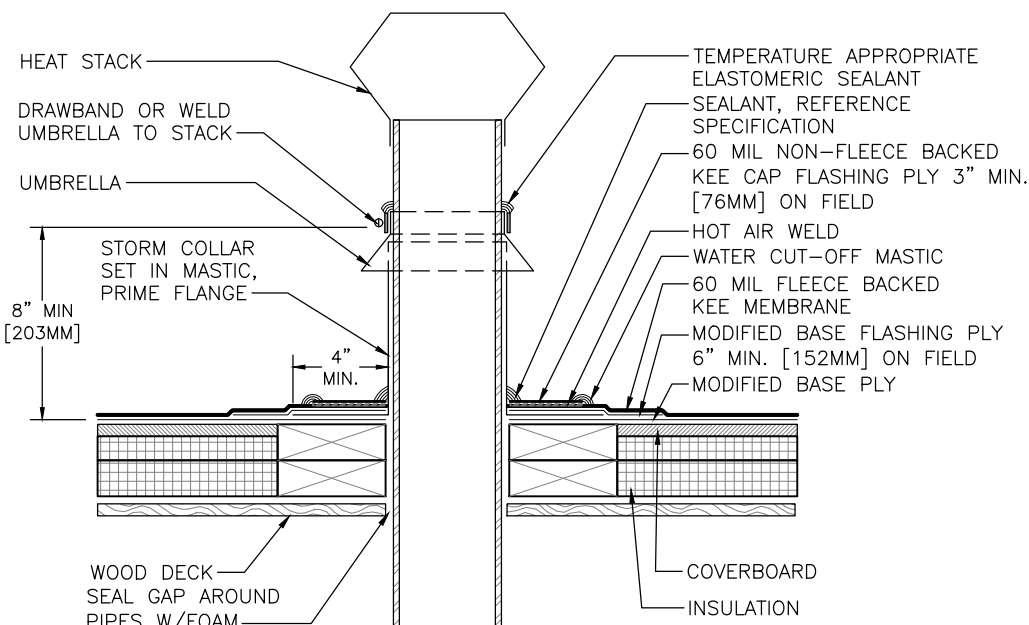
NOTE:
REFERENCE SPECIFICATION FOR
MEMBRANE ADHESIVE TYPE, AND
INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

Q
9
PITCH POCKET (PIPE)
SCALE: 1½" = 1'-0"



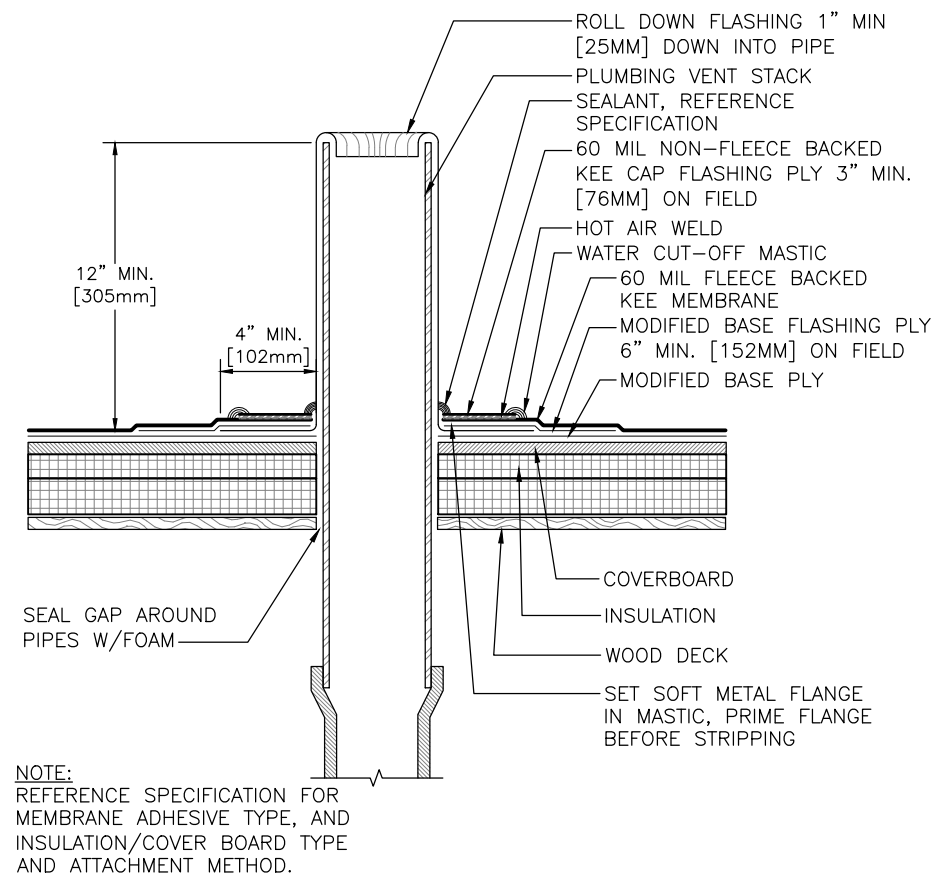
NOTE:
REFERENCE SPECIFICATION FOR
MEMBRANE ADHESIVE TYPE, AND
INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

R
9
SKYLIGHT
SCALE: 1½" = 1'-0"



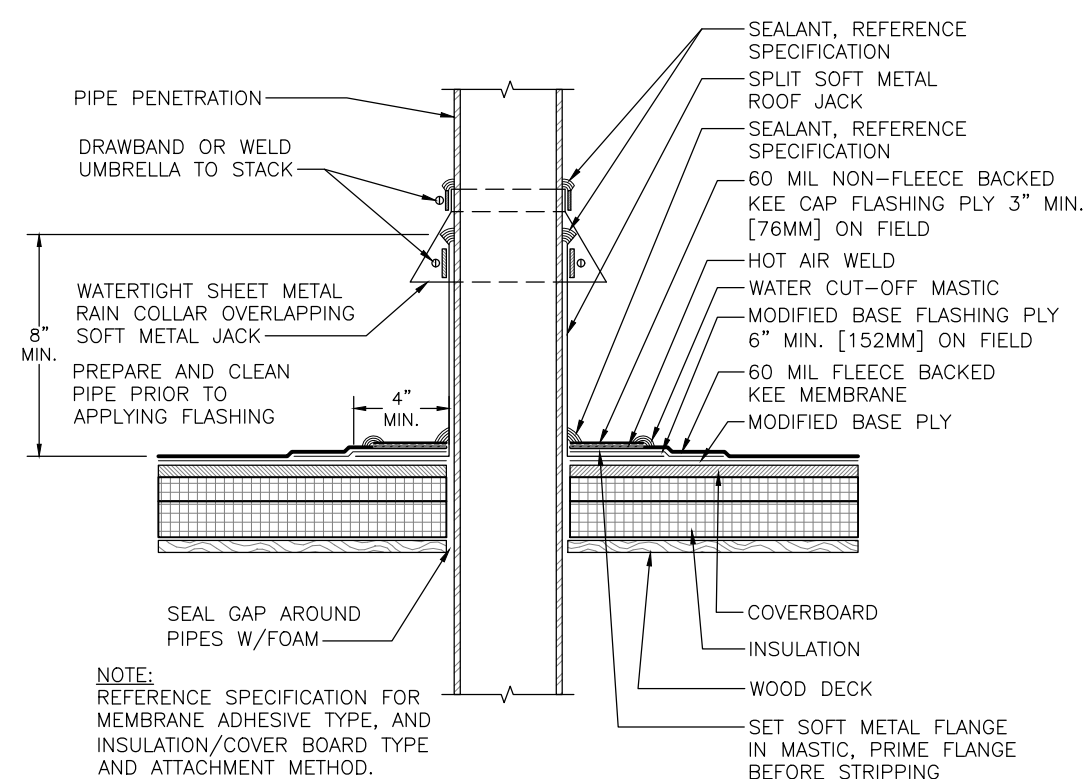
NOTE:
REFERENCE SPECIFICATION FOR
MEMBRANE ADHESIVE TYPE, AND
INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

S
9
HEAT STACK
SCALE: 1½" = 1'-0"



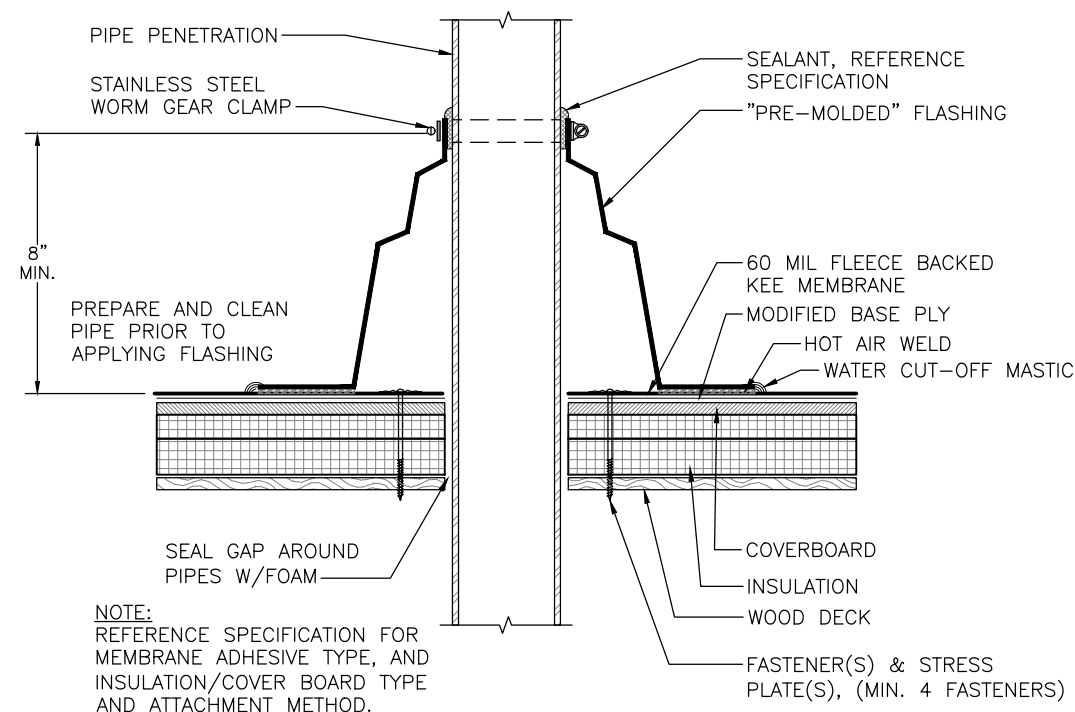
T PLUMBING STACK
10 SCALE: 1½" = 1'-0"

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



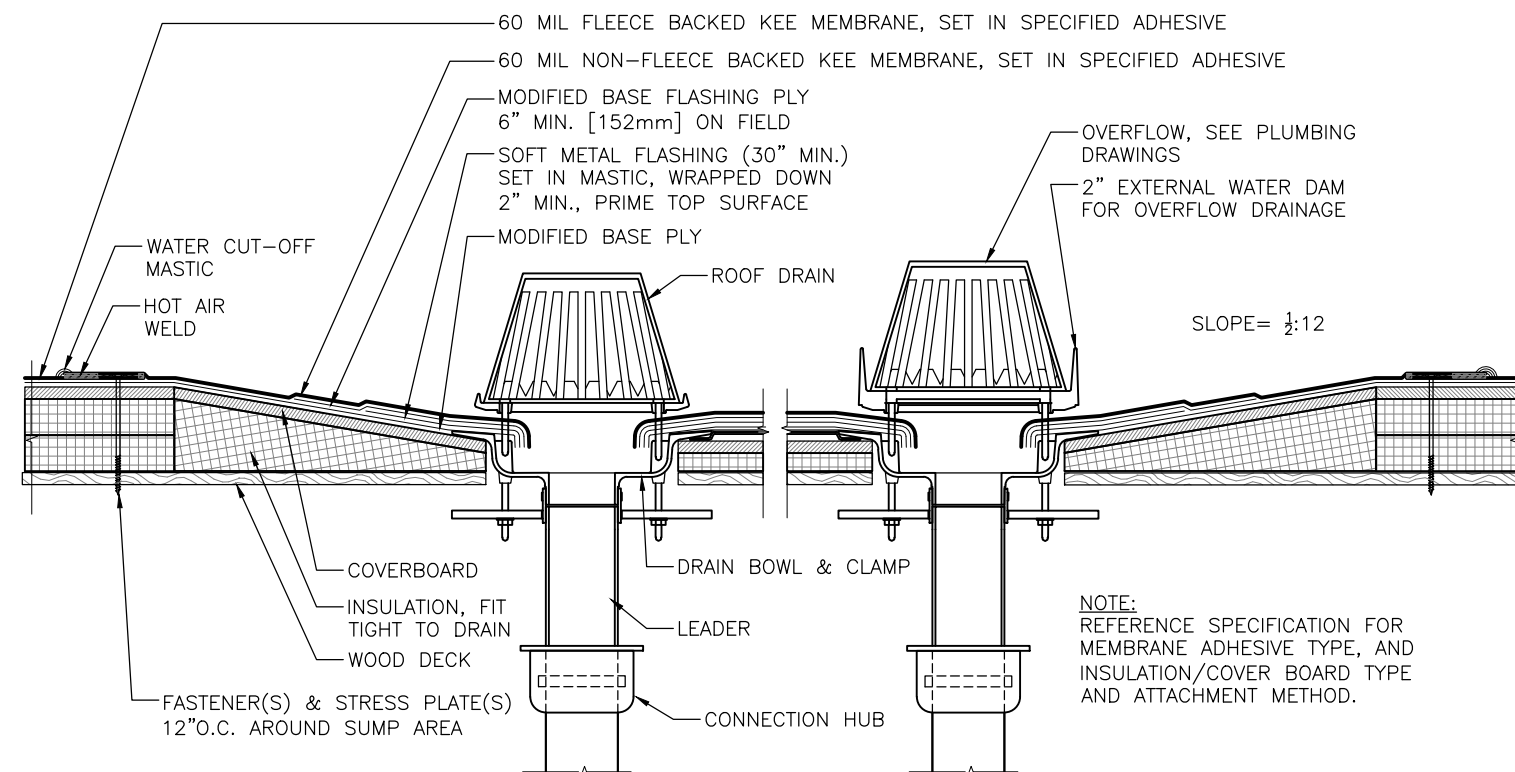
U PIPE/TUBE PENETRATION - SPLIT JACK w/COLLAR
10 SCALE: 1½" = 1'-0"

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

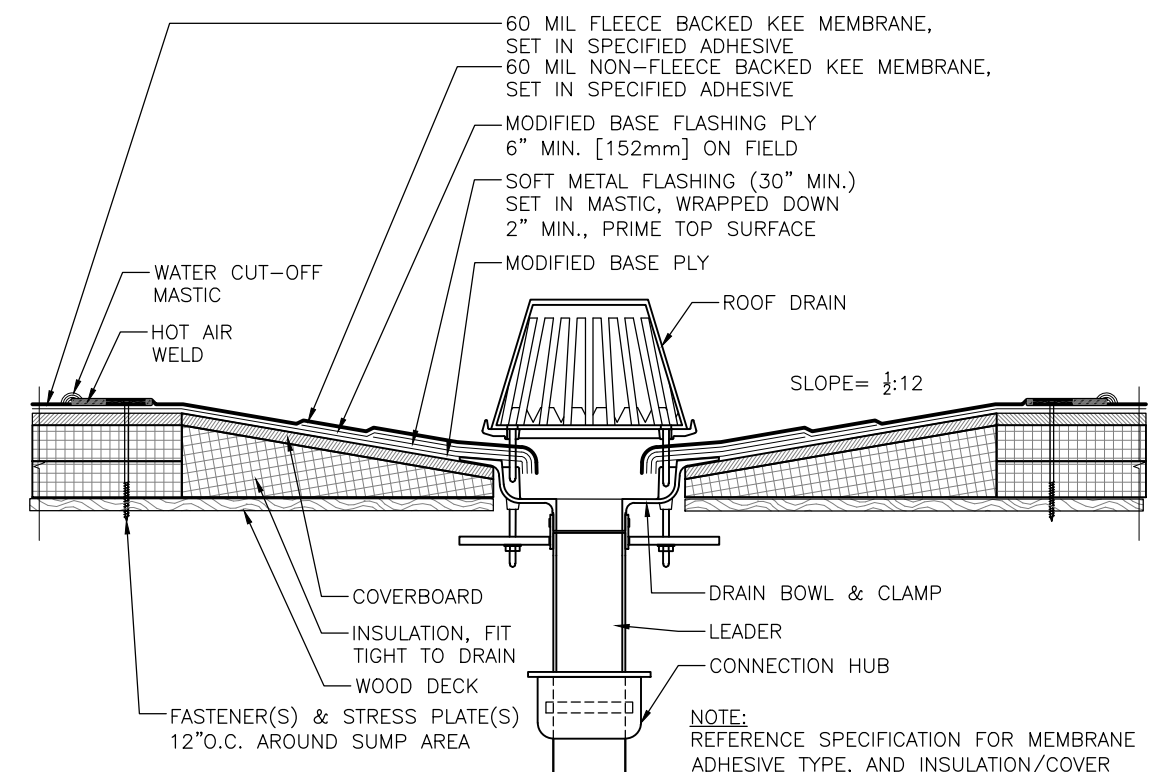


V PIPE/TUBE PENETRATION - PRE-MOLDED FLASHING
10 SCALE: 1½" = 1'-0"

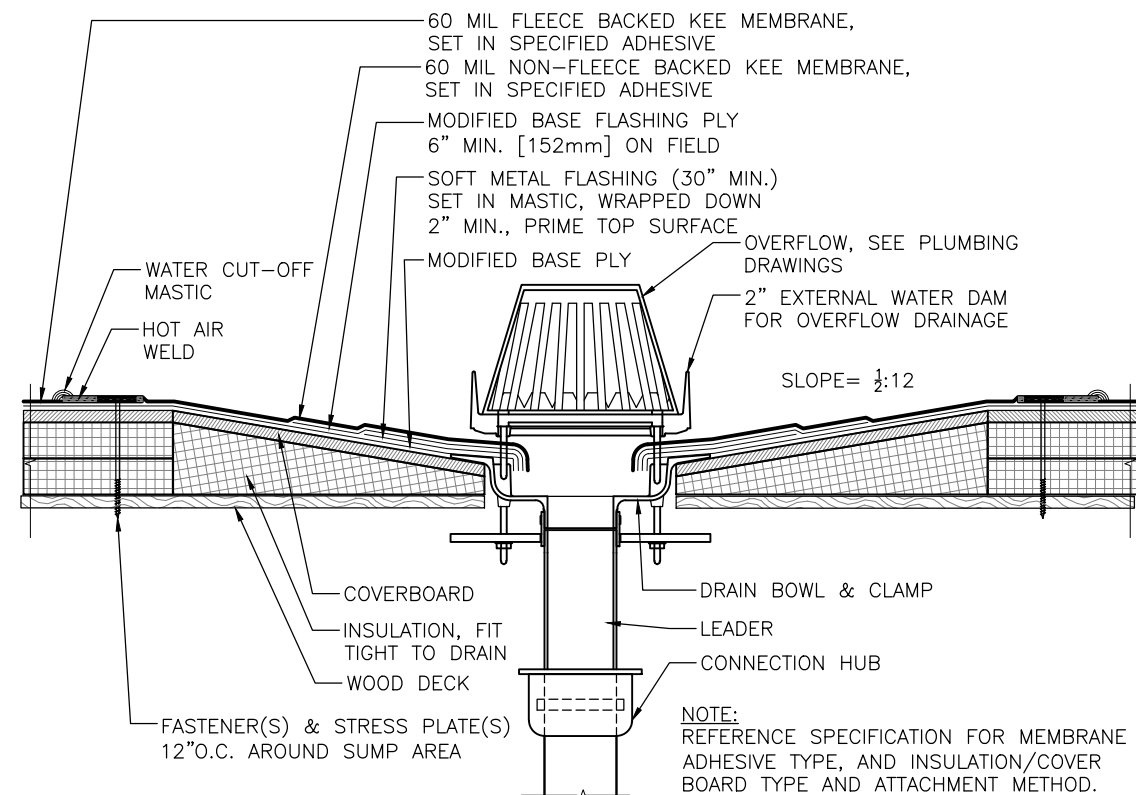
SCALE: $1\frac{1}{2}" = 1'-0"$



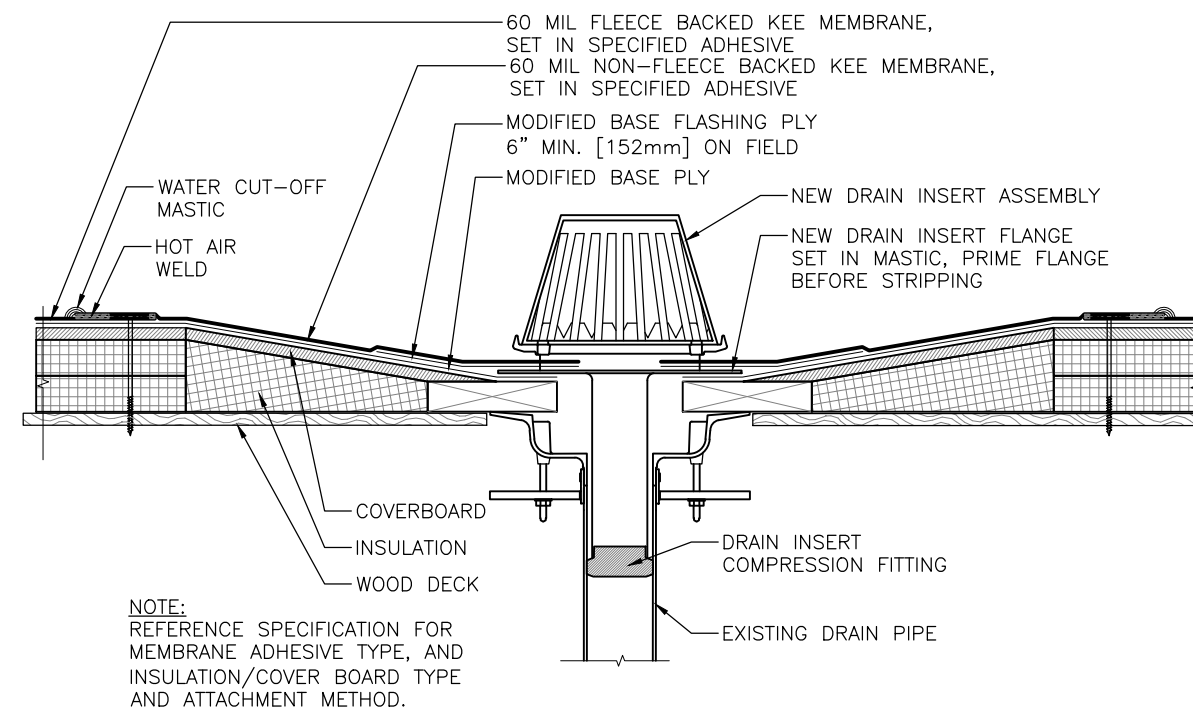
W
11
ROOF DRAIN AND OVERFLOW SUMPED
SCALE: 1 1/2" = 1'-0"



X
11
ROOF DRAIN
SCALE: 1 1/2" = 1'-0"

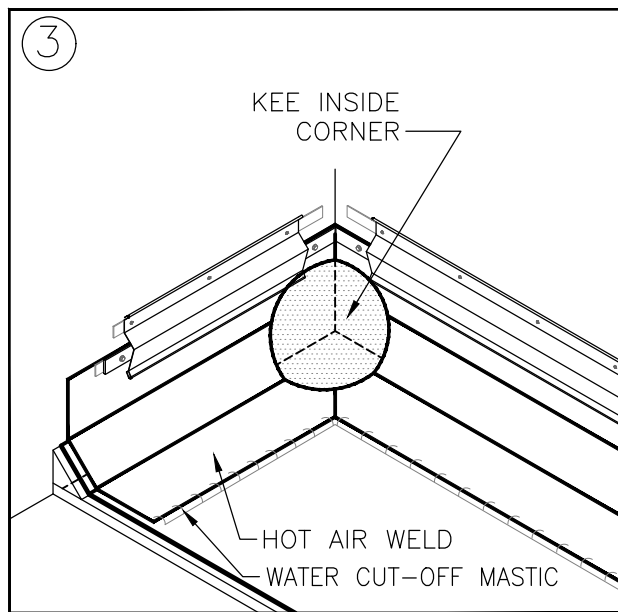
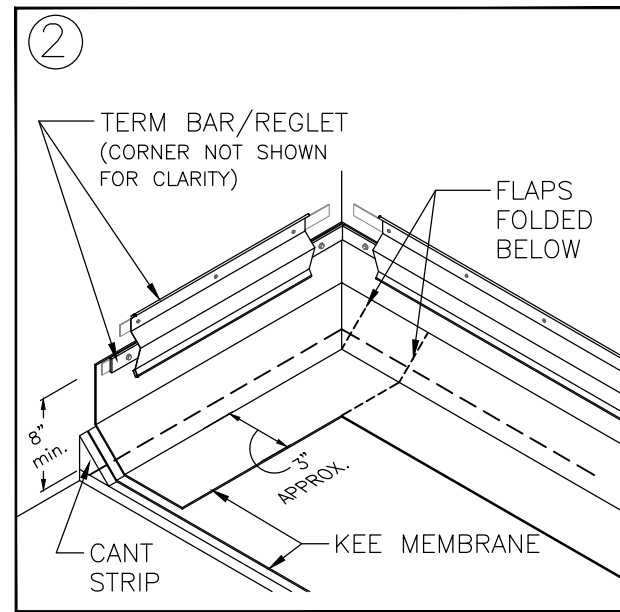
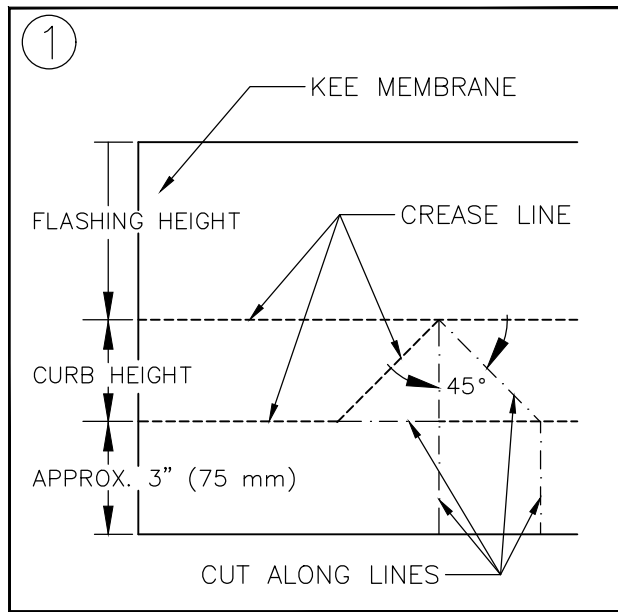


Y
11
ROOF DRAIN - OVERFLOW
SCALE: 1 1/2" = 1'-0"



Z
11
ROOF DRAIN RETROFIT
SCALE: 1 1/2" = 1'-0"

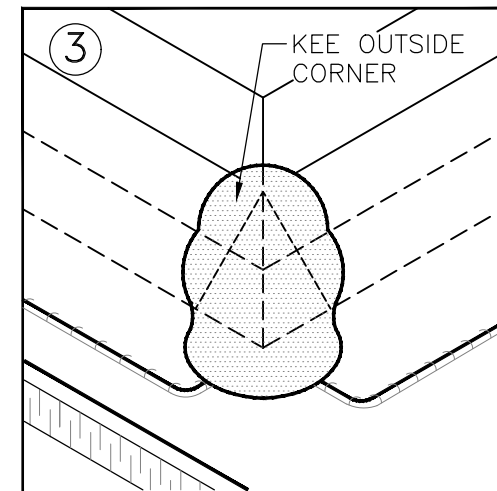
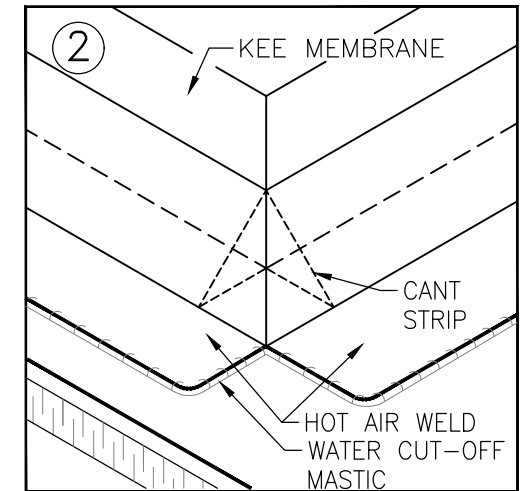
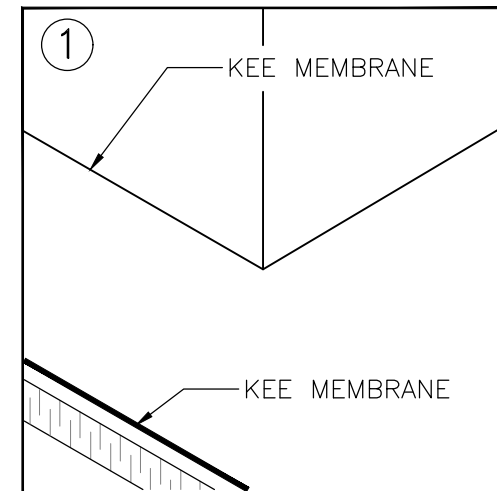




AA
12 PRE-MOLDED INSIDE CORNER FLASHING
SCALE: NTS

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
12 PRE-MOLDED OUTSIDE CORNER FLASHING
SCALE: NTS

