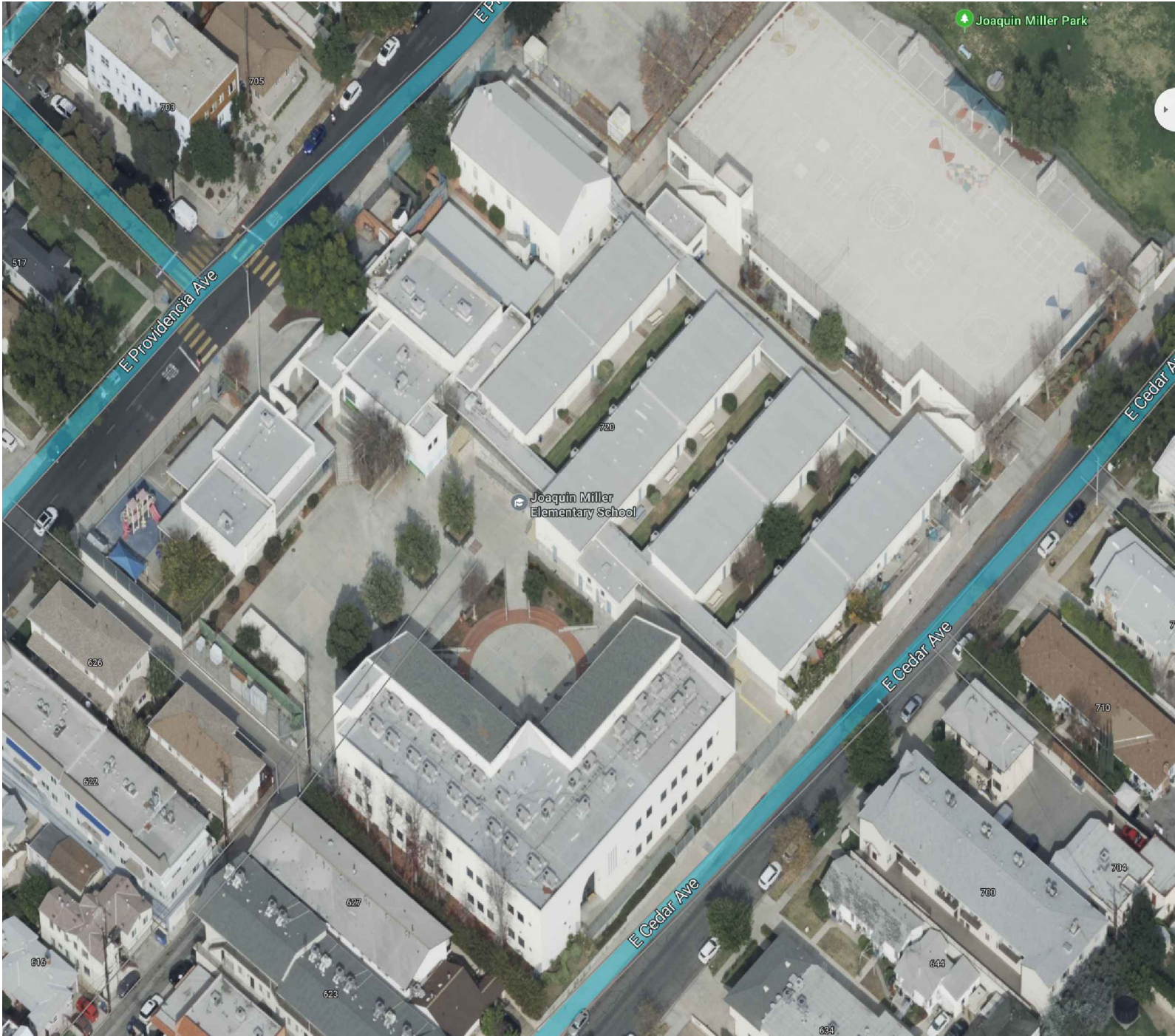


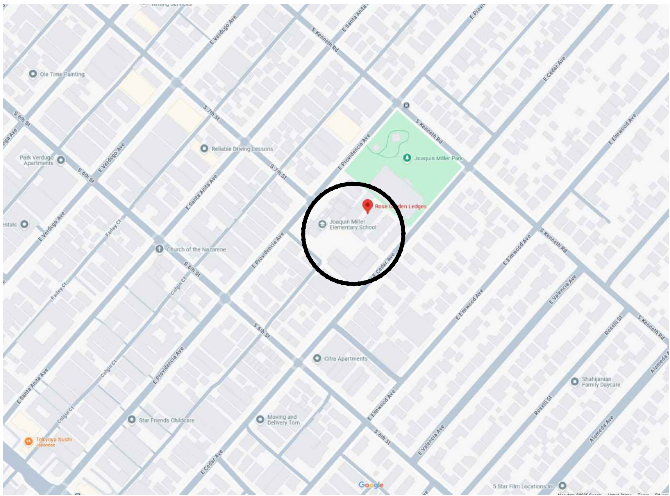


JOAQUIN MILLER ELEMENTARY SCHOOL

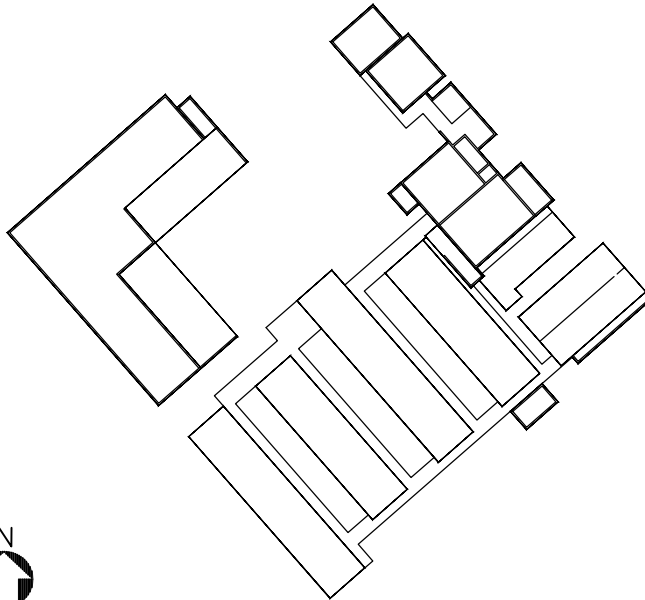
720 E PROVIDENCIA AVE, BURBANK, CA 91501



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

JOAQUIN MILLER ELEMENTARY SCHOOL
Burbank Unified School District
720 E PROVIDENCIA AVE, BURBANK, CA 91501
AGENT: TONY DEMARTINIS

REVISION:

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SHEET:

1

OF 11

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



BURBANK
UNIFIED SCHOOL DISTRICT



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. Joaquin Miller Elementary School

a. Building 12 (Parking Structure): Apply Dura-Walk 2K System to stairs and entire upper deck.
- 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.
- F. Shingle Replacement Scope of Work (Buildings highlighted in purple)

1. Remove the existing roof system to the structural deck.

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 HPR SA FR Base Sheet to entire field and flashings.

4. Apply SBS modified, self-adhering - RMer Seal to entire field and flashings.

5. Flashings:

a. Vents: Re-use the existing vent crickets.

b. Metal Edge: Install 22 gauge, kynar edge metal over the HPR SA FR Base Sheet. Set in mastic. Fasten every 2” o.c. Edge metal to have a 4” face. District to determine color.

c. Gutter: Replace all existing gutters. Install 22 gauge, kynar gutters - fabricated from RMER SS Flat Stock. All gutters to be 5”x5”x5” box gutters.

d. Ridge Vent: Tape all vent seams with Unibond ST 4” tape. Caulk any fastener. Paint the vents to District determined color.
6. Install 30 year, asphalt,. Class A, ANSI/UL790 shingle - GAF Timberline or equal. Install per manufacturer guidelines.
- G. Pedestrian Traffic Coating Scope of Work (Buildings highlighted in brown including stairs)

1. Prepare existing coating via diamond grind to adequate surface profile, as approved by Garland Representative.

2. Grind and remove all existing striping.

3. Vacuum and remove all dust and debris.

4. Route and caulk all cracks, joints, and horizontal-to-vertical transitions with Green-Lock XL Sealant. Remove all old expansion joint and crack material and fill with backer rod and Green-Lock XL Sealant. Detail per specifications and details.

5. Grind and "key-in" coating termination areas.

6. Apply Dura-Walk FC Primer at approximately 250-300 sf/gal.

7. Apply Dura-Walk 2K Base coat at 50 sf/gal.

8. Apply Dura-Walk 2K Top Coat at 100 sf/gal and broadcast #20 Monterey Aggregate until refusal. Let cure and remove all excess aggregate.

9. Apply Dura-Walk 2K Top Coat at approximately 80-90 sf/gal.

10. Re-stripe deck to match previous design.



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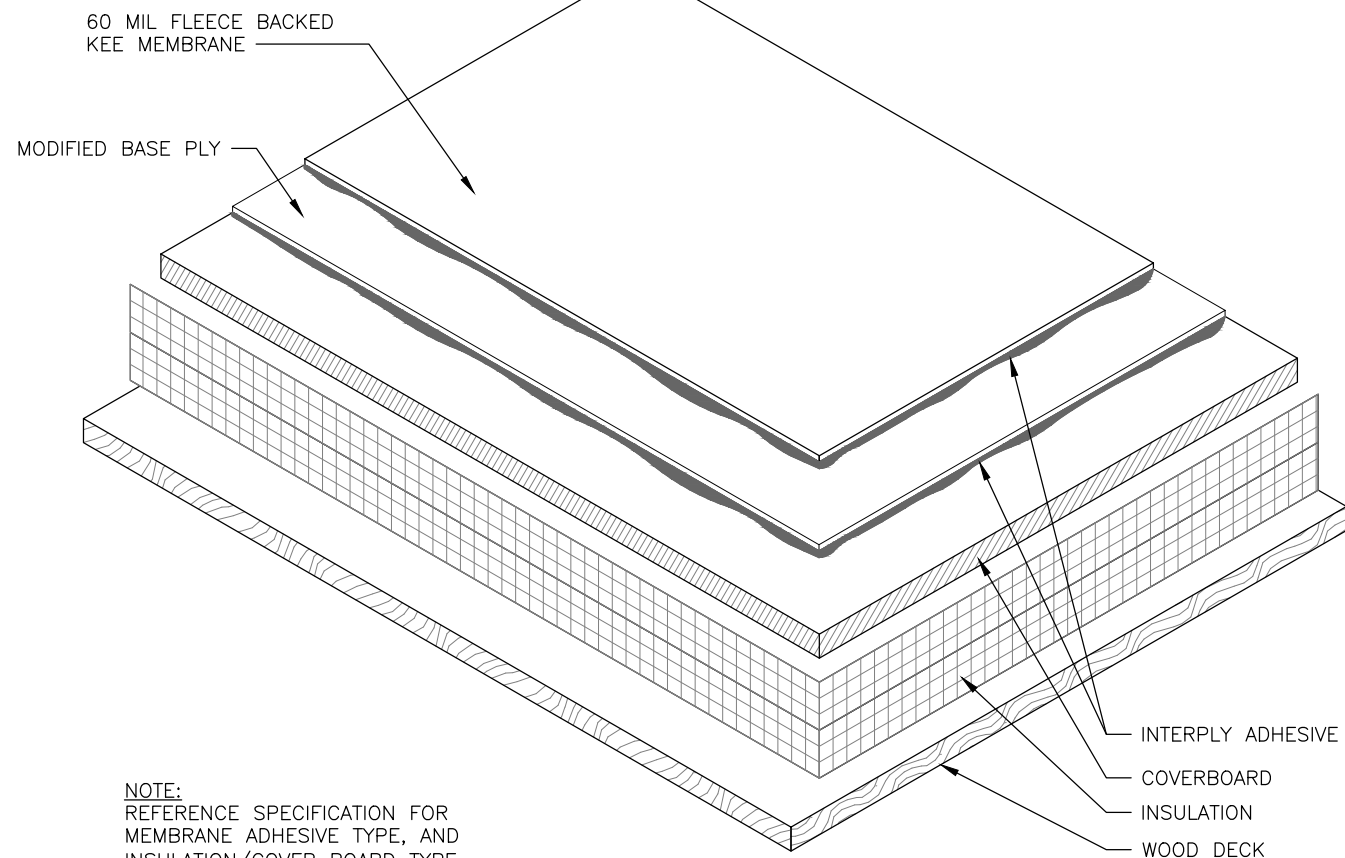
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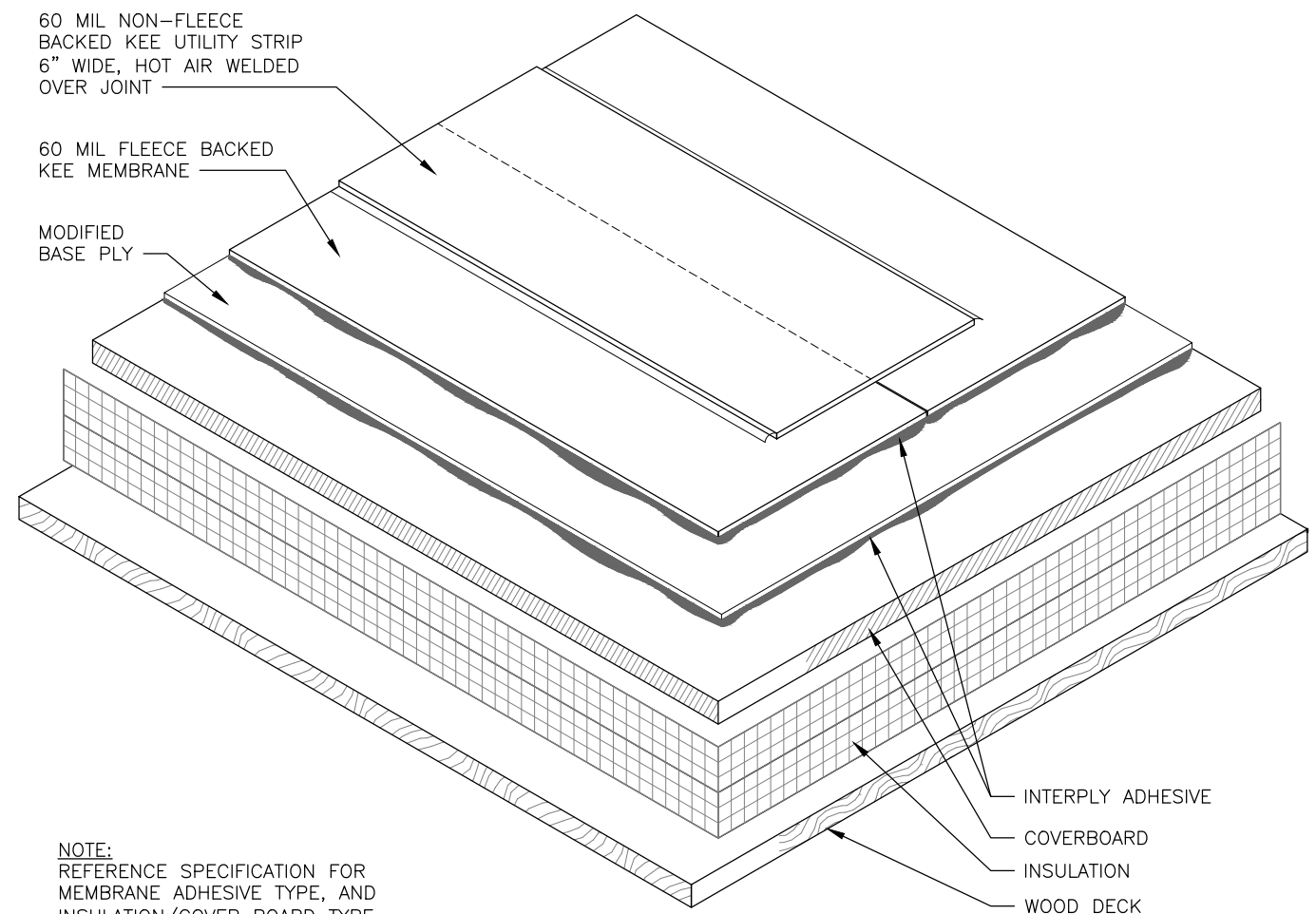
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NOTE:
REFERENCE SPECIFICATION FOR
MEMBRANE ADHESIVE TYPE, AND
INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

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



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



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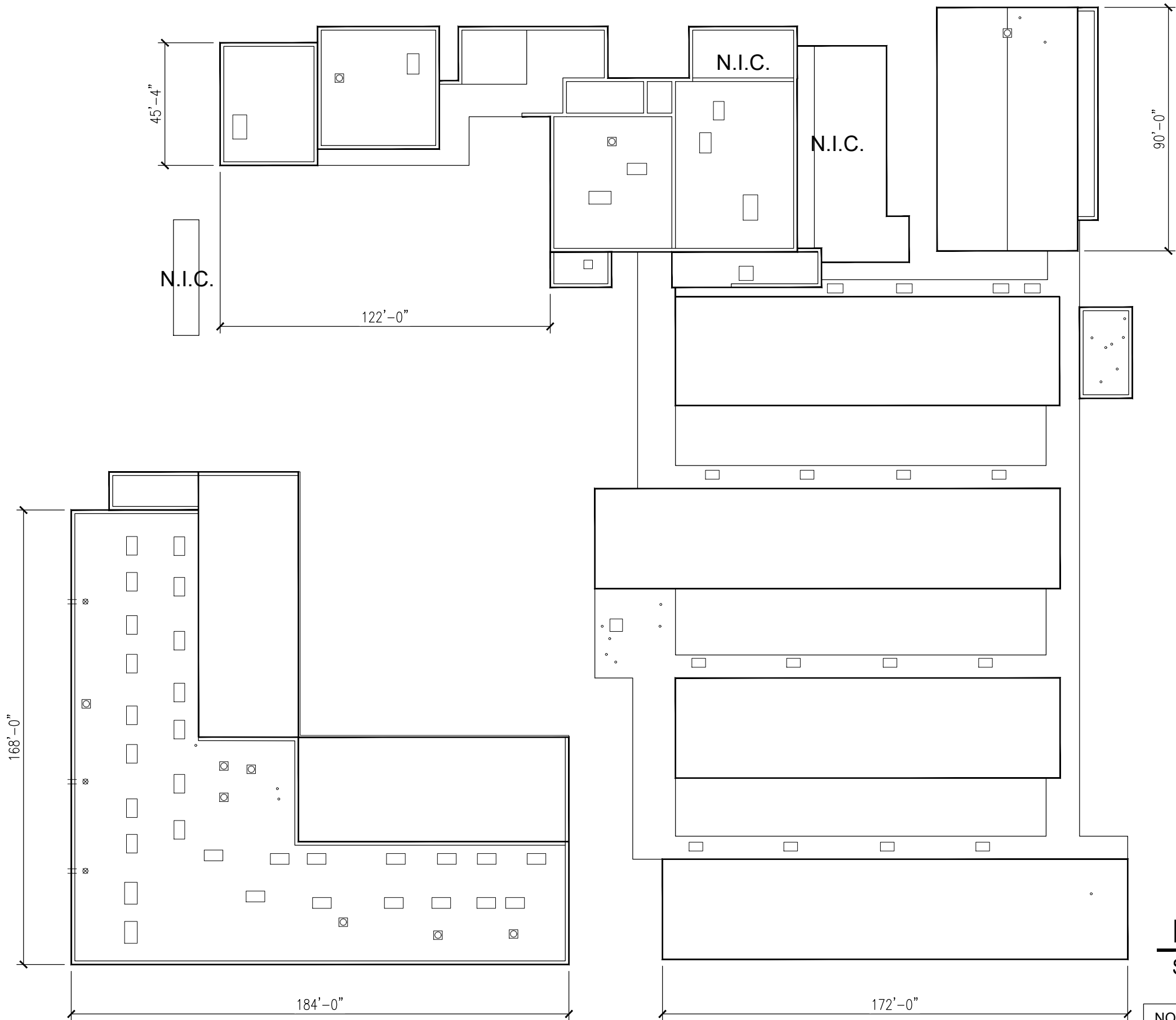
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SHEET:			

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OF 11

DATE: 1-6-25

CHK BY: TD

DWG BY: GCK



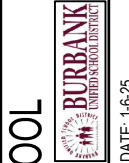
SYMBOL LEGEND

- 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" = 40'

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



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REVISION:

SHEET:

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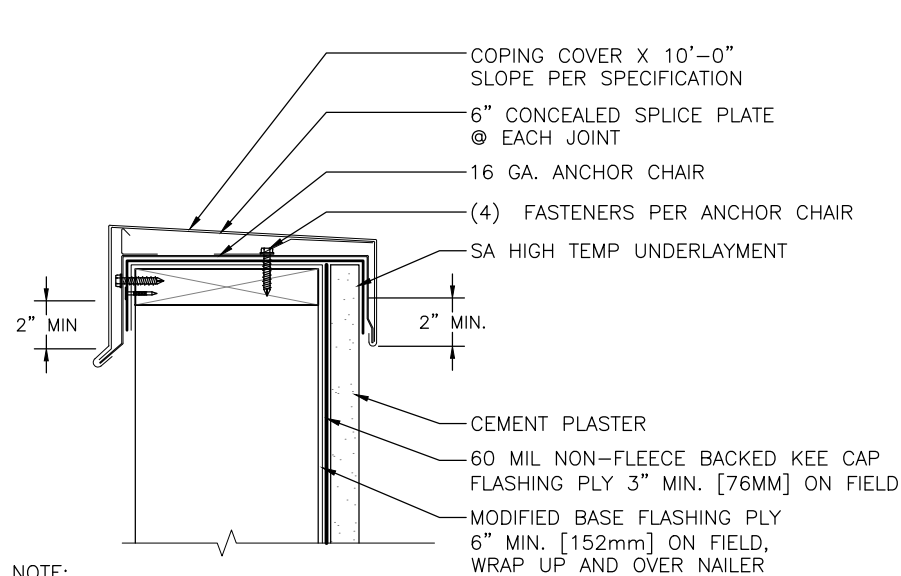
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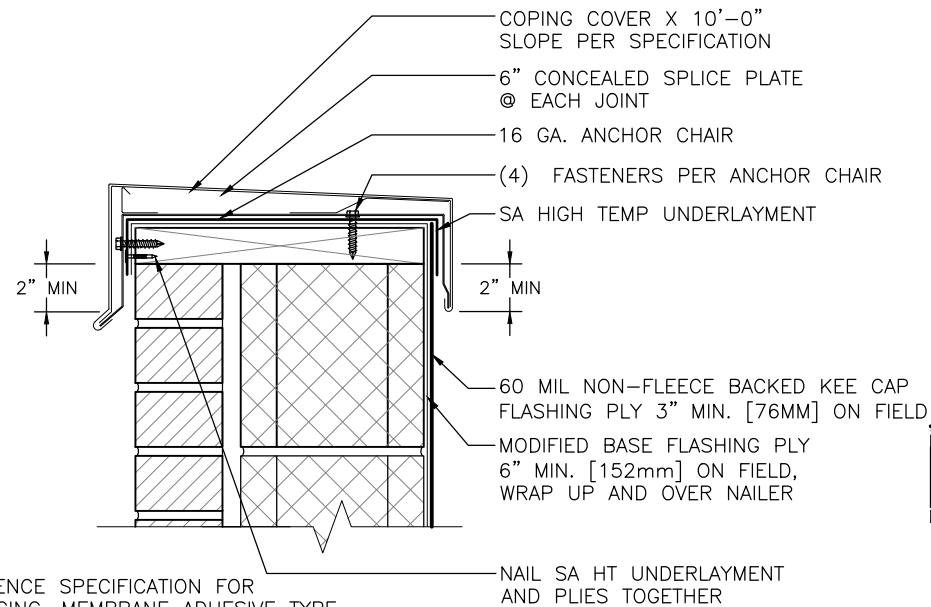
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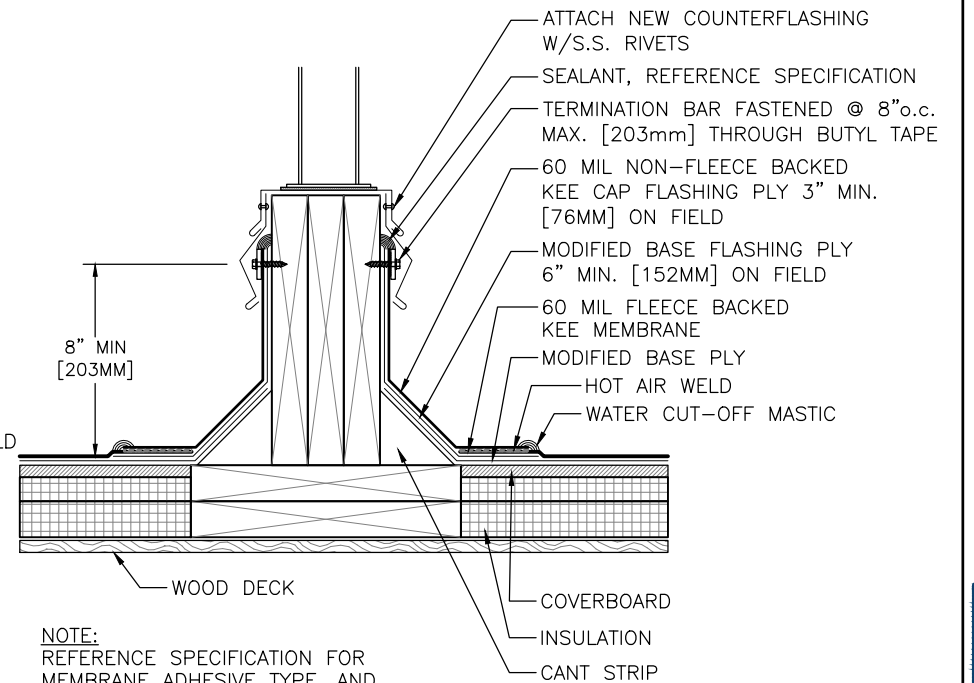
NOTE:
REFERENCE SPECIFICATION FOR
SURFACING, MEMBRANE ADHESIVE TYPE,
AND INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

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



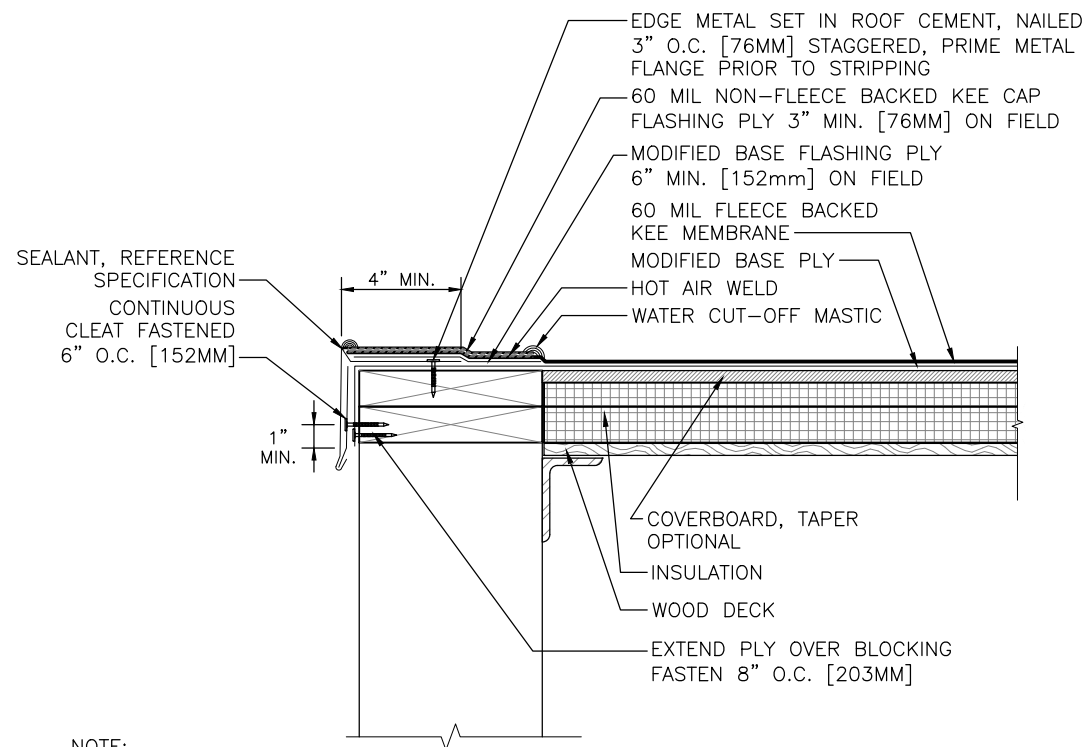
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AND ATTACHMENT METHOD.

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



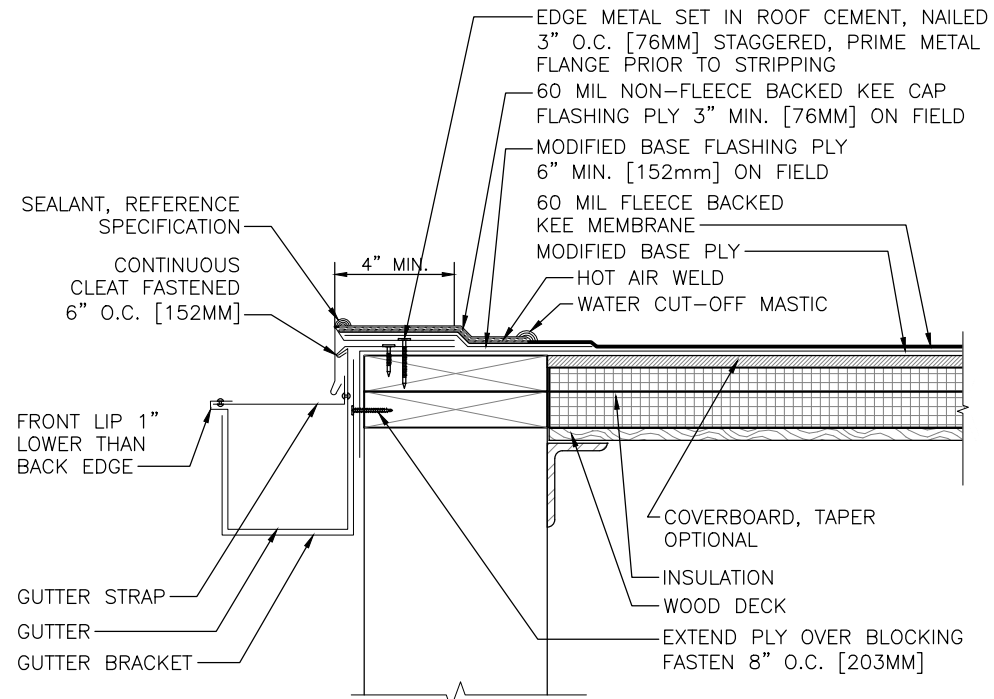
NOTE:
REFERENCE SPECIFICATION FOR
MEMBRANE ADHESIVE TYPE, AND
INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

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



NOTE:
REFERENCE SPECIFICATION FOR
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"



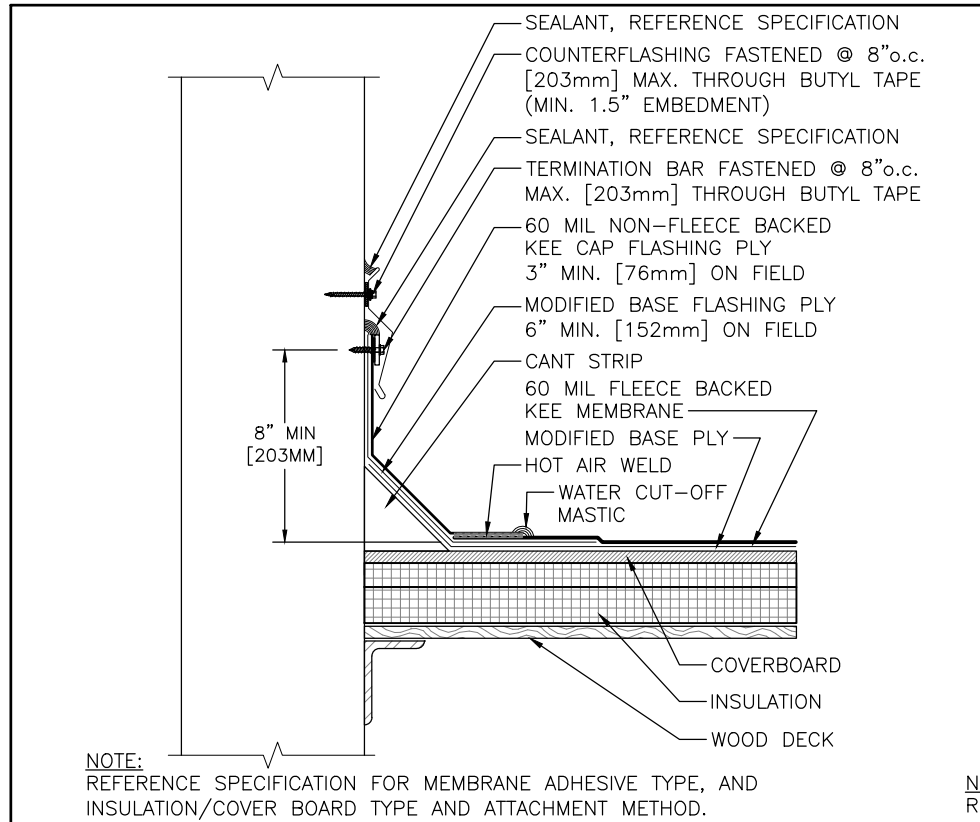
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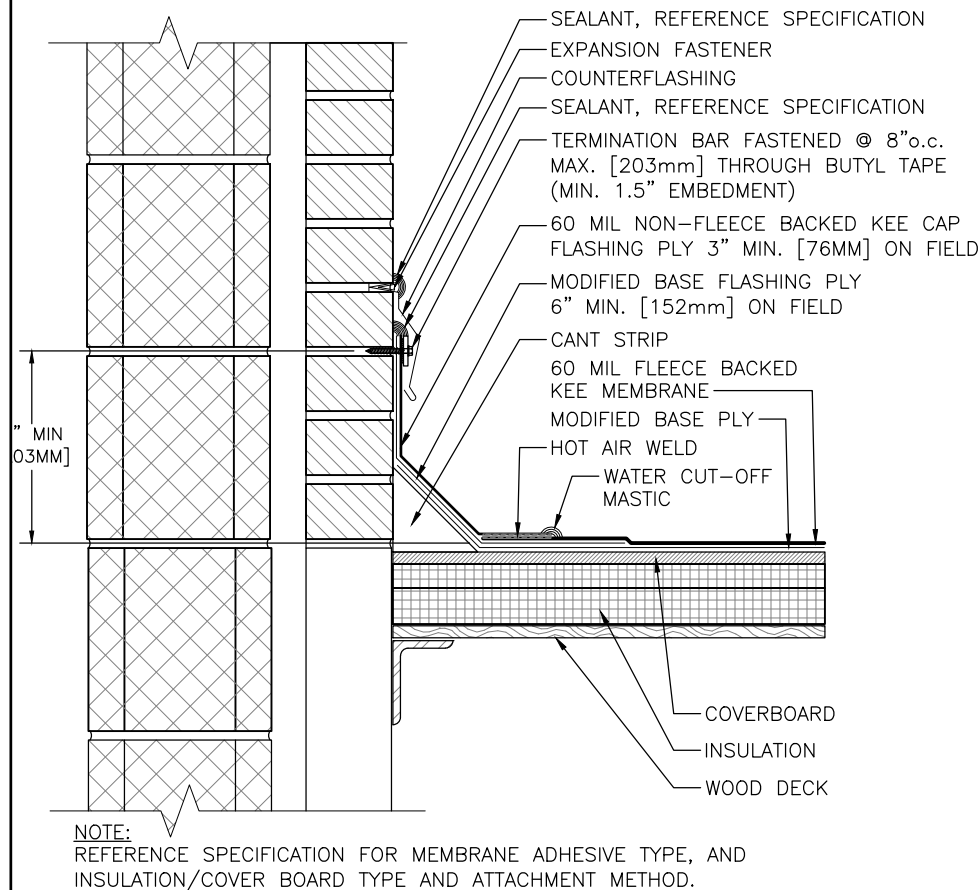
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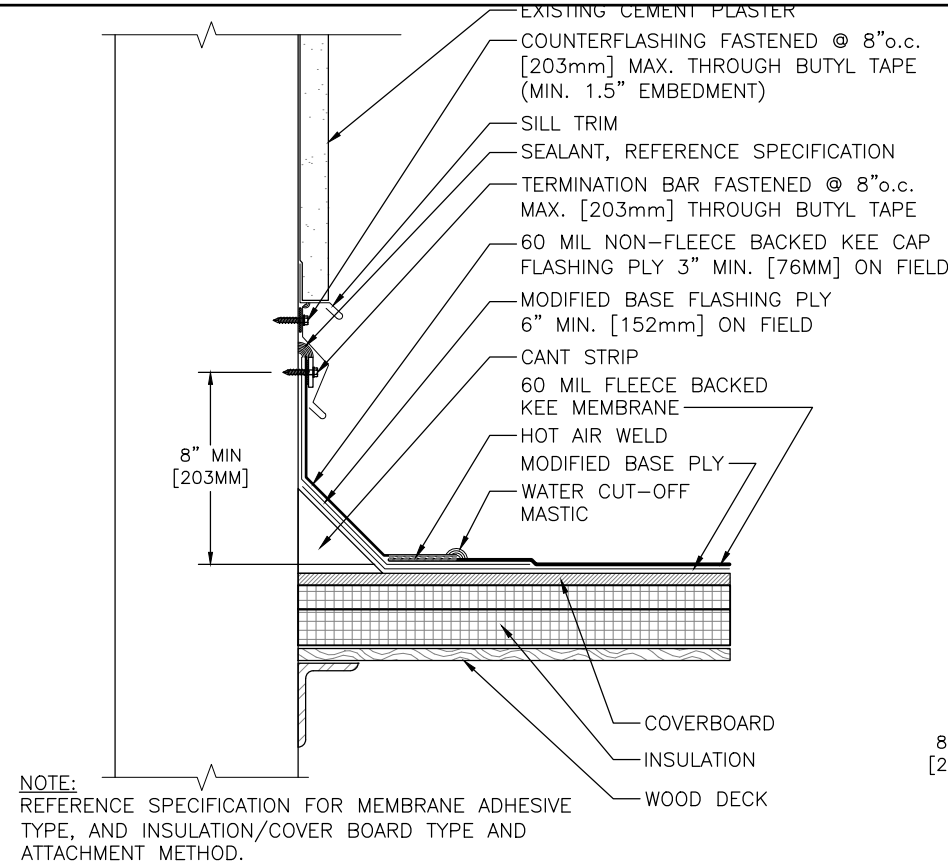
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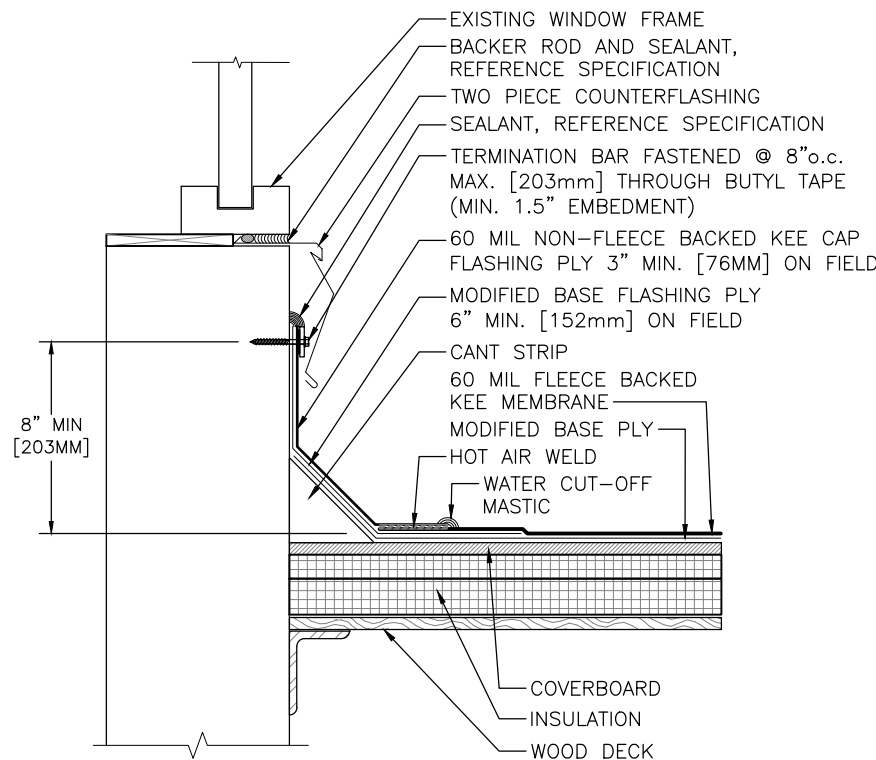
H
7
WALL FLASHING - SURFACE MOUNTED COUNTERFLASHING
SCALE: 1½" = 1'-0"



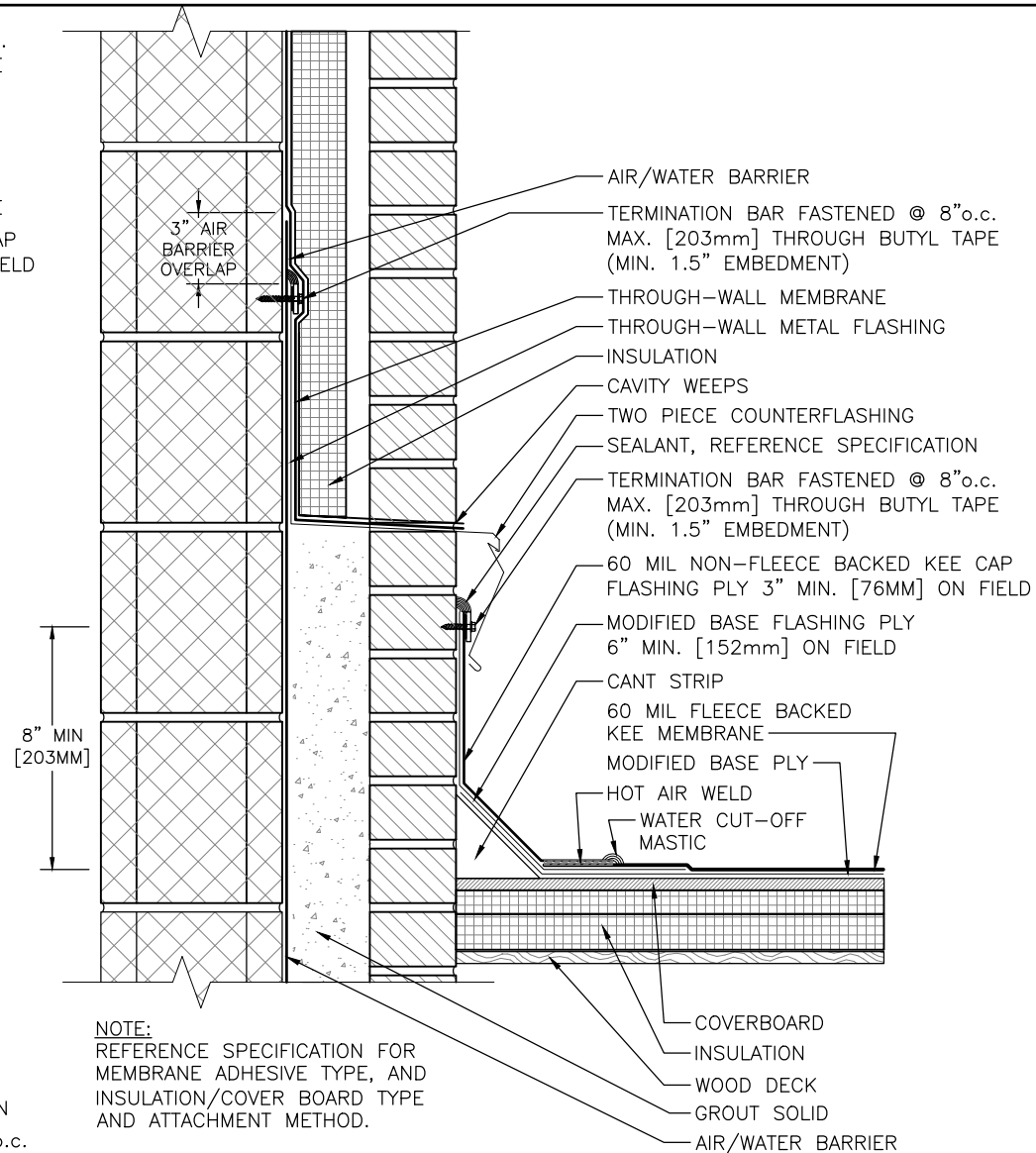
L
7
WALL FLASHING - REGLET MOUNTED COUNTERFLASHING
SCALE: 1½" = 1'-0"



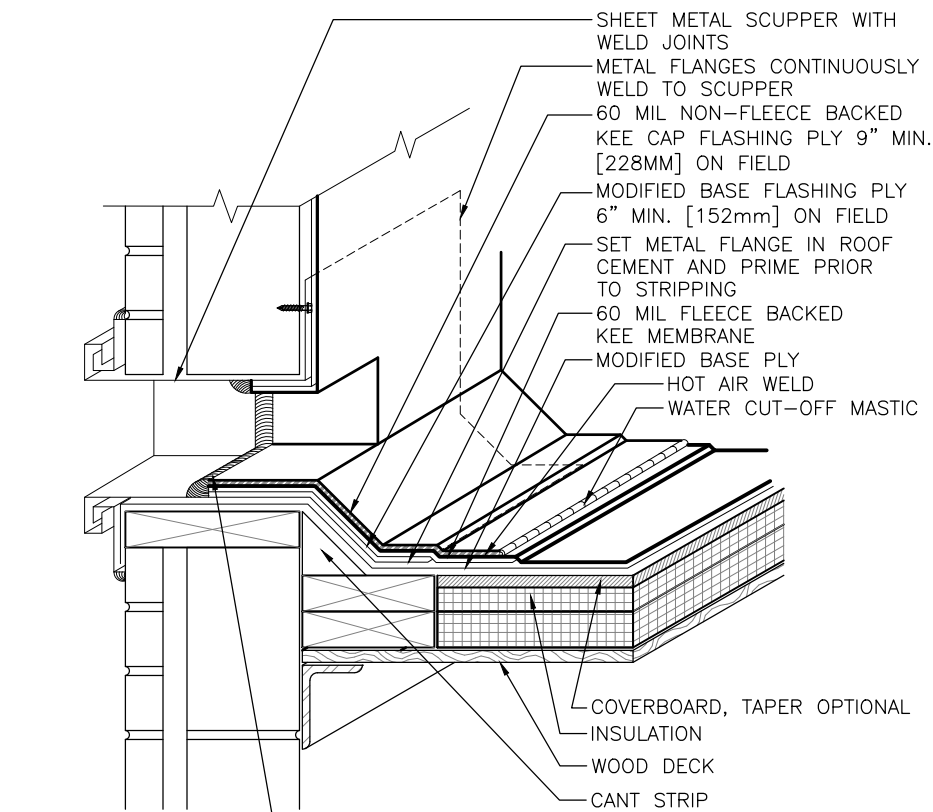
J
7
WALL FLASHING AT EXISTING CEMENT PLASTER WALL
SCALE: 1½" = 1'-0"



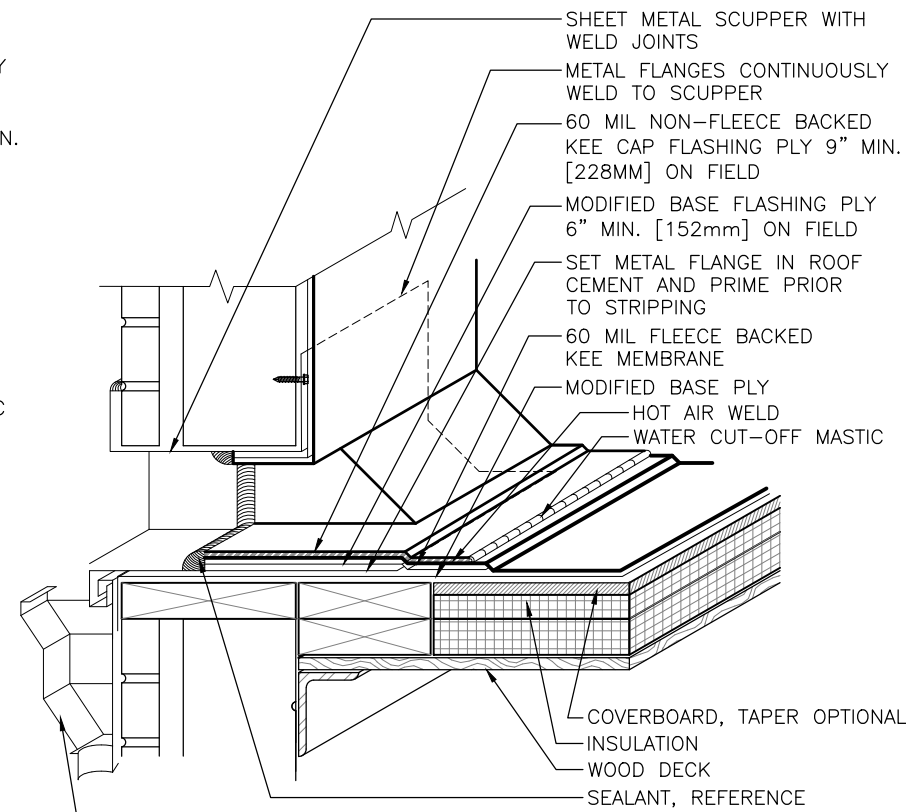
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7
WINDOW SILL FLASHING
SCALE: 1½" = 1'-0"



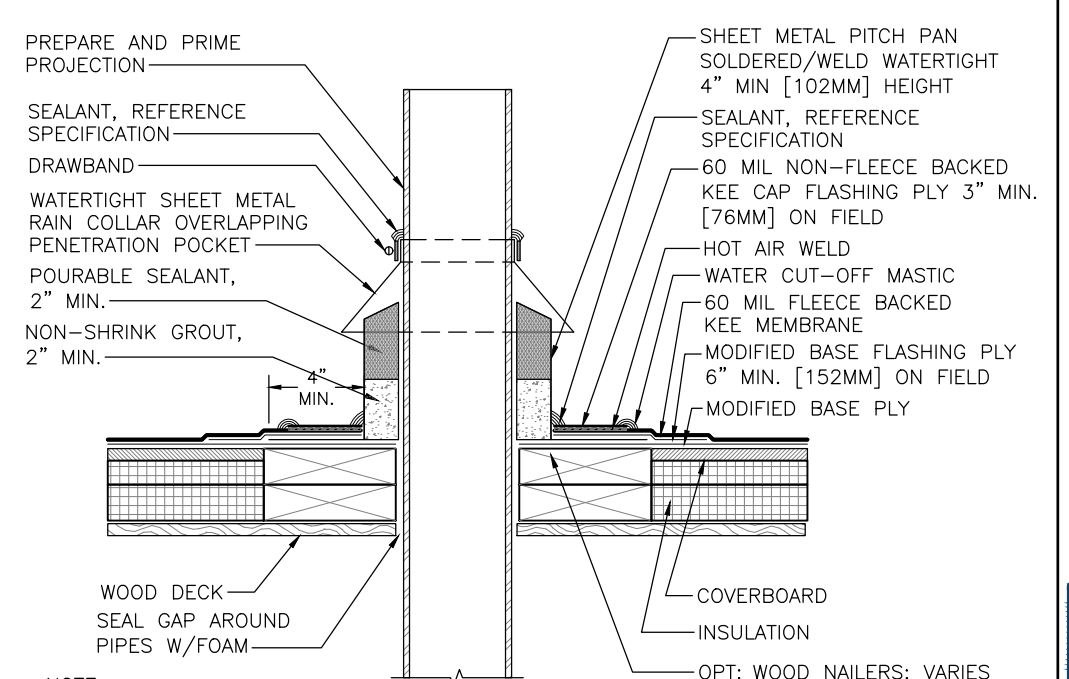
K
7
WALL FLASHING WITH THROUGH-WALL FLASHING
SCALE: 1½" = 1'-0"



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



NOTE:
REFERENCE SPECIFICATION FOR MEMBRANE
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TYPE AND ATTACHMENT METHOD.

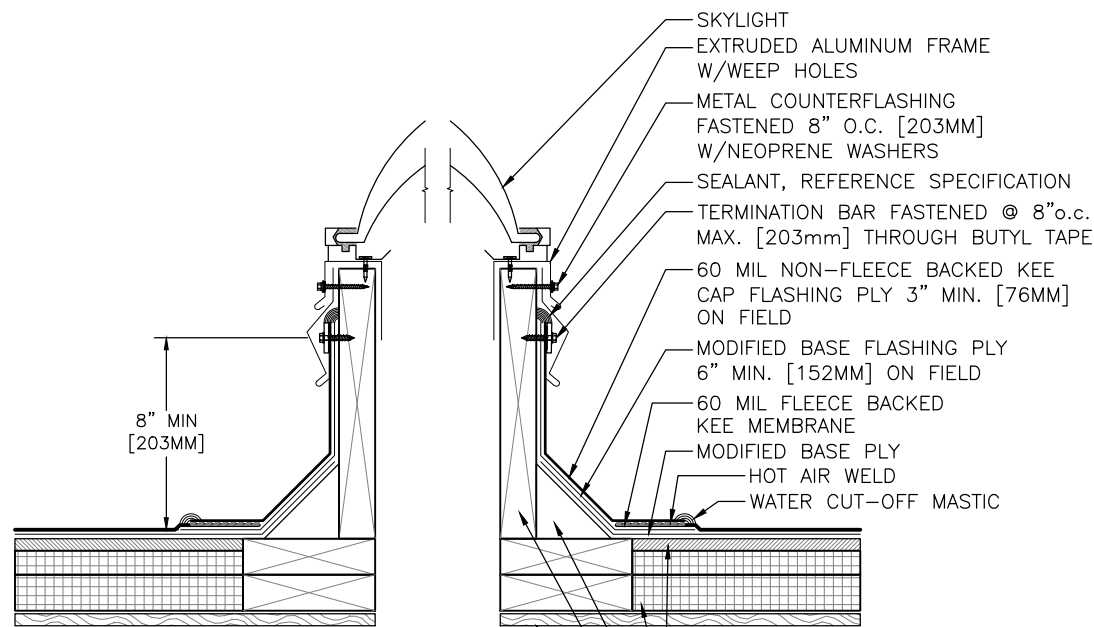


NOTE:
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MEMBRANE ADHESIVE TYPE, AND
INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

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

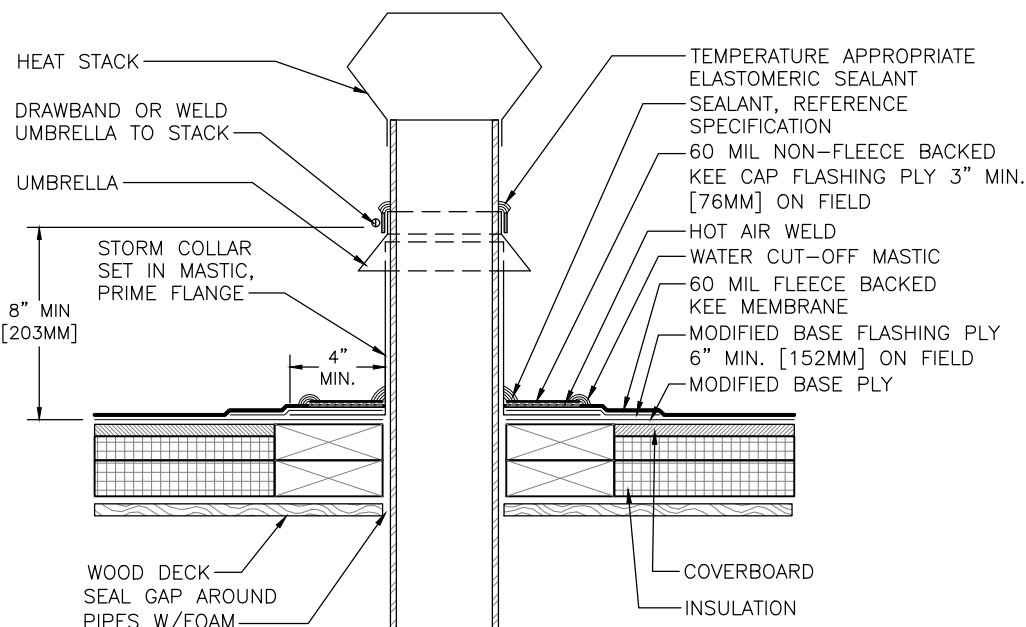
N SCUPPER THROUGHWALL - OVERFLOW
8 SCALE: 1½" = 1'-0"

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:
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INSULATION/COVER BOARD TYPE
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S HEAT STACK
8 SCALE: 1½" = 1'-0"

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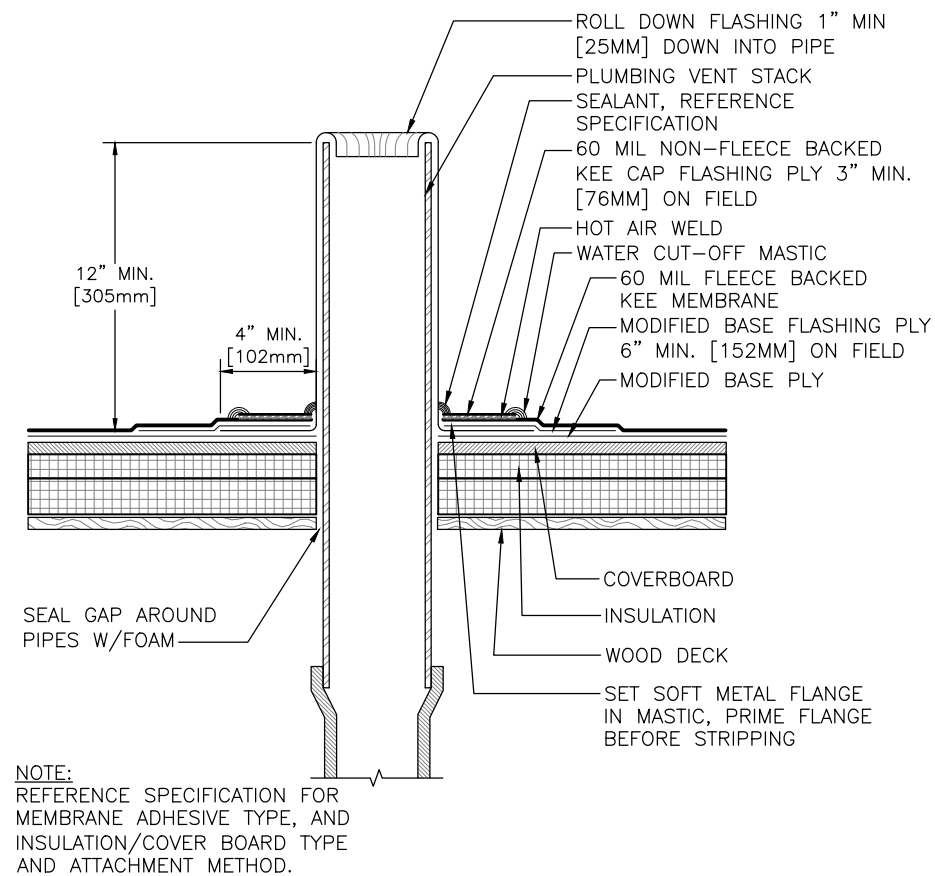


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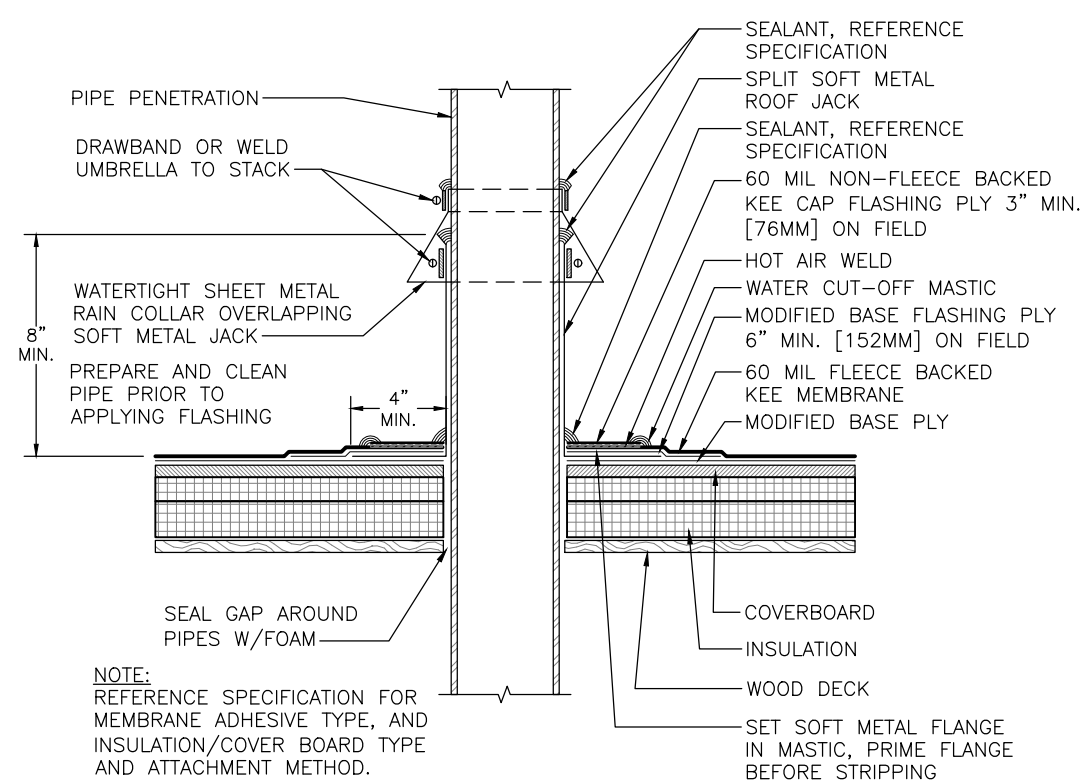
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DWG BY: GCK
CHK BY: TD
DATE: 1-6-25

REVISION:
SHEET: **8**
OF 11



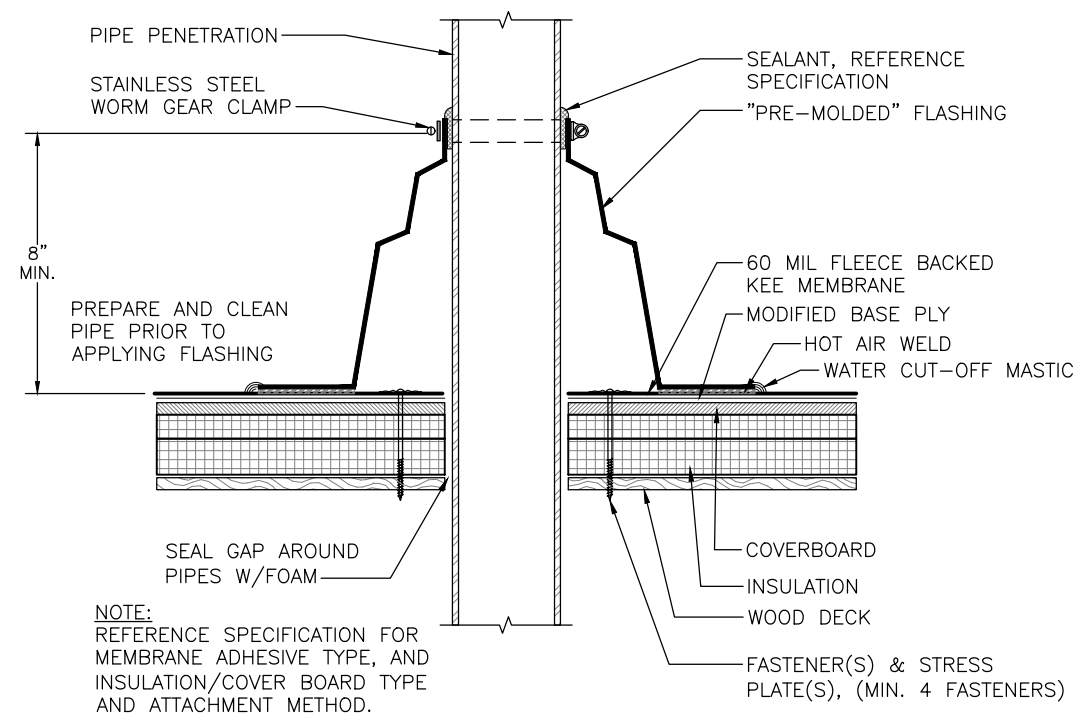
PLUMBING STACK
SCALE: 1½" = 1'-0"

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



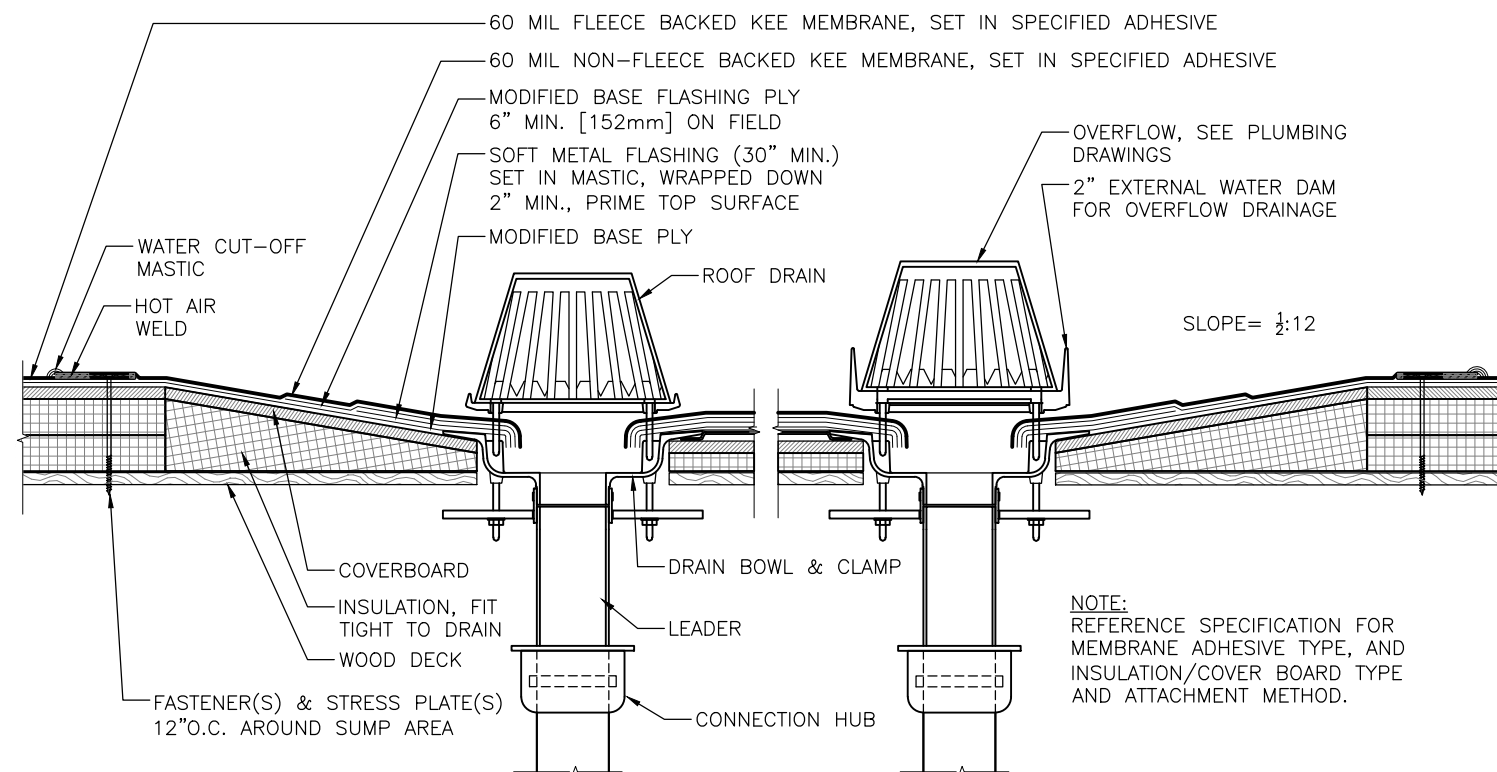
U PIPE/TUBE PENETRATION - SPLIT JACK w/COLLAR
9 SCALE: 1½" = 1'-0"

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

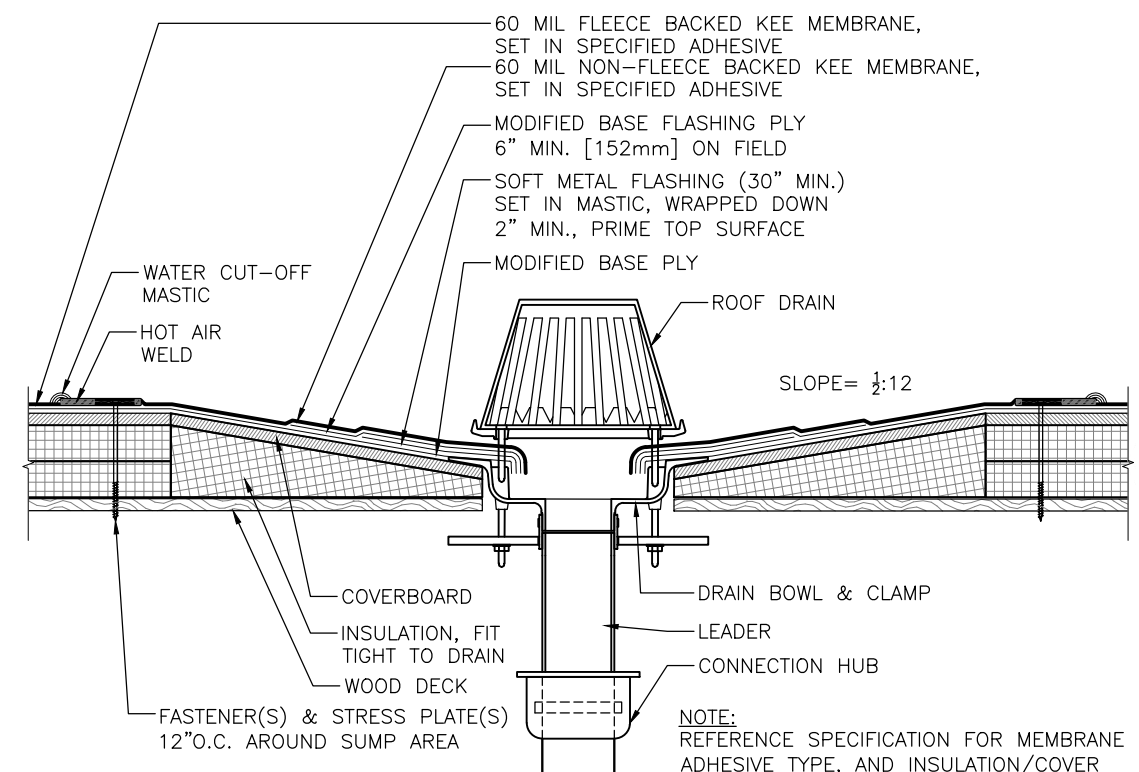



PIPE/TUBE PENETRATION - PRE-MOLDED FLASHING
 SCALE: 1½" = 1'-0"

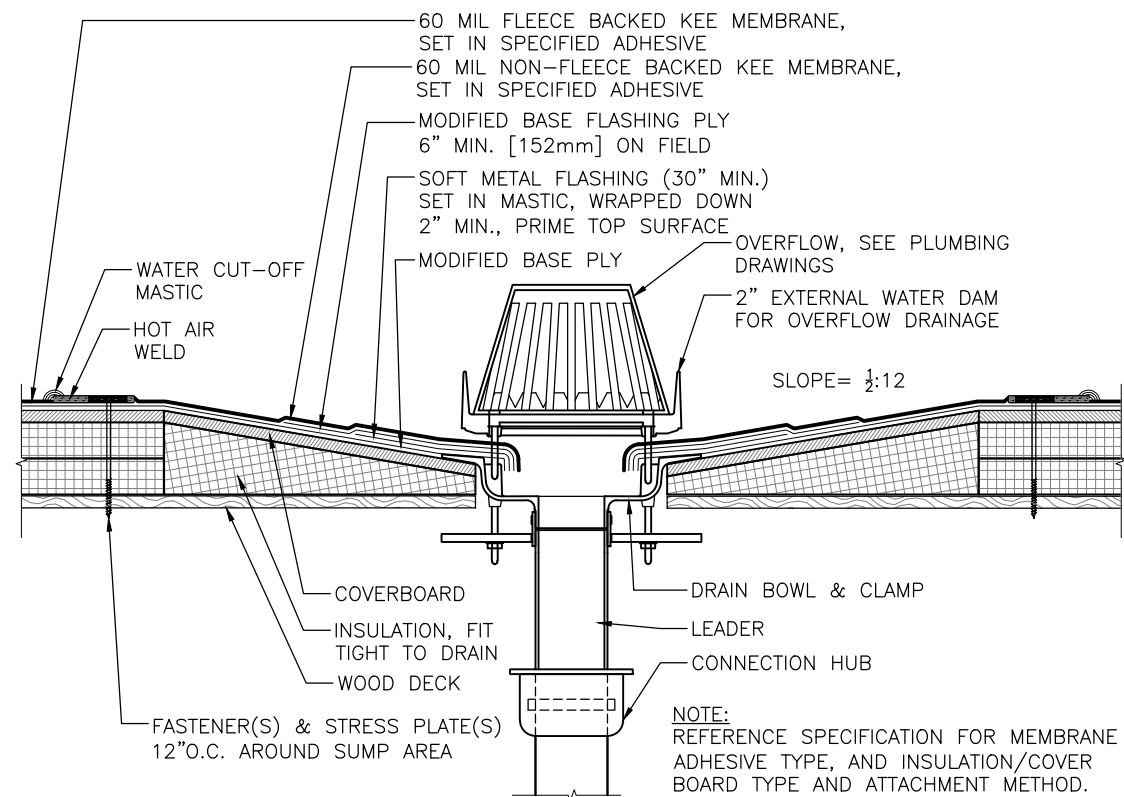
SCALE: $1\frac{1}{2}" = 1'-0"$



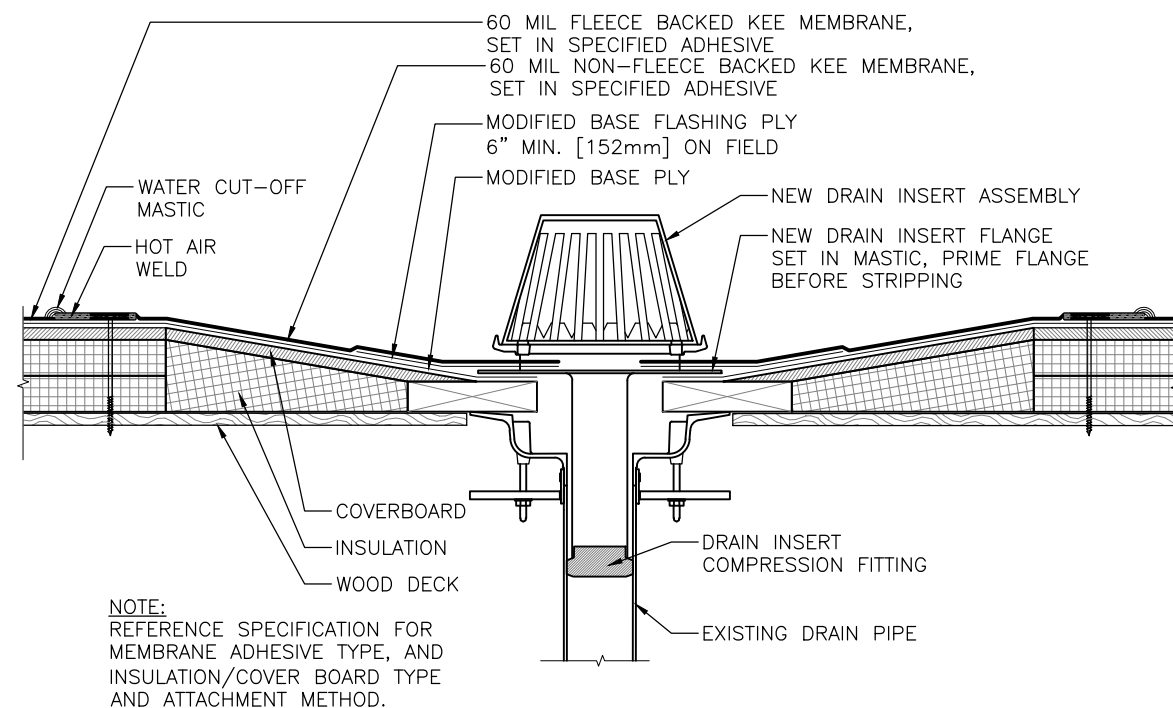
W
10
ROOF DRAIN AND OVERFLOW SUMPED
SCALE: 1 1/2" = 1'-0"



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

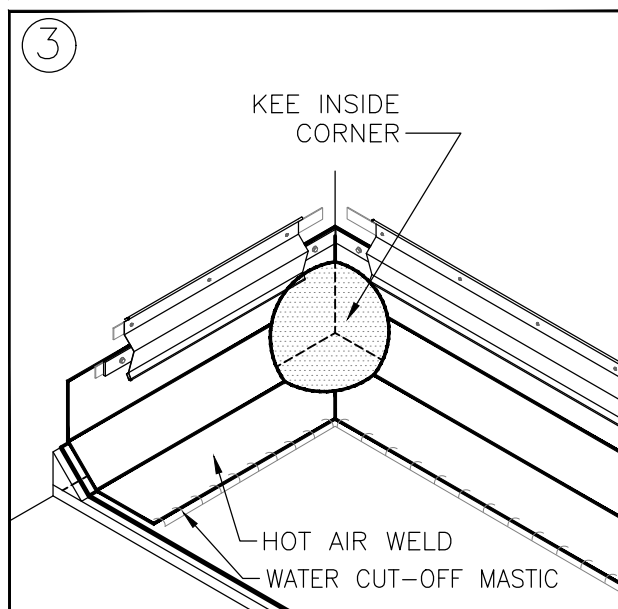
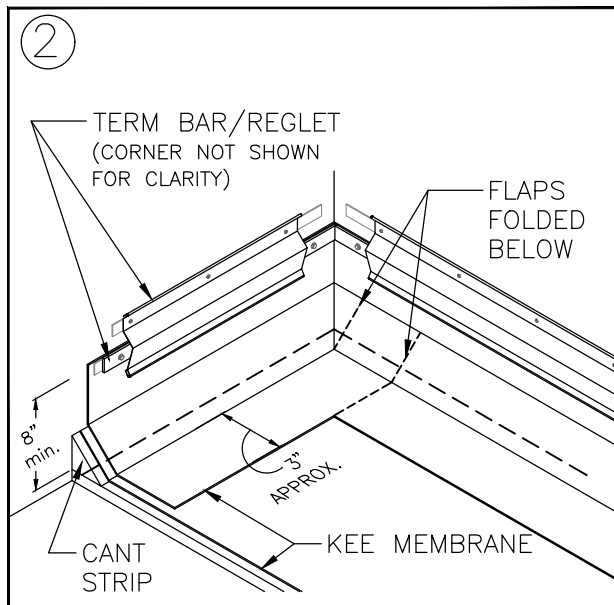
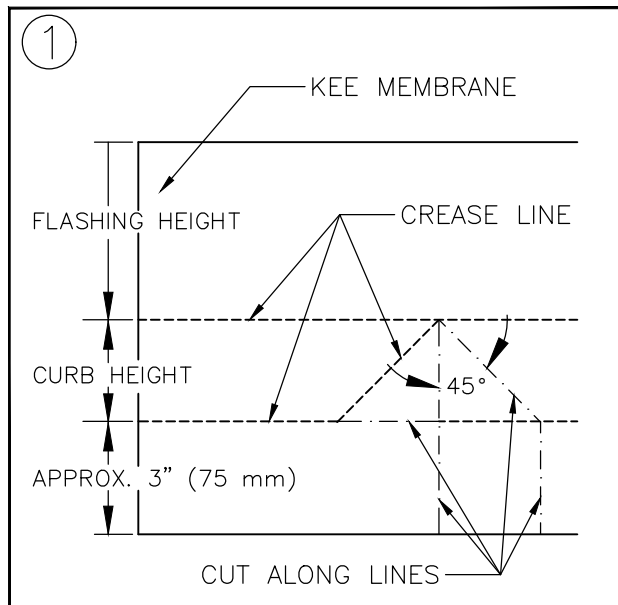


Y
10
ROOF DRAIN - OVERFLOW
SCALE: 1 1/2" = 1'-0"



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

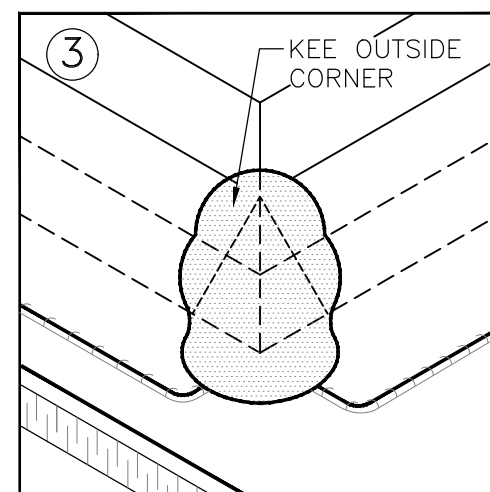
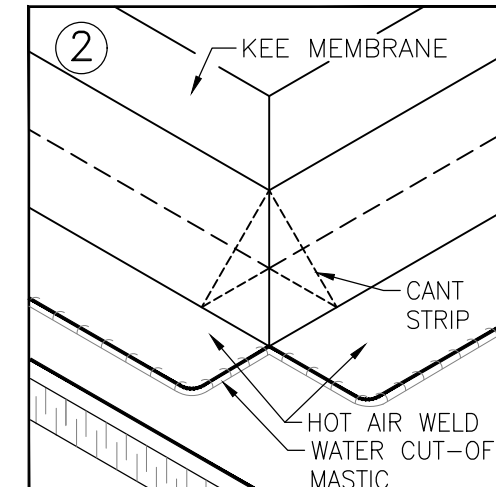
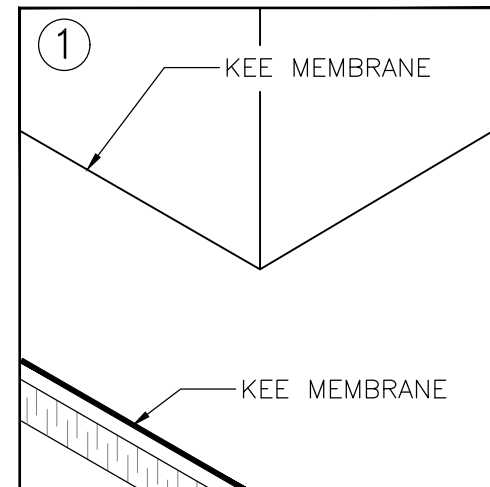




NOTES:

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

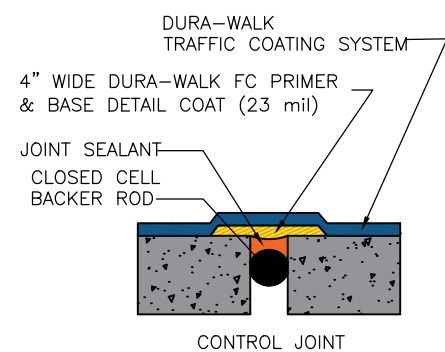
AA PRE-MOLDED INSIDE CORNER FLASHING
SCALE: NTS



NOTES:

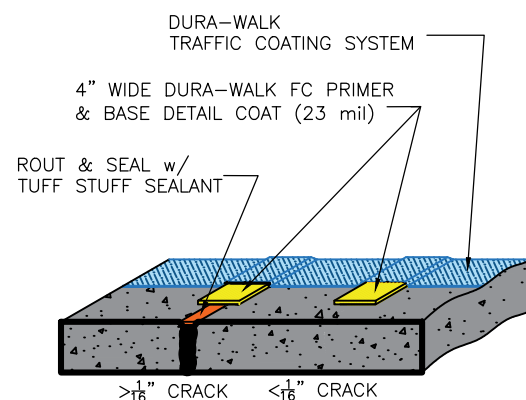
1. APPROXIMATELY 1/8" (3 mm) DIAMETER BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED MEMBRANE.

BB PRE-MOLDED OUTSIDE CORNER FLASHING
SCALE: NTS



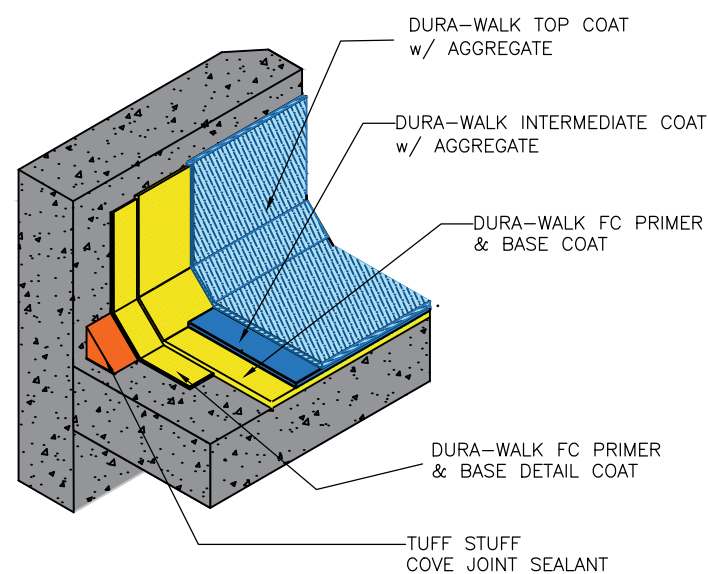
NOTE: FOR COMPLETE SYSTEM APPLICATION LAYERS SEE 412 DWPS TYPICAL CONCRETE DETAIL

CC CONTROL JOINT DETAIL
SCALE: NTS



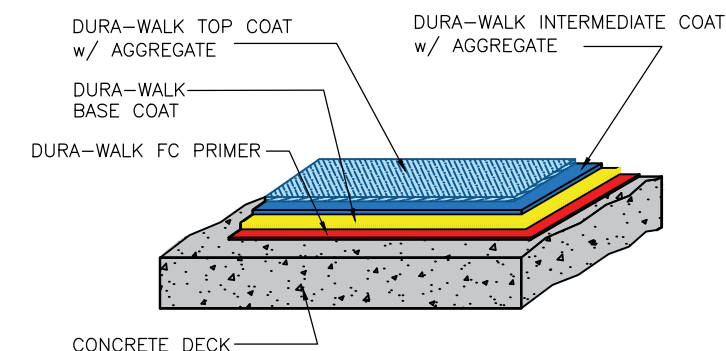
NOTE: FOR COMPLETE SYSTEM APPLICATION LAYERS SEE 412 DWPS TYPICAL CONCRETE DETAIL

CC CONTROL JOINT DETAIL
SCALE: NTS



NOTE: FOR COMPLETE SYSTEM APPLICATION LAYERS SEE 412 DWPS TYPICAL CONCRETE DETAIL

CC CONTROL JOINT DETAIL
SCALE: NTS

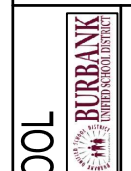


NOTE: IN THE DURA-WALK VEHICULAR SYSTEM THERE IS AN ADDITIONAL LAYER OF COATING AND AGGREGATE AT ALL RAMP AND TURN RADIUS

CC CONTROL JOINT DETAIL
SCALE: NTS



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REVISION:
SHEET: **11**
OF 11