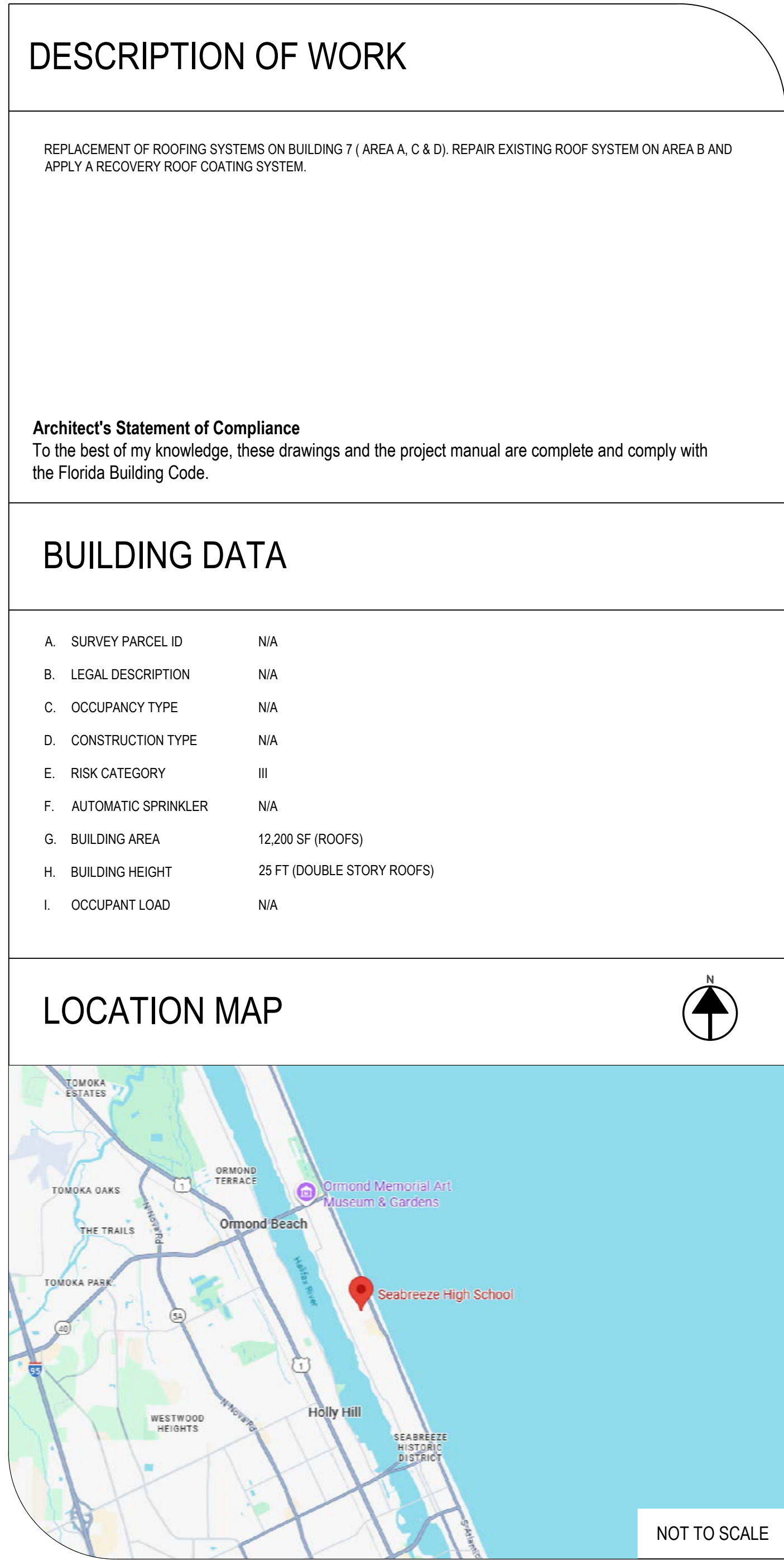




DISCIPLINE: ARCHITECTURAL / ENGINEERING
GALE ASSOCIATES/SOUTH, INC.
217 N. WESTMONTÉ DRIVE SUITE 3033
ALTAMONTE SPRINGS, FL 32714
407-596-7031
WWW.GALEASSOCIATES.COM

ENGINEER OF RECORD: ALAN S. CRAIGO
e-mail address: ASC@GAINC.COM

PROJECT MANAGER: MATTHEW S. TANOUS
e-mail address: MST@GAINC.COM

The logo for GALE Associates, Inc. features the word "GALE" in a bold, sans-serif font. A thick, black, curved line sweeps from the top left, under the "G", and extends to the right, ending under the "E".

Gale Associates, Inc.
Engineers • Architects • Planners

217 N. Westmonté Drive, Suite 3033
Altamonte Springs, FL 32714
P: 407.596.7031 F: 407.596.7077 www.gale.com
Gale Associates (South), Inc. FL CA Lic. No.: 6114

Boston Baltimore Orlando Hartford

CONSTRUCTION DOCUMENTS 04/13/2026

RUBEN COLON	BOARD CHAIR
KRISTA GOODRICH	BOARD VICE CHAIR
DONNA BROSEMER	MEMBER
JAMIE HAYNES	MEMBER
JESSICA THOMPSON	MEMBER
CARMEN J. BALGOBIN	SUPERINTENDENT

[illegible]

SEABREEZE HIGH
REROOF BLDG. 7
VCS Project NO. 2648242
2700 N. OLEANDER AVENUE;
DAYTONA BEACH, FL 32118

ENGINEER OF RECORD	
Alan S. Craig, P.E.	
DESIGNED BY ASC/MST	DRAWN BY JWN/VL
ISSUE DATE 04/13/2026	A/E PROJECT NUMBER 678444
SHEET TITLE COVER SHEET	
DRAWING NO. G001	

GENERAL NOTES

DESCRIPTION OF WORK

THE GENERAL SCOPE OF WORK FOR THIS PROJECT INCLUDES ROOF REPLACEMENT OR REPAIR AS INDICATED ON THE DRAWINGS.

- ON LOW-SLOPED ROOF ON BUILDING 7 (AREA A): REMOVE THE EXISTING MULTI-PLY MODIFIED BITUMEN ROOFING SYSTEMS DOWN TO THE EXISTING LIGHTWEIGHT INSULATING CONCRETE SUBSTRATE, REMOVE AND CAP ABANDON CURB WHERE INDICATED AND INSTALL NEW MODIFIED BITUMEN ROOFING SYSTEM WITH A REINFORCED PMMA SURFACING. REFER TO SECTION 012000 - ALTERNATES FOR MORE INFORMATION ON AREA A.
- ON LOW-SLOPED ROOF ON BUILDING 7 (AREA B): THE EXISTING MULTI-PLY MODIFIED BITUMEN ROOF IS SCHEDULED TO REMAIN. REPLACE ROOF DRAINS AND SCUPPER FLASHINGS AND INSTALL A NEW REINFORCED PMMA COATING OVERTOP THE EXISTING ROOF. REMOVE AND REPLACE PARAPET CAPS.
- ON LOW-SLOPED ROOF ON BUILDING 7 (AREA C): REMOVE THE EXISTING MULTI-PLY MODIFIED BITUMEN ROOFING SYSTEMS DOWN TO THE EXISTING LIGHTWEIGHT INSULATING CONCRETE SUBSTRATE, REPAIR/ REPLACE DAMAGED OR WET AREAS OF LIGHTWEIGHT INSULATING CONCRETE AND INSTALL NEW MULTI-PLY MODIFIED BITUMEN ROOFING SYSTEM.
- ON LOW-SLOPED ROOF ON BUILDING 7 (AREA D): REMOVE THE EXISTING MULTI-PLY MODIFIED BITUMEN ROOFING SYSTEMS DOWN TO THE EXISTING LIGHTWEIGHT INSULATING CONCRETE SUBSTRATE AND INSTALL NEW MULTI-PLY MODIFIED BITUMEN ROOFING SYSTEM.

DEMOLITION NOTES

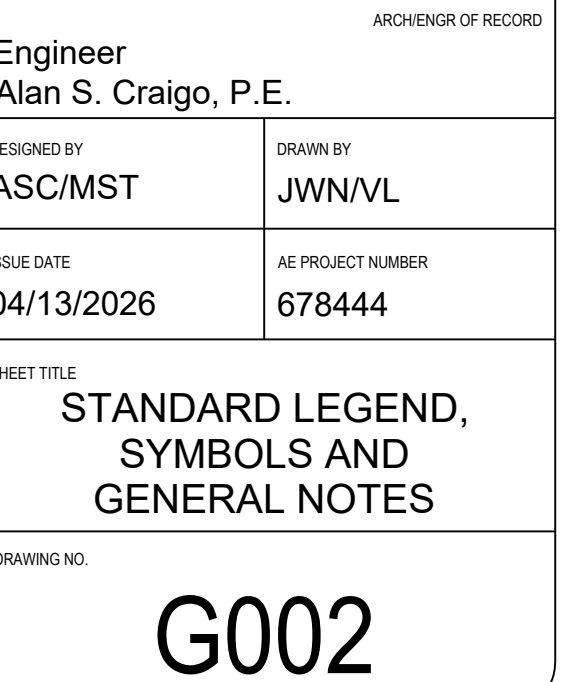
- THE INFORMATION SHOWN ON THE DRAWINGS HAS BEEN COMPILED FROM VARIOUS SOURCES, AND MAY NOT REFLECT THE ACTUAL CONDITIONS AT THE TIME OF CONSTRUCTION. FIELD VERIFY ALL DIMENSIONS AND QUANTITIES.
- THE BUILDING WILL REMAIN OCCUPIED DURING CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE AND EXECUTE WORK TO AVOID INTERRUPTIONS TO BUILDING OPERATIONS.
- CONTRACTOR SETUP LOCATIONS SHALL BE AS INDICATED BY THE OWNER DURING THE PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COVERING ALL INTERIOR ITEMS THAT MIGHT BE AFFECTED BY THE WORK, INCLUDING FLOORS AND EQUIPMENT PRIOR TO DEMOLITION. ONCE REMOVAL IS COMPLETE FOR THE DAY, THE PLASTIC COVERINGS SHALL BE REMOVED AND THE INTERIOR AREAS CLEANED. CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO, SWEEPING OF FLOORS AND DUST REMOVAL FROM THE TOPS OF LIGHT FIXTURES AND EQUIPMENT WHERE ACCESSIBLE.
- THE CONTRACTOR SHALL REPORT DETERIORATED OR UNSUITABLE ROOF DECK OR SUBSTRATE COMPONENTS TO THE OWNER PRIOR TO PERFORMING ROOFING INSTALLATION.
- REMOVE AND DISPOSE OF EXISTING ROOF SYSTEM AND ALL ASSOCIATED MATERIALS DOWN TO THE EXISTING STRUCTURAL DECK UNLESS OTHERWISE INDICATED ON THE DETAIL DRAWINGS TO REMAIN. REMOVE AND DISPOSE OF ALL ITEMS TO INCLUDE ROOFING, FLASHINGS, DETERIORATED BLOCKING, AND APPURTENANCES SCHEDULED TO BE REMOVED. REFER TO EXISTING ROOF SYSTEM CROSS SECTION INFORMATION ON THIS SHEET.
- PROVIDE TEMPORARY OVERHEAD PROTECTION AT THE MAIN ENTRANCE AND AT OTHER LOCATIONS AS NECESSARY TO PROVIDE UNINTERRUPTED ACCESS TO BUILDING.
- REMOVALS SHALL BE PERFORMED IN ACCORDANCE WITH THE SUBMITTED AND APPROVED REMOVAL PLAN, THE DETAIL DRAWINGS AND SPECIFICATIONS.

INSTALLATION NOTES

- FOR THE SAKE OF CLARITY, EACH INDIVIDUAL DETAIL ON THE ROOF PLANS HAS NOT BEEN INDICATED. EXISTING AND NEW DETAILS HAVE BEEN INDICATED FOR TYPICAL COMPONENTS AT RANDOM LOCATIONS.
- COMPONENTS SHOWN ON THE DETAIL DRAWINGS SHALL BE NEW UNLESS SPECIFICALLY INDICATED AS EXISTING.
- ITEMS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS APPLICABLE TO THE PROJECT.
- FOR THE SAKE OF CLARITY, SECUREMENT FASTENERS ARE NOT SHOWN ON THE DRAWINGS IN THEIR ENTIRETY. REFER TO SPECIFICATIONS FOR FASTENER TYPES/SPACING.
- ANY DISCREPANCIES ON THE DRAWINGS NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE OWNER'S ATTENTION PRIOR TO BID SUBMISSION.
- ITEMS OF CONSTRUCTION SHALL BE 100% WATERTIGHT ON THE SAME DAY OF WORK. PHASED CONSTRUCTION MUST BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION.
- DETAILS NOT DEPICTED SHALL BE CONSTRUCTED IN A MANNER CONSISTENT WITH THE DETAIL DRAWINGS. FIELD VERIFY ALL DIMENSIONS.
- IF THERE IS A POTENTIAL HAZARDOUS MATERIAL ENCOUNTERED DURING THE COURSE OF WORK THAT IS NOT IDENTIFIED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR WILL STOP WORK IMMEDIATELY AND CONTACT THE OWNER WHO IS TO MAKE A DETERMINATION IF THE MATERIAL IS HAZARDOUS.
- ALL DUMPSTERS MUST BE AT LEAST 15 FEET FROM THE BUILDING UNLESS EMPTIED AT THE END OF EACH WORK DAY.
- MATERIALS MAY NOT BE STORED CLOSER THAN 15 FEET FROM BUILDINGS AND MAY NOT BE PLACED IN FRONT OF EXITS OR ANY FIRE PROTECTION EQUIPMENT. REFUELING OF GASOLINE POWERED EQUIPMENT WILL NOT BE PERMITTED ON THE ROOF. GASOLINE MUST BE STORED IN UL LISTED AND APPROVED CONTAINERS.
- METAL FABRICATION NOTES: FILE SMOOTH ALL EXPOSED SHARP EDGES. FABRICATE METAL TRANSITIONS AND TERMINATIONS IN ONE-PIECE CONSTRUCTION. LOCK AND SEAL OR SOLDER ALL JOINTS SOLID, AS SPECIFIED, TO MAKE WATERTIGHT.

STATEMENT OF COMPLIANCE

- TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLETE AND COMPLY WITH THE FLORIDA BUILDING CODE.
- BUILDING CODE REFERENCE: FLORIDA BUILDING CODE, 8TH EDITION (2023).

[illegible]

NOTE: NOT ALL SYMBOLS NECESSARILY USED			
	ROOF EDGE		EXPANSION JOINT
	PARAPET		EXHAUST VENT STACK
	CRICKET		
	VENT PIPE (DIAMETER SHOWN)		
	PRIMARY 4 INCH ROOF DRAIN		
	PRIMARY SCUPPERS		DETAIL IDENTIFIER
	SECONDARY SCUPPERS		SHEET WHERE DETAILS SHOWN
	EXHAUST FAN	<u>SECTION INDICATOR</u>	
	GRAVITY VENT		
	ROOF HATCH		DETAIL IDENTIFIER
	ABANDONED PENETRATION		SHEET WHERE DETAILS SHOWN
	LIGHTNING PROTECTION DOWN CONDUCTOR	<u>DETAIL INDICATOR</u>	
	TAPERED INSULATION SLOPE		
	STRUCTURAL SLOPE		

AREA #	SQUARE FOOTAGE (SF)	ROOF SLOPE	EXISTING ROOF	NEW ROOF
A	9,450 S.F.	1/8 : 12	MOD. BIT. OVER LWIC*	MOD-BIT WITH REINF. PMMA SURFACING
B	2,000 S.F.	1/4 : 12	MOD. BIT. OVER RIGID INSULATION	ROOF RECOVER WITH REINFORCED PMMA SURFACING
C	650 S.F.	1/4 : 12	MOD. BIT. OVER LWIC	MOD. BIT. OVER LWIC
D	100 S.F.	1/8 : 12	MOD. BIT. OVER LWIC	MOD. BIT. OVER LWIC
TOTAL	12,200 S.F.	NOTE: SEE SHEET A301 FOR ROOF SYSTEM INFORMATION		

TABLE LEGEND

SF = SQUARE FEET
MOD. BIT. = MODIFIED BITUMEN MEMBRANE ROOFING
LWIC = LIGHTWEIGHT INSULATING CONCRETE

NOTE: QUANTITIES ARE PROVIDED TO ASSIST BIDDERS IN ESTABLISHING THE PROJECT SCOPE. FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND QUANTITIES PRIOR TO SUBMITTING A BID FOR THIS PROJECT.

* ROOF AREA A CONSISTS OF 2 LAYERS OF EXISTING ROOFING WITH 2 LAYERS OF LIGHTWEIGHT CONCRETE SUBSTRATES.
*REFER TO SECTION 012300 - ALTERNATES FOR ROOF AREA.A

SPECIFIED PER FLORIDA BUILDING CODE (2023) CH. 16 AND IN ACCORDANCE WITH ASCE 7-22		
ULTIMATE DESIGN WIND SPEED	155 MPH	
NOMINAL DESIGN WIND SPEED	120 MPH	
BUILDING RISK CATEGORY	III	
WIND EXPOSURE	EXPOSURE C	
INTERNAL PRESSURE COEFFICIENT	0.18 (ENCLOSED)	
BUILDING HEIGHT (DESIGN MEAN)	25 FT	
DESIGN WIND LOAD PRESSURES IN PSF (BASED ON NOM. WIND SPEED)		
ZONE 1'	(1)	N/A
ZONE 1	(1)	-55.43
ZONE 2	(2)	-73.12
ZONE 3	(3)	-99.66
* ANSI/SPRI ES-1 TEST METHODS FOR COPINC CAP AND EDGE METAL SYSTEMS:		
- MIN. HORIZONTAL LOAD: 108 PSF (CORNERS 134 PSF)		
- MIN. VERTICAL LOAD: 186 PSF (CORNERS 280 PSF)		

KEY NOTES

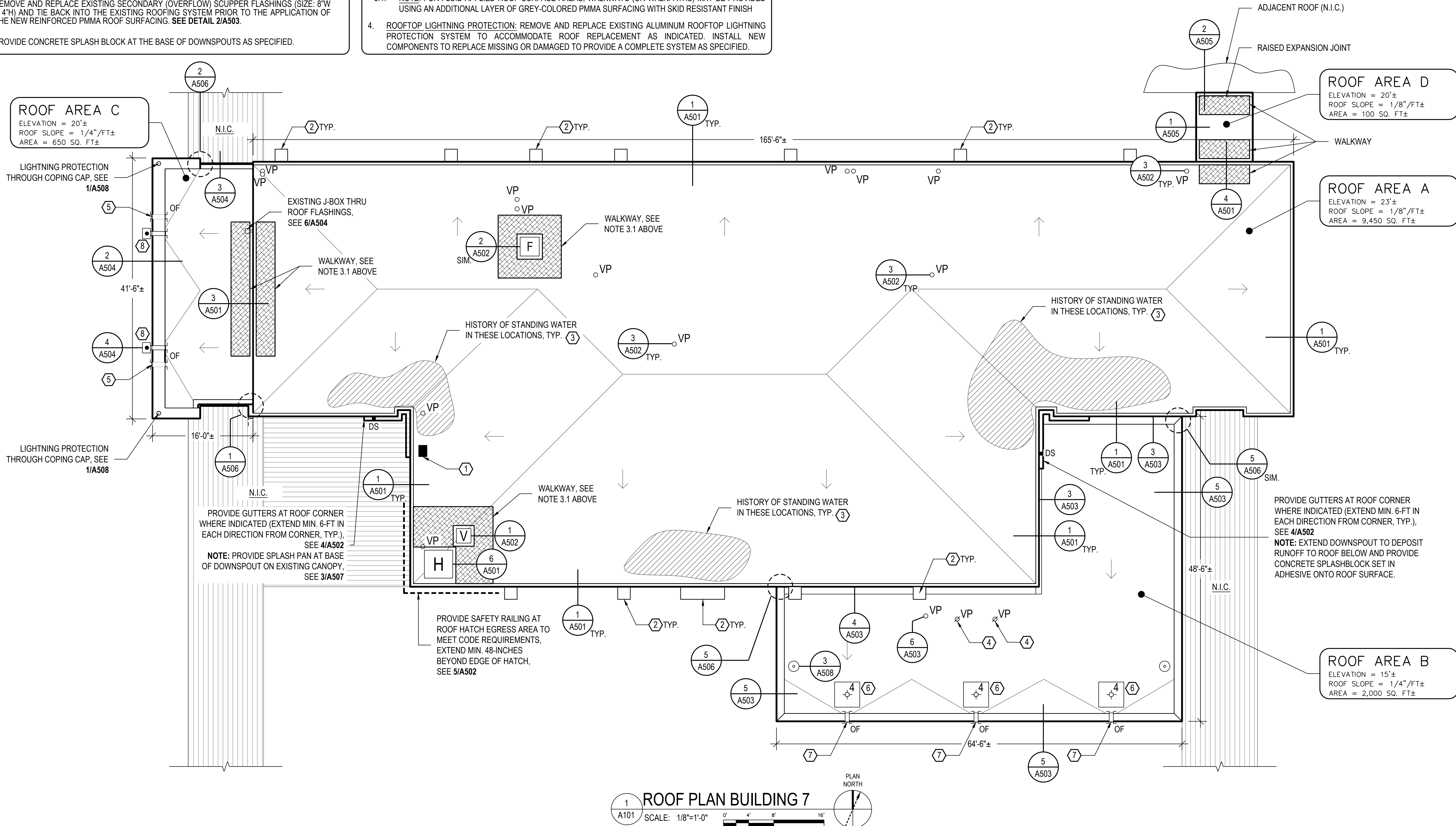
1. REMOVE EXISTING ABANDONED PIPE PENETRATORS THROUGH THE ROOF, FILL IN ROOF AS INDICATED AND ROOF OVER. **SEE DETAIL 5/A501.**
2. POWERWASH SURFACES OF (EACH) EXISTING PAINTED CONCRETE EYEBROWS. REMOVE EXISTING LOOSE COATINGS, AND APPLY A NEW ACRYLIC WATERPROOF COATING AS SPECIFIED (WITH INTEGRAL WHITE FINISH COLOR). **SEE DETAIL 2/A501** (QTY 14, VERIFY).
3. AT EXISTING LOCATIONS WHERE THERE IS EVIDENCE OF A HISTORY OF STANDING WATER, REMOVE EXISTING ROOFING DOWN TO THE EXISTING LIGHTWEIGHT INSULATING CONCRETE (LWIC) SUBSTRATE. CUT OUT AND REMOVE TOP SURFACE (APPROX. 2-INCHES) OF LWIC AND REPAIR AS SPECIFIED AND FLOAT SURFACE OF LWIC TO MAINTAIN POSITIVE ROOF SLOPE TO HELP ELIMINATE EXISTING "FLAT AREAS" WHERE STANDING WATER OCCURS. **SEE DETAILS 5/A301** (QTY. UP TO 40 SF).
4. REMOVE AND REPLACE EXHAUST VENT/CAP AT EXISTING VENT FLUE ON AREA B AS INDICATED. CORROSION TREAT AND APPLY PMMA FLASHING ONTO EXISTING GALVANIZED FLUE. INSPECT EACH VENT FROM SOURCE BELOW, DO NOT INSTALL SCREEN WITH VENT CAP AT ANY DRYER VENTS. **SEE DETAIL 1/A504.**
5. INSTALL NEW SECONDARY (OVERFLOW) SCUPPERS THROUGH THE EXISTING PARAPET WHERE INDICATED (SIZE: 10"W X 4"H). LOCATE SECONDARY SCUPPERS WITHIN 2-FT MIN. OR 4-FT MAX. FROM THE EXISTING PRIMARY SCUPPERS. FIELD VERIFY EXISTING WALL CONSTRUCTION PRIOR TO INSTALLING SECONDARY SCUPPERS. **SEE DETAIL 5/A504.**
6. REMOVE AND REPLACE EXISTING ROOF DRAINS WHERE INDICATED ON AREA B, REPLACING ROOFING AND INSULATION AROUND EACH DRAIN TO FORM A 4-FT X 4-FT SUMP, AND TIE BACK INTO THE EXISTING ROOFING SYSTEM PRIOR TO THE APPLICATION OF THE NEW REINFORCED PMMA ROOF SURFACING. **SEE DETAIL 1/A503.**
7. REMOVE AND REPLACE EXISTING SECONDARY (OVERFLOW) SCUPPER FLASHINGS (SIZE: 8"W X 4"H) AND TIE BACK INTO THE EXISTING ROOFING SYSTEM PRIOR TO THE APPLICATION OF THE NEW REINFORCED PMMA ROOF SURFACING. **SEE DETAIL 2/A503.**
8. PROVIDE CONCRETE SPLASH BLOCK AT THE BASE OF DOWNSPOUTS AS SPECIFIED.

ROOF REPLACEMENT NOTES

1. **ROOF AREA A, C & D**
 - 1.1. REMOVE EXISTING MULTI-PLY MODIFIED BITUMEN ROOF ASSEMBLY (AND MECHANICALLY ATTACHED BASE SHEET) DOWN TO THE EXISTING LIGHTWEIGHT INSULATING CONCRETE (LWIC) SUBSTRATE. INSTALL NEW MULTI-PLY MODIFIED BITUMEN ROOFING SYSTEM (WITH MECHANICALLY ATTACHED BASE SHEET) AS SPECIFIED. **REFER TO ROOF SYSTEM CROSS SECTION INFORMATION, SHEET A301.**
 - 1.2. ROOF AREA A: APPLY A REINFORCED FLUID-APPLIED PMMA SURFACE OVER TOP OF THE NEW MODIFIED BITUMEN MEMBRANE ROOF AS INDICATED (AREA A ONLY). *SEE ALTERNATE NO. 1.
 - 1.3. ROOF AREA C: REPLACE EXISTING SCUPPER DRAIN FLASHINGS, CONDUCTOR BOXES AND DOWNSPOUTS AND INSTALL NEW OVERFLOW SCUPPERS AS INDICATED.
 - 1.4. SLOPE IS BUILT INTO THE EXISTING LWIC ROOF SUBSTRATE, SEE ROOF PLAN BELOW.
2. **ROOF AREA B**
 - 2.1. EXISTING MULTI-PLY MODIFIED BITUMEN ROOF MEMBRANE IS SCHEDULED TO REMAIN IN PLACE. REPAIR EXISTING ROOFING AND FLASHING AND INSTALL NEW REINFORCED FLUID-APPLIED PMMA SURFACING AS INDICATED. **REFER TO ROOF SYSTEM CROSS SECTION INFORMATION, DETAIL 3/A301.**
 - 2.2. REPLACE ROOF DRAINS AND OVERFLOW SCUPPERS FLASHINGS AS INDICATED.
 - 2.3. SLOPE IS BUILT INTO THE EXISTING STEEL ROOF DECK, SEE ROOF PLAN BELOW.
3. PROVIDE ROOF PROTECTION (WALKWAY) PATHS WHERE INDICATED ON THE ROOF PLAN, INCLUDING AROUND SERVICEABLE ROOFTOP EQUIPMENT. COORDINATE PLACEMENT AND LAYOUT WITH OWNER.
 - 3.1. **NOTE:** FOR FLUID-APPLIED ROOF SURFACE AREAS, WALKWAYS (OR WALKPATHS) MAY BE PROVIDED USING AN ADDITIONAL LAYER OF GREY-COLORED PMMA SURFACING WITH SKID RESISTANT FINISH
4. ROOFTOP LIGHTNING PROTECTION: REMOVE AND REPLACE EXISTING ALUMINUM ROOFTOP LIGHTNING PROTECTION SYSTEM TO ACCOMMODATE ROOF REPLACEMENT AS INDICATED. INSTALL NEW COMPONENTS TO REPLACE MISSING OR DAMAGED TO PROVIDE A COMPLETE SYSTEM AS SPECIFIED.

ALTERNATE NO. 1

ROOF AREA A: AS AN ALTERNATE TO THE BASE BID SCOPE OF WORK, WHICH INCLUDES THE APPLICATION OF REINFORCED PMMA SURFACING OVER THE NEW MODIFIED BITUMEN ROOFING SYSTEM, PROVIDE AN ALTERNATE (DEDUCT) COST FOR INSTALLING A 3-PLY MODIFIED BITUMEN ROOF SYSTEM (2 BASE-PLIES WITH 1 GRANULE SURFACED CAP SHEET PLY WITH BRIGHT WHITE GRANULES). REFER TO SECTION 012300-ALTERNATES



Gale Associates, Inc.
Engineers Architects Planners
217 N. Westmonte Drive, Suite 3033
Altamonte Springs, FL 32714
P 407.599.7031 F 407.599.7077 www.gainc.com
Gale Associates (South), Inc. FL CA Lic. No: 6114
Boston Baltimore Orlando Hartford

This drawing and the design and construction features disclosed are proprietary to Gale Associates, Inc. and shall not be altered or reused in whole or part without the express written permission of Gale Associates, Inc.
Copyright©2025

REVISIONS

DOCUMENT HISTORY

DESCRIPTION

NO. DATE

SEABREEZE HIGH
REROOF BLDG. 7

VCS Project NO. 2648242
2700 N. OLEANDER AVENUE,
DAYTONA BEACH, FL 32118

Engineer
Alan S. Craigo, P.E.

DESIGNED BY
ASC/MST

DRAWN BY
JWN/VL

ISSUE DATE
04/13/2026

AE PROJECT NUMBER
678444

SHEET TITLE

ROOF PLAN
BLDG 7

DRAWING NO.

A101



A301 SCALE: 3"=1'-0"
(ALL ITEMS ARE NEW UNLESS DESIGNATED AS EXISTING)



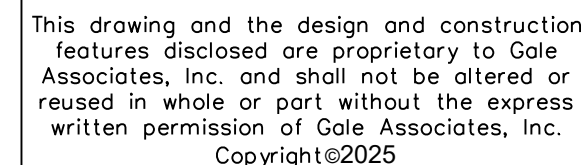
A301 SCALE: 3"=1'-0"
(ALL ITEMS ARE NEW UNLESS DESIGNATED AS EXISTING)



A301 SCALE: 3"=1'-0"
(ALL ITEMS ARE NEW UNLESS DESIGNATED AS EXISTING)



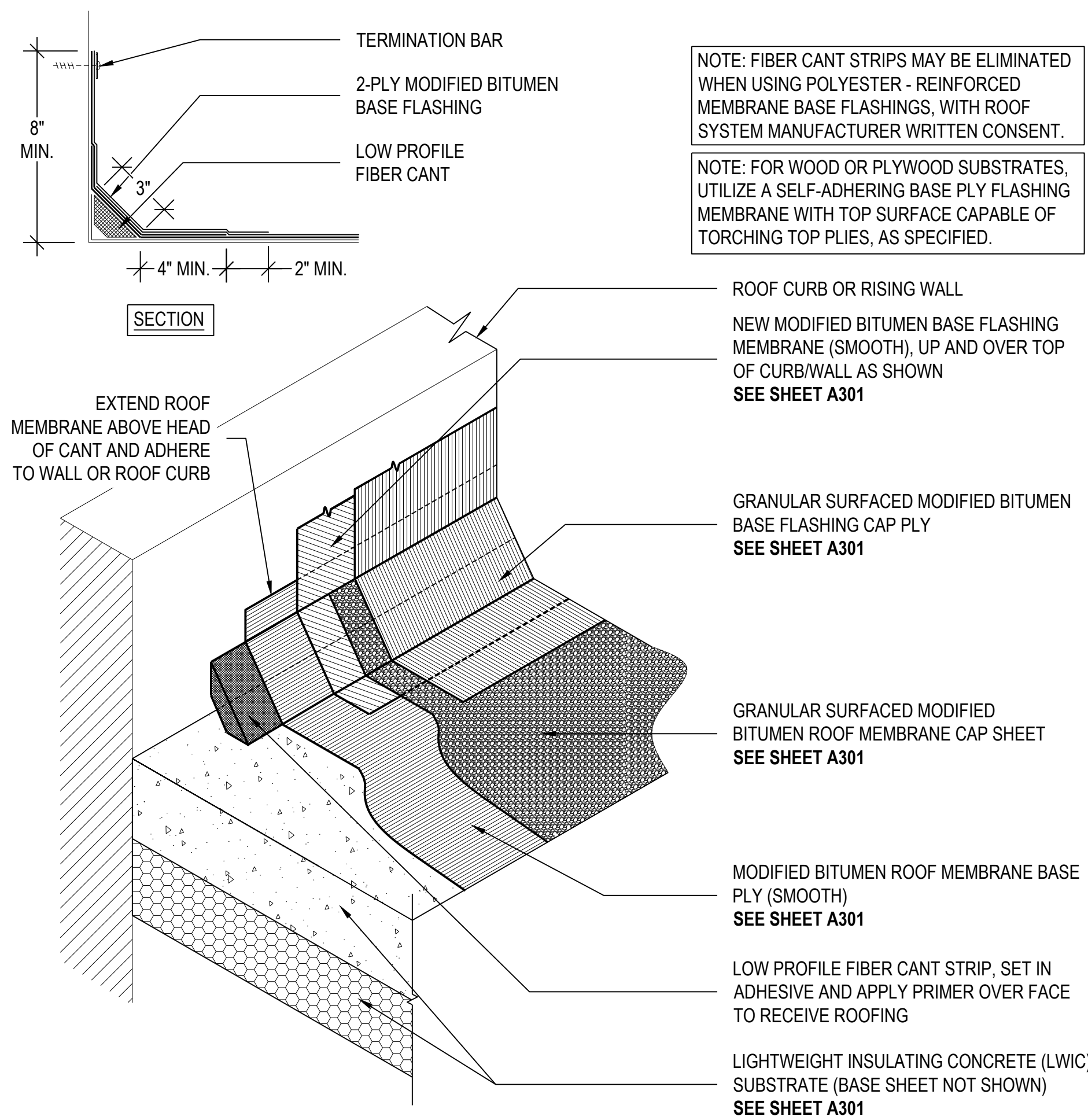
01 SCALE: 3"=1'-0"
(ALL ITEMS ARE NEW UNLESS DESIGNATED AS EXISTING)

[illegible]

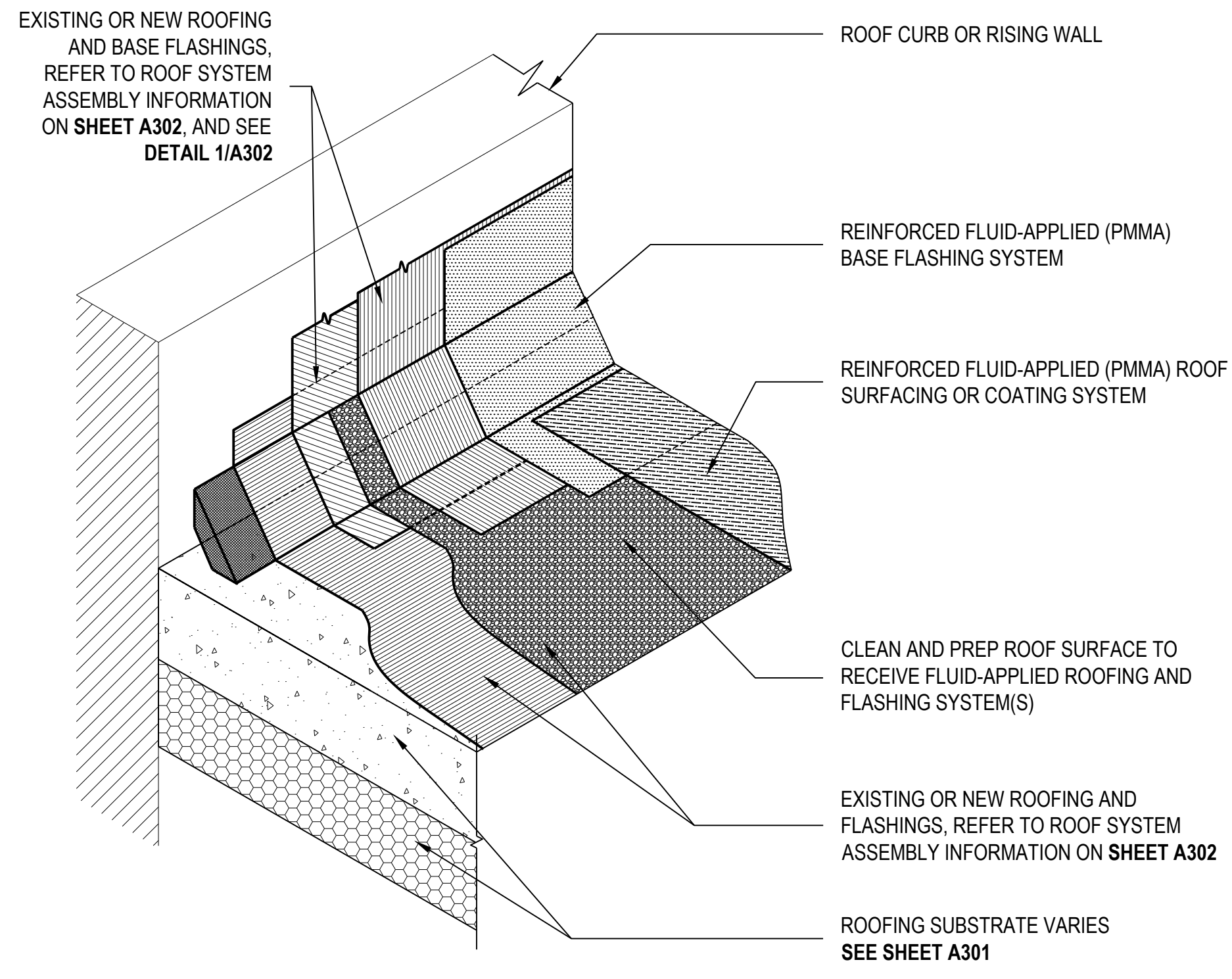
SEABREEZE HIGH
REROOF BLDG. 7
VCS Project NO. 2648242
2700 N. OLEANDER AVENUE,
DAYTONA BEACH, FL 32118

DRAWING 1

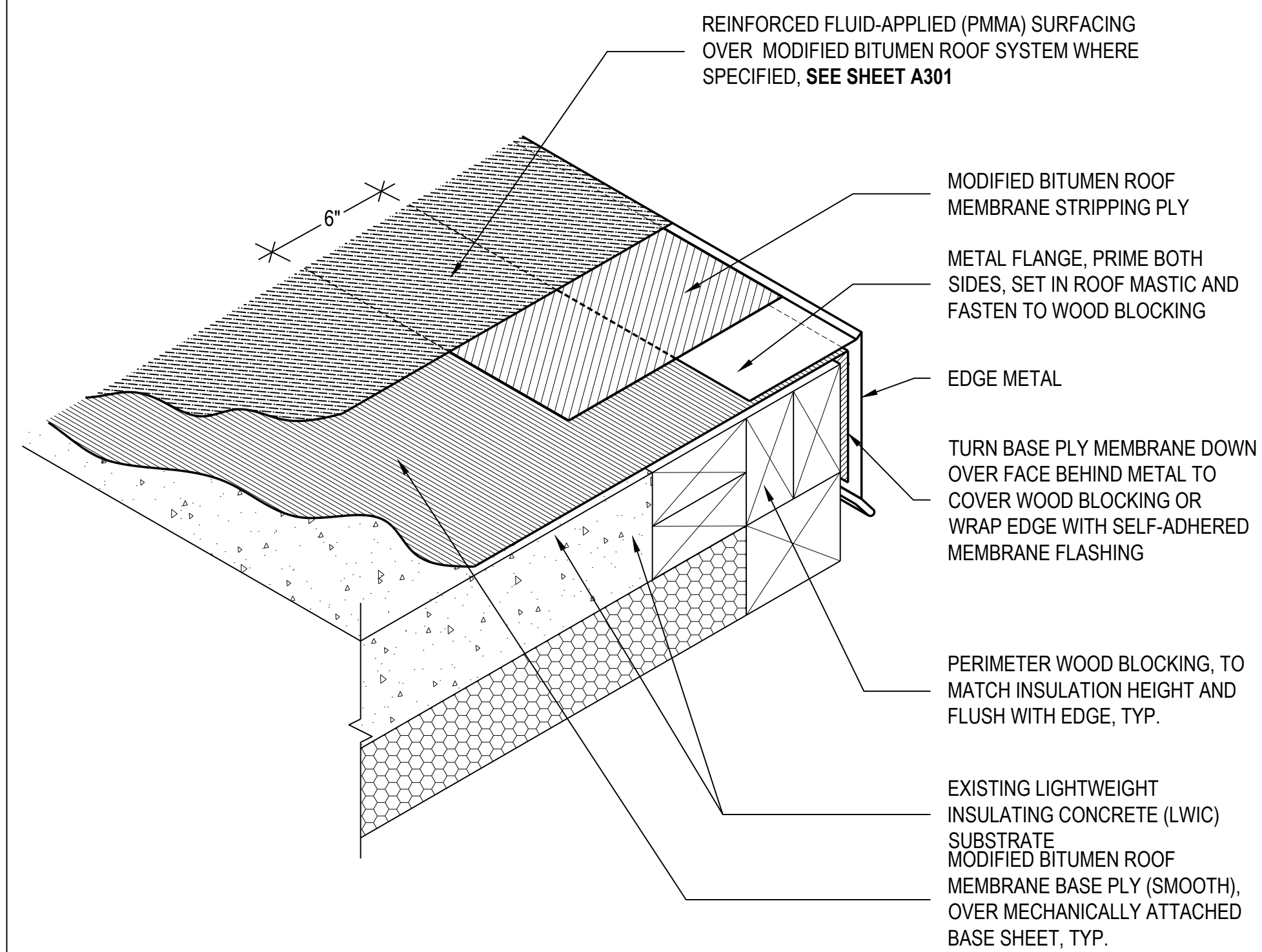
A301



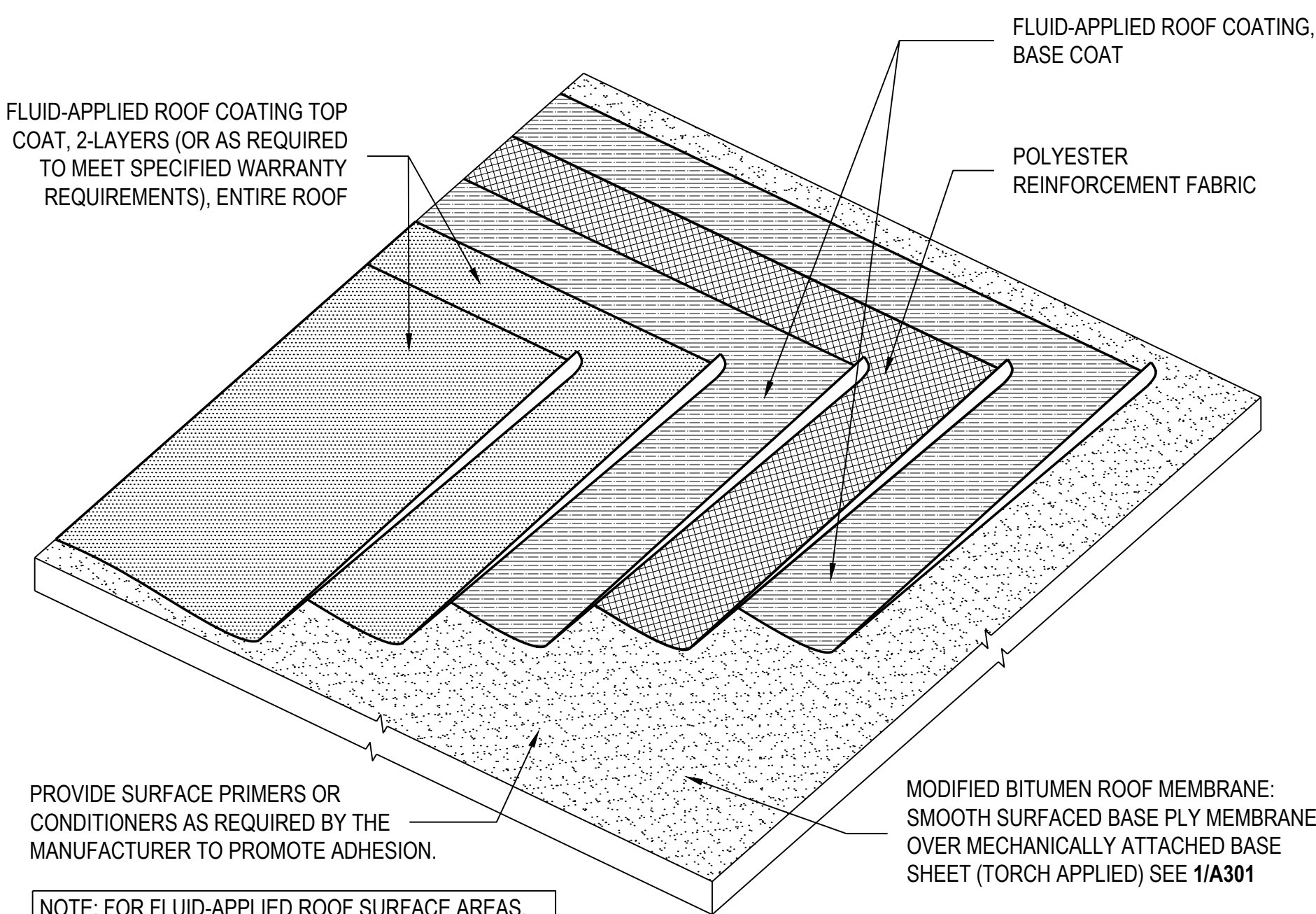
1 TYP. MOD. BIT. MEMBRANE BASE FLASHING INSTALLATION
A302 SCALE: 3"=1'-0"
(ALL ITEMS ARE NEW UNLESS DESIGNATED AS EXISTING)



2 TYP. FLUID-APPLIED BASE FLASHING
A302 SCALE: 3"=1'-0"
(ALL ITEMS ARE NEW UNLESS DESIGNATED AS EXISTING)



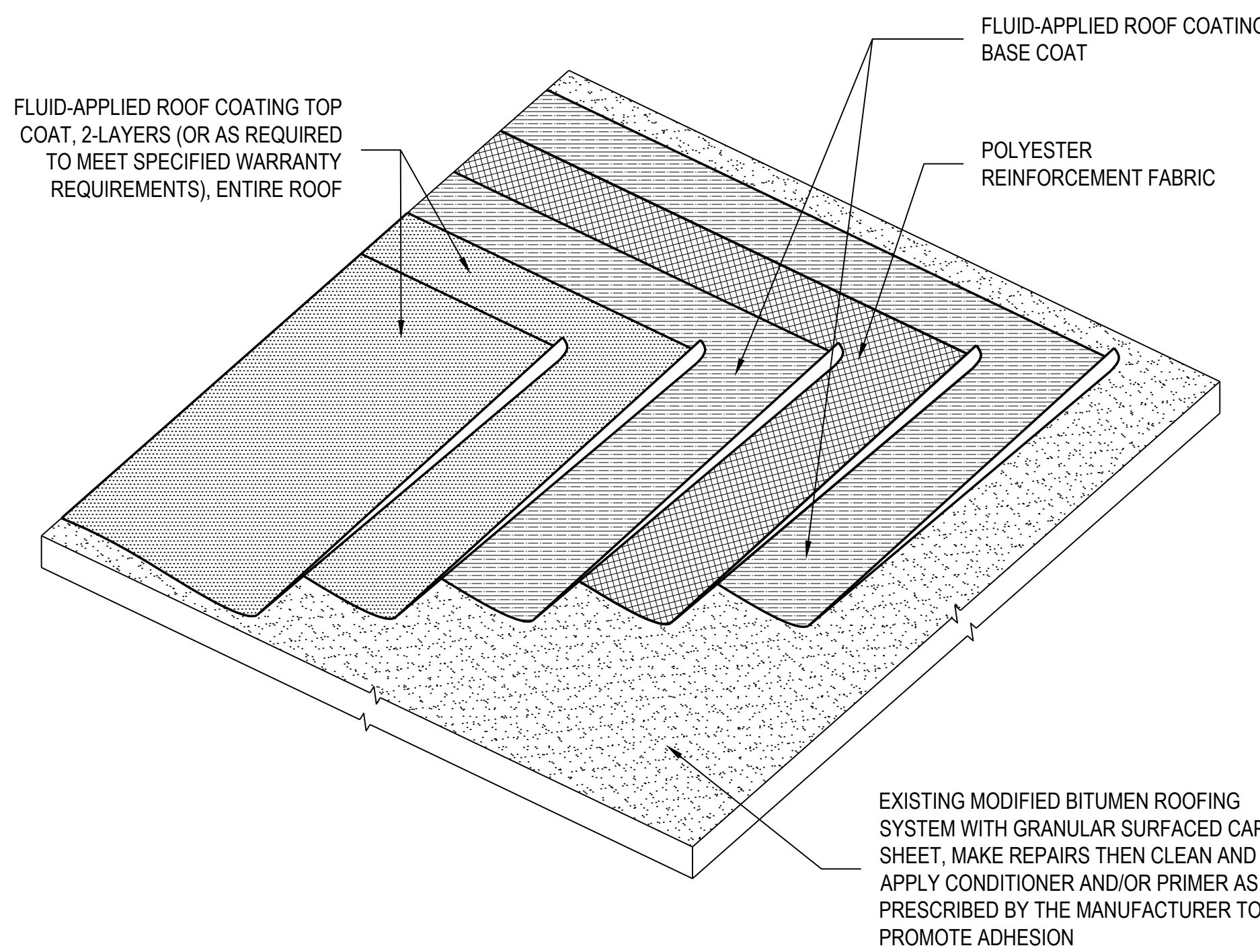
3 TYP. EMBEDDED EDGE FLASHING (AREA A)
A302 SCALE: 3"=1'-0"
(ALL ITEMS ARE NEW UNLESS DESIGNATED AS EXISTING)



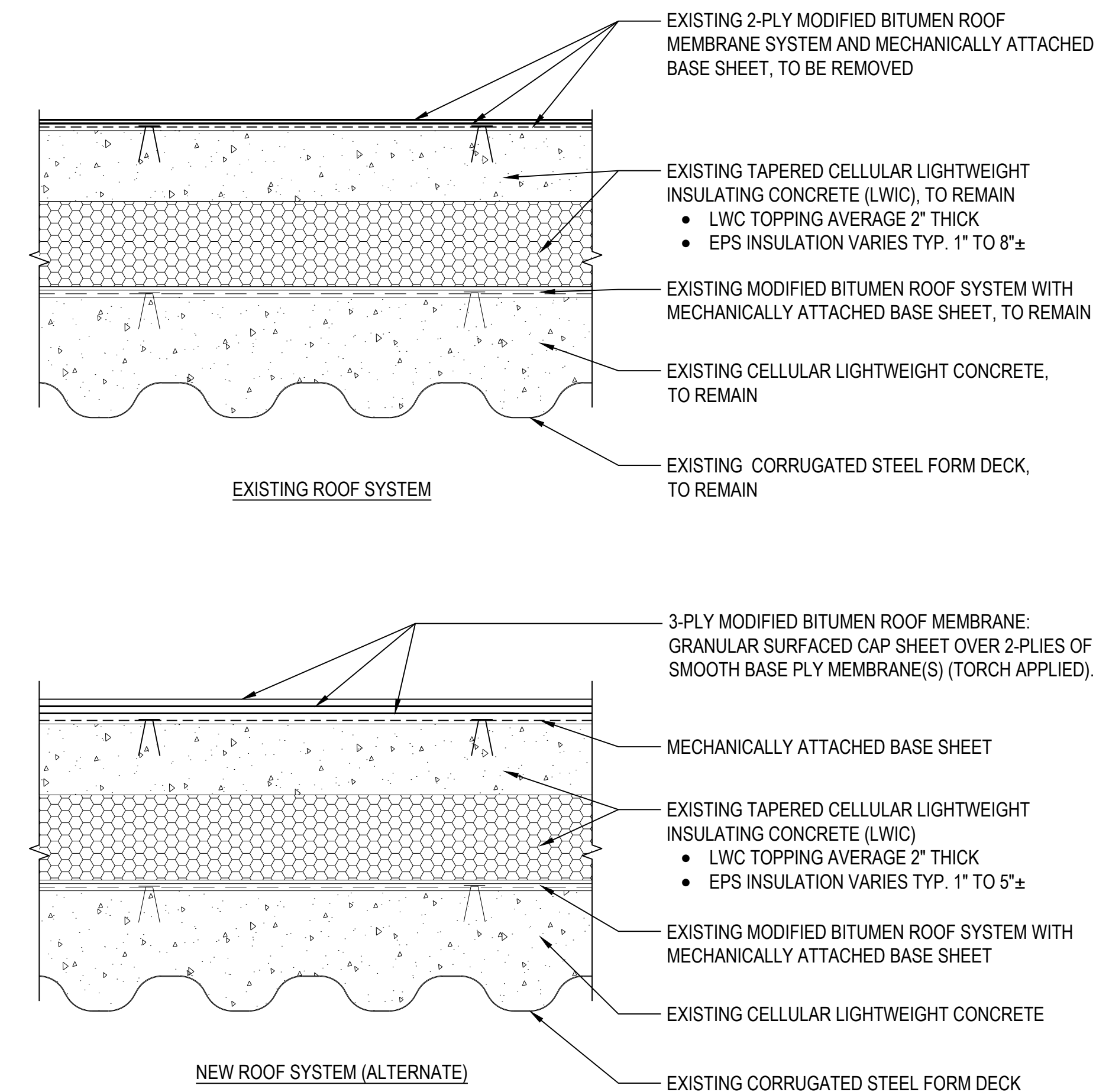
NOTE: FOR FLUID-APPLIED ROOF SURFACE AREAS, WALKWAYS (OR WALKPATHS) MAY BE PROVIDED USING AN ADDITIONAL LAYER OF GREY-COLORED PMMA SURFACING WITH SKID RESISTANT FINISH

ALTERNATE (AREA A): AS AN ALTERNATE TO APPLYING A MODIFIED BITUMEN ROOF SYSTEM WITH PMMA SURFACING, PROVIDE A DEDUCT COST FOR INSTALLING A 3-PLY MODIFIED BITUMEN ROOF SYSTEM (2-BASE PLIES WITH 1 GRANULE SURFACED CAP PLY). REFER TO ALTERNATES, SECTION 012300 AND DETAIL 6/A302.

4 TYP. FLUID-APPLIED ROOF SURFACING SYSTEM (AREA A)
A302 SCALE: NTS
(ALL ITEMS ARE NEW UNLESS DESIGNATED AS EXISTING)



5 TYP. FLUID-APPLIED ROOF COATING SYSTEM (AREA B)
A302 SCALE: NTS
(ALL ITEMS ARE NEW UNLESS DESIGNATED AS EXISTING)



NOTE: THIS ROOF SYSTEM CROSS SECTION IS PROVIDED AS AN ALTERNATE TO 1/A301, REFER TO SECTION 012300 - ALTERNATES

6 ALTERNATE ROOF SYSTEM (AREA A)
A302 SCALE: 3"=1'-0"
(ALL ITEMS ARE NEW UNLESS DESIGNATED AS EXISTING)



Gale Associates, Inc.
Engineers Architects Planners
217 N. Westmonte Drive, Suite 3033
Altamonte Springs, FL 32714
P 407.599.7031 F 407.599.7077 www.gainc.com
Gale Associates (South), Inc. FL CA Lic. No: 6114
Boston Baltimore Orlando Hartford

This drawing and the design and construction features disclosed are proprietary to Gale Associates, Inc. and shall not be altered or reused in whole or part without the express written permission of Gale Associates, Inc. Copyright©2025

REVISIONS

DOCUMENT HISTORY

DESCRIPTION

NO.

DATE

SEABREEZE HIGH
REROOF BLDG. 7
VCS Project NO. 2648242
2700 N. OLEANDER AVENUE,
DAYTONA BEACH, FL 32118

Engineer
Alan S. Craigo, P.E.

DESIGNED BY
ASC/MST

DRAWN BY
JWN/VL

ISSUE DATE
04/13/2026

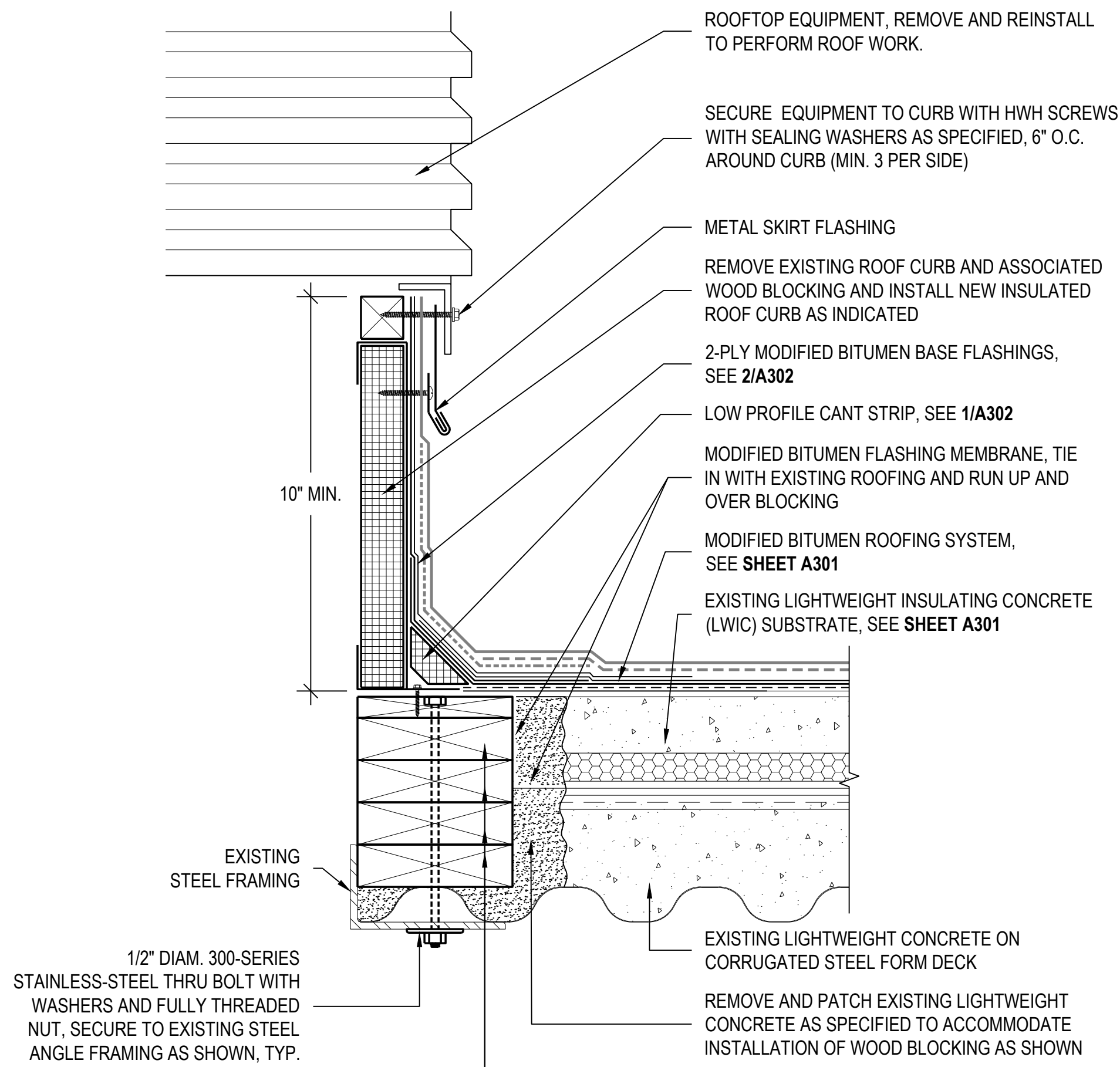
AE PROJECT NUMBER
678444

SHEET TITLE

ROOF SYSTEM
INFORMATION

DRAWING NO.

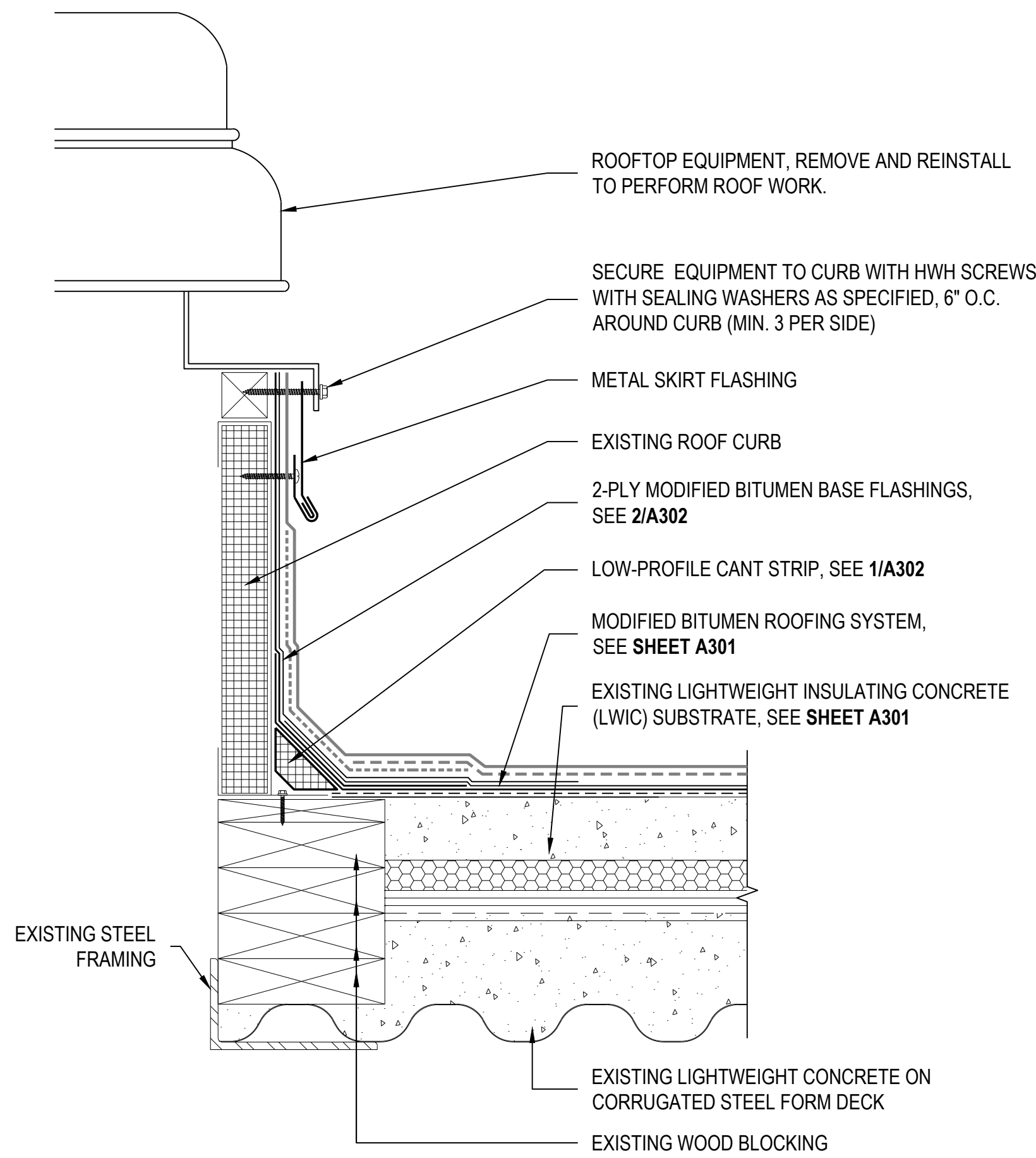
A302



1
A502

ROOF PENTHOUSE VENT (AREA A)

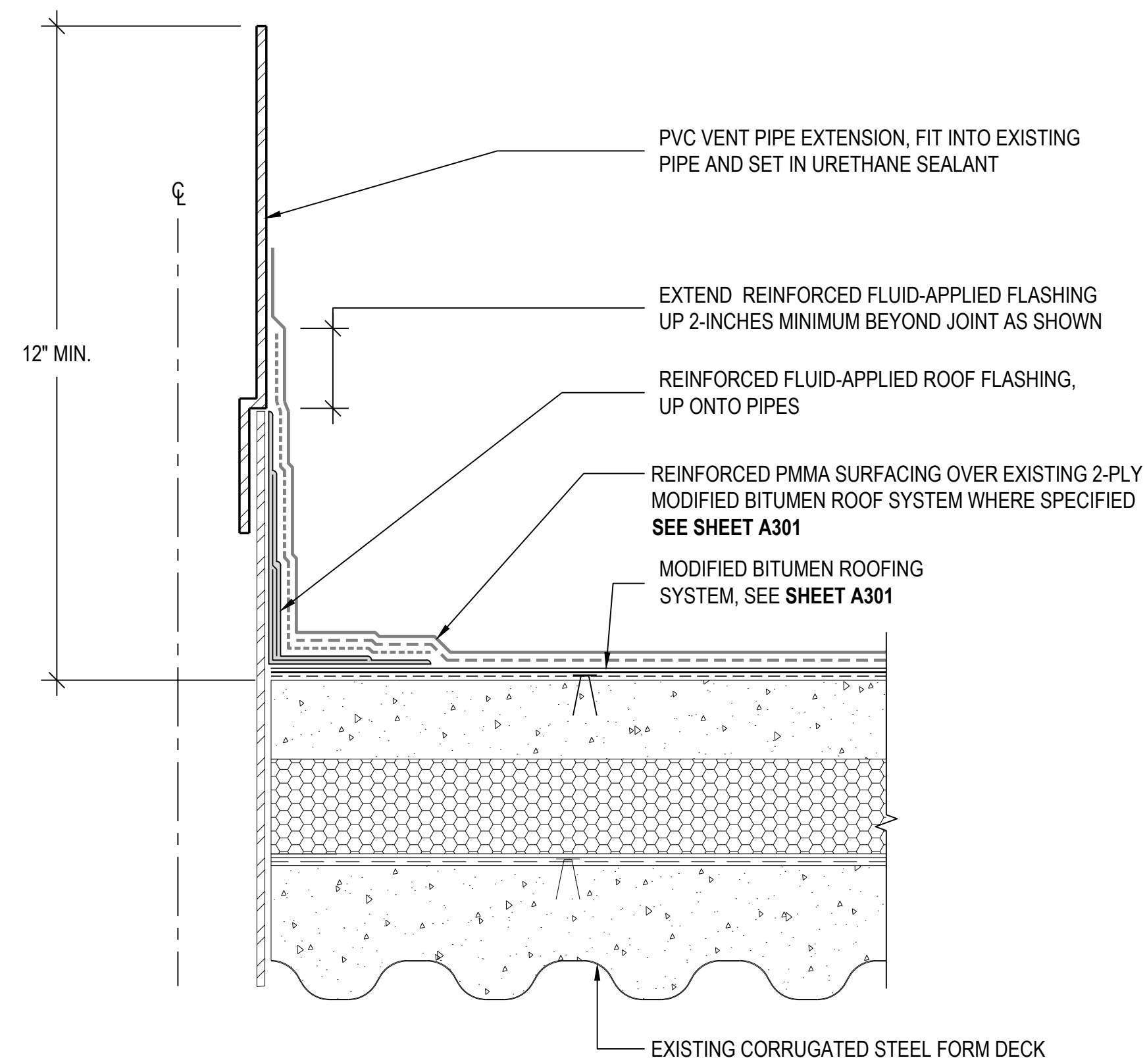
SCALE: 3"=1'-0"
(ALL ITEMS ARE NEW UNLESS DESIGNATED AS EXISTING)



2
A502

ROOF EXHAUST FAN (AREA A)

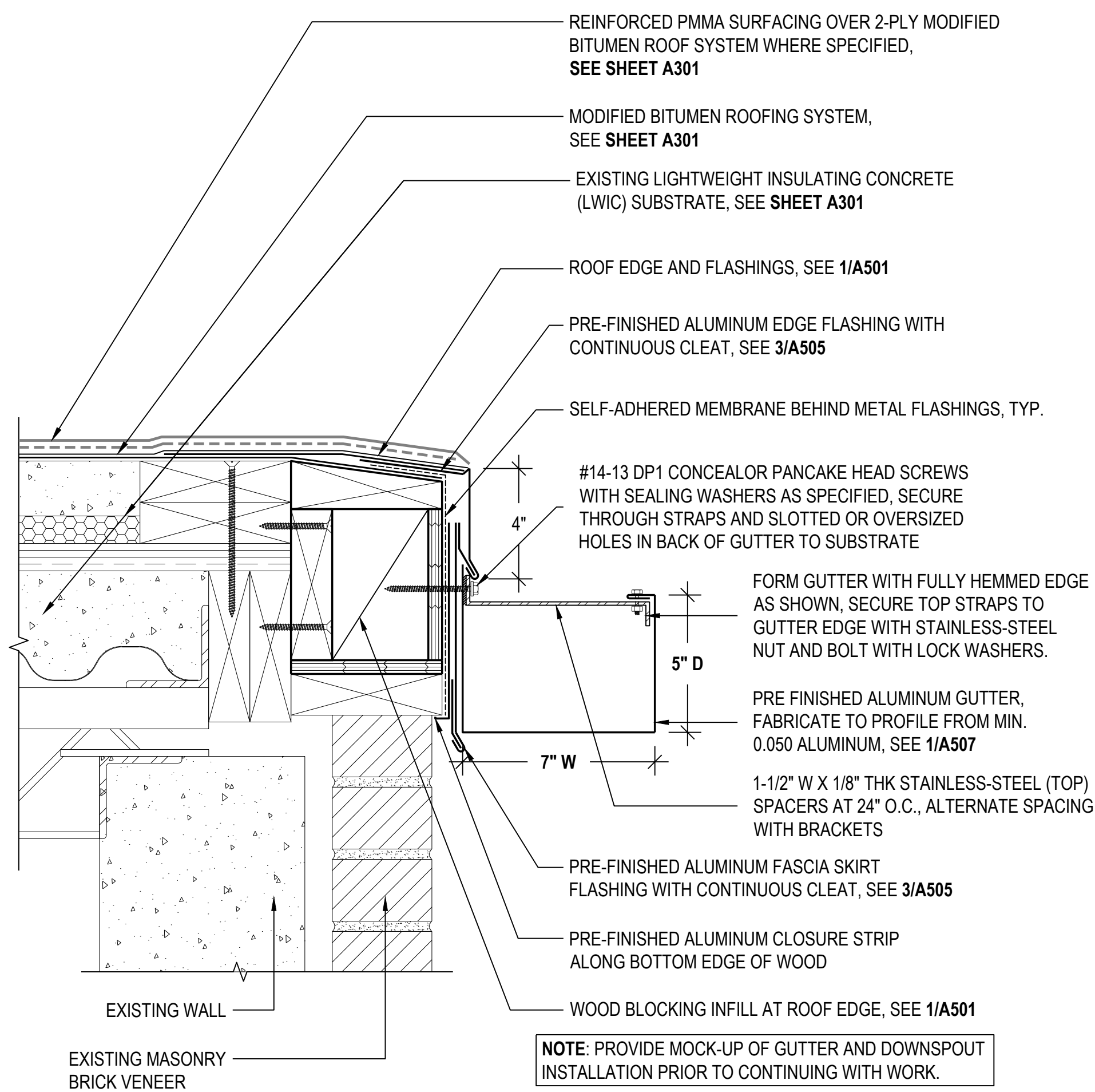
SCALE: 3"=1'-0"
(ALL ITEMS ARE NEW UNLESS DESIGNATED AS EXISTING)



3
A502

VENT PIPE THROUGH ROOF (VTR) (AREA A)

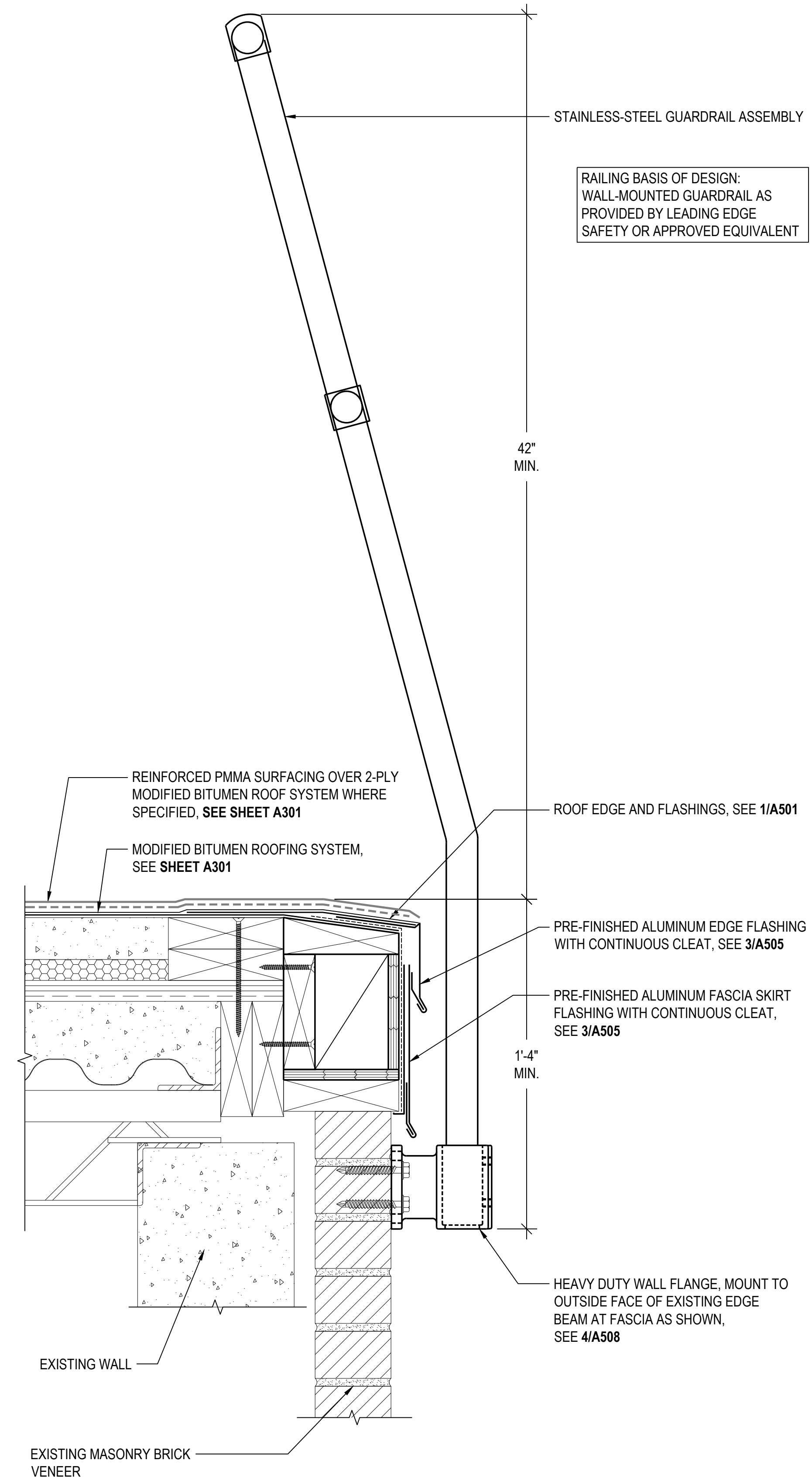
SCALE: 3"=1'-0"
(ALL ITEMS ARE NEW UNLESS DESIGNATED AS EXISTING)



4
A502

GUTTERS @ SPECIFIC LOCATIONS (AREA A)

SCALE: 3"=1'-0"
(ALL ITEMS ARE NEW UNLESS DESIGNATED AS EXISTING)



5
A502

SAFETY RAILING AT ROOF EDGE NEAR HATCH (AREA A)

SCALE: 3"=1'-0"
(ALL ITEMS ARE NEW UNLESS DESIGNATED AS EXISTING)



Gale Associates, Inc.
Engineers Architects Planners

217 N. Westmonte Drive, Suite 3033
Altamonte Springs, FL 32714
P 407.599.7031 F 407.599.7077 www.gainc.com
Gale Associates (South), Inc. FL CA Lic. No: 6114

Boston Baltimore Orlando Hartford

This drawing and the design and construction features disclosed are proprietary to Gale Associates, Inc. and shall not be altered or reused in whole or part without the express written permission of Gale Associates, Inc.
Copyright©2025

REVISIONS

DOCUMENT HISTORY

NO. DATE DESCRIPTION

SEABREEZE HIGH
REROOF BLDG. 7

VCS Project NO. 2648242
2700 N. OLEANDER AVENUE,
DAYTONA BEACH, FL 32118

Engineer
Alan S. Craigo, P.E.

DESIGNED BY
ASC/MST

DRAWN BY
JWN/VL

ISSUE DATE
04/13/2026

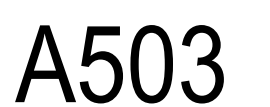
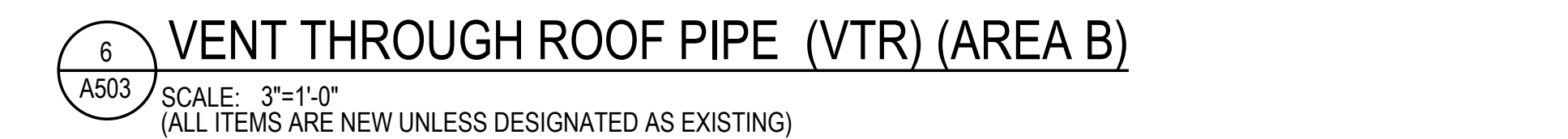
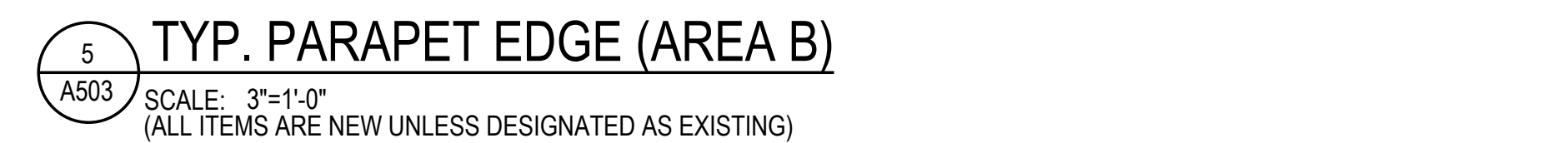
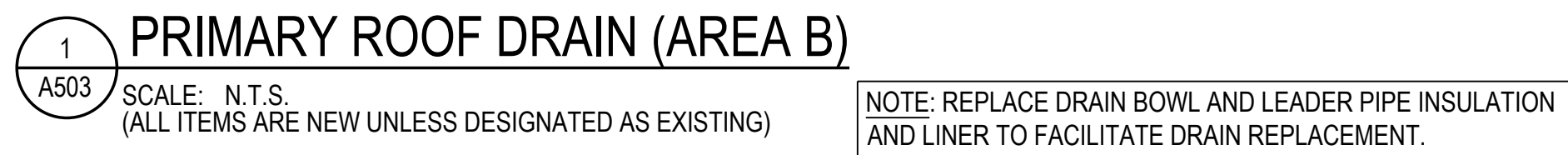
AE PROJECT NUMBER
678444

SHEET TITLE

DETAILS

DRAWING NO.

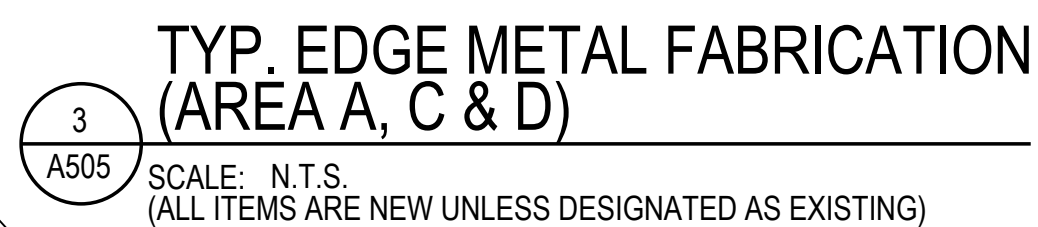
A502





NOTE 1: CONFIRM WITH OWNER IF EXISTING CONDUIT AND JUNCTION BOX ARE ACTIVE OR IF IT MAY BE REMOVED AND CAPPED ON

[illegible]



NOTE 1: METAL EDGE AND FASCIA SKIRT PROFILES VARY. REPRESENTATIVE CONDITIONS SHOWN. REFER TO EDGE DETAILS FOR ADDITIONAL INFORMATION, TYP.

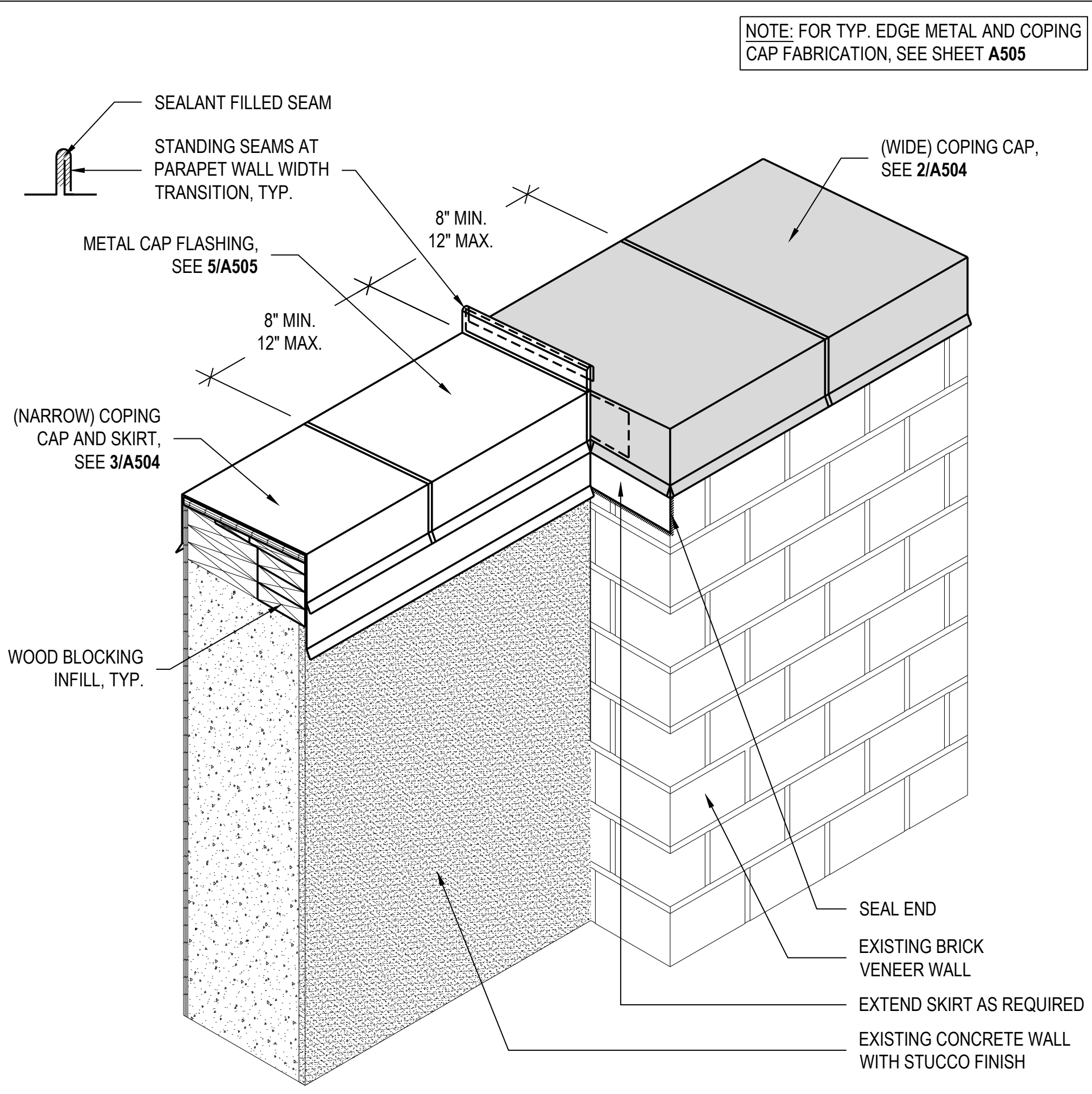
NOTE 2: FOR TYP. EDGE METAL END WALL TERMINATION DETAILS, REFER TO 4/A505



NOTE: METAL COPING CAP PROFILES VARY.
REPRESENTATIVE CONDITIONS SHOWN. REFER
TO PARAPET EDGE DETAILS FOR ADDITIONAL
INFORMATION. TYP.

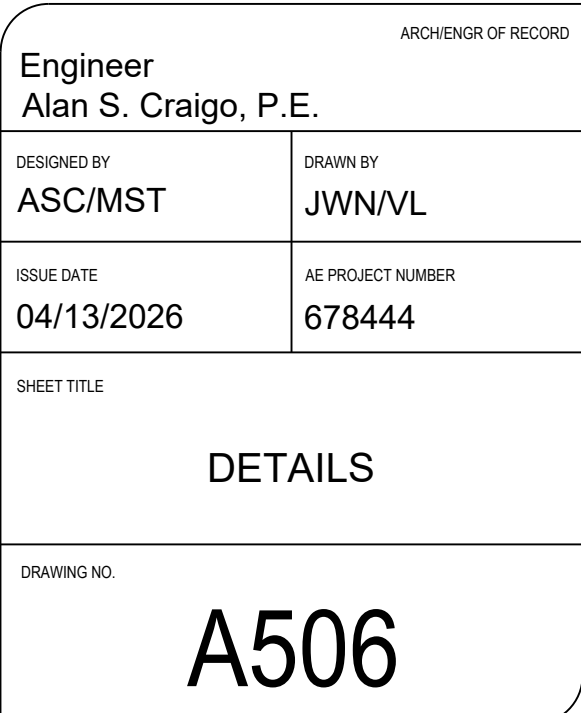
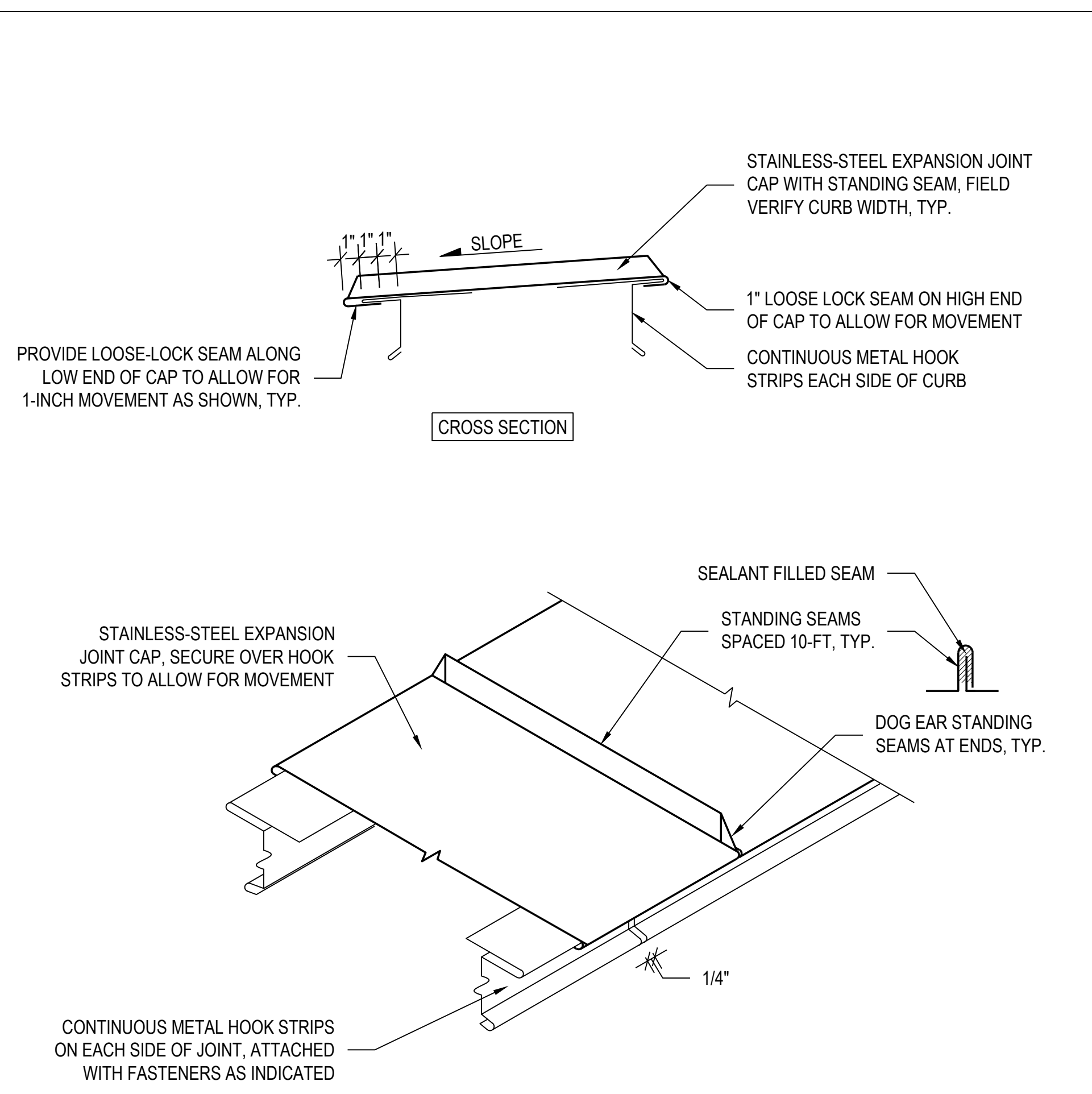


A505

[illegible]

2 PARAPET WIDTH TRANSITION (AREA C)
A506 SCALE: N.T.S.
 (ALL ITEMS ARE NEW UNLESS DESIGNATED AS EXISTING)

SEABREEZE HIGH
REROOF BLDG. 7
VCS Project NO. 2648242
2700 N. OLEANDER AVENUE,
DAYTONA BEACH, FL 32118





A508