



CITY OF SANTA ROSA

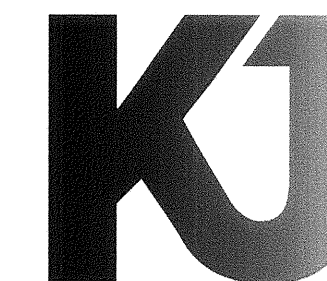
IMPROVEMENT PLANS FOR

MAYACAMAS PUMP STATION

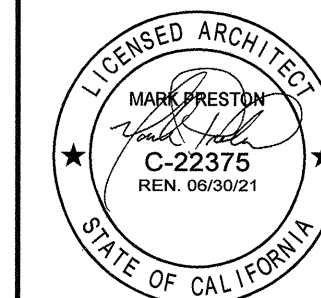
ROOF REPLACEMENT

CONTRACT No. C02273

AUGUST 2020



Kennedy Jenks



9/17/20

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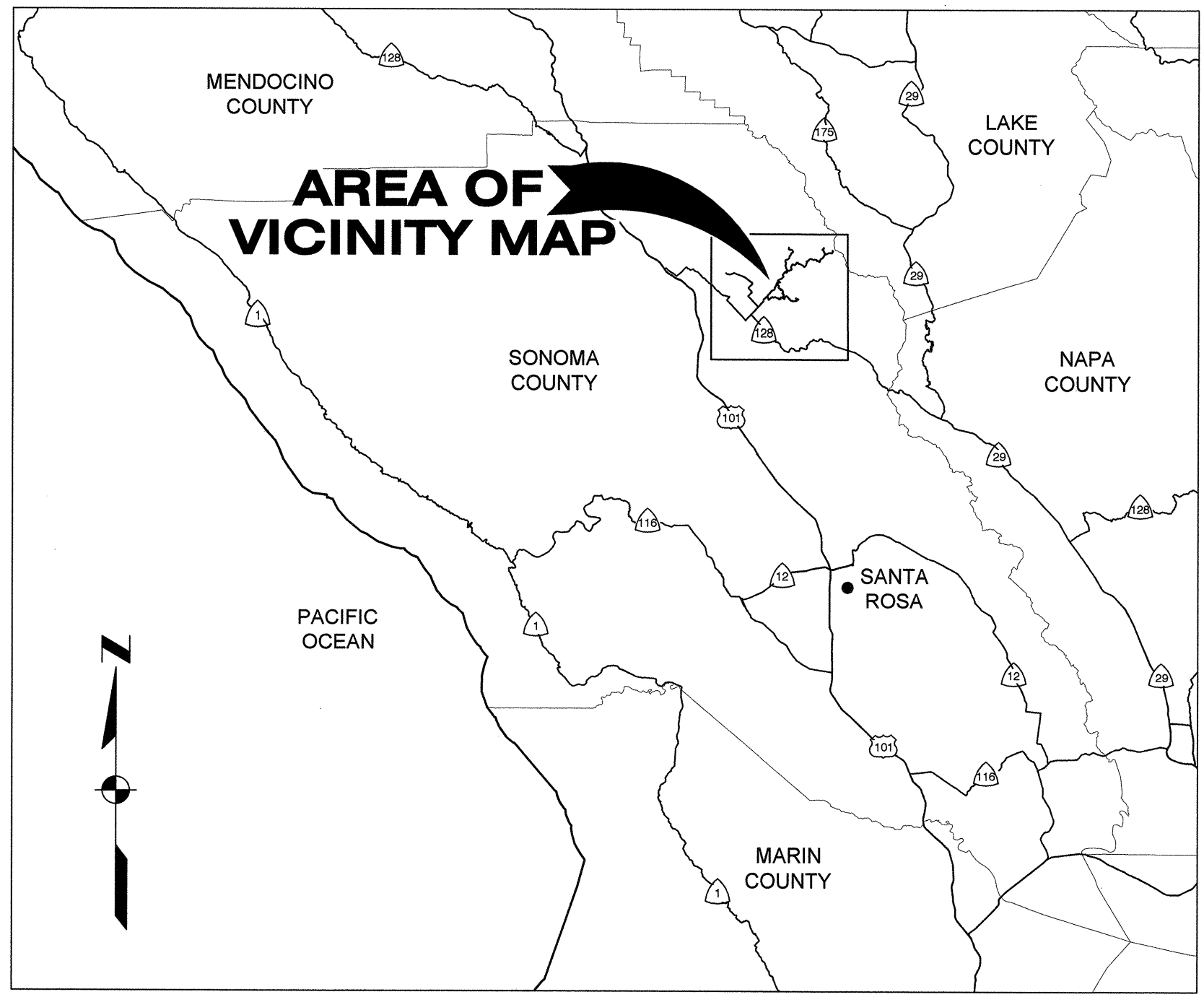
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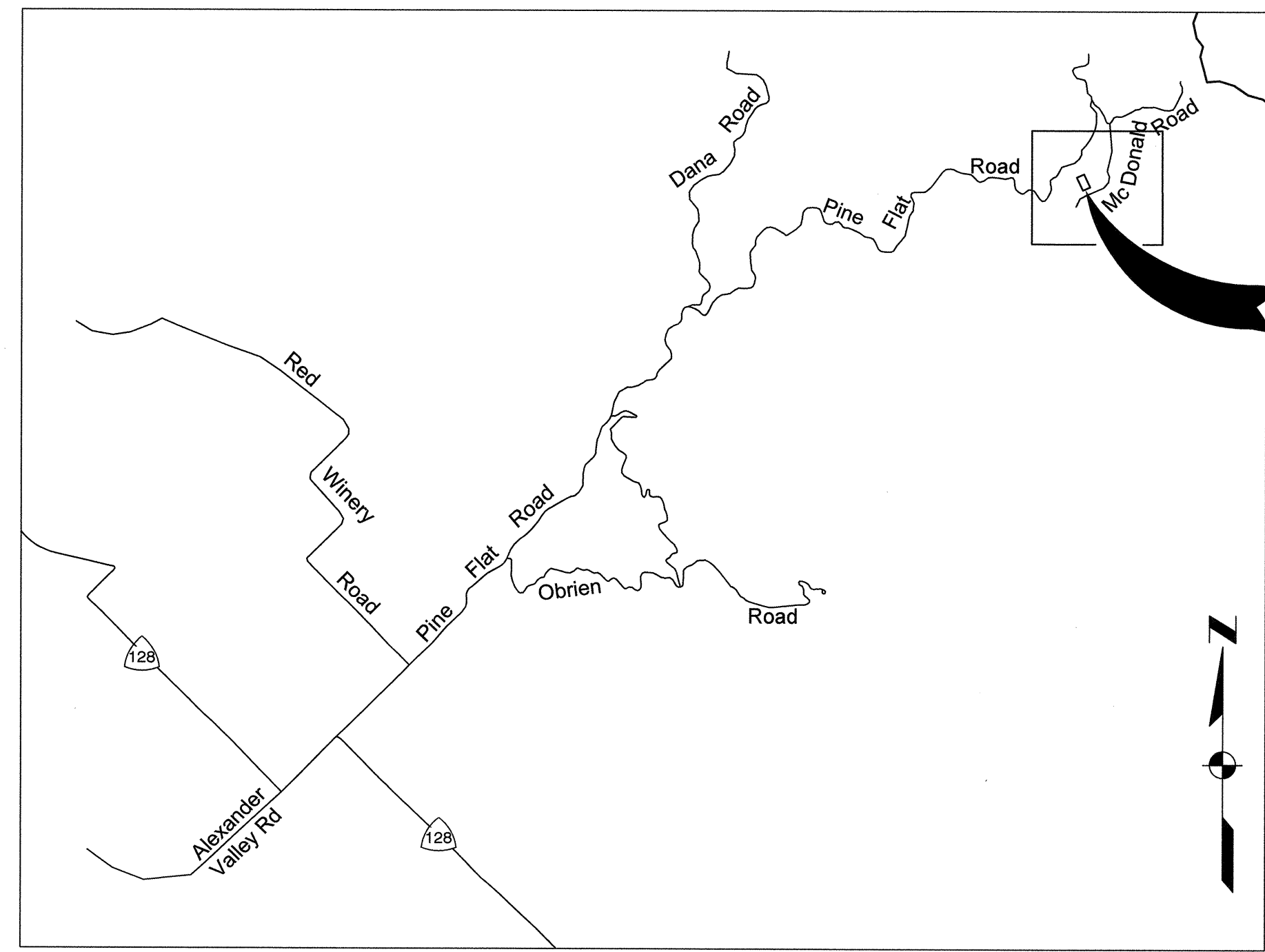
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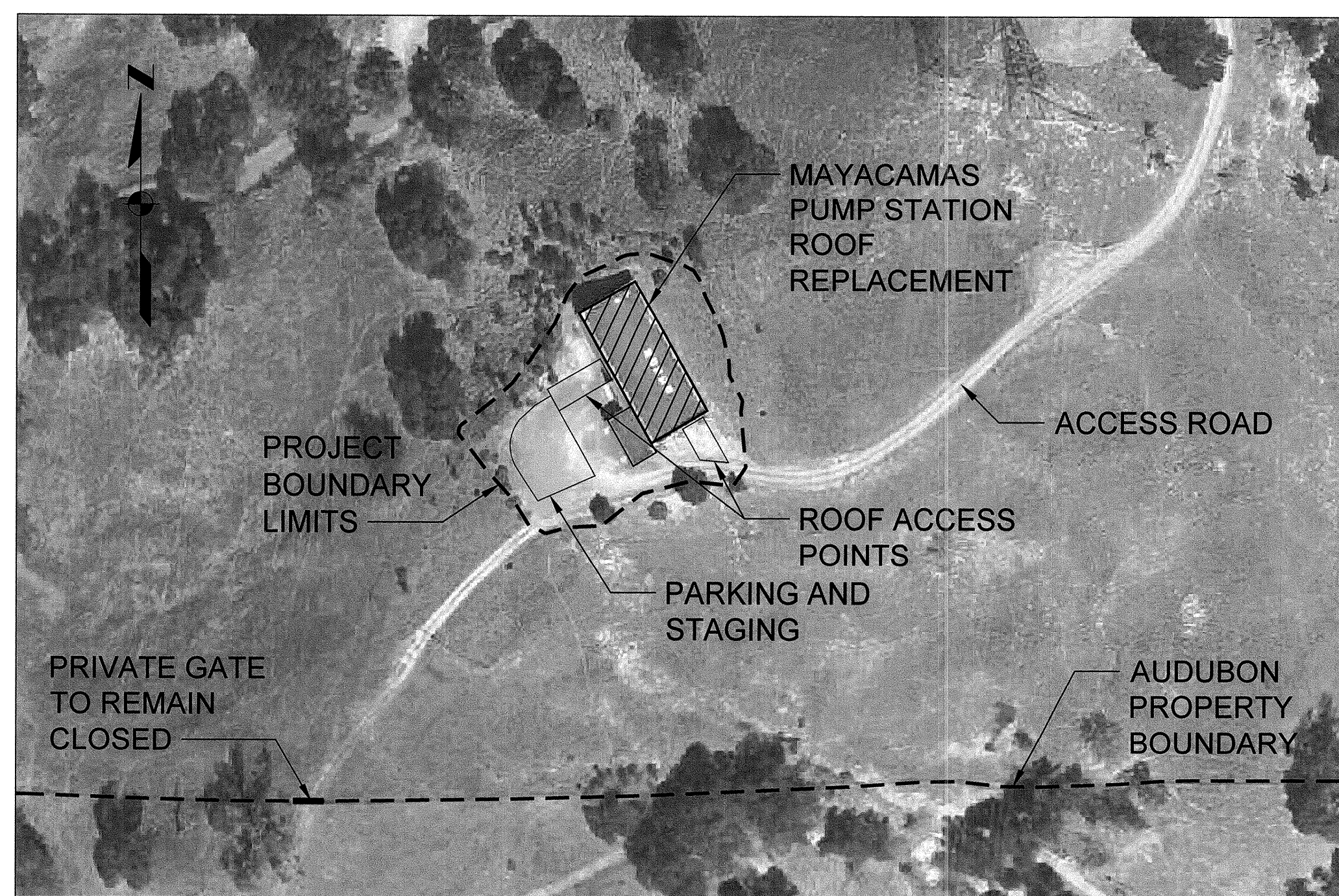
9/17/20



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

PROJECT DESCRIPTION

THESE DRAWINGS AND SPECIFICATIONS COVER THE WORK REQUIRED FOR THE COMPLETE LIVING ROOF REMOVAL, NEW SINGLE-PLY ROOF REPLACEMENT, EXISTING LOUVER REMOVAL, AND NEW LOUVER REPLACEMENT AT THE MAYACAMAS PUMP STATION.

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1	G01	COVER SHEET
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4	A03	NEW ROOF PLAN
5	A04	PUMP STATION ELEVATIONS
6	A05	ROOF DETAILS I
7	A06	ROOF DETAILS II

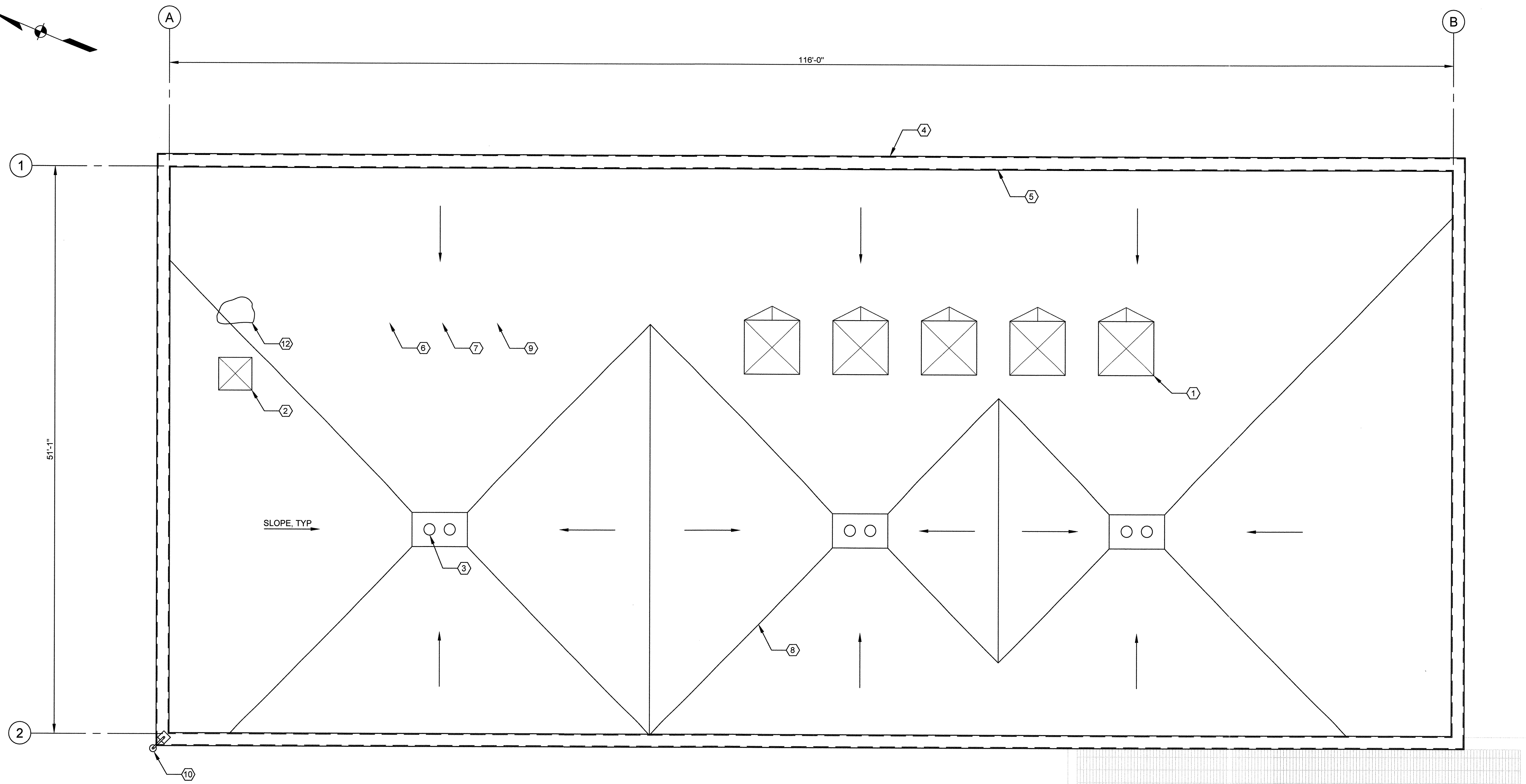
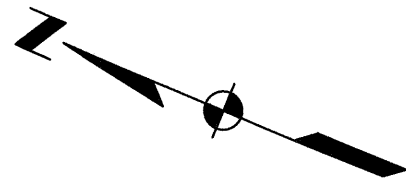
CONSTRUCTION ACCESS NOTES

- MAYACAMAS PUMP STATION IS IN CONTINUOUS OPERATION 24 HOURS PER DAY EVERY DAY OF THE YEAR. WORK OF THIS CONTRACT MAY NOT CAUSE ANY DISRUPTION TO NORMAL, DAILY OPERATIONS OF THE FACILITY.
- AT LIMITED EXISTING PARKING AREA, COORDINATE WITH OWNER ON AN AVAILABLE CONTRACTOR USE AREA. SEE ALSO SITE MAP.
- REFER TO SPECIFICATION SECTIONS 01010 AND 01040 FOR ADDITIONAL DETAIL ON CONTRACTOR USE OF THE SITE AND CONSTRUCTION FACILITIES.
- EXISTING UNPAVED ACCESS ROADS TO REMAIN CLEAR AT ALL TIMES.
- COORDINATE WITH OWNER ON PARKING, STAGING, AND ROOF ACCESS LOCATIONS. SEE ALSO SITE MAP.
- COORDINATE WITH OWNER ON ALLOWABLE VEHICULAR TRAFFIC AND TIMES ON ACCESS ROAD.
- NO ACCESS ALLOWED ON ADJACENT EXISTING AUDUBON PROPERTY. ACCESS ROAD TO PRIVATE GATE TO REMAIN CLEAR AT ALL TIMES.

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City of Santa Rosa
**MAYACAMAS PUMP STATION
ROOF REPLACEMENT**
G01 - COVER SHEET

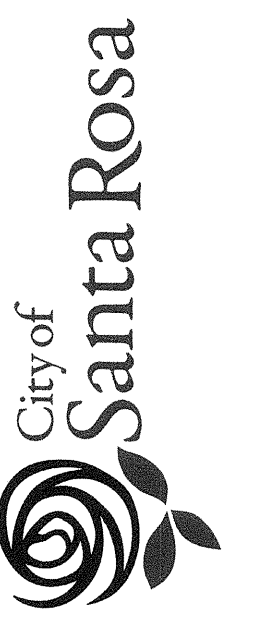
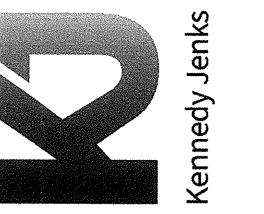
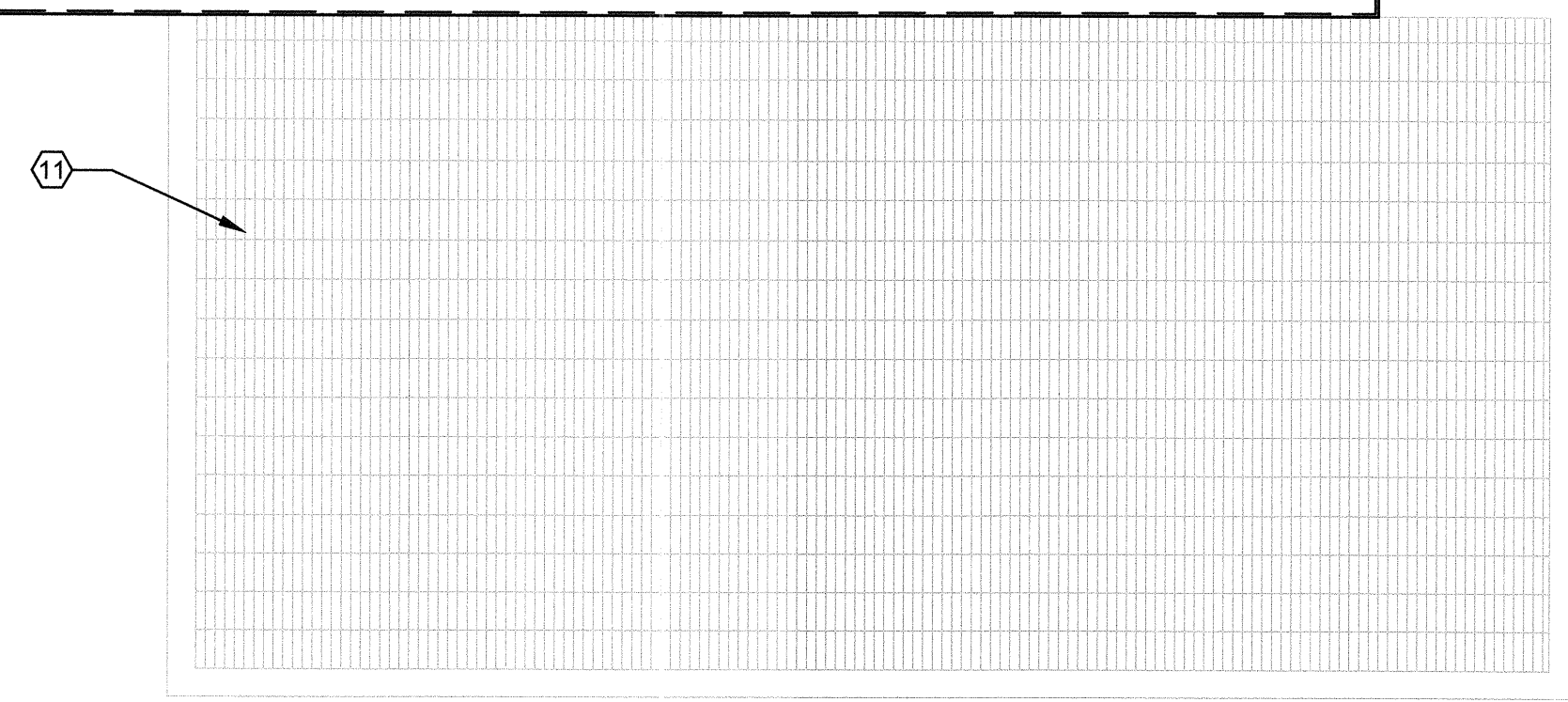
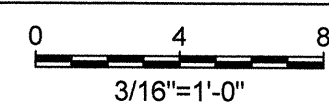
CONTRACT NO.
C02273
SHEET 1 OF 7
FILE NO. 2020-0018



DEMOLITION NOTES

1. TYPICAL - EXISTING ROOF HATCHES TO REMAIN.
2. EXISTING ROOF SCUTTLE TO REMAIN.
3. TYPICAL - EXISTING ROOF DRAIN SYSTEM TO REMAIN; REMOVE EXISTING STRAINER DOME, BOLTS AND CLAMPING RING (TO BE REPLACED WITH NEW COMPONENTS).
4. TYPICAL - AT ENTIRE PERIMETER OF PARAPET, REMOVE EXISTING PARAPET CAP FLASHING/FASCIA, FASTENERS, MOUNTING ACCESSORIES AND WOOD BLOCKING. PREPARE SURFACES DOWN TO TOP OF EXISTING CONCRETE PARAPET READY TO RECEIVE NEW ROOF REPLACEMENT WORK ITEMS.
5. TYPICAL - AT ENTIRE PERIMETER OF PARAPET INTERIOR FACE, REMOVE EXISTING MANUFACTURED STONE VENEER IN ITS ENTIRETY. REMOVE ASSOCIATED REGLET FLASHING IN ITS ENTIRETY. PREPARE SURFACES READY TO RECEIVE NEW REPLACEMENT ROOFING SYSTEM.
6. REMOVE ALL ORGANIC SOILS AND PLANTINGS FROM ROOF IN ITS ENTIRETY. ALL REMOVED ITEMS NOT SPECIFIED BY CITY AS SALVAGE, INCLUDING SOIL AND ORGANICS, TO BECOME PROPERTY OF CONTRACTOR AND TO BE DISPOSED OF PROPERLY.
7. REMOVE EXISTING ROOFING SYSTEM IN ITS ENTIRETY. NOTE: DOCUMENTED SYSTEM IS 2-PLY MODIFIED BITUMEN MEMBRANE (TOP PLY WITH WATER RETENTION SYSTEM) WITH BASE SHEET.
8. TYPICAL - REMOVE ALL PROTECTION FIBERBOARD AND TAPERED ROOF INSULATION (THICKNESS VARIES); INCLUDING THAT USED TO FORM CRICKETS, CANTS, RIDGES AND VALLEYS. PREPARE SURFACES READY TO RECEIVE NEW VAPOR BARRIER AND IN-KIND TAPERED INSULATIONS AND PROTECTION BOARD.
9. TYPICAL - REMOVE ANY REMAINING EXISTING FLASHINGS, SEALANTS AND ACCESSORIES TO PREPARE SURFACES READY TO RECEIVE NEW ROOF REPLACEMENT.
10. TEMPORARILY REMOVE EXISTING EXTERIOR LIGHTING. SALVAGE FOR RE-INSTALLATION AND RE-CONNECTION FOLLOWING NEW ROOF REPLACEMENT.
11. NO WORK AT THESE LOWER ROOF SURFACES.
12. REMOVE EXISTING MANUFACTURED BOULDER; SALVAGE TO OWNER.

DEMOLITION ROOF PLAN



DWN BY: MEJ	NO.	DATE	REVISION	BY
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DATE: AUGUST 2020				
SCALE: AS SHOWN				

City of Santa Rosa

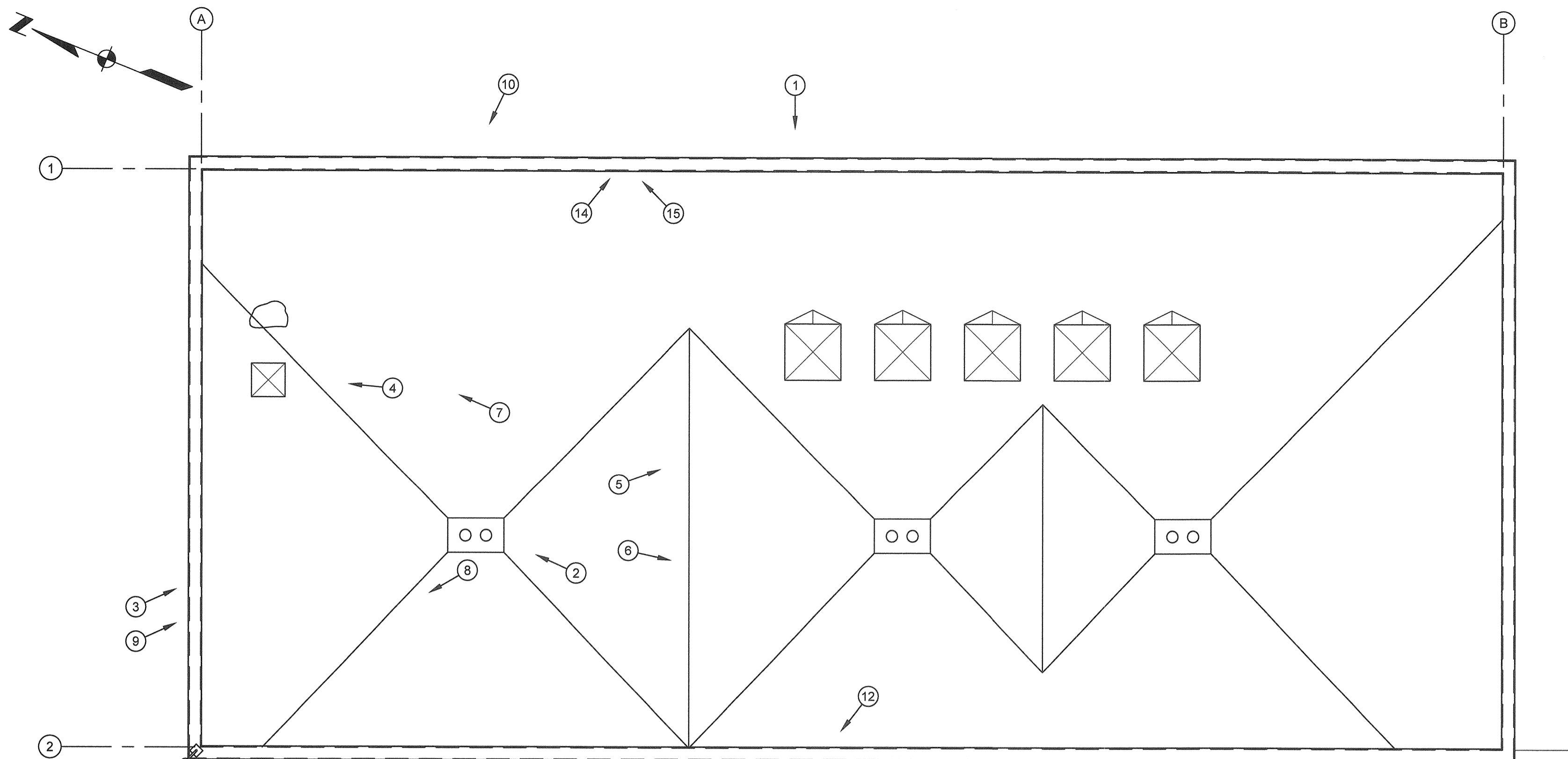
**MAYACAMAS PUMP STATION
ROOF REPLACEMENT
A01 - DEMOLITION
ROOF PLAN**

CONTRACT NO.
C02273

SHEET 2 OF 7

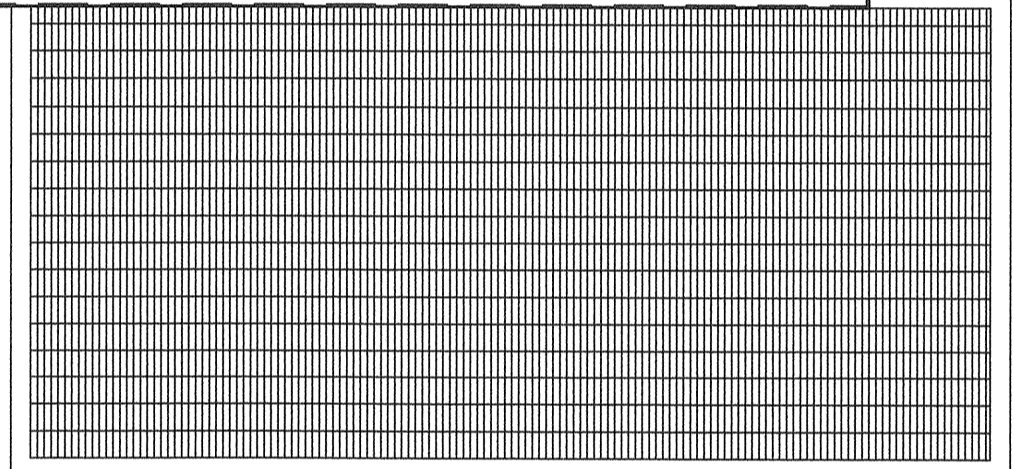
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 [User: mej] [Date: 8/18/2020] [Time: 10:56:00 AM]



LEGEND
 (X) INDICATES PHOTO AND GENERAL DIRECTION

EXISTING ROOF PLAN
 0 5 10
 1/8" = 1'-0"



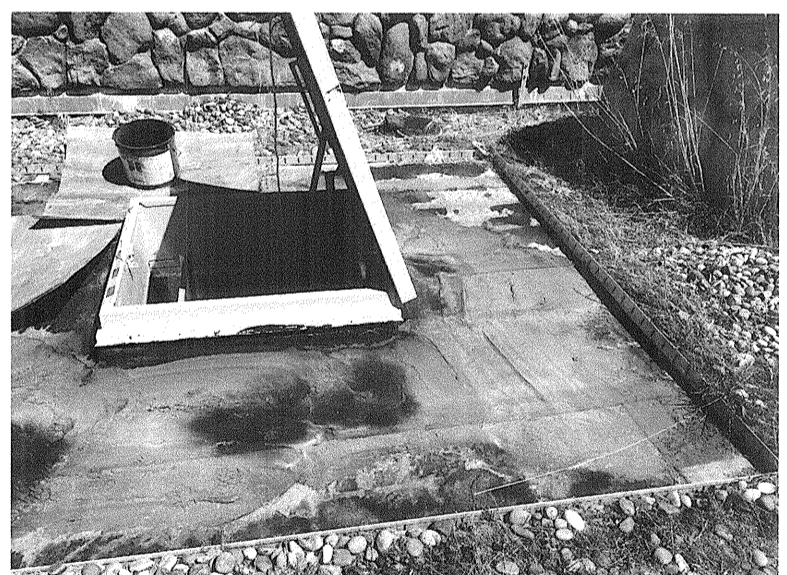
1 - PANORAMIC VIEW LOOKING WEST



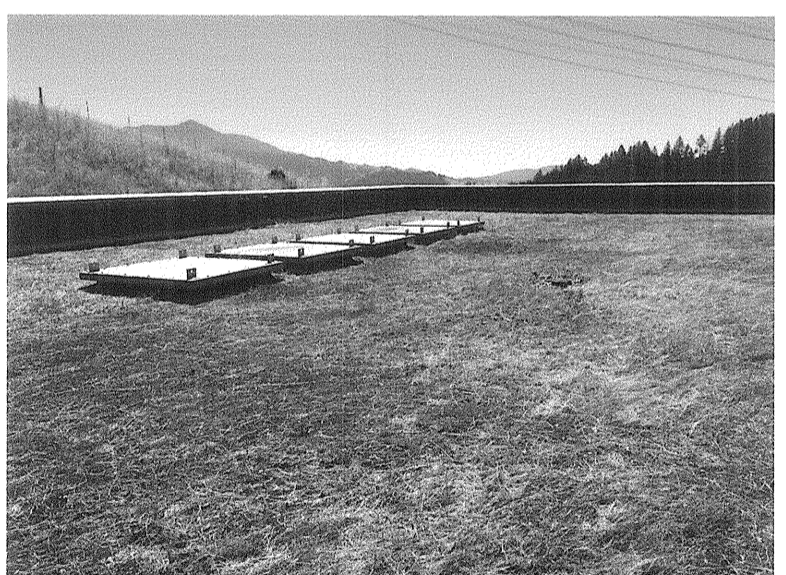
2 - ROOF DRAINS



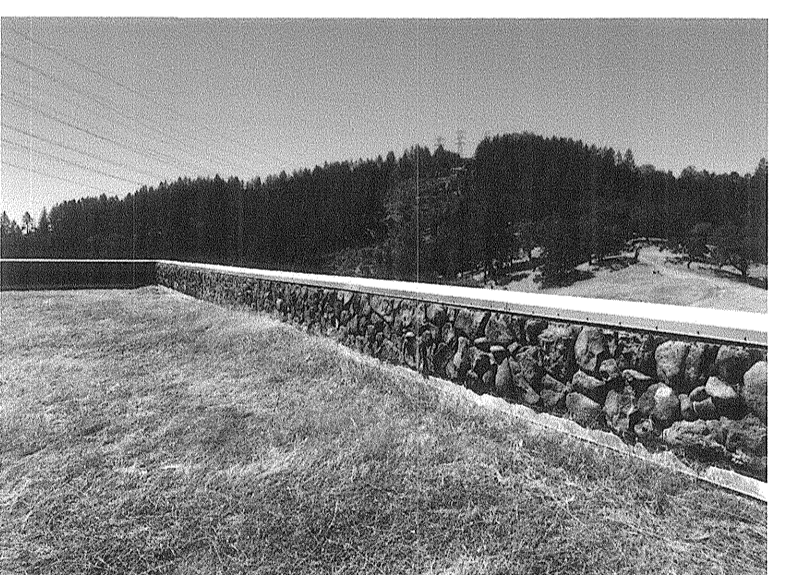
3 - LOUVER TO REPLACE



4 - ROOF SCUTTLE



5 - ROOF HATCHES



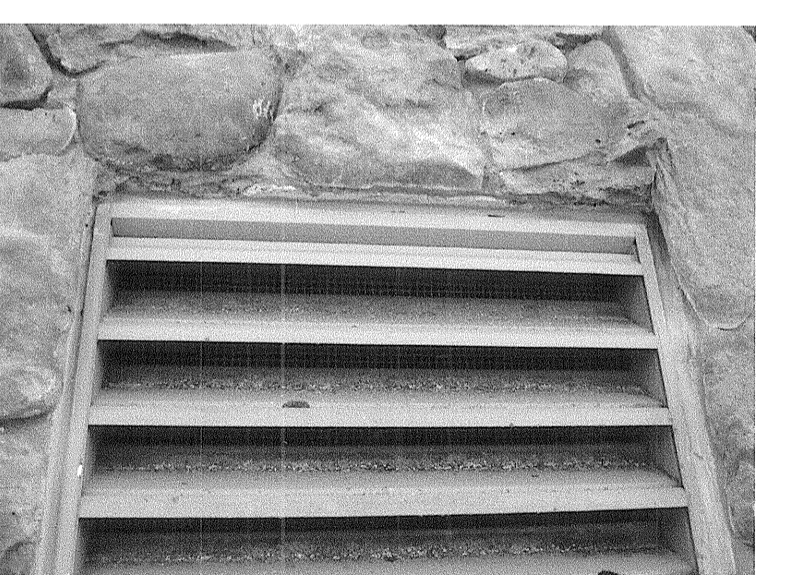
6 - SOUTHWEST VIEW



7 - NORTHEAST VIEW



8 - NORTHWEST VIEW



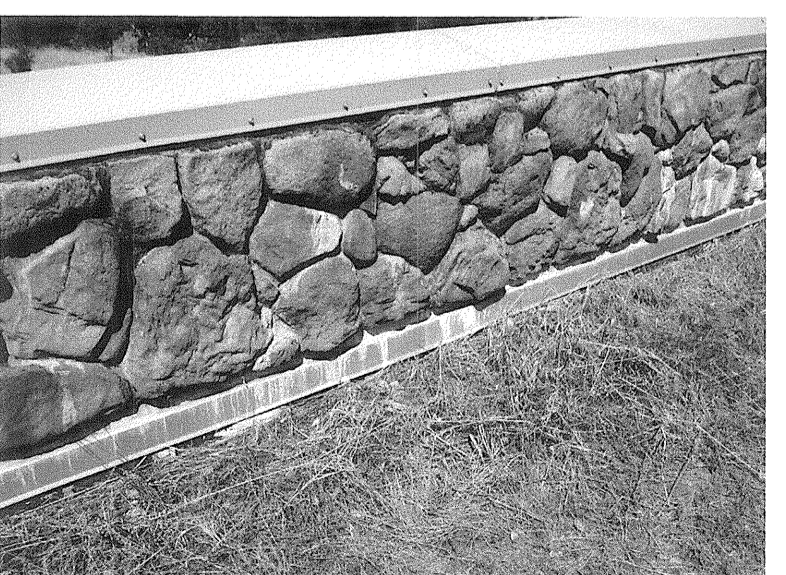
9 - LOUVER TO REPLACE



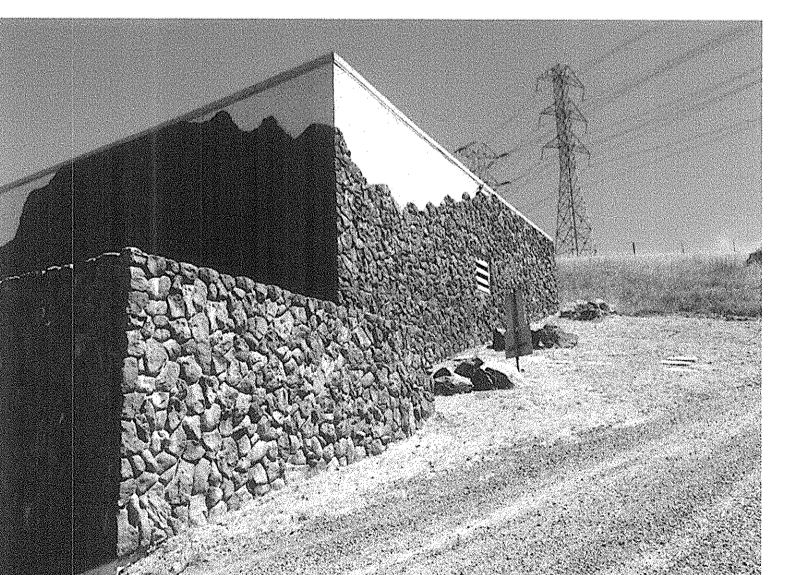
10 - NORTHEAST EXTERIOR BUILDING FACE



11 - ACCESS ROAD



12 - INTERIOR PARAPET VIEW



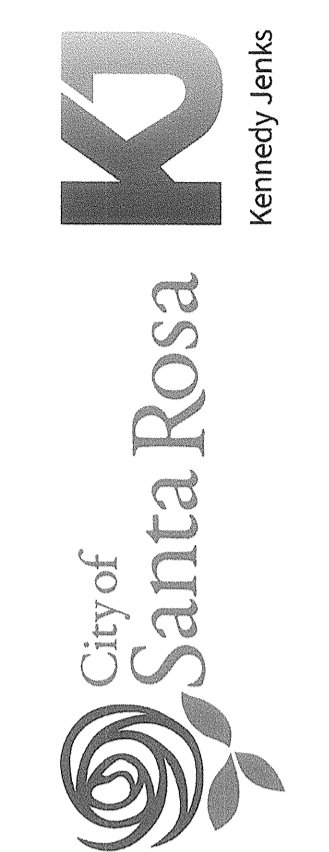
13 - SOUTH BUILDING ELEVATION VIEW



14 - DETAIL - PARAPET FACE



15 - DETAIL - PARAPET CAP



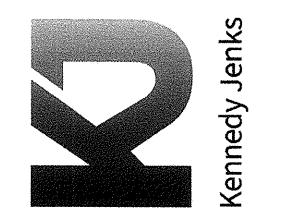
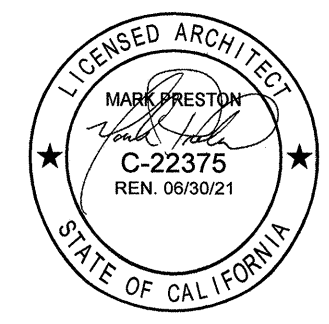
NO.	DATE	REVISION	BY

DWN BY: MEJ
 CHK BY: PDS
 DATE: AUGUST, 2020
 SCALE: AS SHOWN

City of Santa Rosa
**MAYACAMAS PUMP STATION
 ROOF REPLACEMENT**
**A02 - EXISTING CONDITION
 PHOTOGRAPHS**

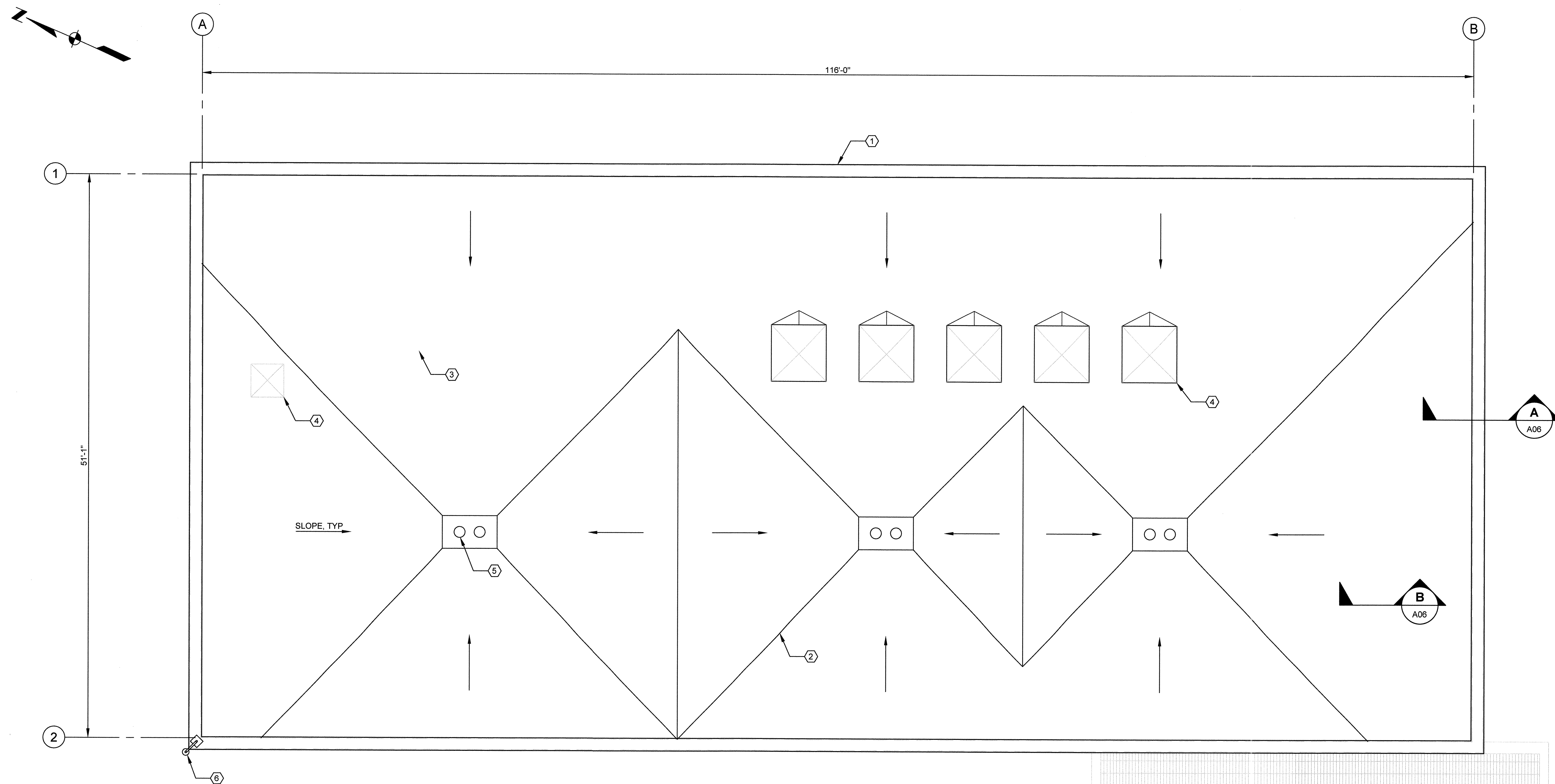
CONTRACT NO.
C02273
 SHEET 3 OF 7
 FILE NO. 2020-0018

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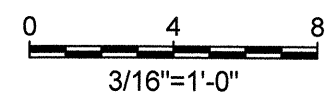


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CHK BY: PDS				
DATE: AUGUST 2020				
SCALE: AS SHOWN				

City of Santa Rosa	CONTRACT NO. C02273
MAYACAMAS PUMP STATION ROOF REPLACEMENT	SHEET 4 OF 7
A03 - NEW ROOF PLAN	FILE NO. 2020-0018



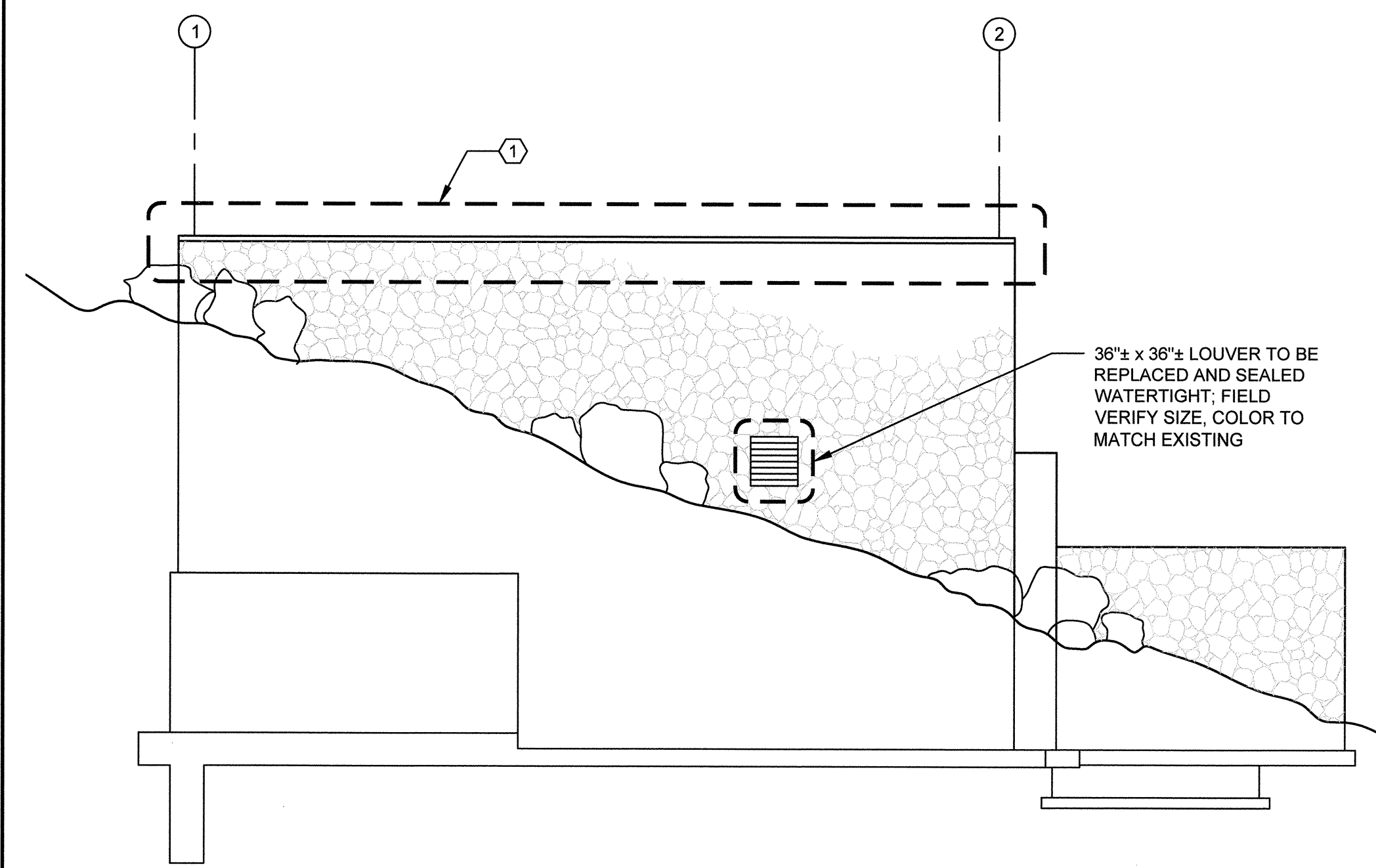
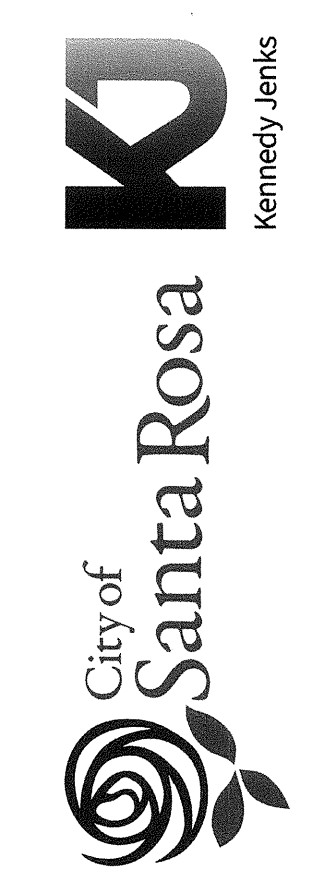
NEW ROOF PLAN



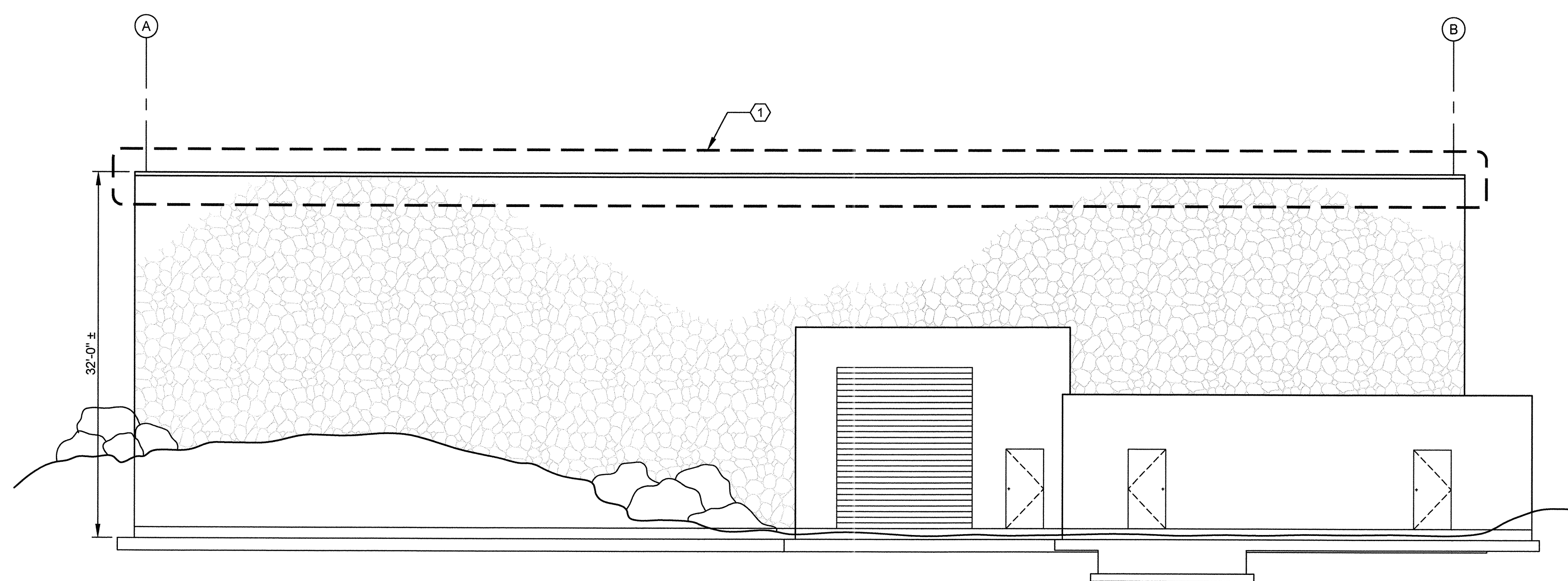
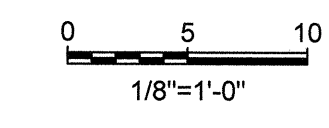
NEW ROOF PLAN NOTES

1. TYPICAL - NEW PARAPET CAP FLASHINGS /FASCIAS TO MATCH EXISTING PROFILE AND COLOR (FIELD VERIFY). FABRICATE WITH SUFFICIENT WIDTH TO PROVIDE MOISTURE PROTECTION TO TOP COURSE OF REMAINING EXISTING MANUFACTURED STONE AT EXTERIOR WALL SURFACES OF PUMP STATION.
2. TYPICAL - PROVIDE NEW IN-KIND TAPERED INSULATION AS REQUIRED TO MATCH EXISTING SLOPES AND DRAINAGE FLOWS (FIELD VERIFY).
3. PROVIDE NEW SINGLE-PLY KEE ROOF SYSTEM FOR IN-KIND ROOF REPLACEMENT. SYSTEM COMPONENTS AS OUTLINED IN ASSEMBLY PER SPECIFICATION SECTION 07340. PROVIDE 30-YEAR ROOF WARRANTY PER SPECIFICATION SECTION 01740. COLOR AS SELECTED BY OWNER.
4. TYPICAL - PROVIDE NEW ROOFING AND FLASHING AT EXISTING ROOF HATCHES AND ROOF SCUTTLE PER MANUFACTURER'S STANDARD DETAILS.
5. TYPICAL - PROVIDE NEW CLAMPING RINGS, STAINLESS STEEL BOLTS AND STRAINER DOMES AT EXISTING ROOF DRAINS. COORDINATE INSTALLATION WITH MANUFACTURER'S STANDARD DETAILS.
6. RE-INSTALL AND RE-CONNECT SALVAGED EXTERIOR LIGHTING. RE-INSTALL TO ORIGINAL LIGHTING PATTERN BELOW.

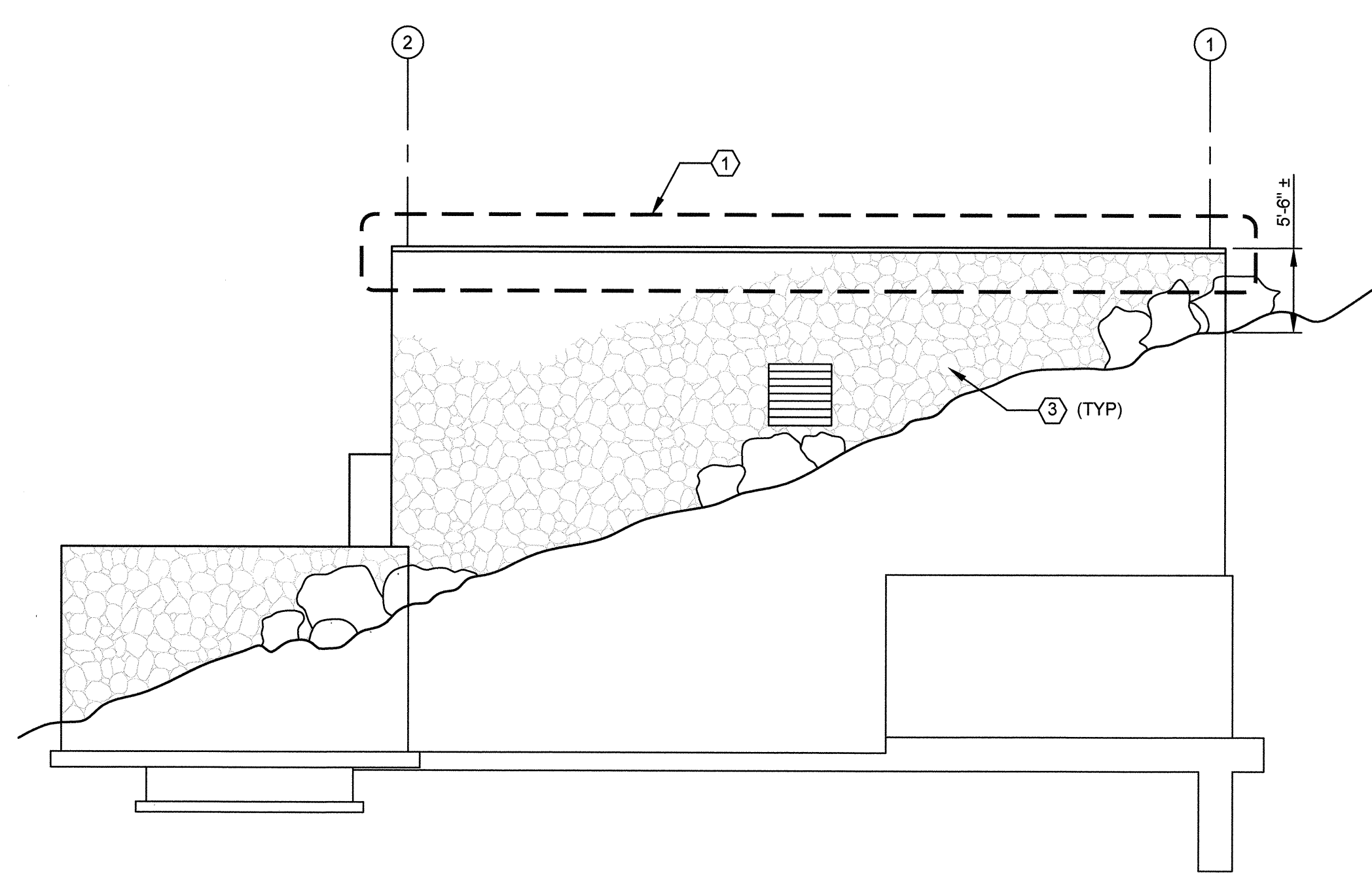
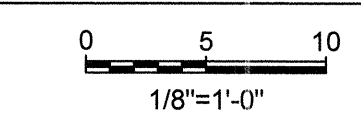
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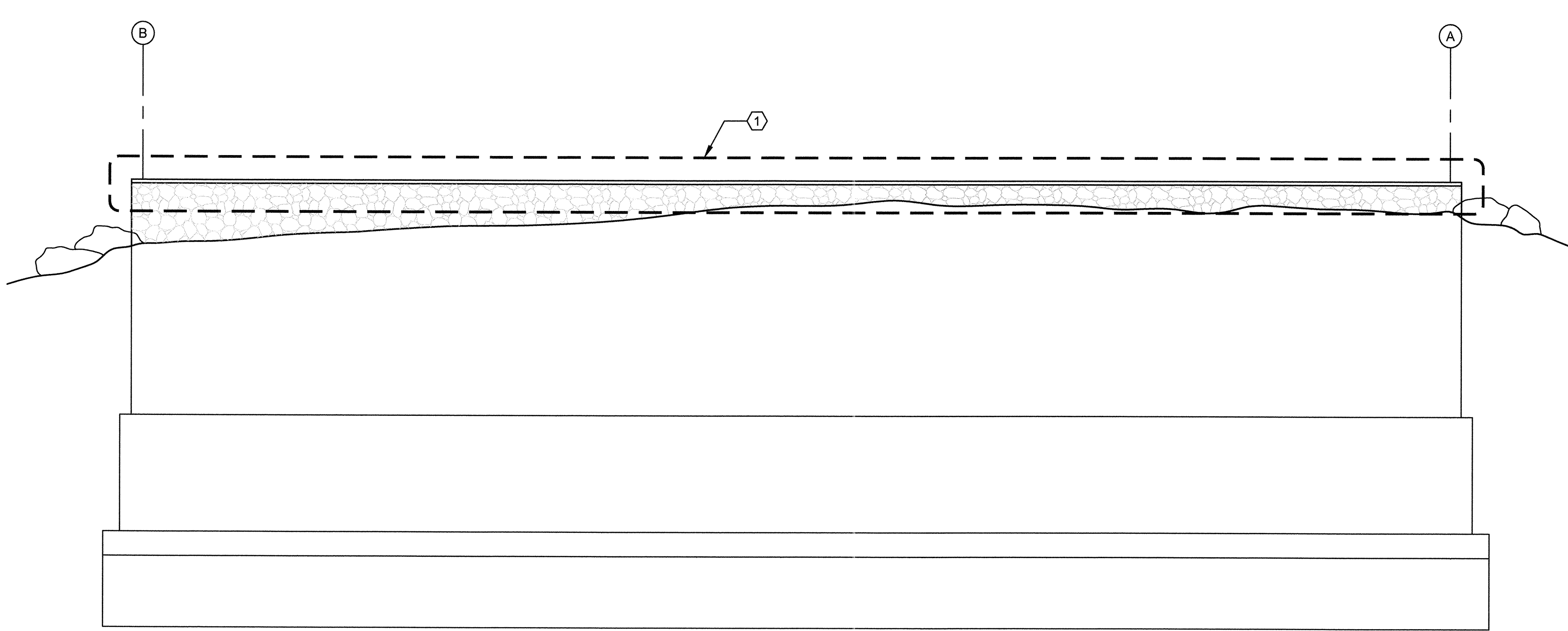
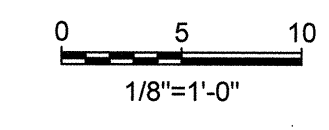
NORTH ELEVATION



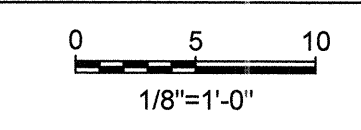
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



ELEVATION NOTES

1. TYPICAL - EXISTING PARAPET CAP FLASHINGS/FASCIAS TO BE REMOVED IN THEIR ENTIRETY AND REPLACED WITH NEW. NEW COLOR AND PROFILE TO MATCH EXISTING; FIELD VERIFY.
2. EXISTING 36"± x 36"± (FIELD VERIFY) LOUVER TO BE REPLACED WITH NEW AND SEALED WEATHERTIGHT. FIELD VERIFY SIZE AND COLOR TO MATCH EXISTING.
3. TYPICAL - ALL EXISTING MANUFACTURED STONE AND MASONRY AT BUILDING EXTERIOR FACES TO REMAIN. PATCH TO MATCH ANY AREAS DAMAGED BY WORK OF NEW PARAPET CAP FLASHINGS/FASCIAS REPLACEMENT AND NEW ROOF REPLACEMENT.
4. ROOF ACCESS FOR DEMOLITION REMOVAL AND NEW MATERIAL LOADING TO BE DONE AT WEST SIDE OF BUILDING ONLY. CONTRACTOR TO EXERCISE CARE TO NOT DAMAGE EXISTING VEGETATION / GROUNDS SURROUNDING THE MAYACAMÁS PUMP STATION BUILDING.

NO.	DATE	REVISION	BY

DWN BY: MEJ	CHK BY: PDS	DATE: AUGUST 2020	SCALE: AS SHOWN
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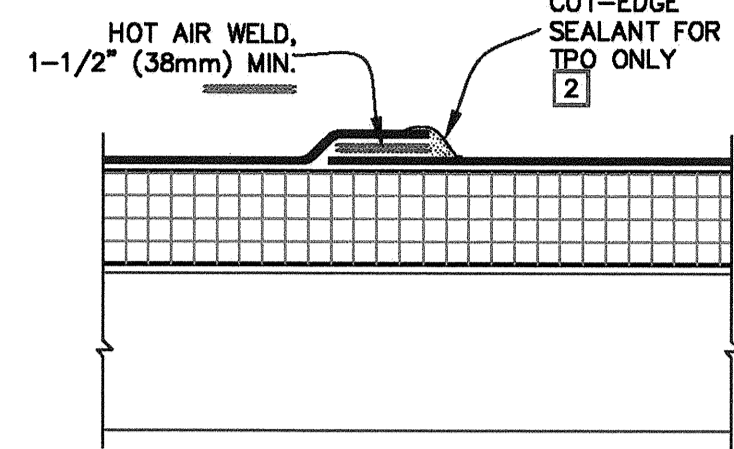
City of Santa Rosa
**MAYACAMÁS PUMP STATION
 ROOF REPLACEMENT
 A04 - PUMP STATION
 ELEVATIONS**

CONTRACT NO.
C02273

SHEET 5 OF 7

FILE NO. 2020-0018

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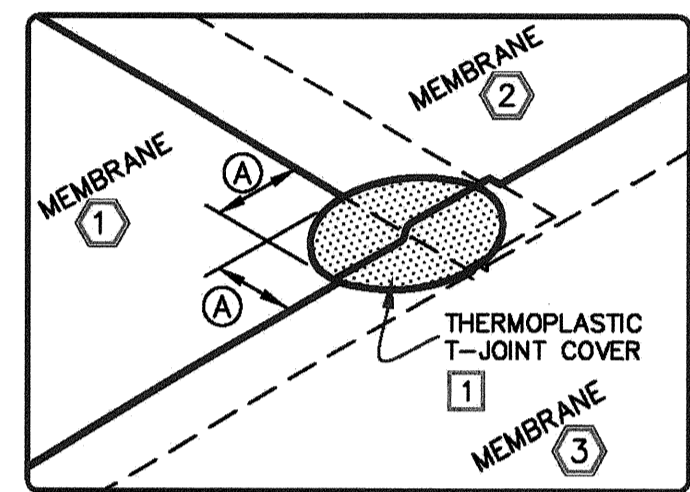
DIMENSIONS		mm
(A)	2-1/4"	57 MIN.

NOTES:

- WHEN USING 60-MIL TPO OR 80-MIL TPO OR PVC (2.03mm) MEMBRANE, APPLY A 4-1/2" (114mm) DIAMETER "T-JOINT" COVER AT ALL FIELD SPlice INTERSECTIONS.
- APPROXIMATELY 1/8" (3mm) BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED TPO MEMBRANE.

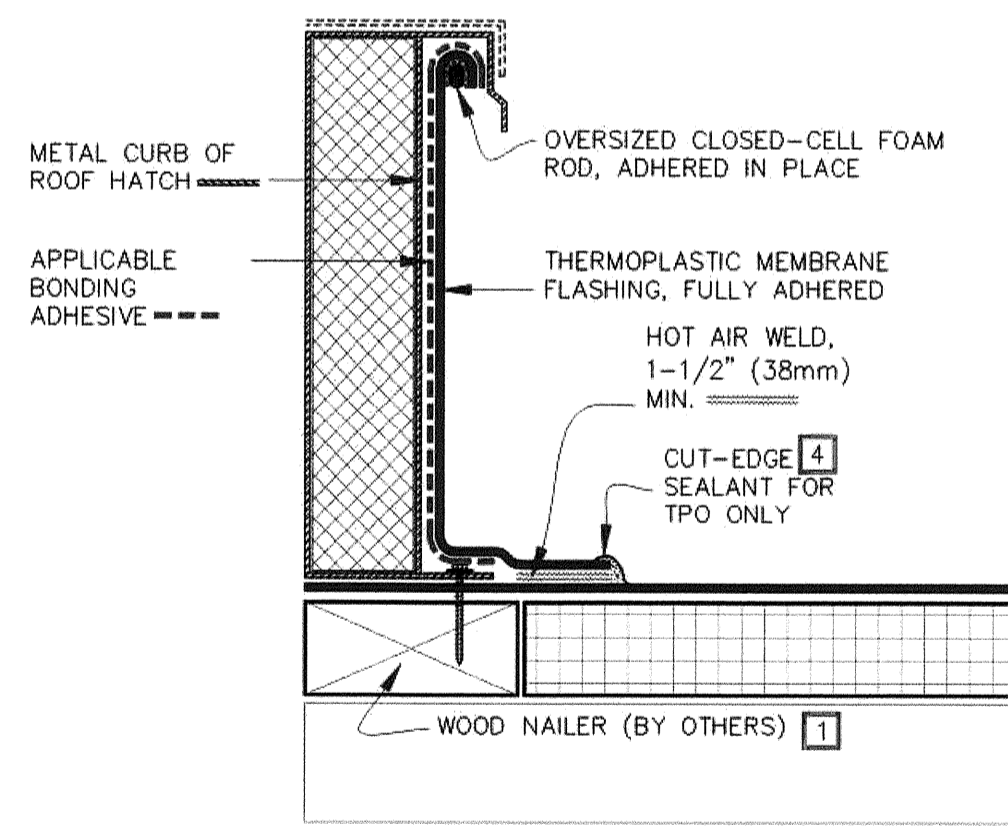
T-JOINT REQUIREMENTS

MEMBRANE	THICKNESS		
	45/50	60	80
(A) PVC	N/A	N/A	YES
(B) KEE HP	N/A	N/A	YES
(C) TPO	N/A	YES	YES



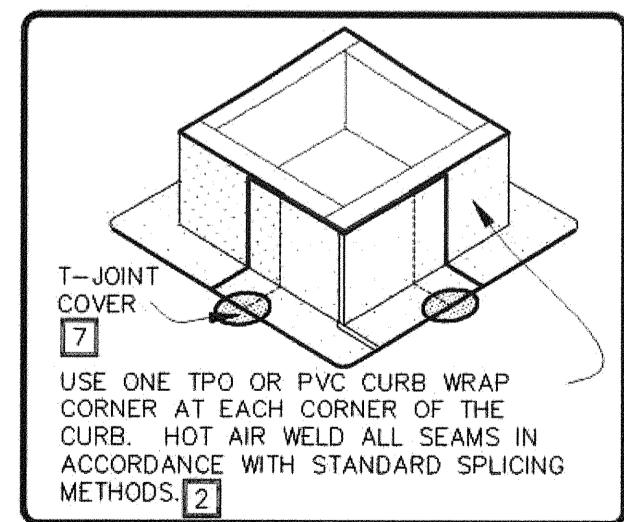
MEMBRANE SPLICE

SCALE: NONE



NOTES:

- WOOD NAILER MUST EXTEND PAST TOTAL WIDTH OF CURB FLANGE.
- FOUR (4) CURB WRAP CORNERS WILL COMPLETELY FLASH A MAXIMUM CURB SIZE OF 3'X3' (914mmX 914mm). FOR LARGER CURBS USE THE TPO OR PVC CURB WRAP CORNERS IN CONJUNCTION WITH ADDITIONAL SECTIONS OF SURE-WELD TPO OR SURE-FLEX PVC MEMBRANE.
-
- APPROXIMATELY 1/8" (3mm) BEAD OF CUT-EDGE SEALANT IS REQUIRED ON THE CUT EDGES OF THE TPO FIELD WRAP CORNER.
- REFER TO CARLISLE SPECIFICATIONS FOR ACCEPTABLE CARLISLE FASTENERS AND PLATES.
- CUSTOM SIZES ARE AVAILABLE FOR CURB FLASHING HEIGHTS GREATER THAN 12" (305mm).
- APPLICABLE BONDING ADHESIVE FOR PVC OR TPO. IN CASE OF TPO, CAV-GRIP III ADHESIVE MAY ALSO BE USED ON VERTICAL PORTION.

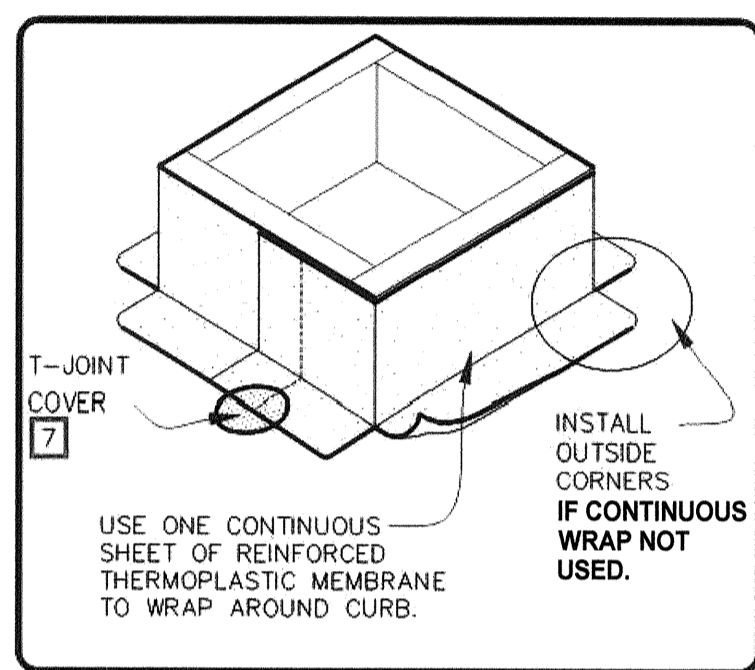
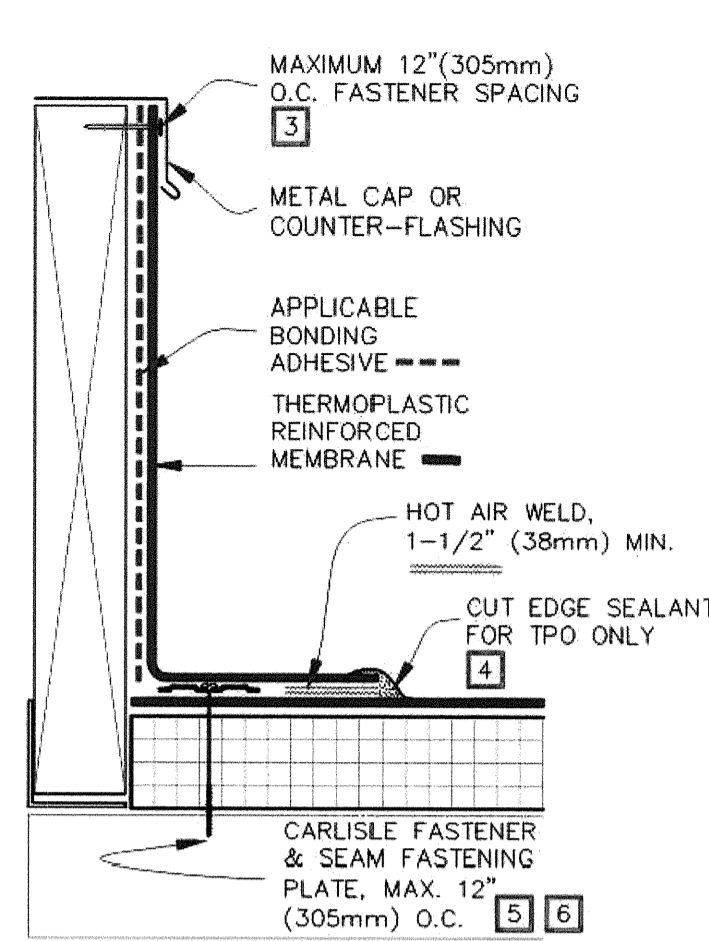


SELF-FLASHING CURB

SCALE: NONE

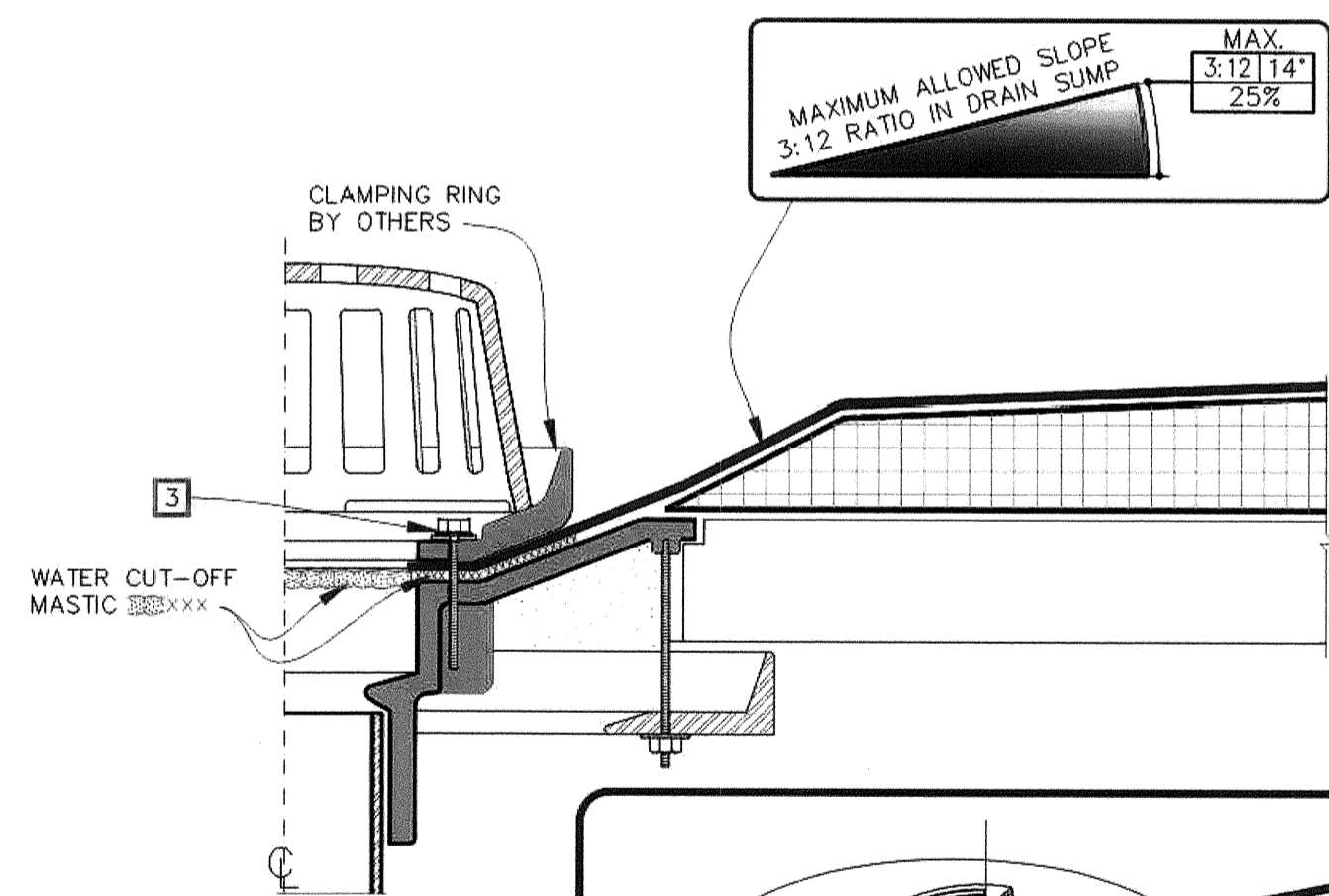
NOTES:

- WHEN USING TPO MEMBRANE, BONDING ADHESIVE IS NOT REQUIRED WHEN THE FLASHING HEIGHT IS 12" (305mm) OR LESS AND THE MEMBRANE IS FASTENED "AS SHOWN" ON TOP OF THE CURB. WHEN CARLISLE TERMINATION BAR IS USED BENEATH THE COUNTER-FLASHING, BONDING ADHESIVE CAN BE ELIMINATED WHEN THE MEMBRANE HEIGHT IS 18" (457mm) OR LESS.
- APPLICABLE BONDING ADHESIVE FOR PVC OR TPO. IN CASE OF TPO, CAV-GRIP ADHESIVE MAY ALSO BE USED ON VERTICAL PORTION.
- WHEN MECHANICAL FASTENERS ARE USED TO PENETRATE THE METAL COUNTER-FLASHING, USE EPDM WASHERS, APPLY WATER CUT-OFF MASTIC UNDER THE COUNTER-FLASHING OR CAULK THE FASTENER HEADS.
- APPROXIMATELY 1/8" (3mm) DIAMETER BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED TPO MEMBRANE.
- REFER TO CARLISLE SPECIFICATIONS FOR ACCEPTABLE CARLISLE FASTENERS AND PLATES.
- MECHANICAL SECUREMENT MAY BE INSTALLED INTO THE VERTICAL SUBSTRATE.
- WHEN USING 80 MIL (2.03mm) THICK CURB FLASHING, THE INTERSECTIONS BETWEEN SPLICES MUST OVERLAP WITH A THERMOPLASTIC "T-JOINT" COVER.



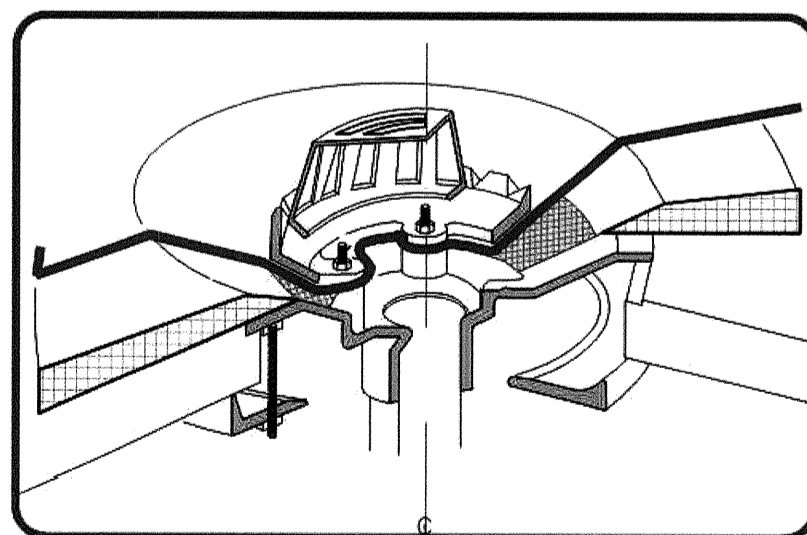
CURB SPLICING

SCALE: NONE



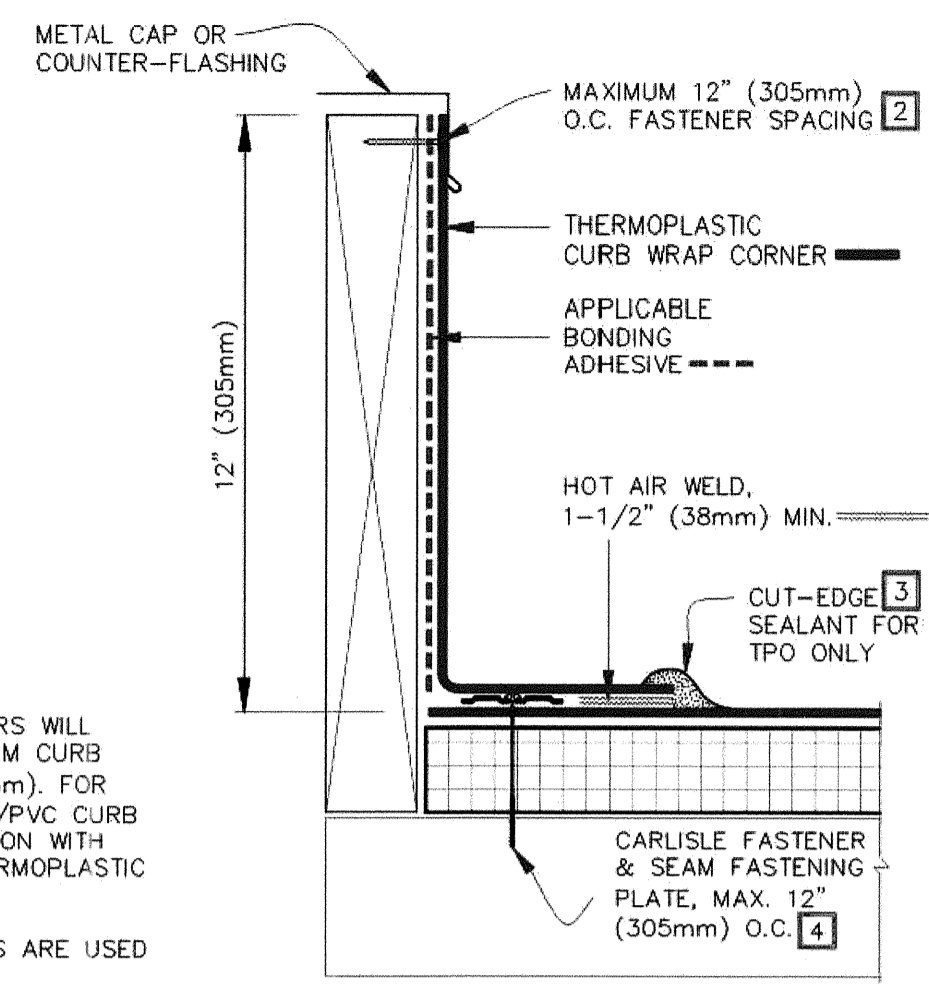
NOTES:

- ROOF DRAIN SIZE AND NUMBER OF DRAINS ARE EXISTING; FIELD VERIFY.
- THE HOLE IN THE MEMBRANE SHALL EXCEED THE DIAMETER OF THE DRAIN PIPE, BUT SHALL BE NO LESS THAN 1/2" (13mm) FROM THE ATTACHMENT POINTS OF THE DRAIN CLAMPING RING.
- ALL BOLTS OR CLAMPS MUST BE IN PLACE TO PROVIDE CONSTANT COMPRESSION ON WATER CUT-OFF MASTIC.
- REMOVE EXISTING LEAD, FLASHING MATERIAL & ENSURE THE DRAIN RING IS COMPLETELY CLEAN DOWN TO BARE METAL.



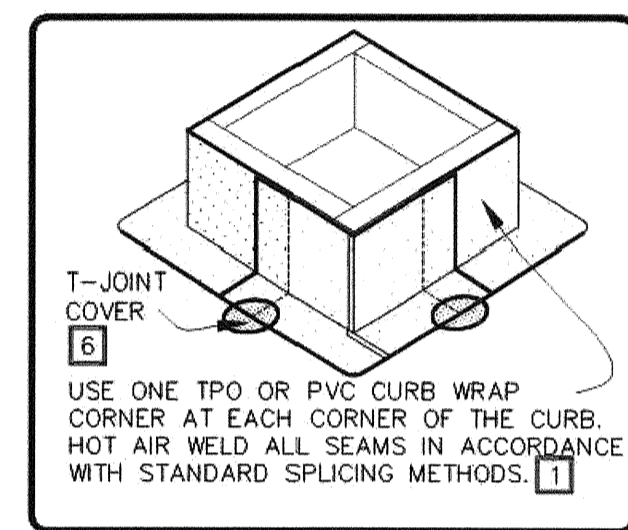
ROOF DRAIN (DRAIN SUMP UP TO 3 INCHES TO 1 HORIZONTAL FOOT)

SCALE: NONE



NOTES:

- FOUR (4) CURB WRAP CORNERS WILL COMPLETELY FLASH A MAXIMUM CURB SIZE OF 3'X3' (914mmX 914mm). FOR LARGER CURBS USE THE TPO/PVC CURB WRAP CORNERS IN CONJUNCTION WITH ADDITIONAL SECTIONS OF THERMOPLASTIC MEMBRANE.
- WHEN MECHANICAL FASTENERS ARE USED TO PENETRATE THE METAL COUNTER-FLASHING, USE EPDM WASHERS, APPLY WATER CUT-OFF MASTIC UNDER COUNTER-FLASHING OR CAULK FASTENER HEAD.
- APPROXIMATELY 1/8" (3mm) BEAD OF CUT-EDGE SEALANT IS REQUIRED ON THE CUT EDGES OF THE TPO FIELD WRAP CORNER.
- REFER TO CARLISLE SPECIFICATIONS FOR ACCEPTABLE CARLISLE FASTENERS AND PLATES.
- CUSTOM SIZES ARE AVAILABLE FOR CURB FLASHING HEIGHTS GREATER THAN 12" (305mm).
- APPLICABLE BONDING ADHESIVE FOR PVC OR TPO. IN CASE OF TPO, CAV-GRIP III ADHESIVE MAY ALSO BE USED ON VERTICAL PORTION.



PRE-FABRICATED SURE-WELD TPO OR SURE-FLEX PVC CURB WRAP CORNERS

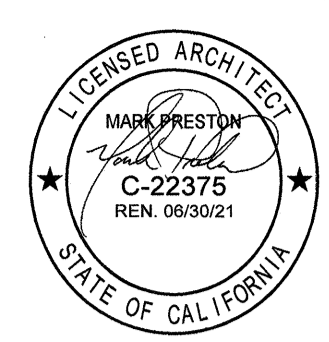
SCALE: NONE

GENERAL NOTES

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- TPO (THERMOPLASTIC POLYOLEFIN) IS NOT ALLOWED FOR THIS ROOFING SYSTEM.

LEGEND

- THERMOPLASTIC REINFORCED MEMBRANE
- APPROVED INSULATION
- SEE NOTE(S)



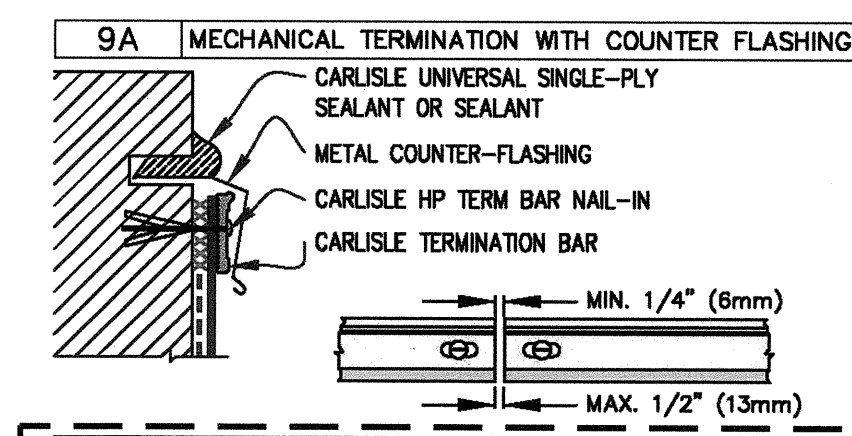
NO.	DATE	REVISION	BY

DWN BY: MEJ	CHK BY: PDS	DATE: AUGUST 2020	SCALE: AS SHOWN
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City of Santa Rosa
MAYACAMAS PUMP STATION ROOF REPLACEMENT
A05 - ROOF DETAILS I

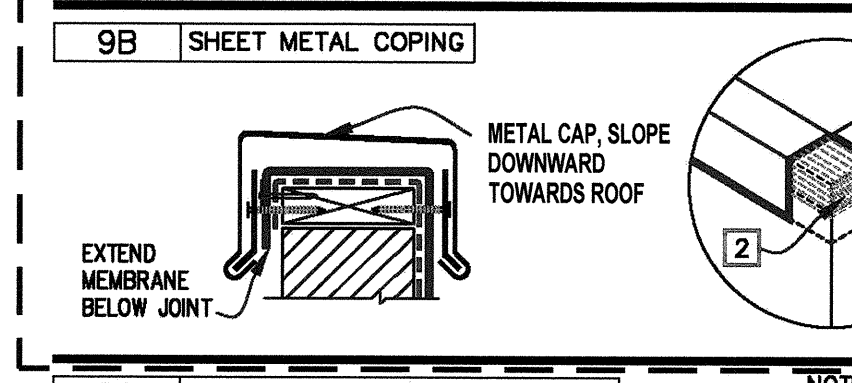
CONTRACT NO. C02273
SHEET 6 OF 7
FILE NO. 2020-0018

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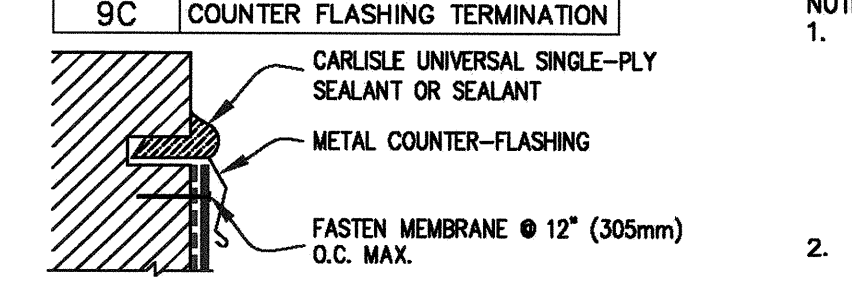
NOTES:

1. APPLY ON HARD SMOOTH SURFACE ONLY; NOT FOR USE ON EXPOSED WOOD.
2. DO NOT WRAP TERMINATION BAR AROUND CORNERS.
3. DETAIL REQUIRED FOR USE ON WARRANTY PROJECTS EXCEEDING 20-YEARS.
4. DETAIL 9E MUST BE USED AT VERTICAL JOINTS IN PANEL WALLS.



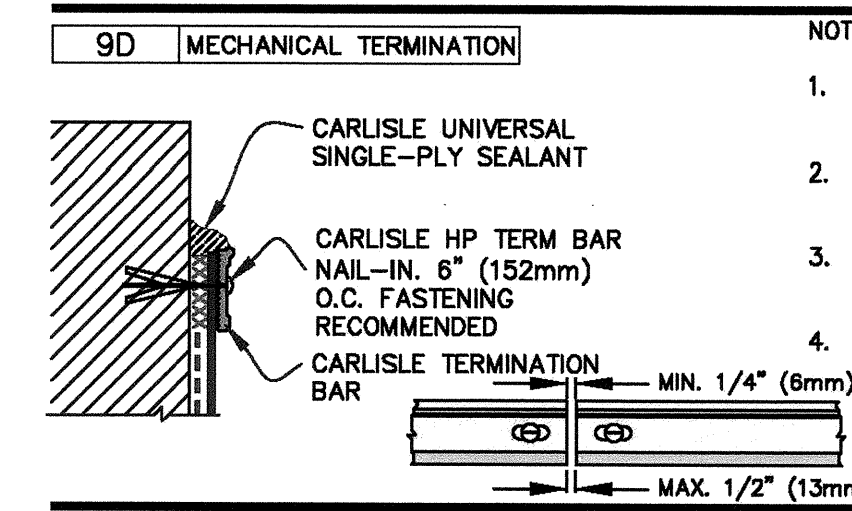
NOTES:

1. NOTE NOT USED.
2. MEMBRANE MUST BE EXTENDED TO CORNERS TO PROVIDE COMPLETE COVERAGE OF THE TOP WALL SURFACE.



NOTES:

1. WHEN MECHANICAL FASTENERS ARE USED TO PENETRATE THE METAL COUNTER-FLASHING, USE EPDM WASHERS, APPLY WATER CUT-OFF MASTIC UNDER THE COUNTER-FLASHING OR CAULK THE FASTENER HEADS.
2. DETAIL NOT FOR USE ON WARRANTY PROJECTS EXCEEDING 10-YEARS.

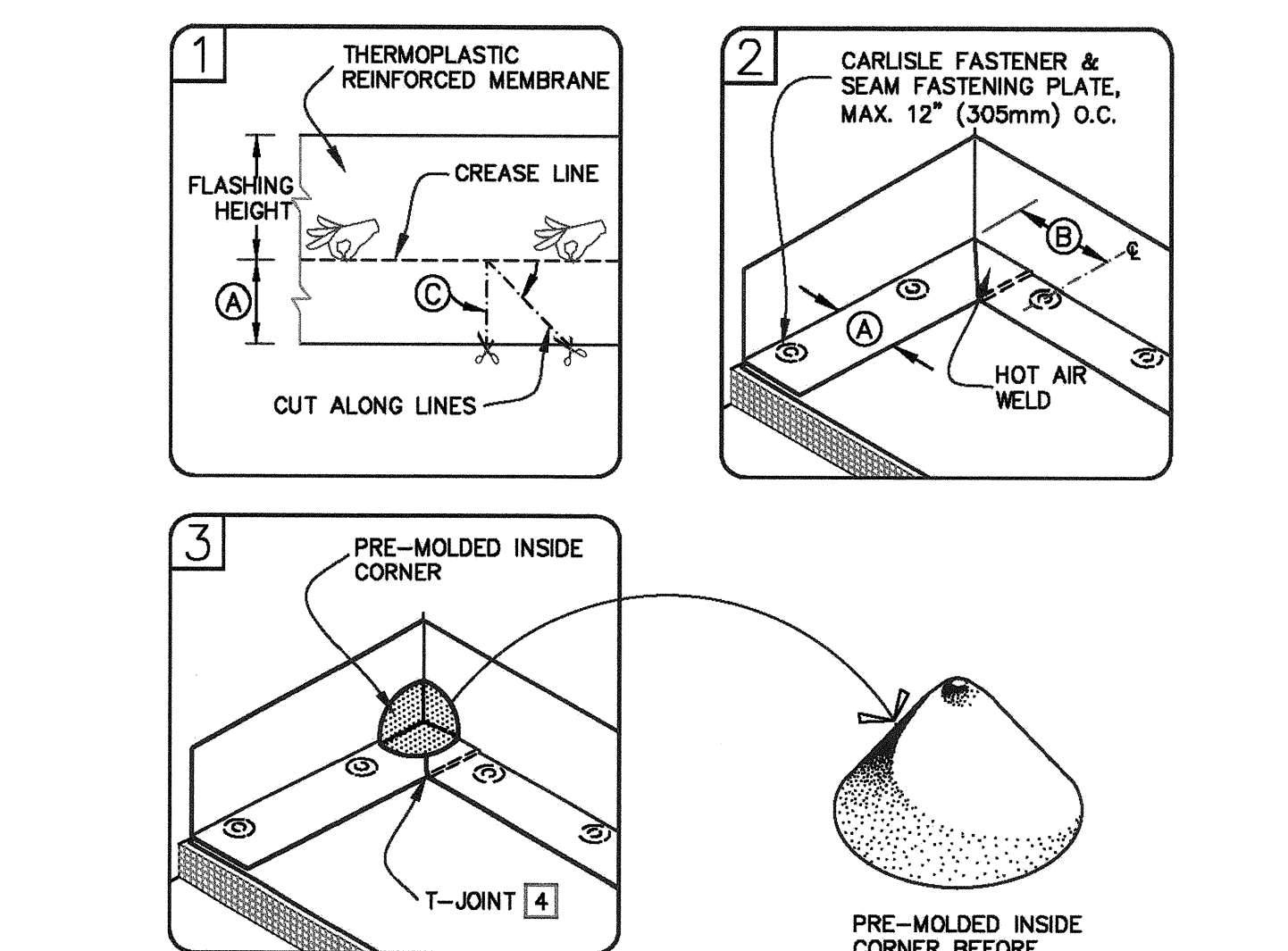


NOTES:

1. APPLY ON HARD SMOOTH SURFACE ONLY; NOT FOR USE ON EXPOSED WOOD.
2. DO NOT WRAP COMPRESSION TERMINATION BAR AROUND CORNERS.
3. DETAIL NOT FOR USE ON WARRANTY PROJECTS EXCEEDING 20-YEARS.
4. DETAIL 9E MUST BE USED AT VERTICAL JOINTS IN PANEL WALLS.

--- APPLICABLE BONDING ADHESIVE. **CAUTION** WATER CUT-OFF MASTIC- MUST BE HELD UNDER CONSTANT COMPRESSION.

MEMBRANE TERMINATIONS
PAGE 1 OF 2
SCALE: NONE

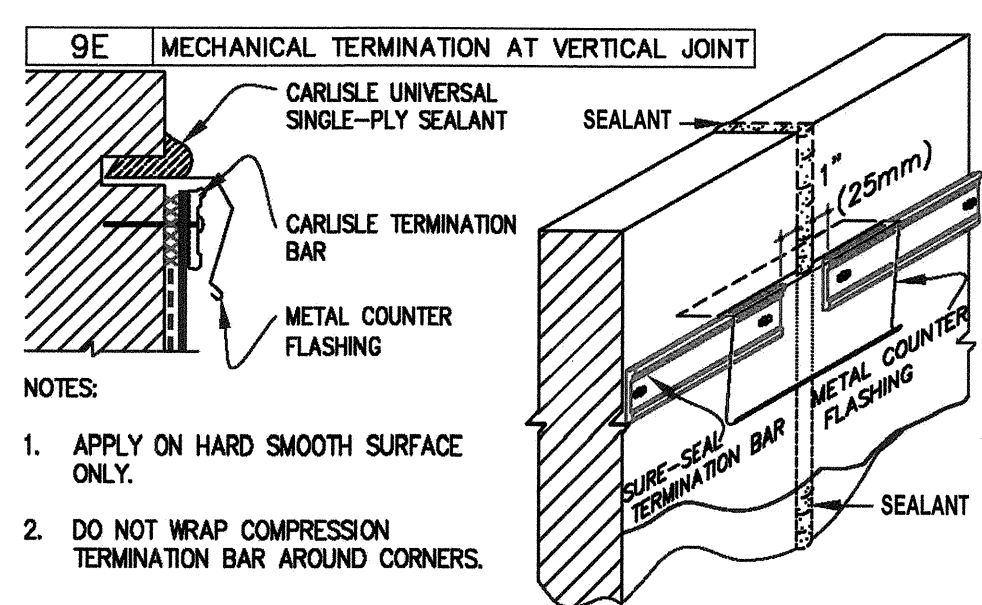


NOTES:

1. POSITION FASTENING PLATES 6" TO 9" (152 TO 229mm) FROM THE CORNER AND 1/2" TO 1" (13 TO 25mm) FROM EDGE OF MEMBRANE.
2. APPROXIMATELY 1/8" (3mm) DIAMETER BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED TPO MEMBRANE.
3. REFER TO CARLISLE SPECIFICATIONS FOR ACCEPTABLE CARLISLE FASTENERS AND PLATES.
4. WHEN USING 60 OR 80-MIL MEMBRANE, APPLY A 4-1/2" (114mm) DIAMETER "T-JOINT" COVER AT ALL FIELD SPlice INTERSECTIONS.

DIMENSIONS		
	mm	
(A)	6"	152 APPROX.
(B)	6"-9"	152-229
(C)	45--DEGREES	APPROX.

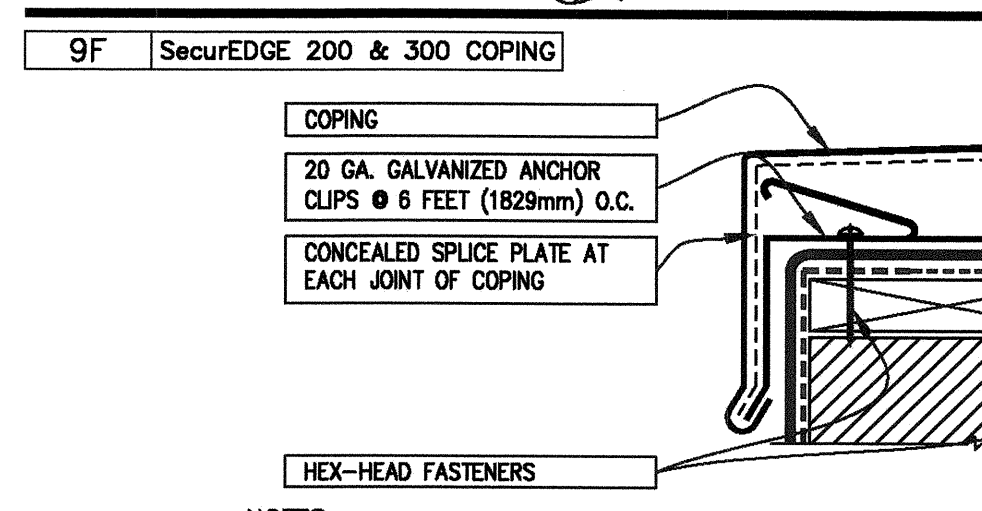
PRE-MOLDED INSIDE CORNER FLASHING
SCALE: NONE



NOTES:

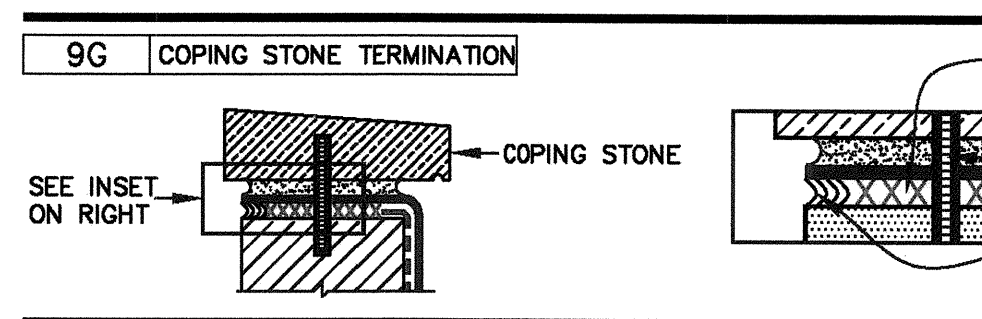
1. APPLY ON HARD SMOOTH SURFACE ONLY.
2. DO NOT WRAP COMPRESSION TERMINATION BAR AROUND CORNERS.

3. VERTICAL JOINTS IN THE PRE-CAST PANEL AS WELL AS ALL GAPS AT THE JUNCTION OF THE TILT-UP PANEL AND ROOF DECK MUST BE FULLY SEALED TO PREVENT AIR INFILTRATION.
4. CONTINUOUS COUNTER FLASHING REQUIRED FOR WARRANTY PROJECTS EXCEEDING 20-YEARS.
5. THIS DETAIL MUST BE USED FOR ANY PROJECT REGARDLESS OF WARRANTY.



NOTES:

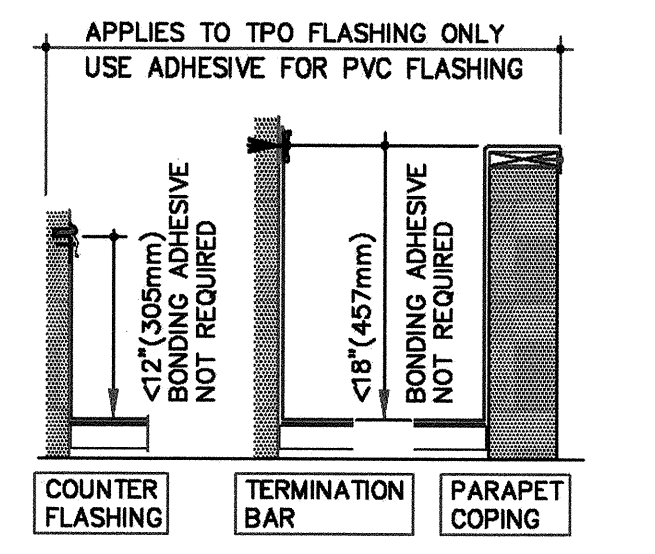
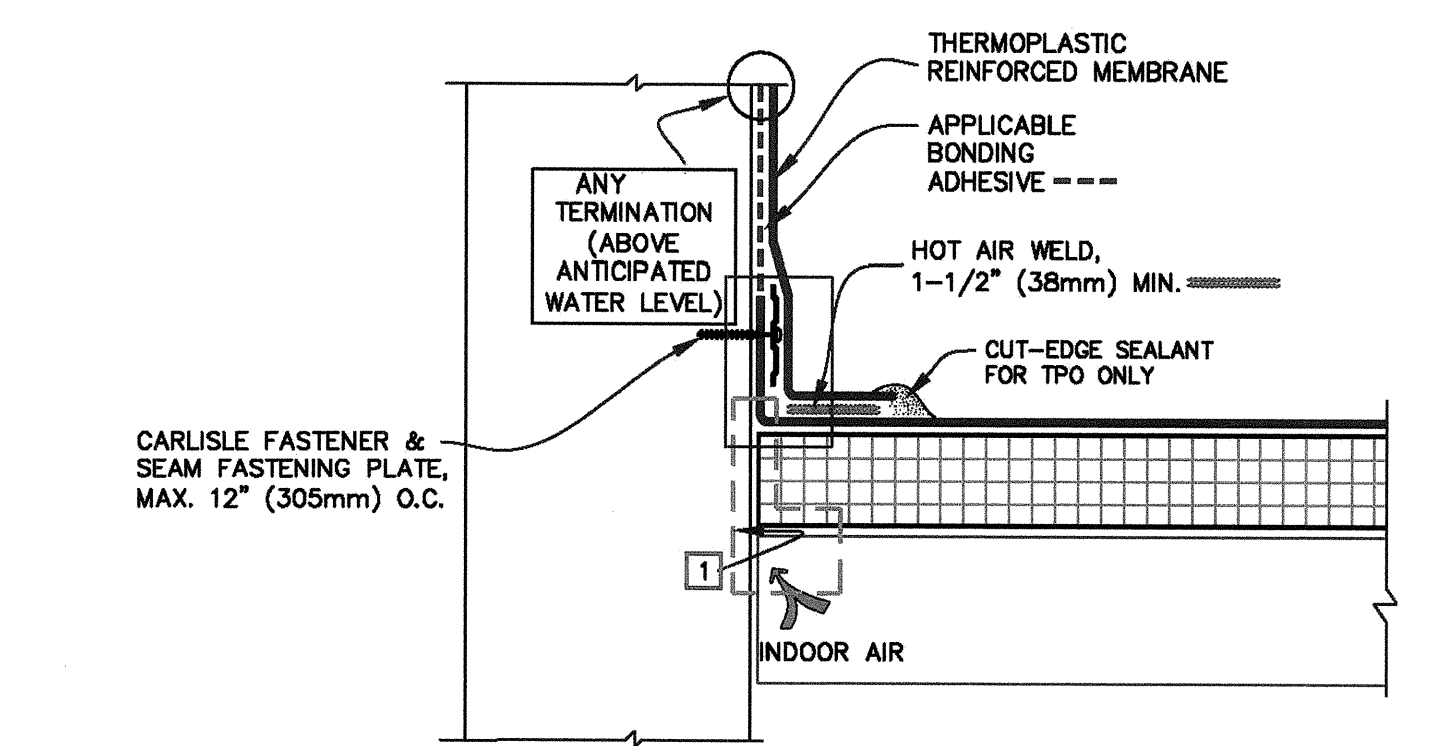
1. MEMBRANE MUST BE EXTENDED AT CORNERS TO PROVIDE COMPLETE COVERAGE OF THE TOP WALL SURFACE.



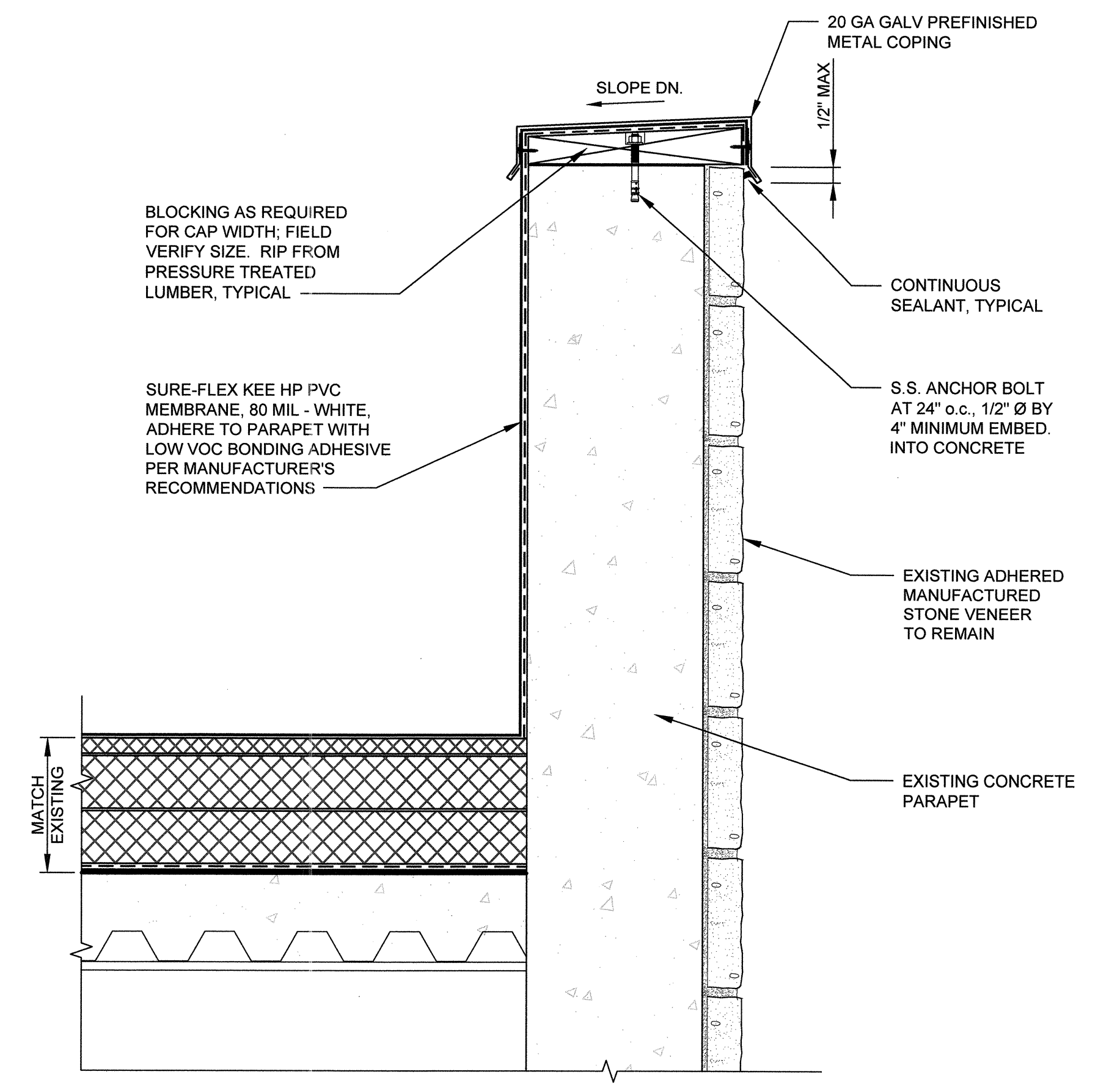
--- APPLICABLE BONDING ADHESIVE. **CAUTION** WATER CUT-OFF MASTIC- MUST BE HELD UNDER CONSTANT COMPRESSION.

MEMBRANE TERMINATIONS
PAGE 2 OF 2
SCALE: NONE

CAUTION FASTENERS AND PLATES ARE REQUIRED AT 6" O.C. FOR ADHERED SYSTEMS WITH WARRANTY WIND SPEED COVERAGE GREATER THAN 90 MPH AND FOR ALL PROJECTS WITH WARRANTIES GREATER THAN 20 YEARS.

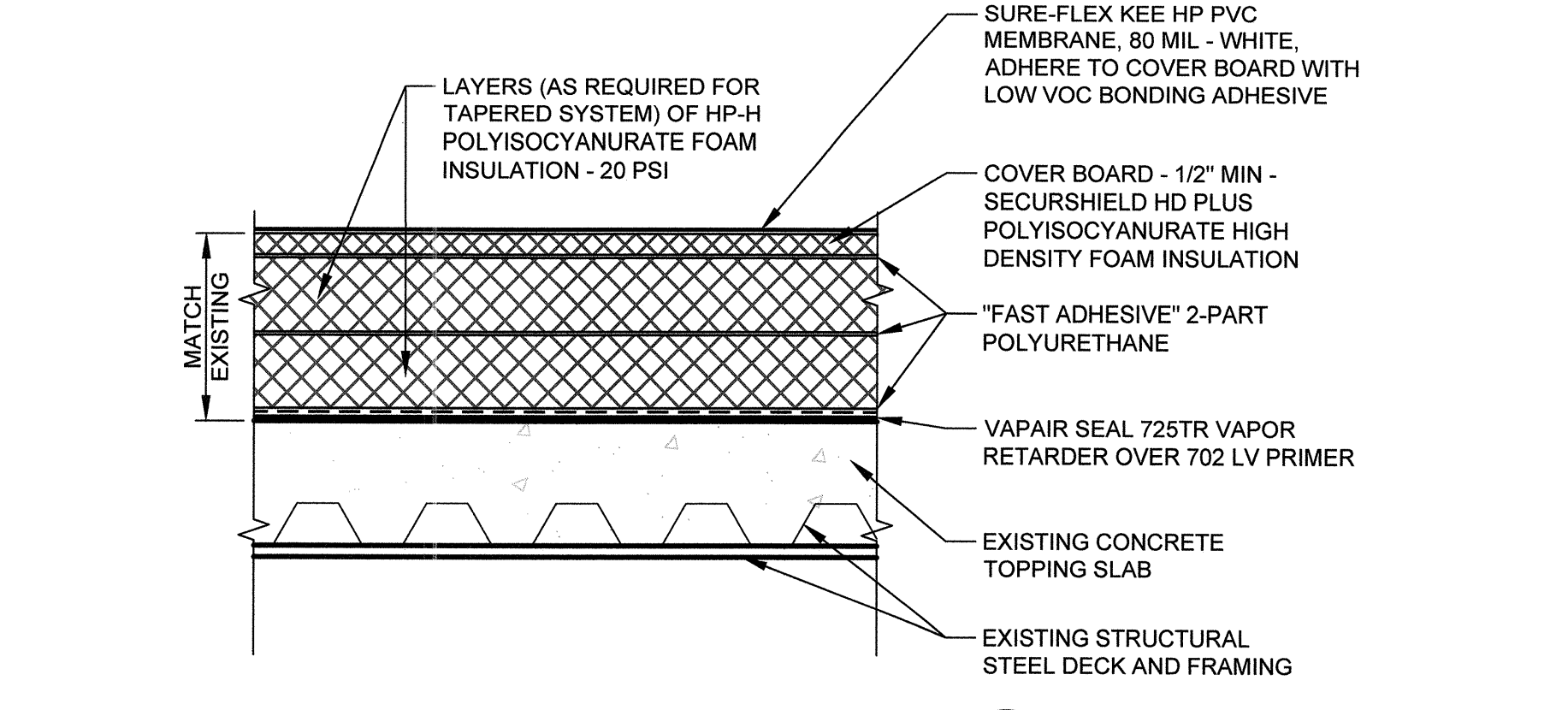


PARAPET FLASHING - FASTENED INTO WALL
SCALE: NONE



PARAPET SECTION
A
A03

1 1/2"=1'-0"



NEW ROOFING SECTION
B
A03

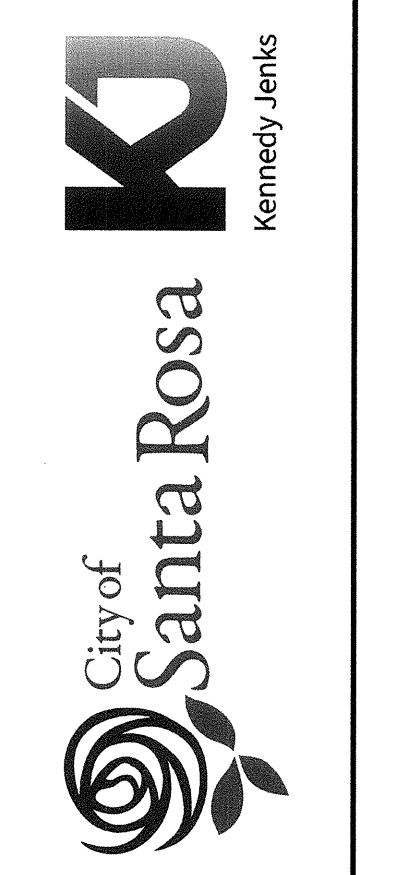
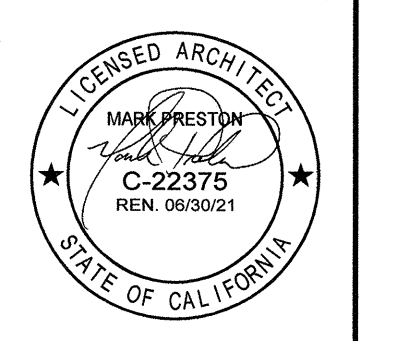
1 1/2"=1'-0"

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3. TPO (THERMOPLASTIC POLYOLEFIN) IS NOT ALLOWED FOR THIS ROOFING SYSTEM.

LEGEND

- THERMOPLASTIC REINFORCED MEMBRANE
- APPROVED INSULATION
- SEE NOTE(S)



NO.	DATE	REVISION	BY

City of Santa Rosa
MAYACAMAS PUMP STATION ROOF REPLACEMENT
A06 - ROOF DETAILS II

DWN BY: MEJ
CHK BY: PDS
DATE: AUGUST 2020
SCALE: AS SHOWN

CONTRACT NO. C02273
SHEET 7 OF 7
FILE NO. 2020-0018

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