ENGINEERING DEPARTMENT

ADDENDUM TO THE CONTRACT

for the

Downtown Fire Station
Apparatus Bay Reroof
Contract No. BE17-252

ADDENDUM NO.: **THREE** **CURRENT DEADLINE FOR BIDS:** **July 18, 2017**

PREVIOUS ADDENDA: **TWO**

ISSUED BY: City and Borough of Juneau
ENGINEERING DEPARTMENT
155 South Seward Street
Juneau, Alaska 99801

DATE ADDENDUM ISSUED: **July 12, 2017**

The following items of the contract are modified as herein indicated. All other items remain the same. This addendum has been issued and is posted online. Please refer to the CBJ Engineering Contracts Division webpage at: http://www.juneau.org/engineering_ftp/contracts/Contracts.php

PROJECT MANUAL:

Item No. 1 SECTION 075419 POLYVINYL-CHLORIDE ROOFING, Part 2-PRODUCTS, Article 2.4. VAPOR BARRIER, (B. ROOF INSULATION), Paragraph C: ***Delete*** in its entirety and ***replace*** with the following:
C. General: Preformed roof insulation boards manufactured or approved by PVC roof membrane manufacture. Insulation may be Extruded Polystyrene, Expanded Polystyrene, or Polyisocyanurate.

Item No. 2 SECTION 075419 POLYVINYL-CHLORIDE ROOFING, Part 2-PRODUCTS, Article 2.4 VAPOR BARRIER (B. ROOF INSULATION), Paragraph D: ***Delete*** in its entirety and ***replace*** with the following:

D. Extruded-Polystyrene Board Insulation, Constant Thickness: ASTM C 578, Type IV, 1.45-lb/cu. ft. (23-kg/cu. m), in 4" constant thickness base layer, square edged.
Expanded polystyrene (EPS) insulation board: rigid foam insulation meeting ASTM C578, Density 1.25 lbs, min, nominal, in 4" constant thickness base layer, square edge.
Polyisocyanurate (Polyiso) Rigid, foam insulation meeting ASTM C1289-06, type II Class 1 grade 3, in 4" constant thickness base layer, square edge.

1. Size: 48 by 96 inches (1219 by 2438mm).
2. Thickness:
a. Base Layer: 4".

Item No. 3. SECTION 075419 POLYVINYL-CHLORIDE ROOFING, Part 2-Products, Article 2.5 INSULATION ACCESSORIES, Paragraph C, subparagraph .1. Delete in its entirety and replace with the following: 1. Thickness: 5/8 inch (15.9). **(This is being reissued – This changed in Addendum No. 2, but part of the change did not come through on the PDF version.)**

Item No. 4 SECTION 075419 POLYVINYL-CHLORIDE ROOFING, Part 2-PRODUCTS, Article 2.7 OVERFLOW SPOUTS, Paragraph A. ***Delete*** "Z119" and ***replace*** with "Z199".

Item No. 5 ***Add*** the attached SECTION 075420 FULLY ADHERED PVC ROOFING, labeled Addendum No. 3, dated July 11, 2017.

Item No. 6 ***Add*** the attached SECTION 077200 ROOF ACCESSORIES, labeled Addendum No. 3, dated July 11, 2017.

Drawings

Item No. 1. AD201 DEMOLITION ROOF PLAN, ***Delete*** in its entirety and ***replace*** with the attached AD201 DEMOLITION ROOF PLAN, labeled Addendum No. 3, dated July 11, 2017.

Item No. 2 ***Add*** the attached drawing AD401 ENLARGED DEMO ROOF PLAN HOSE TOWER, labeled Addendum No. 3, dated July 11, 2017.

Item No. 3 ***Add*** the attached drawing AD803 DEMOLITION EXTERIOR DETAILS, labeled Addendum No. 3, dated July 11, 2017.

Item No. 4 A201 ROOF PLAN, ***Delete*** in its entirety and ***replace*** with the attached A201 ROOF PLAN, labeled Addendum No. 3, dated July 11, 2017.

Item No. 5 ***Add*** the attached drawing A401 ENLARGED ROOF PLAN HOSE TOWER labeled Addendum No. 3, dated July 11, 2017.

Item No. 5 A801 EXTERIOR DETAILS, DETAIL 1 TYPICAL ROOF ASSEMBLY, Detail Note "1/2" COVER BOARD" ***Change to read*** "COVER BOARD".

Item No. 6 A801 EXTERIOR DETAILS, DETAIL 1 TYPICAL ROOF ASSEMBLY, Detail Note "XPS TAPERED ROOF INSUL" ***Change to read*** "TAPERED ROOF INSUL".

Item No. 7 A801 EXTERIOR DETAILS, DETAIL 1 TYPICAL ROOF ASSEMBLY, "XPS ROOF INSUL" ***Change to read*** "ROOF INSUL".

Item No. 8 ***Add*** the attached drawing A805 EXTERIOR DETAILS, labeled Addendum No. 3, dated July 11, 2017.

By: _____
Greg Smith, Contract Administrator

Total number of pages contained within this Addendum: 26

SECTION 075420 FULLY ADHERED PVC ROOFING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Fully adhered polyvinyl-chloride (PVC) roofing system.
2. Vapor retarder/Temporary roof system.

B. Related Requirements:

1. Section 075419 for roof insulation, cover board, overflow spouts, walkways, roof drains .
2. Section 070150.19 "Preparation for Re-Roofing" for re-cover board beneath new roofing.
3. Section 077200 for roof hatches and roof hatch accessories.

1.3 DEFINITIONS

A. Roofing Terminology: Definitions in ASTM D 1079 and glossary in NRCA's "The NRCA Roofing and Waterproofing Manual" apply to work of this Section.

1.4 PREINSTALLATION MEETINGS

A. Preliminary Roofing Conference: Before starting removal of existing roofing, conduct conference at Project site.

1. Meet with Owner, Architect, Owner's insurer if applicable, testing and inspecting agency representative, roofing Installer, roofing system manufacturer's representative, deck Installer, and installers whose work interfaces with or affects roofing, including installers of roof accessories and roof-mounted equipment.
2. Review methods and procedures related to roofing installation, including manufacturer's written instructions.
3. Review and finalize construction schedule, and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
4. Review deck substrate requirements for conditions and finishes, including flatness and fastening.
5. Review structural loading limitations of roof deck during and after roofing.

6. Review base flashings, special roofing details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that affects roofing system.
7. Review governing regulations and requirements for insurance and certificates if applicable.
8. Review temporary protection requirements for roofing system during and after installation.
9. Review roof observation and repair procedures after roofing installation.

1.5 WORK SEQUENCE

A. Schedule and execute work to prevent leaks and excessive traffic on completed roof sections. Care should be exercised to provide protection for the interior of the building and to ensure water does not flow beneath any completed sections of the membrane system.

B. Do not disrupt activities in occupied spaces.

1.6 EXISTING CONDITIONS

A. Do not disrupt activities in occupied spaces. If discrepancies are discovered between the existing conditions and those noted on the drawings, immediately notify the owner's representative by phone and solicit the manufacturer's approval prior to commencing with the work. Necessary steps shall be taken to make the building watertight until the discrepancies are resolved.

1.7 SAFETY

A. The roofing contractor shall be responsible for all means and methods as they relate to safety and shall comply with all applicable local, state and federal requirements that are safety related. Safety shall be the responsibility of the contractor. Contractor shall conduct daily safety meetings with roofing crews and maintain records documenting such meetings.

1.8 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: For roofing system. Include plans, elevations, sections, details, and attachments to other work, including:

1. Base flashings and membrane terminations.
2. Roof plan showing orientation of roof deck and orientation of roofing, fastening method.

C. Installer Certificates: Signed by roofing system manufacturer certifying that Installer is approved, authorized, or licensed by manufacturer to install roofing system.

D. Manufacturer Certificates: Signed by roofing manufacturer certifying that roofing system complies with requirements specified in "Performance Requirements" Article.

1. Submit evidence that roof assembly proposed by manufacturer has been successfully tested to meet calculated uplift pressure required by Instructional Building Code, ASCE-7, or ANSI/SPRI WD-1.

1.9 INFORMATIONAL SUBMITTALS

A. Product Test Reports: For components of roofing system, for tests performed by manufacturer and witnessed by a qualified testing agency.

B. Research/Evaluation Reports: For components of roofing system, from ICC-ES.

C. Field quality-control reports.

D. Sample Warranties: For manufacturer's special warranties.

1.10 CLOSEOUT SUBMITTALS

A. Maintenance Data: For roofing system to include in maintenance manuals.

B. Warranties: Special warranties specified in this Section.

1.11 QUALITY ASSURANCE

A. Manufacturer Qualifications: A qualified manufacturer that is UL listed approved for roofing membrane assembly system identical to that used for this Project.

B. Installer Qualifications: A qualified firm that is approved, authorized, or licensed by roofing system manufacturer to install manufacturer's product and that is eligible to receive manufacturer's special warranty.

C. Source Limitations: Obtain components including but not limited to: vapor barrier, cover board, roof insulation, fasteners, metal edge; for membrane roofing system assembly, from same manufacturer as membrane roofing.

1.12 DELIVERY, STORAGE, AND HANDLING

A. Deliver roofing materials to Project site in original containers with seals unbroken and labeled with manufacturer's name, product brand name and type, date of manufacture, approval or listing agency markings, and directions for storing and mixing with other components.

1. Deliver in sufficient quantity to permit work to continue without interruption.
2. Comply with the manufacturer's written instructions for proper material storage. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range 60°F and 80°F. Protect stored liquid material from direct sunlight.

3. Deliver materials to the job site in the manufacturer's original, unopened containers or wrappings with the manufacturer's name, brand name and installation instructions intact and legible.
4. Insulation must be on pallets, off the ground and tightly covered with waterproof materials.

B. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer. Protect stored liquid material from direct sunlight.

1. Discard and legally dispose of liquid material that cannot be applied within its stated shelf life.

C. Handle and store roofing materials, and place equipment in a manner to avoid permanent deflection of deck.

1.13 FIELD CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit roofing system to be installed according to manufacturer's written instructions and warranty requirements.

B. Do not overload any portion of the building, either by use of or placement of equipment, storage of debris, or storage of materials.

C. Take precautions to prevent drains from clogging during the roofing application. Remove debris at the completion of each day's work and clean drains, if required. At completion, test drains to ensure the system is free running and drains are watertight. Remove strainers and plug drains in areas where work is in progress. Install flags or other telltales on plugs. Remove plugs each night and screen drain.

D. Remove all traces of piled bulk materials and return the job site to its original condition upon completion of the work.

1.14 WARRANTY

A. Special Warranty: Manufacturer's standard or customized form, without monetary limitation, in which manufacturer agrees to repair or replace components of membrane roofing system that fail in materials or workmanship within specified warranty period.

1. Special warranty includes membrane roofing, base flashings, roof membrane flashing, roof insulation, fasteners, composite cover boards, substrate board, vapor barrier, edge metal, insulation adhesive, roofing accessories, walkway products and other components of membrane roofing system.

a. Failure means leaks, damage to building not accessible to water intrusion, delamination of roofing assembly components, adhesive failure, seismic joint

failure, or any other conditions that would render reassembly ineligible for membrane manufactures warranty.

2. Warranty includes coverage for roof membrane installed at existing roof deck.

3. Warranty Period: 20 years from date of Substantial Completion of General Contract.

   a. Only Special Warranty provided directly by Manufacture will be accepted.

      1) Special Warranty by third party will not be considered.

4. Litigation – In the event that litigation should be required, it shall occur in a court in the State of Alaska

5. Wind Warranty: Include coverage for damage to membrane roofing system for wind and wind pressures up to the design values indicated. 110 mph (3 second gust) exposure C, as defined in the 2009 IBC.

B. Special Project Warranty: Submit roofing Installer's warranty, on warranty form at end of this Section, signed by Installer, covering the Work of this Section, including all components of roofing system such as membrane roofing, base flashing, roof insulation, fasteners, cover boards, substrate boards, vapor retarders, and walkway products, for the following warranty period:

   1. Warranty Period: Two years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, are limited to, the following:

   1. Carlisle SynTec Incorporated
   2. Johns Manville
   3. Sarnafil Inc.

B. Source Limitations: Obtain components including but not limited roof insulation and fasteners for roofing system from same manufacturer as membrane roofing or manufacturer approved by membrane roofing manufacturer.

2.2 PERFORMANCE REQUIREMENTS

A. General Performance: Installed roofing and base flashings shall withstand specified wind and wind pressures, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Roofing and base flashings shall remain watertight.

1. Accelerated Weathering: Roofing system shall withstand 2000 hours of exposure when tested according to ASTM G 152, ASTM G 154, or ASTM G 155.
2. Impact Resistance: Roofing system shall resist impact damage when tested according to ASTM D 3746 or ASTM D 4272.

B. Material Compatibility: Roofing materials shall be compatible with one another and adjacent materials under conditions of service and application required, as demonstrated by roofing manufacturer based on testing and field experience.

C. Roofing System Design: Provide membrane roofing system that is identical to systems that have been successfully tested by a qualified testing and inspecting agency to resist uplift pressure calculated according to ASCE/SEI 7 to loads as required to meet the design wind loads for this location as determined by City and Borough of Juneau

1. Wind loads: 135 mph (3 second gust) exposure C, Risk Category IV as defined in the 2012 IBC.
    a. Determine loads based on ASCE7, importance factor, exposure category, and basic wind speed indicated.

D. Exterior Fire-Test Exposure: ASTM E 108 or UL 790, Class A; for application and roof slopes indicated; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

2.3 PVC ROOFING

A. PVC Sheet: ASTM D 4434, Type III, polyester reinforced

B. Basis of Design: Provided by Carlisle SynTec Incorporated, PO Box 7000, Carlisle, PA 17013, 800-453-2554 – ext 7021: fax 717-245-7143, www.carlisle-syntec.com. Manufacturers Representative – Harper Winn, Inc – Pacific Northwest Division – 206-489-5222.

1. Basis of design Product: Sure-Flex PVC Membrane.

a. Thickness: 80 mils, nominal.
b. Exposed Face Color: Grey.

2.4 AUXILIARY ROOFING MATERIALS

A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with roofing.

1. Liquid-type auxiliary materials shall comply with VOC limits of authorities having jurisdiction.
2. Adhesives and sealants that are not on the exterior side of weather barrier shall comply with the following limits for VOC content:

a. Plastic Foam Adhesives: 50 g/L.
b. Gypsum Board and Panel Adhesives: 50 g/L.

c. Multipurpose Construction Adhesives: 70 g/L.
d. Fiberglass Adhesives: 80 g/L.
e. Single-Ply Roof Membrane Adhesives: 250 g/L.
f. PVC Welding Compounds: 510 g/L.
g. Nonmembrane Roof Sealants: 300 g/L.
h. Sealant Primers for Nonporous Substrates: 250 g/L.
i. Sealant Primers for Porous Substrates: 775 g/L.
j. Other Adhesives and Sealants: 250 g/L.

A. SureFlex Sheet Flashing: Manufacturer's standard unreinforced PVC sheet flashing, 60 mil, of same color as PVC sheet.

1. Pre-Molded Accessories: As required and provided by membrane manufacturer, of same color as membrane.

B. Bonding Adhesive: Manufacturer's solvent bonding adhesive.

C. Metal Termination Bars: Manufacturer's standard, predrilled stainless-steel or aluminum bars, approximately 1 by 1/8 inch thick; with anchors.

D. Water Cutoff Mastic: Manufacturer's standard butyl mastic sealant.

E. Fasteners and Plates: Factory-coated steel fasteners and galvanized or polymer coated metal plates complying with corrosion-resistance provisions, designed for fastening membrane to substrate, and acceptable to membrane roofing system manufacturer.

F. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories.

2.5 INSULATION AND MEMBRANE ADHESIVE

A. Sure-Seal FAST 100 LV Adhesive: A spray or extruded applied, two-component polyurethane, low-rise expanding foam adhesive used for attaching approved insulations to compatible substrates (concrete, or steel).

2.6 VAPOR BARRIER (VB) Temporary Roof

A. Composite: with maximum permeance rating of 0.05 perm.

1. Products: Subject to compliance with requirements, provide the following:

a. Carlisle: 725TR Self adhering Air and Vapor Barrier 40 mil composite, consisting of 35 mils of self-adhering rubberized asphalt laminated to 5 mil polyolefin film.

2. Lap Sealant: Manufacturer's standard lap sealant.

3. Vapor Barrier Adhesive / Primer, applied in full coverage.

a. Carlisle: Cav-Grip Low-VOC Aerosol Contact Adhesive/Primer.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the Work:

1. Verify that roof openings and penetrations are in place, curbs are set and braced, and roof-drain bodies are securely clamped in place.
2. Verify that wood blocking, curbs, and nailers are securely anchored to roof deck at penetrations and terminations and that nailers match thicknesses of insulation.
3. Verify that concrete substrate is visibly dry and free of moisture. Test for capillary moisture by plastic sheet method according to ASTM D 4263.
4. For existing concrete decks, verify that the roof deck is free of loose or wet material after removal of the existing built up roof system
5. Perform adhesion tests as recommended by membrane manufacturer to ensure adhesion of substrate board and/or vapor barrier to existing decks.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Coordinate installation of membrane roofing system components so insulation is not exposed to precipitation or left exposed at the end of the workday, with roof tear-off.

B. Clean substrate of dust, debris, moisture, and other substances detrimental to roofing installation according to roofing system manufacturer's written instructions. Remove sharp projections.

C. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto surfaces of other construction. Remove roof-drain plugs when no work is taking place or when rain is forecast.

D. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at the end of the workday or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing.

3.3 ROOFING INSTALLATION, GENERAL

A. Install roofing system according to roofing system manufacturer's written instructions.

B. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at end of workday or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing.

C. Install roofing and auxiliary materials to tie in to existing roofing to maintain weathertightness of transition.
   1. Adhere vapor barrier to the roof deck.

3.4 ADHESIVE PRIMER APPLICATION – (Concrete Deck)

A. Concrete Deck: The substrate must be completely dry. The surface shall have a smooth finish and be free of voids, spalled areas, sharp protrusions, loose aggregate, laitance and form-release agents. Adhesive primer shall be kept above 70°F prior to application. Apply adhesive only to those areas that will be covered with membrane the same day. Re-prime any areas that become wet or dirty. Spray specified adhesive primer at a rate of 2,000-2,500 sq. ft. per cylinder using a spray gun assembly. Dry time is approximately 5 - 10 minutes.

3.5 VAPOR-BARRIER INSTALLATION

A. Laminate Sheet: Self-Adhering-Laminated Sheet Vapor Barrier: Prime substrate as required by manufacturer. Install self-adhering-sheet vapor barrier in a single layer over area to receive vapor barrier, side and end lapping each sheet a minimum of 3-1/2 inches (90 mm) and 6 inches (150 mm), respectively. Seal laps by rolling. Bond vapor barrier to substrate as follows:

   1. Apply adhesive at rate recommended by vapor-retarder manufacturer. Seal T-joint step off laps with adhesive according to membrane manufacturer's written instructions. Vapor Barrier Installation: - Vapor barrier material must be kept at temperatures above 70°F prior to installation and should be installed at temperatures above 40ºF (air and substrate). Apply vapor barrier from low to high points, in a shingle fashion, so that the laps will shed water. Overlap all edges at least 2½". End laps should be staggered. Position membrane carefully to avoid fish-mouths and wrinkles. Roll the vapor barrier membrane immediately after installation with a 100-150-pound roller wrapped in a resilient material. Seaming - Install a 2"-long bead of lap sealant internally along any T-joints or step-offs. Use a hand roller to mate the seam together, paying particular attention to the T-joints and step-offs. Membrane must be dry prior to installation of subsequent insulation layers.

B. Completely seal vapor barrier at terminations, obstructions, and penetrations to prevent air movement into membrane roofing system.

C. Flash penetrations and field-formed inside and outside corners.

D. Install vapor barrier and auxiliary materials to tie in to existing membrane roofing to maintain weather-tightness of transition.

3.6 ADHERED ROOFING INSTALLATION

A. Adhere roofing over area to receive roofing according to roofing system manufacturer's written instructions. Unroll roofing and allow to relax before retaining.

   1. Install sheet according to ASTM D 5036.

B. Accurately align roofing, and maintain uniform side and end laps of minimum dimensions required by manufacturer. Stagger end laps.

C. Bonding Adhesive: Apply to substrate and underside of roofing at rate required by manufacturer, and allow to partially dry before installing roofing. Do not apply to splice area of roofing.

D. In addition to adhering, mechanically fasten roofing securely at terminations, penetrations, and perimeter of roofing on vertical walls.

E. Apply roofing with side laps shingled with slope of roof deck where possible.

F. Seams: Clean seam areas, overlap roofing, and hot-air weld side and end laps of roofing and sheet flashings according to manufacturer's written instructions, to ensure a watertight seam installation.

1. Test lap edges with probe to verify seam weld continuity. Apply lap sealant to seal cut edges of sheet.
2. Verify field strength of seams a minimum of twice daily, and repair seam sample areas.

G. Repair tears, voids, and lapped seams in roofing that do not comply with requirements.

H. Spread sealant bed over deck-drain flange at roof drains, and securely seal roofing in place with clamping ring.

I. Terminate and seal top of roof membrane to vertical wall and mechanically anchor to substrate with plated fasteners.

3.7 BASE FLASHING INSTALLATION

A. Install sheet flashings and preformed flashing accessories, and adhere to substrates according to roofing system manufacturer's written instructions.

B. Apply bonding adhesive to substrate and underside of sheet flashing at required rate, and allow to partially dry. Do not apply to seam area of flashing.

C. Flash penetrations and field-formed inside and outside corners with cured or uncured sheet flashing.

D. Clean seam areas, overlap, and firmly roll sheet flashings into the adhesive. Hot-air weld side and end laps to ensure a watertight seam installation.

E. Terminate and seal top of roof membrane to vertical wall.

3.8 DAILY SEALS

A. A daily seal must be performed to temporarily close the membrane to prevent water infiltration.

1. Provide seals at edge of all temporary environmental construction enclosure, utilized to aid in the installation of the roof assembly.

B. Use Sure-Seal Pourable Sealer or other acceptable complete membrane seal in accordance with the manufacturer's requirements.

3.9 FIELD QUALITY CONTROL

A. Prior to the manufacturer's inspection for warranty, the applicator must perform a pre-inspection to review all work and to verify all flashing has been completed as well as the application of all caulking.

B. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion

C. Repair or remove and replace components of roofing system where inspections indicate that they do not comply with specified requirements.

D. Additional testing and inspecting, at Contractor's expense, will be performed to determine if replaced or additional work complies with specified requirements.

E. Correct deficiencies in or remove membrane roofing system that does not comply with requirements; repair substrates; and repair or reinstall membrane roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.

3.10 PROTECTING AND CLEANING

A. Perform daily clean-up to collect all wrappings, empty containers, paper, and other debris from the project site. Upon completion, all debris must be disposed of in a legally acceptable manner.

B. Protect membrane roofing system from damage and wear during remainder of construction period. When remaining construction will not affect or endanger roofing, inspect roofing for deterioration and damage, describing its nature and extent in a written report, with copies to Architect and Owner.

C. Correct deficiencies in or remove roofing system that does not comply with requirements, repair substrates, and repair or reinstall roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.

D. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

3.11 ROOFING INSTALLER'S WARRANTY

A. WHEREAS <Insert name> of <Insert address>, herein called the "Roofing Installer," has performed roofing and associated work ("work") on the following project:

1. Owner: <Insert name of Owner>.

2. Address: <Insert address>.
3. Building Name/Type: <Insert information>.
4. Address: <Insert address>.
5. Area of Work: <Insert information>.
6. Acceptance Date: <Insert date>.
7. Warranty Period: <Insert time>.
8. Expiration Date: <Insert date>.

B. AND WHEREAS Roofing Installer has contracted (either directly with Owner or indirectly as a subcontractor) to warrant said work against leaks and faulty or defective materials and workmanship for designated Warranty Period,

C. NOW THEREFORE Roofing Installer hereby warrants, subject to terms and conditions herein set forth, that during Warranty Period he will, at his own cost and expense, make or cause to be made such repairs to or replacements of said work as are necessary to correct faulty and defective work and as are necessary to maintain said work in a watertight condition.

D. This Warranty is made subject to the following terms and conditions:

1. Specifically excluded from this Warranty are damages to work and other parts of the building, and to building contents, caused by:

    a. Lightning;
    b. 3 second peak gust wind speed exceeding 110 mph;
    c. Fire;
    d. Failure of roofing system substrate, including cracking, settlement, excessive deflection, deterioration, and decomposition;
    e. Faulty construction of parapet walls, copings, chimneys, skylights, vents, equipment supports, and other edge conditions and penetrations of the work;
    f. Vapor condensation on bottom of roof deck; and
    g. Activity on roofing by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by Owner.

2. When work has been damaged by any of foregoing causes, Warranty shall be null and void until such damage has been repaired by Roofing Installer and until cost and expense thereof have been paid by Owner or by another responsible party so designated.
3. Roofing Installer is responsible for damage to work covered by this Warranty but is not liable for consequential damages to building or building contents resulting from leaks or faults or defects of work.
4. During Warranty Period, if Owner allows alteration of work by anyone other than Roofing Installer, including cutting, patching, and maintenance in connection with penetrations, attachment of other work, and positioning of anything on roof, this Warranty shall become null and void on date of said alterations, but only to the extent said alterations affect work covered by this Warranty. If Owner engages Roofing Installer to perform said alterations, Warranty shall not become null and void unless Roofing Installer, before starting said work, shall have notified Owner in writing, showing reasonable cause for claim, that said alterations would likely damage or deteriorate work, thereby reasonably justifying a limitation or termination of this Warranty.

5. During Warranty Period, if original use of roof is changed and it becomes used for, but was not originally specified for, a promenade, work deck, spray-cooled surface, flooded basin, or other use or service more severe than originally specified, this Warranty shall become null and void on date of said change, but only to the extent said change affects work covered by this Warranty.
6. Owner shall promptly notify Roofing Installer of observed, known, or suspected leaks, defects, or deterioration and shall afford reasonable opportunity for Roofing Installer to inspect work and to examine evidence of such leaks, defects, or deterioration.
7. This Warranty is recognized to be the only warranty of Roofing Installer on said work and shall not operate to restrict or cut off Owner from other remedies and resources lawfully available to Owner in cases of roofing failure. Specifically, this Warranty shall not operate to relieve Roofing Installer of responsibility for performance of original work according to requirements of the Contract Documents, regardless of whether Contract was a contract directly with Owner or a subcontract with Owner's General Contractor.

E. IN WITNESS THEREOF, this instrument has been duly executed this <Insert day> day of <Insert month>, <Insert year>.

1. Authorized Signature: <Insert signature>.
2. Name: <Insert name>.
3. Title: <Insert title>.

END OF SECTION 075420

SECTION 077200 – ROOF ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Roof hatches.

B. Related Requirements:
1. Section 075420 “Fully Adhered PVC Roofing”.
2. Section 070150.19 “Preparation for Re-Roofing”.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of roof accessory.

B. Shop Drawings: For roof accessories.

C. Samples: For each exposed product and for each color and texture specified.

1.3 INFORMATIONAL SUBMITTALS

A. Sample warranties.

1.4 CLOSEOUT SUBMITTALS

A. Operation and maintenance data.

1.5 WARRANTY

A. Special Warranty on Painted Finishes: Manufacturer's standard form in which manufacturer agrees to repair finishes or replace roof accessories that show evidence of deterioration of factory-applied finishes within 5 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 ROOF HATCH

A. Roof Hatches: Metal roof-hatch units with lids and insulated double-walled curbs, welded or mechanically fastened and sealed corner joints, continuous lid-to-curb counterflashing and weathertight perimeter gasketing, straight sides, and integrally formed deck-mounting flange at perimeter bottom.

1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work, provide products by the following:

a. Bilco Company (The).
1) Basis of Design: Type “NB Roof Hatch, Ship Stair Access with a Curb with rigid fiberglass insulation and curb liner” by the Bilco Company, P.O. Box 1203, New Haven, CT 06505, 1-800-366-6530, Fax 1-203-933-8478, Web: www.bilco.com.

B. Type and Size: Single-leaf lid, 30 by 54 inches (750 by 1370 mm).

C. Loads: Minimum 40-lbf/sq. ft. (1.9-kPa) external live load and 20-lbf/sq. ft. (0.95-kPa) internal uplift load.

D. Hatch Material: Zinc-coated (galvanized) or Aluminum-zinc alloy-coated steel sheet.

1. Thickness: Manufacturer's standard thickness for hatch size indicated 0.079 inch (2.01 mm).
2. Finish: Baked enamel or powder coat.
3. Color: As selected by Architect from manufacturer's full range.

E. Construction:

1. Insulation: Rigid Glass-fiber board or Polyisocyanurate board.

a. R-Value: Manufacturers standard.
2. Hatch Lid: Opaque, insulated, and double walled, with manufacturer's standard metal liner of same material and finish as outer metal lid.
3. Curb Liner: Manufacturer's standard, of same material and finish as metal curb.
4. Fabricate curbs to minimum height of 12 inches (305 mm) above roofing surface unless otherwise indicated.

F. Hardware: Spring operators, hold-open arm, galvanized-steel spring latch with turn handles, galvanized-steel butt- or pintle-type hinge system, and padlock hasps inside and outside.

1. Provide two-point latch on lids larger than 84 inches (2130 mm).

G. Safety Railing System: Roof-hatch manufacturer's standard system including rails, clamps, fasteners, safety barrier at railing opening, and accessories required for a complete installation; attached to roof hatch and complying with 29 CFR 1910.23 requirements and authorities having jurisdiction.

1. Height: 42 inches (1060 mm) above finished roof deck.
2. Posts and Rails: Galvanized-steel pipe, 1-1/4 inches (31 mm) in diameter or galvanized-steel tube, 1-5/8 inches (41 mm) in diameter.
3. Flat Bar: Galvanized steel, 2 inches (50 mm) high by 3/8 inch (9 mm) thick.
4. Maximum Opening Size: System constructed to prevent passage of a sphere 21 inches (533 mm) in diameter.
5. Self-Latching Gate: Fabricated of same materials and rail spacing as safety railing system. Provide manufacturer's standard hinges and self-latching mechanism.
6. Post and Rail Tops and Ends: Weather resistant, closed or plugged with prefabricated end fittings.
7. Provide weep holes or another means to drain entrapped water in hollow sections of handrail and railing members.
8. Fabricate joints exposed to weather to be watertight.
9. Fasteners: Manufacturer's standard, finished to match railing system.
10. Finish: Manufacturer's standard.

a. Color: As indicated by manufacturer's designations.

b. Basis of Design: Bilco Bil-Guard Hatch Rail System

2.2 METAL MATERIALS

A. Zinc-Coated (Galvanized) Steel Sheet: ASTM A 653/A 653M, G90 (Z275) coating designation.

1. Baked-Enamel or Powder-Coat Finish: After cleaning and pretreating, apply manufacturer's standard two-coat, baked-on finish consisting of prime coat and thermosetting topcoat to a minimum dry film thickness of 2 mils (0.05 mm).
2. Concealed Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyester-backer finish consisting of prime coat and wash coat, with a minimum total dry film thickness of 0.5 mil (0.013 mm).

B. Aluminum-Zinc Alloy-Coated Steel Sheet: ASTM A 792/A 792M, AZ50 (AZM150) coated.

1. Baked-Enamel or Powder-Coat Finish: After cleaning and pretreating, apply manufacturer's standard two-coat, baked-on finish consisting of prime coat and thermosetting topcoat to a minimum dry film thickness of 2 mils (0.05 mm).
2. Concealed Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyester-backer finish consisting of prime coat and wash coat, with a minimum total dry film thickness of 0.5 mil (0.013 mm).

C. Steel Shapes: ASTM A 36/A 36M, hot-dip galvanized according to ASTM A 123/A 123M unless otherwise indicated.

D. Steel Tube: ASTM A 500/A 500M, round tube.

E. Galvanized-Steel Tube: ASTM A 500/A 500M, round tube, hot-dip galvanized according to ASTM A 123/A 123M.

F. Steel Pipe: ASTM A 53/A 53M, galvanized.

2.3 MISCELLANEOUS MATERIALS

A. General: Provide materials and types of fasteners, protective coatings, sealants, and other miscellaneous items required by manufacturer for a complete installation.

B. Rigid Glass-Fiber Board Insulation: ASTM C 726, nominal density of 3 lb/cu. ft. (48 kg/cu. m), thermal resistivity of 4.3 deg F x h x sq. ft./Btu x in. at 75 deg F (29.8 K x m/W at 24 deg C), thickness as indicated.

C. Polyisocyanurate Board Insulation: ASTM C 1289, thickness and thermal resistivity as indicated.

D. Wood Nailers: Softwood lumber, pressure treated with waterborne preservatives for aboveground use, acceptable to authorities having jurisdiction, and complying with AWPA C2; not less than 1-1/2 inches (38 mm) thick.

E. Underlayment:
   1. Slip Sheet: Building paper, 3 lb/100 sq. ft. (0.16 kg/sq. m) minimum, rosin sized.
   2. Fasteners: Roof accessory manufacturer's recommended fasteners suitable for application and metals being fastened. Match finish of exposed fasteners with finish of material being fastened. Provide nonremovable fastener heads to exterior exposed fasteners. Furnish the following unless otherwise indicated:

F. Gaskets: Manufacturer's standard tubular or fingered design of neoprene, EPDM, PVC, or silicone or a flat design of foam rubber, sponge neoprene, or cork.

G. Elastomeric Sealant: ASTM C 920, elastomeric polymer sealant as recommended by roof accessory manufacturer for installation indicated; low modulus; of type, grade, class, and use classifications required to seal joints and remain watertight.

H. Butyl Sealant: ASTM C 1311, single-component, solvent-release butyl rubber sealant; polyisobutylene plasticized; heavy bodied for expansion joints with limited movement.

I. Asphalt Roofing Cement: ASTM D 4586/D 4586M, asbestos free, of consistency required for application.

PART 3 - EXECUTION

3.1 INSTALLATION

A. General: Verify dimensions of roof openings for roof accessories. Install roof accessories according to manufacturer's written instructions.

1. Install roof accessories level; plumb; true to line and elevation; and without warping, jogs in alignment, buckling, or tool marks.
2. Anchor roof accessories securely in place so they are capable of resisting indicated loads.
3. Use fasteners, separators, sealants, and other miscellaneous items as required to complete installation of roof accessories and fit them to substrates.
4. Install roof accessories to resist exposure to weather without failing, rattling, leaking, or loosening of fasteners and seals.

B. Metal Protection: Protect metals against galvanic action by separating dissimilar metals from contact with each other or with corrosive substrates by painting contact surfaces with bituminous coating or by other permanent separation as recommended by manufacturer.

1. Coat concealed side of roof hatch curb with bituminous coating where in contact with wood, ferrous metal, or cementitious construction.
2. Underlayment: Where installing roof accessories directly on cementitious or wood substrates, install a course of underlayment and cover with manufacturer's recommended slip sheet.

C. Seal joints with elastomeric or butyl sealant as required by roof accessory manufacturer.

3.2 REPAIR AND CLEANING

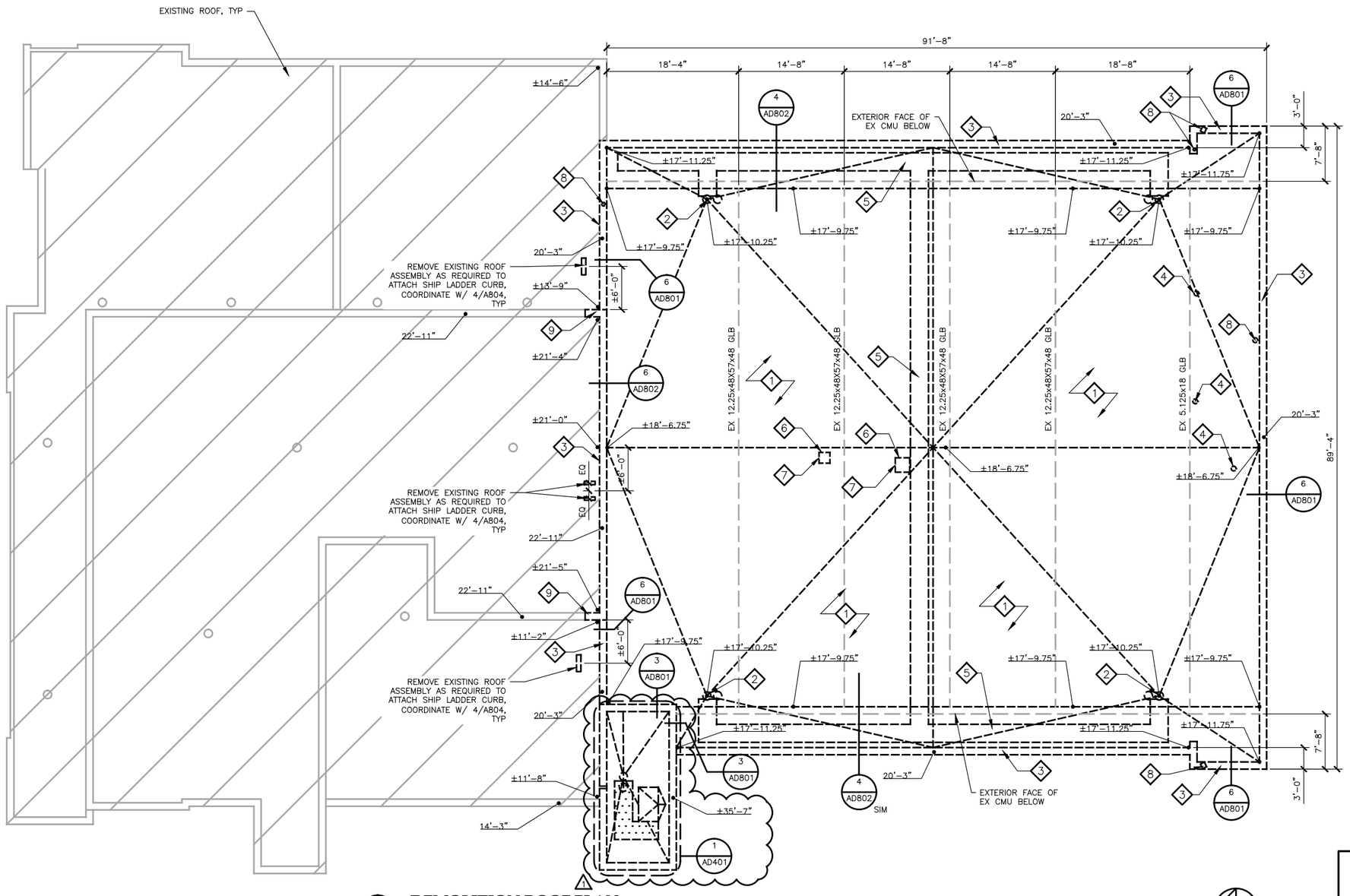
A. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing according to ASTM A 780/A 780M.

B. Touch up, baked enamel or powder coated surfaces with compatible paint."

C. Clean exposed surfaces according to manufacturer's written instructions.

D. Replace roof accessories that have been damaged or that cannot be successfully repaired by finish touchup or similar minor repair procedures.

END OF SECTION 077200



1 **DEMOLITION ROOF PLAN**

SCALE: 0 4' 8' 16'

DEMOLITION KEY NOTES:

1. REMOVE ROOF DOWN TO EX ASPHALT BASE SHEET, TYP, SEE 1/AD801
2. REMOVE ROOF DRAIN, STRAINER & OVERFLOW DRAIN, SEE 4/AD801
3. REMOVE PARAPET COPING AND SALVAGE FOR REINSTALLATION, TYP
4. EX VTR TO REMAIN, REMOVE FLASHING & PREPARE FOR NEW FLASHING, EXTEND MIN 12" MIN ABOVE FINISHED ROOF
5. REMOVE EX WALK–OFF MAT
6. REMOVE EXISTING ROOF MOUNTED MECHANICAL CURB, SEE 5/AD802 COORDINATE WITH OWNER TO MAINTAIN OPERATIONS OF VEHICLE EXHAUST SYSTEM DURING CONSTRUCTION
7. EX VEHICLE EXHAUST HOOD, REMOVE AND SALVAGE FOR RE–INSTALLATION, SEE 5/AD802
8. EX ROOF MOUNTED EQUIPMENT AND ROOF MOUNTED COMMUNICATIONS EQUIPMENT, COORDINATE WITH OWNER TO MAINTAIN OPERATIONS DURING CONSTRUCTION
9. EX PARAPET CAP AND METAL SIDING, REMOVE AND LOOSEN AS REQUIRED TO INSTALL MEMBRANE ROOF

GENERAL NOTES:

1. REMOVE EXISTING ANTENNAS, CONDUIT, MECHANICAL AND ELECTRICAL DEVICES AS REQ TO DEMOLISH EXISTING ROOFING TEMPORARILY SECURE AND RE–INSTALL TO MATCH EXISTING
2. WORK INCLUDES 250 SF REMOVAL AND REPLACEMENT OF DETERIORATED 3/4" PWD DECKING, VERIFY LOCATIONS DURING ROOF REMOVAL
3. PARAPET ELEVATIONS ARE TO TOP OF WD PARAPET FRAMING, ROOF ELEVATIONS ARE TO TOP OF STRUCTURAL PWD ROOF DECK CONTRACTOR TO SITE VERIFY ALL EX ELEVATIONS & EX INSUL DEPTHS

NOTE:
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Jensen Yorba Lott Inc.
522 West 10th Street
Juneau, Alaska 99801
phone 907-586-1070
fax 907-586-3959
jensenyorbalott.com

STATE OF ALASKA 49TH — ANTONIO V. YORBA JR. — Jul. 11, 17 — NO. A 7597 — REGISTERED PROFESSIONAL ARCHITECT

City and Borough of Juneau
DOWNTOWN FIRE STATION
APPARATUS BAY REROOF
CBJ Contract No. BE17-252
Juneau, Alaska

REVISIONS
1 7/11/17 Addendum #3
2 .
3 .

SHEET TITLE
DEMOLITION ROOF PLAN

DATE: MAY, 2017
FILE: 17015

AD201

DEMOLITION KEY NOTES:

1. REMOVE ROOF DOWN TO EX ASPHALT BASE SHEET, TYP, SEE 1/AD801
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7. EX VEHICLE EXHAUST HOOD, REMOVE AND SALVAGE FOR RE–INSTALLATION, SEE 5/AD802
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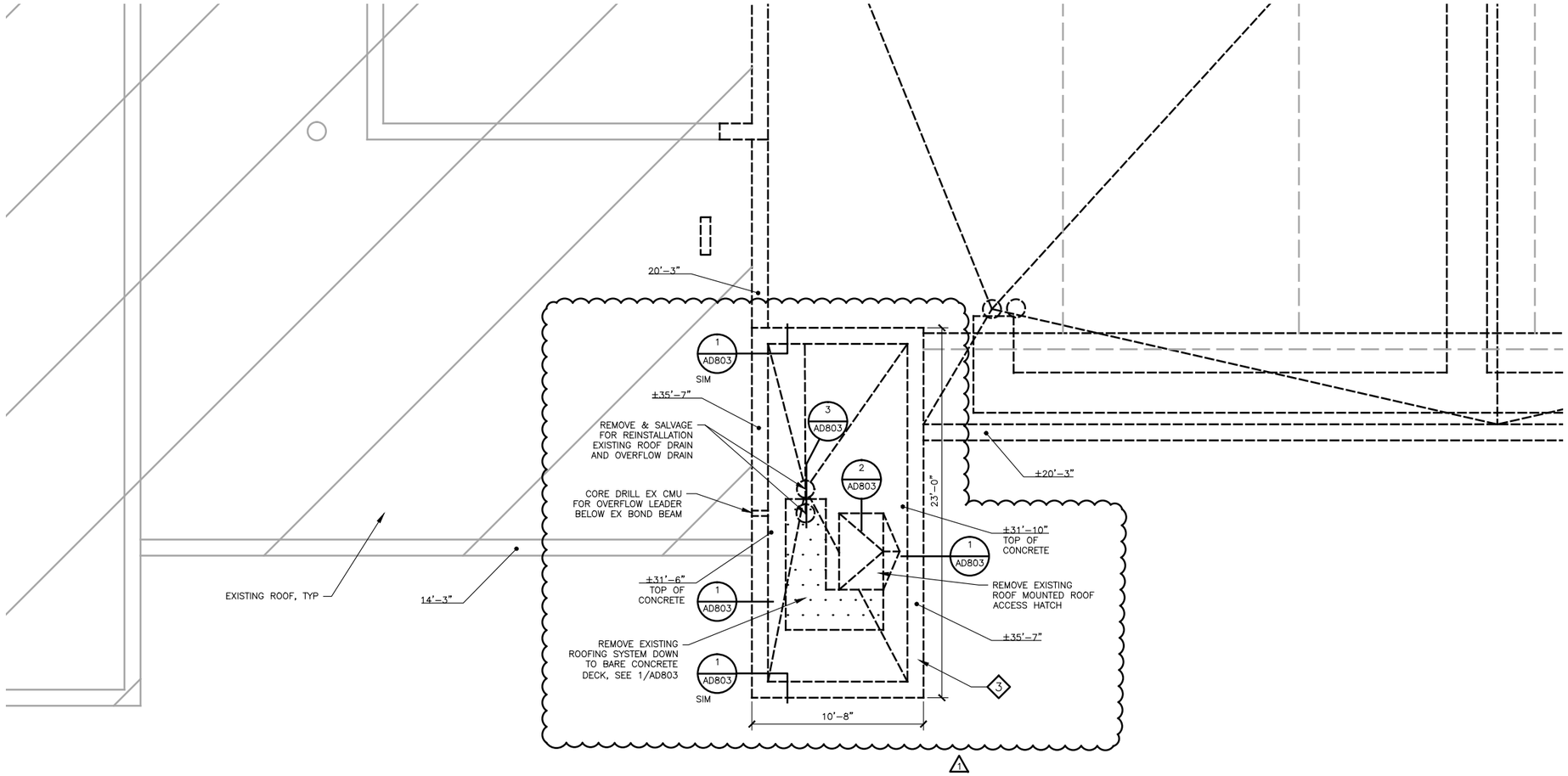

1 **ENLARGED DEMOLITION ROOF PLAN**

SCALE: 0 4' 8' 16'

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DOWNTOWN FIRE STATION APPARATUS BAY REROOF
CBJ Contract No. BE17-252
Juneau, Alaska

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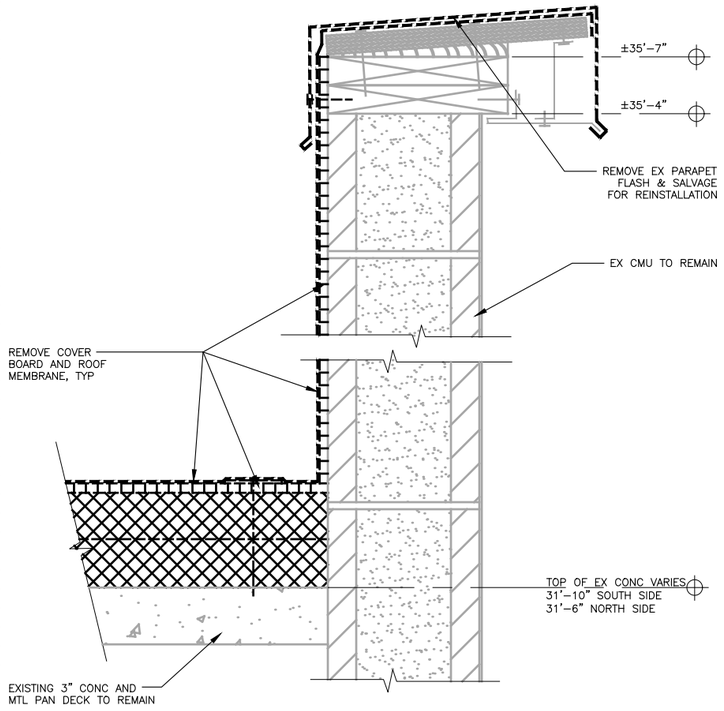
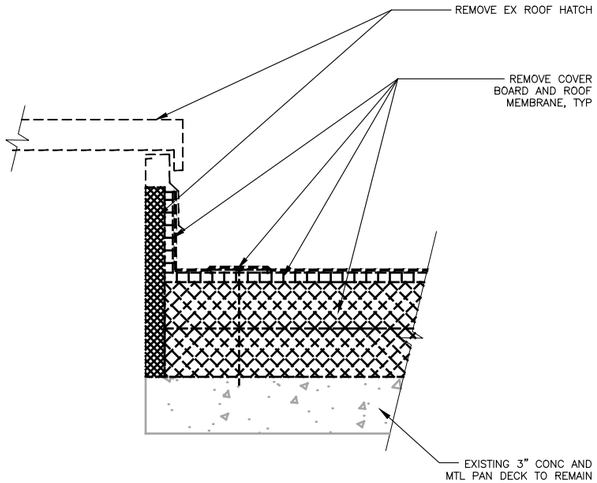
SHEET TITLE
ENLARGED DEMO ROOF PLAN HOSE TOWER
.

DATE: **MAY, 2017**
FILE: **17015**

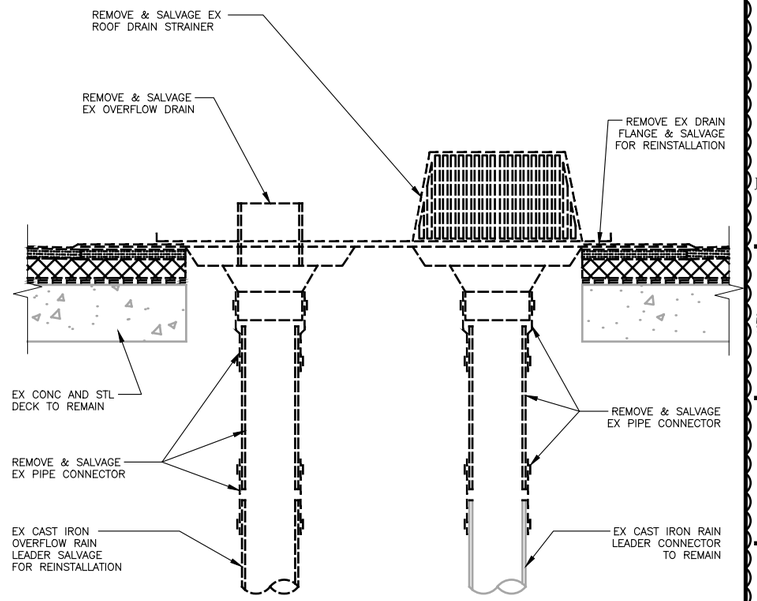
AD401



1 **PARAPET @ CMU WALL**
17015/AD803–1 SCALE: 0 3" 6" 1'



2 **EX ROOF HATCH**
17015/AD803–2 SCALE: 0 3" 6" 1'



3 **EX ROOF & OVERFLOW DRAIN**
17015/AD803–3 SCALE: 0 3" 6" 1'

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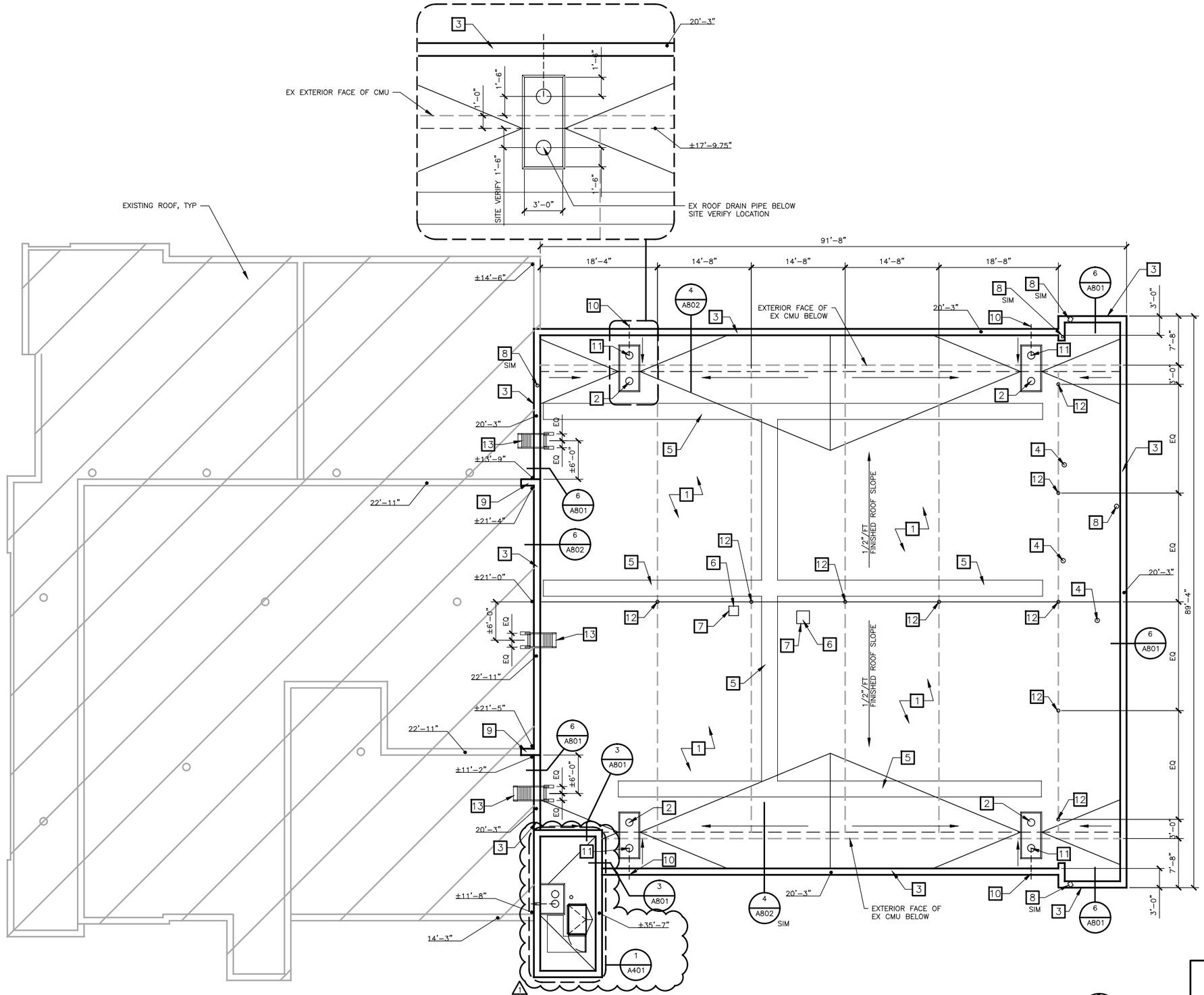
3 .

SHEET TITLE
DEMOLITION EXTERIOR DETAILS
.

DATE: MAY, 2017
FILE: 17015

AD803



1 **ROOF PLAN**

SCALE: 0 4' 8' 16'

KEY NOTES:

1. SEE 1/A801, TYP
2. ROOF DRAIN, SEE 4/A801
3. RE–INSTALL PARAPET COPING, TYP
4. EX VTR TO REMAIN EXTEND TO 12" MIN ABOVE FINISHED ROOF, SEE 4/A803
5. WALK–OFF MAT
6. MECHANICAL CURB, SEE 6/A803
7. EX VEHICLE EXHAUST HOOD RE–INSTALL, CLEAN WELDS AT HOOD, RE–WELD AS SHOWN TO MAKE WATER TIGHT, SEE 6/A803
8. EX ROOF MOUNTED EQUIPMENT AND ROOF MOUNTED COMMUNICATIONS EQUIPMENT, COORDINATE WITH OWNER TO MAINTAIN OPERATIONS DURING CONSTRUCTION, SEE 5/A803
9. EX PARAPET CAP AND METAL SIDING, RE–INSTALL WHERE LOOSENED AS REQUIRED TO INSTALL MEMBRANE ROOF OVER LOWER PARAPETS LAPPING MEMBRANE UNDER EXISTING SIDING AND FLASHING
10. OVERFLOW PIPING AND OVERFLOW SCUPPER
11. OVERFLOW DRAIN, SEE 4/A802
12. ROOF ANCHOR SEE 3/A803
13. SHIP LADDER, SEE 4/A804

GENERAL NOTES:

1. RE–INSTALL EXISTING ANTENNAS, CONDUIT, MECHANICAL AND ELECTRICAL DEVICES
2. WORK INCLUDES 250 SF REMOVAL AND REPLACEMENT OF DETERIORATED 3/4" PWD DECKING, VERIFY LOCATIONS DURING ROOF REMOVAL
3. PARAPET ELEVATIONS ARE TO TOP OF WD PARAPET FRAMING,
   ROOF ELEVATIONS ARE TO TOP OF STRUCTURAL PWD ROOF DECK
   CONTRACTOR TO SITE VERIFY ALL EX ELEVATIONS

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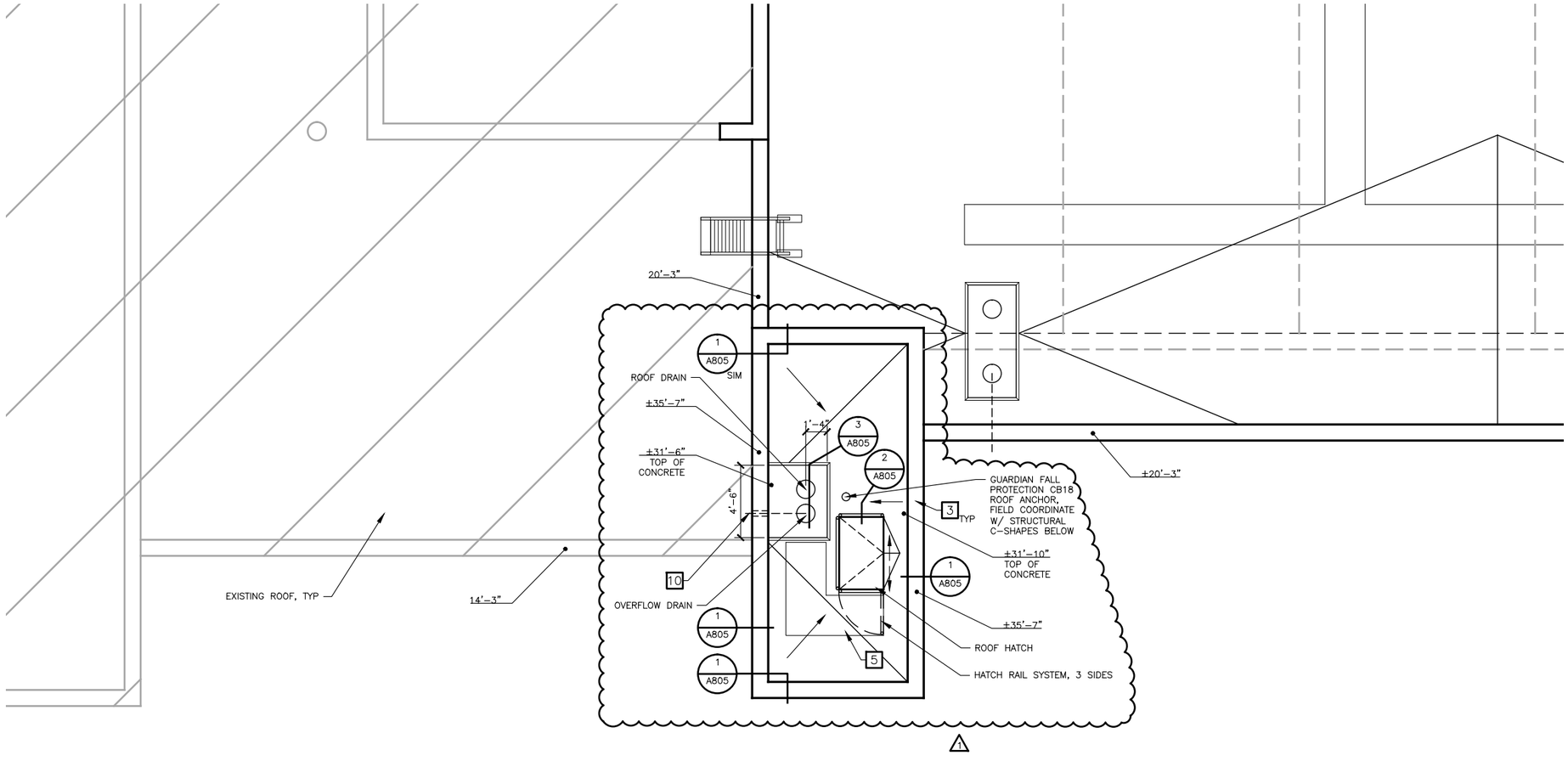
SHEET TITLE
ROOF PLAN

DATE: **MAY, 2017**
FILE: **17015**

A201



1 **ENLARGED ROOF PLAN**

SCALE: 0 4' 8' 16'

KEY NOTES:

1. SEE 1/A801, TYP
2. ROOF DRAIN, SEE 4/A801
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8. EX ROOF MOUNTED EQUIPMENT AND ROOF MOUNTED COMMUNICATIONS EQUIPMENT, COORDINATE WITH OWNER TO MAINTAIN OPERATIONS DURING CONSTRUCTION, SEE 5/A803
9. EX PARAPET CAP AND METAL SIDING, RE-INSTALL WHERE LOOSENED AS REQUIRED TO INSTALL MEMBRANE ROOF OVER LOWER PARAPETS LAPPING MEMBRANE UNDER EXISTING SIDING AND FLASHING
10. OVERFLOW PIPING AND OVERFLOW SCUPPER
11. OVERFLOW DRAIN, SEE 4/A802
12. ROOF ANCHOR SEE 3/A803
13. SHIP LADDER, SEE 4/A804

GENERAL NOTES:

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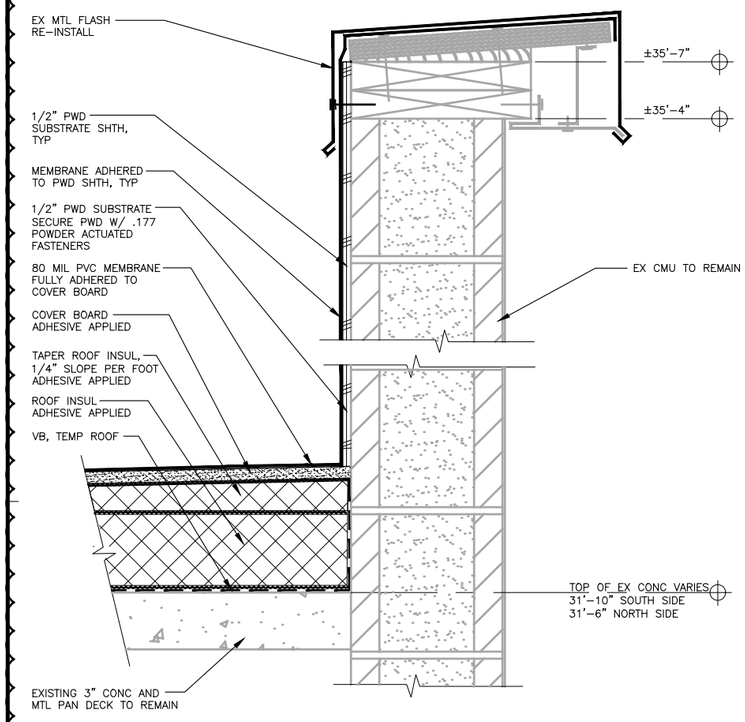
SHEET TITLE
ENLARGED
ROOF PLAN
HOSE TOWER
.

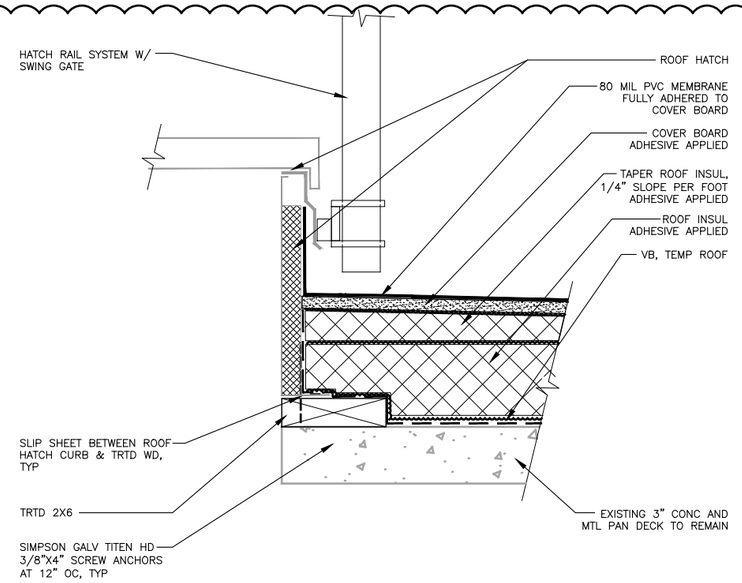
DATE: MAY, 2017
FILE: 17015

A401



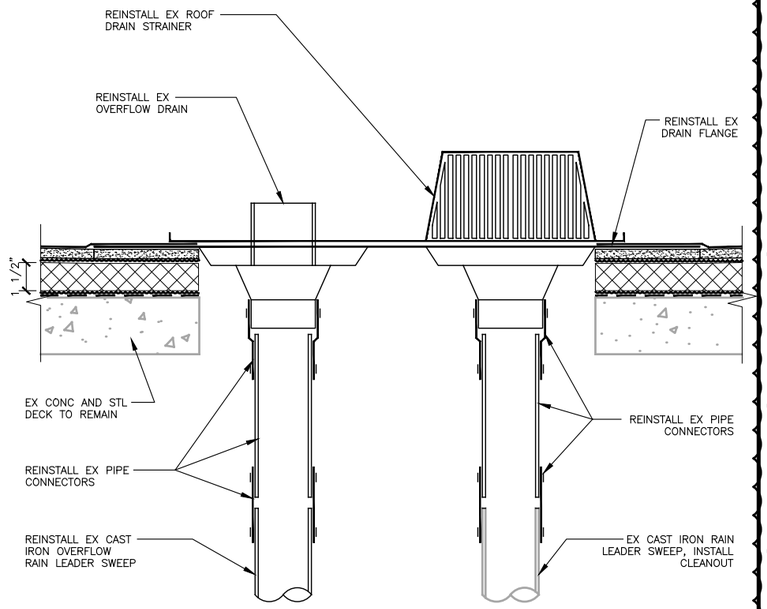
1 PARAPET @ CMU WALL

17015/A803–1 SCALE: 0 3" 6" 1'



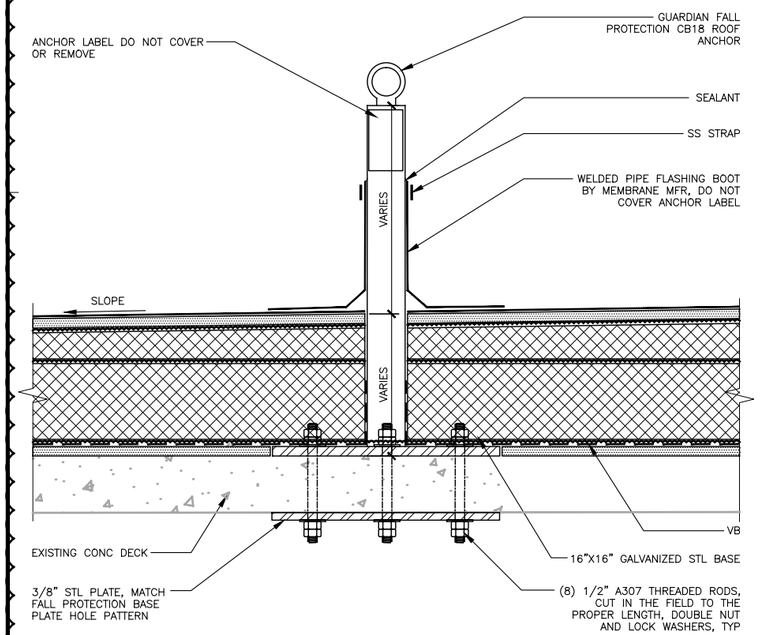
2 EX ROOF HATCH

17015/A803–2 SCALE: 0 3" 6" 1'



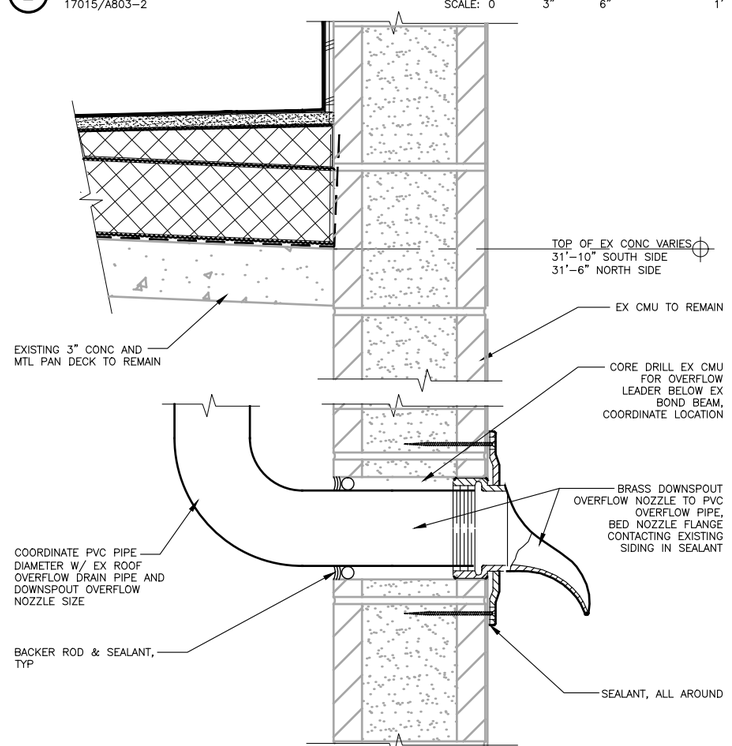
3 EX ROOF & OVERFLOW DRAIN SUMP

17015/A803–3 SCALE: 0 3" 6" 1'



4 ROOF ANCHOR

17015/A805–4 SCALE: 0 3" 6" 1'



5 ROOF OVERFLOW @ CMU WALL

17015/A805–5 SCALE: 0 3" 6" 1'

NOT USED

Jensen Yorba Lott Inc.
522 West 10th Street
Juneau, Alaska 99801
phone 907-586-1070
fax 907-586-3959
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STATE OF ALASKA 49TH
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SHEET TITLE
EXTERIOR DETAILS

DATE: MAY, 2017
FILE: 17015

A805