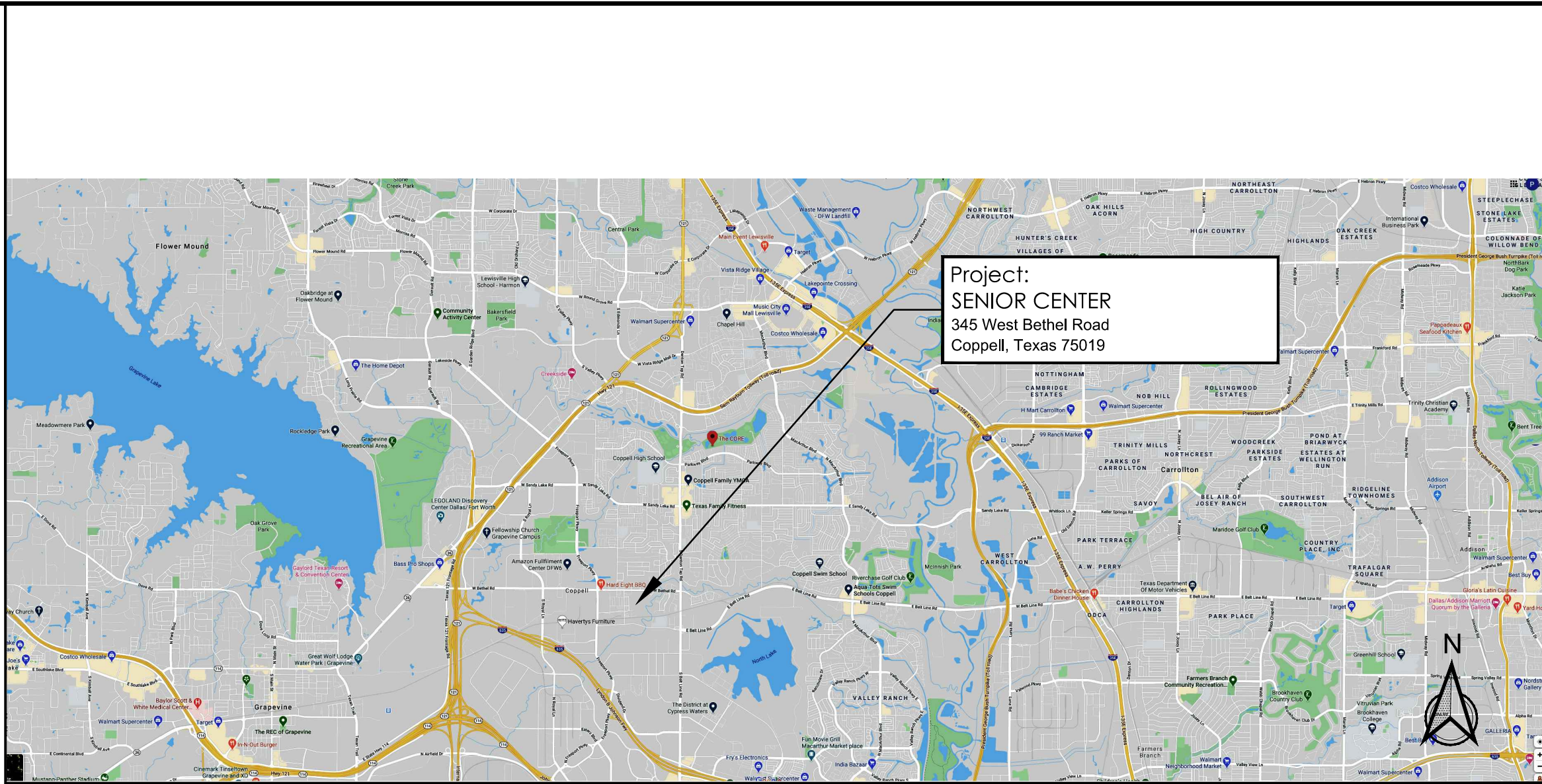
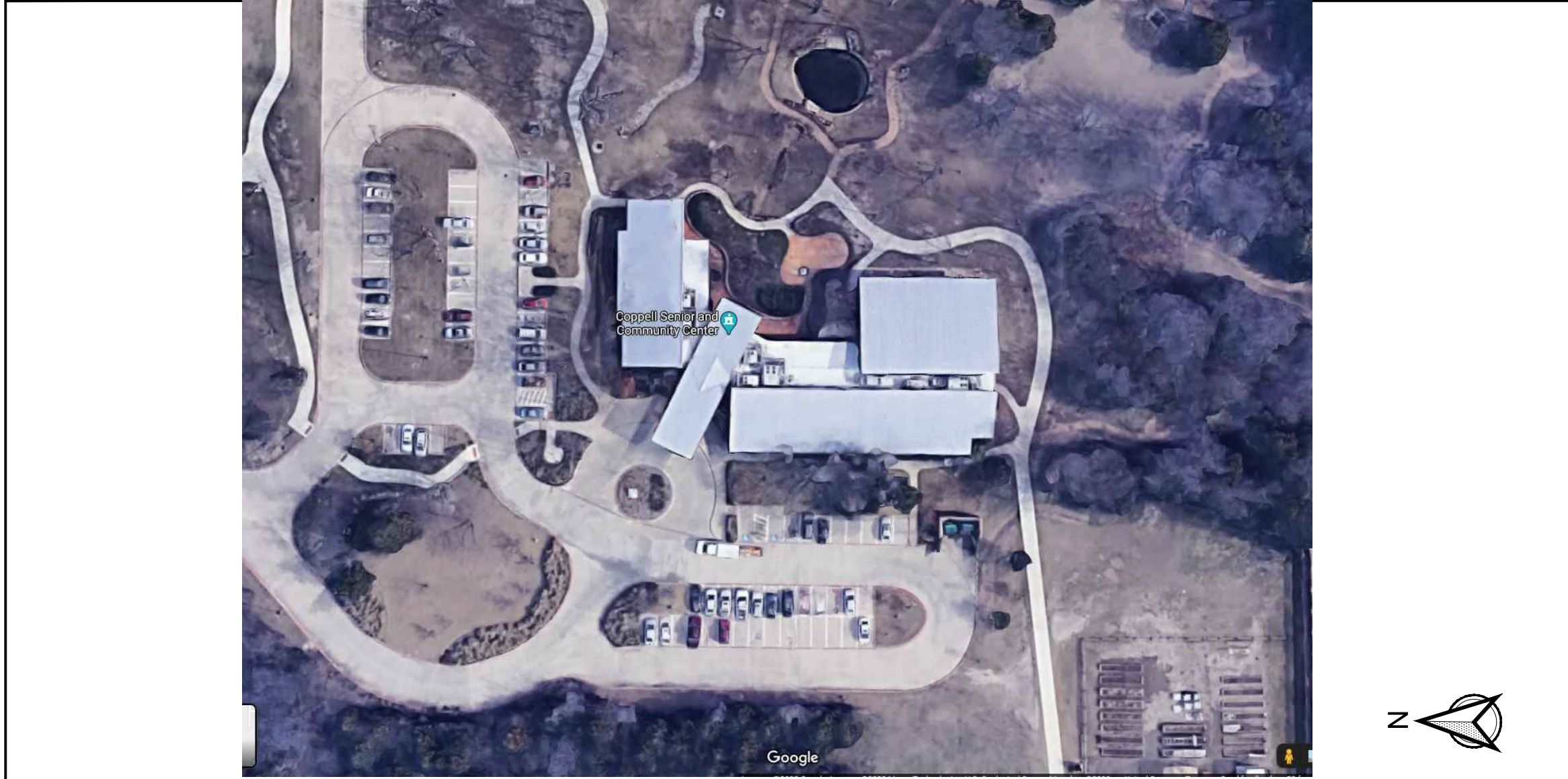


GENERAL ROOF VIEW



COPPELL SENIOR CENTER



AERIAL PHOTOGRAPH



Coppel Facilities Department
Andrew Moore
265 E. Parkway
Coppell, TX 75019

DRAWING INDEX	
G001	COVER SHEET AND INDEX
G002	ROOF PLAN, SCOPE OF WORK
G501	ROOF DETAILS

SENIOR CENTER / ROOF RESTORATION
345 West Bethel Road, Coppell, Texas 75019

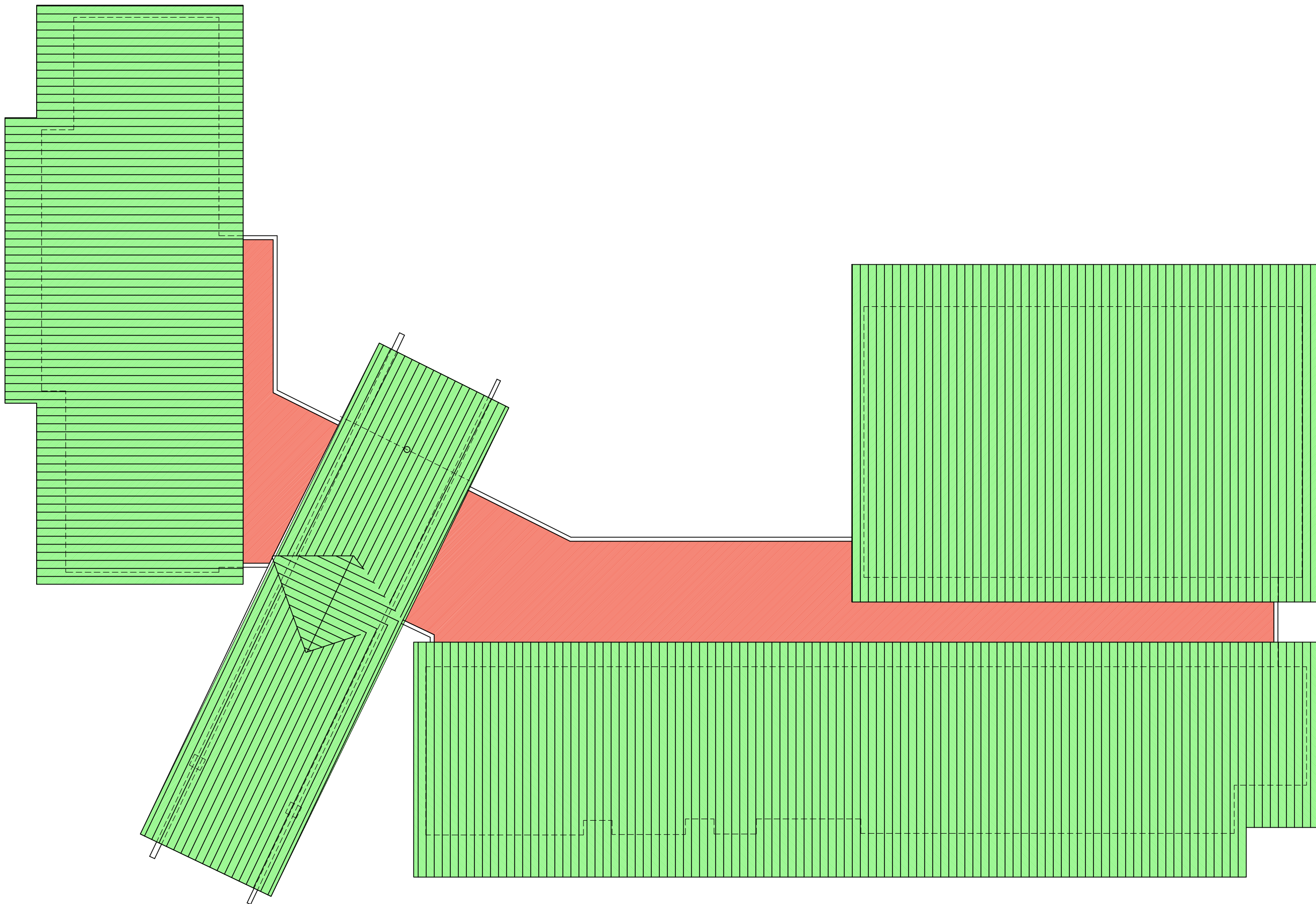
SCALE:	THE GARLAND COMPANY INC 3800 EAST 91ST STREET CLEVELAND, OHIO 44105 PHONE: 216-641-7500 FAX: 216-641-0633		REVISIONS	
	DWG BY: PHL	COVER SHEET AND SHEET INDEX	MMDDYY	REMARKS
	CHK BY: RR		1	
	DATE: 3-10-20		2	
			3	
			4	
			5	

SENIOR CENTER / ROOF RESTORATION
345 West Bethel Road, Coppell, Texas 75019

CUSTOMER: CITY OF COPPELL
AGENT: RUSSELL ROBERTS

BID NUMBER: mm-20

G001



ZONE LEGEND	
	ROOF REPLACEMENT (LIQUID-APPLIED SYSTEM)
	FLASHING MAINTENANCE ONLY

2 ROOF PLAN
G002 Scale: 1/16" = 1'-0"



Senior Center- Metal Roof Restoration
Scope of Work-Fluid Applied Coating System.

MANUFACTURERS RESPONSIBILITY


- The Garland Company will be responsible for providing prices for materials to general contractors providing bids for project specified above in this report.
- The Garland Company will provide water tight best practices for maintaining a water tight building during application liquid applied roof system.
- The Garland Company will provide weekly progress reports to facility director of the City of Coppell Facilities.
- The Garland Company is responsible for providing all warranty paperwork to the City of Coppell Facilities.

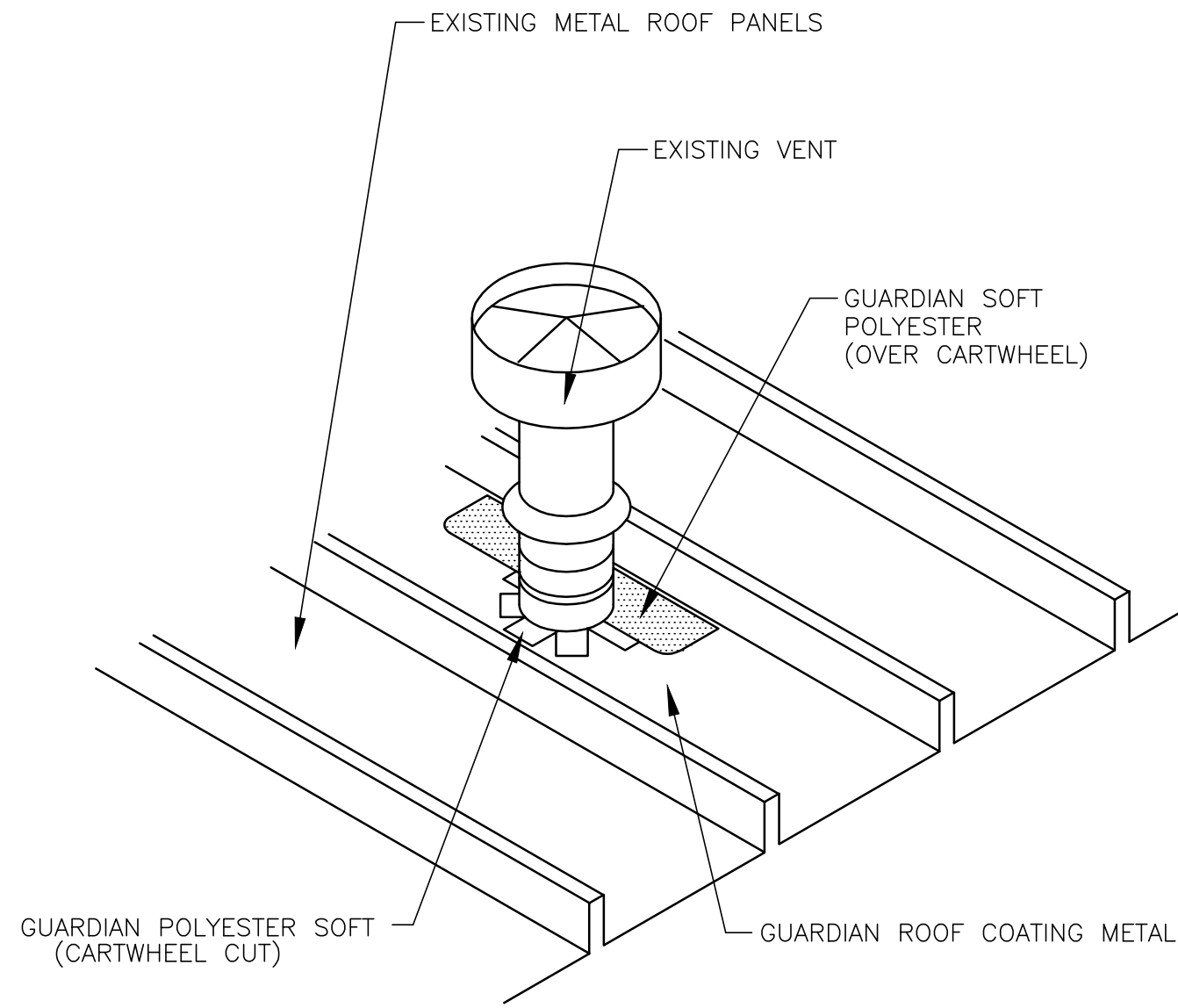
SCOPE OF WORK & PROJECT NOTES

Senior Center- Metal Roof Restoration
Scope of Work-Fluid Applied Coating System.

- SCOPE OF WORK- Sustainable Design High Performance Restoration Roof System Incorporating the Use of Environmentally Responsible Components. Restoration Roof System including but not limited to: Provide all labor, equipment, and materials to install the roof system over the properly prepared substrate.
- 1.A. General:
- 1.A.1. Power wash metal roof panel surface, prep for base coat.
- 1.A.2. Install Base coat over metal roof surfaces.
- 1.A.3. Install Top coat over base coat roof surfaces.
- 1.B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- 1.C. Repair all defects such as deteriorated roof decks; replace saturated insulation board, replace loose or brittle membrane or membrane flashings. Verify that exiting conditions meet the following requirements:
- 1.C.1. Existing membrane is either fully adhered or that the membranes mechanical fasteners are secured and functional.
- 1.C.2. Application of roofing materials over a brittle roof membrane is not recommended.
- 1.D. Remove all loose dirt and foreign debris from the roof surface. Do not damage roof membrane in cleaning process.
- 1.E. Clean and seal all parapet walls, gutters and coping caps, and repair any damaged metal where necessary. Seal watertight all fasteners, pipes, drains, vents, joints and penetrations where water could enter the building envelope.
- 1.F. Clean the entire roof surface by removing all dirt, algae, paint, oil, talc, rust or foreign substance. Use a 10 percent solution of TSP (tri-sodium phosphate), Simple Green and warm water. Scrub heavily soiled areas with a brush. Rinse with fresh water to remove all TSP solution. Allow roof to dry thoroughly before continuing.
- 1.G. Repair existing roof membrane as necessary to provide a sound substrate for the liquid membrane. All surface defects (cracks, blisters, tears) must be repaired with similar materials.
- 0.H. Pre-Treatment of Known Growth - General Surfaces: Once areas of moss, mold, algae and other fungal growths or vegetation have been removed and surfaces have also been thoroughly cleaned, apply a biocide wash at a maximum spread rate of 0.2 gallons/square (0.08 liters/m), to guard against subsequent infection. Allow to dry onto absorbent surfaces before continuing with the application. On non-absorbent surfaces, allow to react before thoroughly rinsing to remove all traces of the solution.
- 1.I. Power washing of metal roof surfaces to remove all loose rust or scale is mandatory before application. Use a high volume air broom or compressed air to remove residual dust rust perforations, etc. Deteriorated metal roof decks must be repaired or replaced prior to the application of the coating system.
- 1.J. General Installation Requirements:
- 1.J.1. Install in accordance with manufacturer's instructions. Apply to minimum coating thickness required by the manufacturer.
- 1.J.2. Cooperate with manufacturer, inspection and test agencies engaged or required to perform services in connection with installing the roof system.
- 1.J.3. Protect work from spillage of roofing materials and prevent materials from entering or clogging drains and conductors. Replace or restore work damaged by installation of the roofing system.
- 1.J.4. All primers must be top coated within 24 hours of application. Re-prime If more time passes after priming.
- 1.J.5. Keep roofing materials dry during application. Phased construction can be allowed as long as no, more than 7 days pass between coats excluding primers.
- 1.J.6. Coordinate counter flashing, cap flashings, expansion joints and similar work with work specified in other Sections under Related Work.
- 1.J.7. Coordinate roof accessories and miscellaneous sheet metal accessory items, including piping vents and other devices with work specified in other Sections under Related Work.
- 1.K. Metal Surface Roof Restoration: Renovation work includes:
- 1.K.1. Surface Preparation: Remove loose flaking rust, dust, dirt, debris, secure all gaped panels and replace all loose fasteners with next size larger.
- 1.K.1.a. Remove rust by the most rigorous method suitable for the particular project and as approved by Manufacturer.
- 1.K.1.b. Tighten all fasteners and verify that neoprene washers are in place.
- 1.K.1.c. Replace missing fasteners using oversize fasteners as necessary.
- 1.K.1.d. Seal all fastener heads by applying a heavy dab of compatible sealant to the tops and around of all fastener heads.
- 1.K.1.e. Install 6" reinforced Butyl tape by manufacturer over seam laps and any penetrations.
- 1.K.2. Primer:
- 1.K.2.a. Immediately after rust has been removed, apply Manufacturer Rust Primer rust inhibitive primer over properly prepped rusted areas only at 1/4 gallon per 100 SF.
- 1.K.3. Reinforcement: Base coat and treatment of field seams and around penetrations:
- 1.K.3.a. Application of CPR Seam Sealer on field seams, flashings and around penetrations and CPR Base Coat on the entire roof:
- 1.K.3.a.1) Verify that the surface to be coated is properly prepared.
- 1.K.3.a.2) Restore the surface to a suitable condition if roof surface becomes contaminated with dirt, dust or other materials that will interfere with adhesion of the coatings.
- 1.K.3.a.3) Apply materials at specified dry film thickness.
- 1.K.3.a.4) Apply CPR Seam Sealer to field seams, fasteners and around penetrations as required.
- 1.K.3.a.5) After positioning reinforcement to roll out, apply CPR Base Coat about 8 inches wide to surface where reinforcement ply is to be applied at 1.5 gallons per 100 SF.
- 1.K.3.a.6) Do not apply too far ahead of fabric so coating does not dry before fabric can be embedded.
- 1.K.3.a.7) Immediately roll a 6 inch width of reinforcement into wet coating.
- 1.K.3.a.8) After embedding reinforcement into the CPR Base Coat apply additional coating to completely saturate the fabric at 1.0 gallons per 100 SF.
- 1.K.3.a.9) Apply saturation coat as soon as possible after embedding reinforcement.
- 1.K.3.a.10) Keep the application saturated with CPR Base Coat to prevent plucking or snagging of reinforcement.
- 1.K.3.a.11) Allow to dry for a minimum of 24 hours before applying finish coats.
- 1.K.4. Coating:
- 1.K.4.a. Use special attention to coating flashings and other critical areas to be applied at proper monolithic thickness.
- 1.K.4.b. Use multiple coats on verticals to prevent sagging.
- 1.K.4.c. Apply to Garland's minimum membrane thickness over the entire roof surface.
- 1.K.4.d. Material: Apply CPR White in a uniform manner at 1.5 gallons per 100 SF over the entire roof surface.
- 1.K.4.e. Use special attention to coating flashings and other critical areas to build adequate membrane thickness.
- 1.K.4.f. Use multiple coats on verticals to prevent sagging.
- 1.K.4.g. Apply to minimum recommended membrane thickness over the entire roof surface.

- Notes:
- 1) Remove and replace and fasteners as needed with long life fasteners.
- 2) Internal gutters are NOT included.

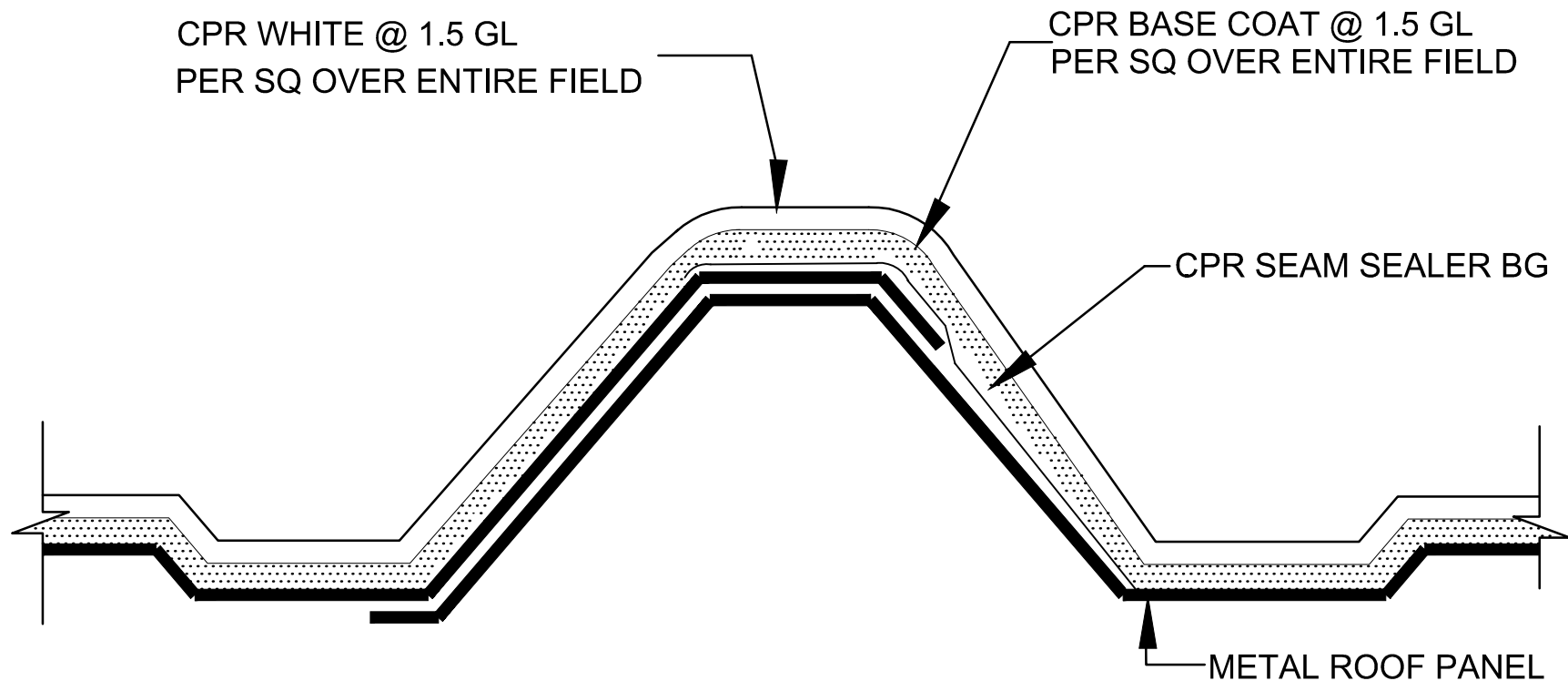
SCALE:		DWG BY: PHL		CHK BY: RR		DATE: 3-10-20		G002				THE GARLAND COMPANY INC		REVISIONS			
												3800 EAST 91ST STREET		MMDDYY		REMARKS	
												CLEVELAND, OHIO 44105		1			
												PHONE: 216-641-7500		2			
												FAX: 216-641-0633		3			
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VENT STACK FLASHING
N.T.S.

4 VENT STACK FLASHING DETAIL

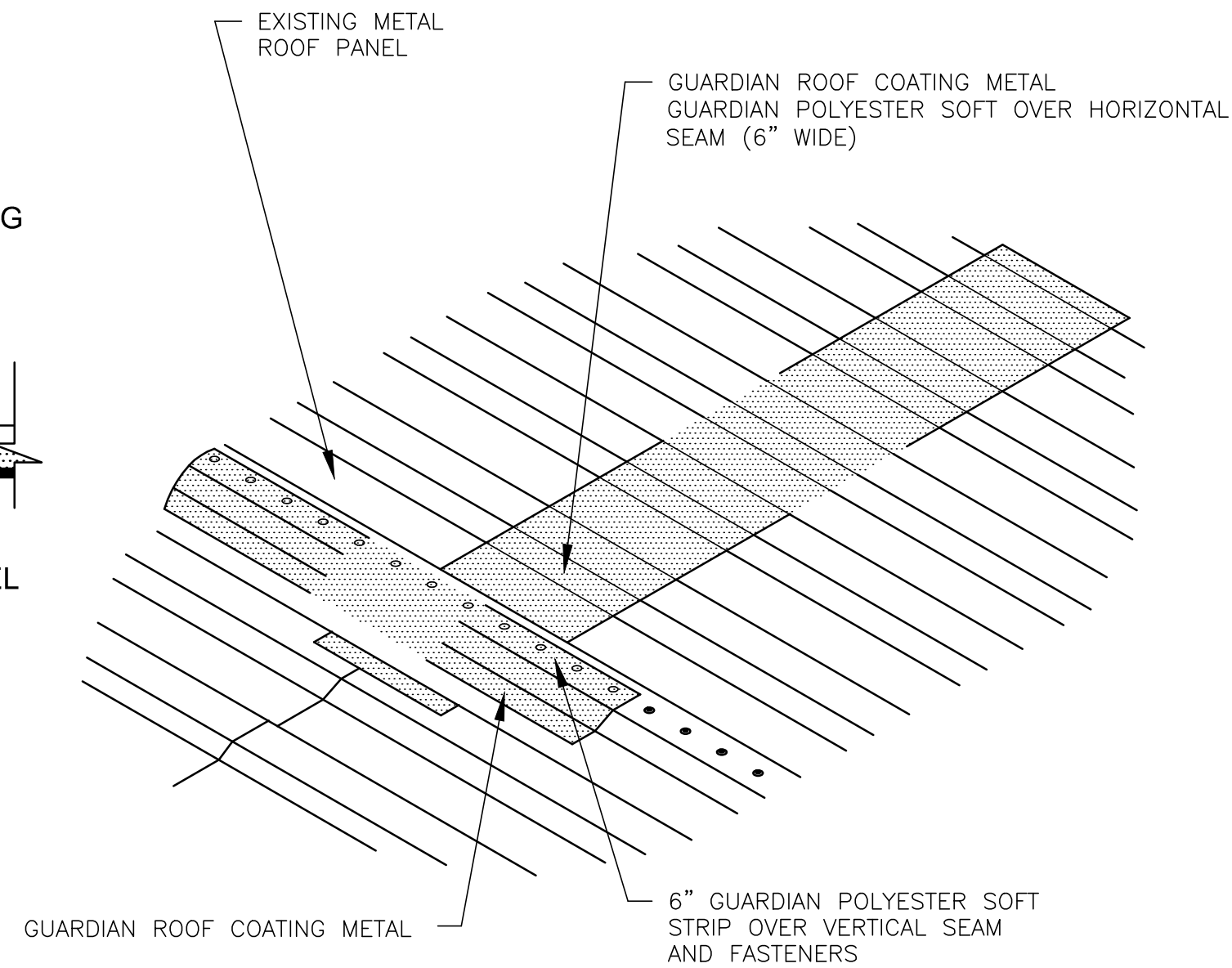
G501 Scale: NTS



NOTES:
RUSTED AREAS MUST BE PRIMED WITH RUST-GO PRIMER
**WIRE BRUSH SURFACE BEFORE APPLYING RUST-GO PRIMER
REINFORCEMENT MUST BE USED WITH CPR
SEAM SEALER ON ANY GAPS LARGER THAN AN 1/8"

5 CPR TYPICAL ROOF PANEL

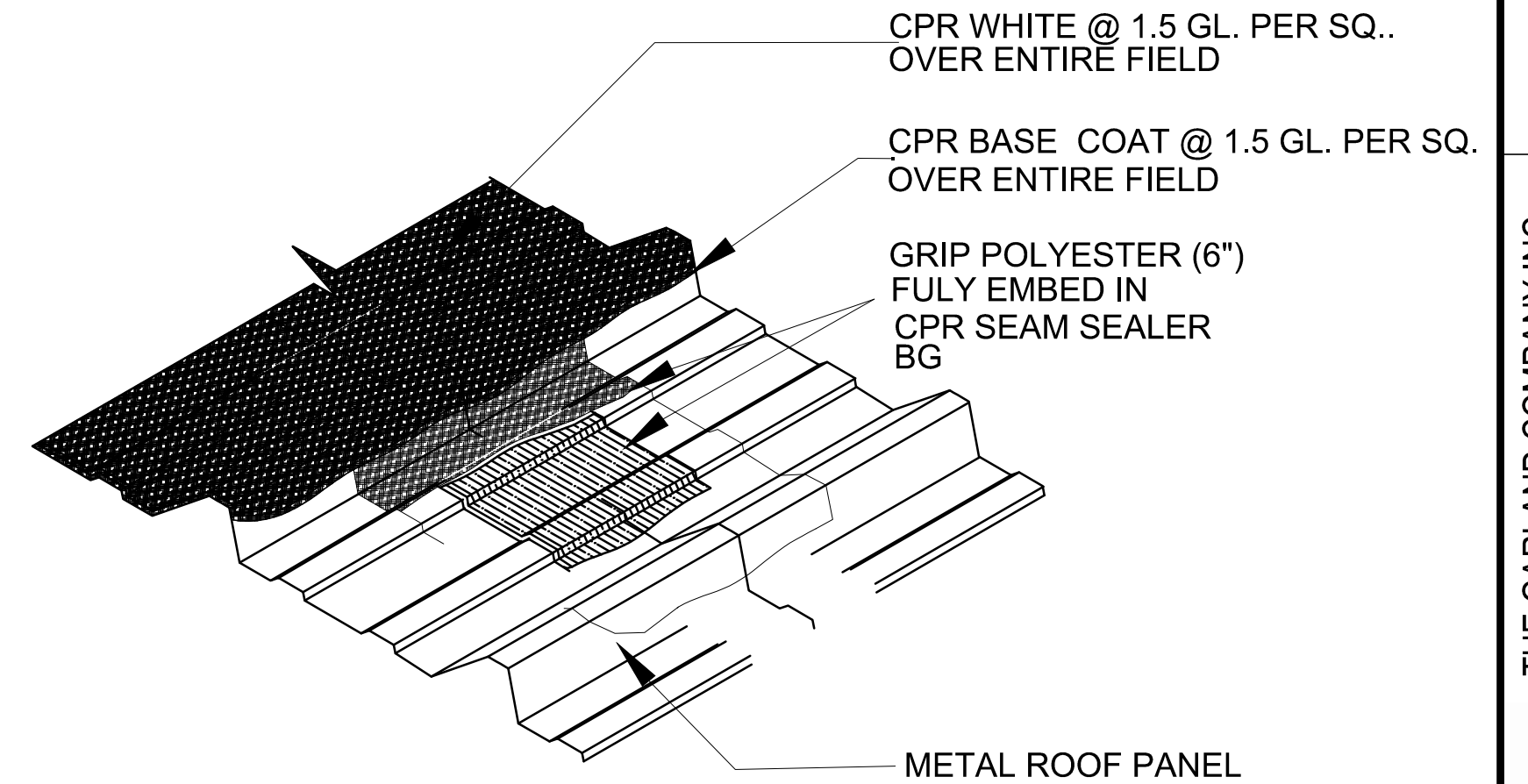
G501 Scale: NTS



SEAMING DETAILS
N.T.S.

6 CPR TYPICAL ROOF PANEL

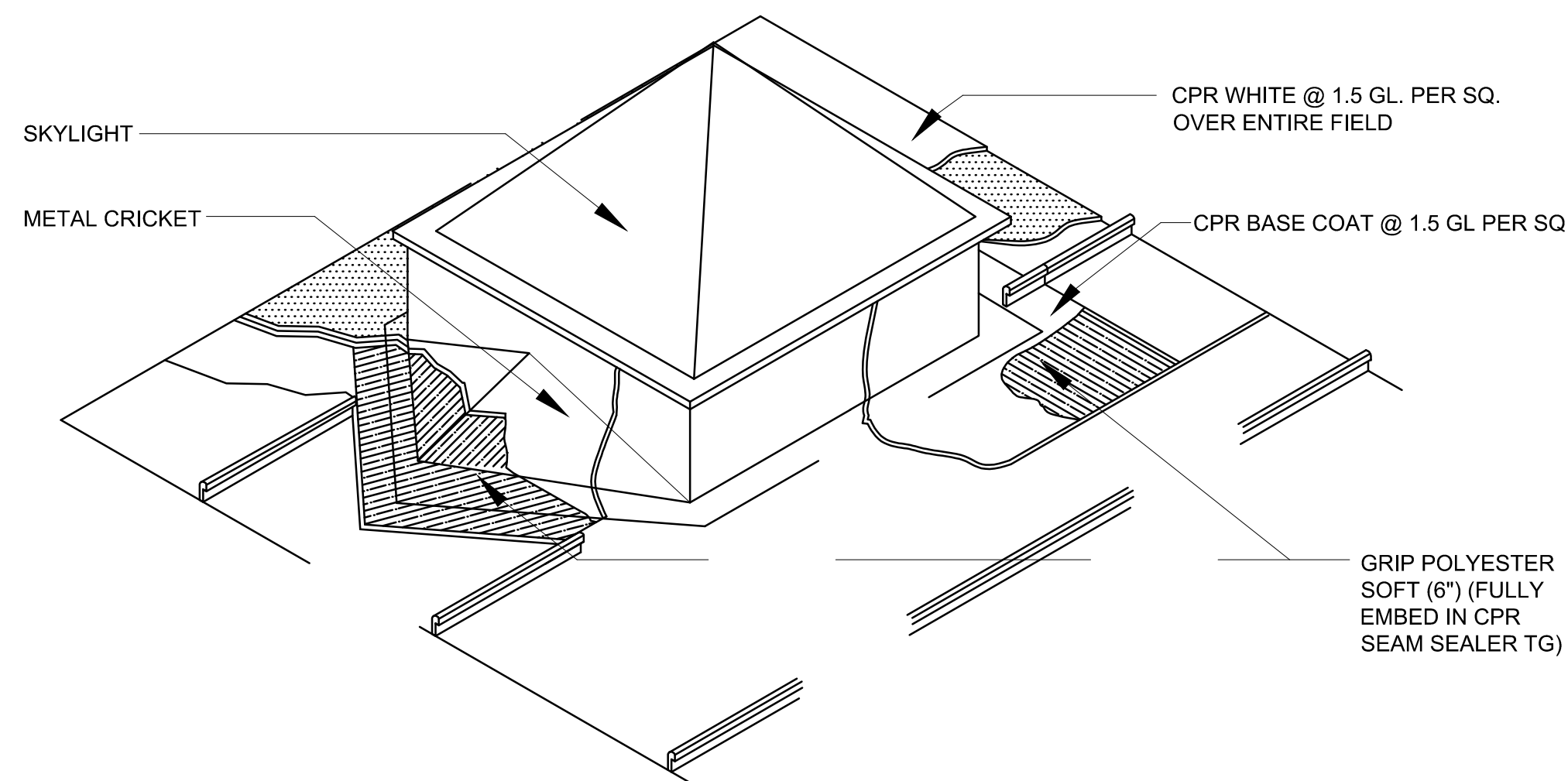
G501 Scale: NTS



NOTE:
RUSTED AREAS MUST BE PRIMED WITH RUST-GO PRIMER
REINFORCEMENT MUST BE USED WITH CPR SEAM
SEALER ON ANY GAPS LARGER THAN AN 1/8"

7 CPR TYPICAL SEAM DETAIL

G501 Scale: NTS



NOTES:
NEW CRICKETS SHALL BE "SEALED" BY PLACING
A BEAD OF TUFF-STUFF UNDER THE
FLANGES BEFORE THEY ARE MECHANICALLY ATTACHED

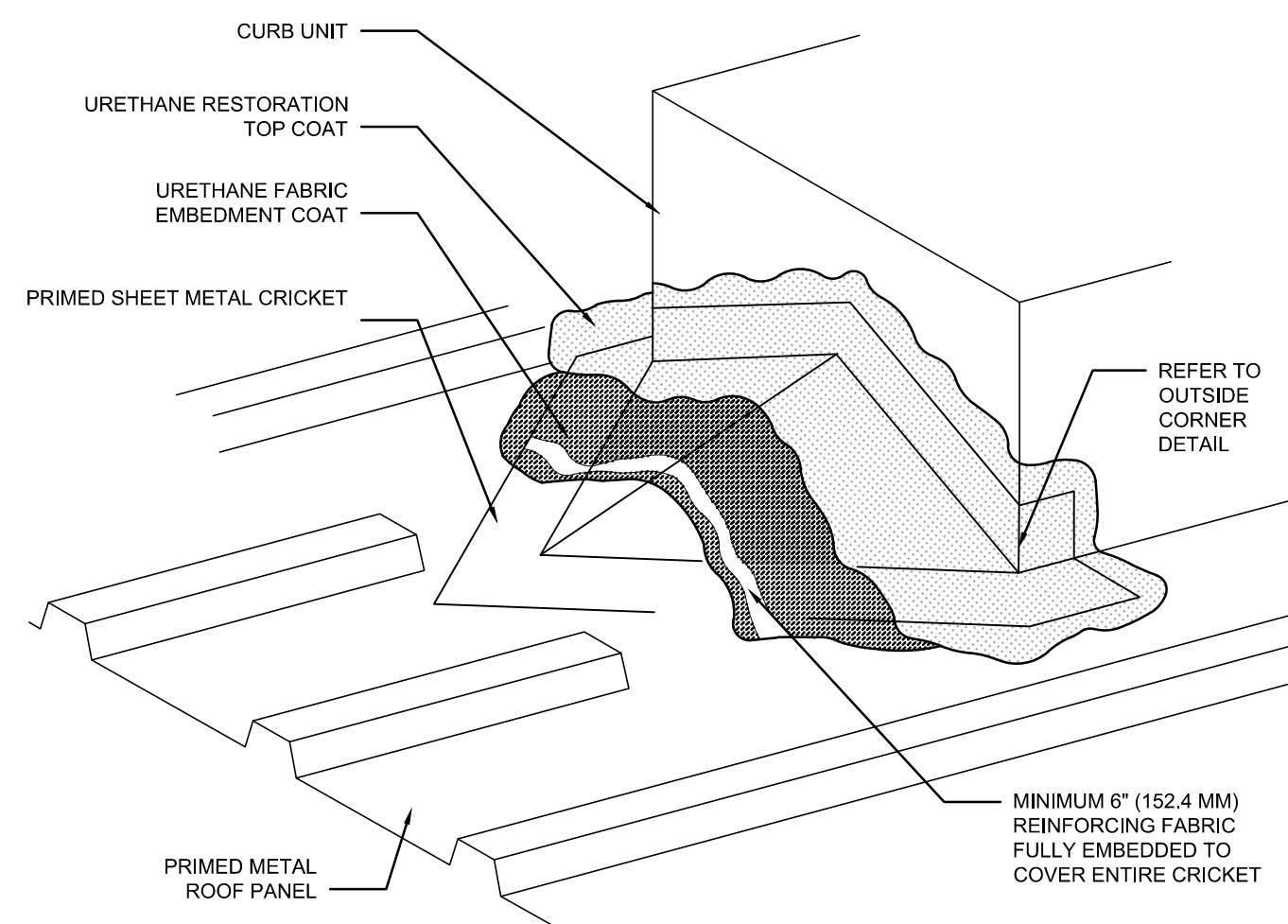
RUSTED AREAS MUST BE PRIMED WITH RUST-GO PRIMER

REINFORCEMENT MUST BE USED WITH CPR
SEAM SEALER ON ANY GAPS LARGER THAN AN 1/8"

1 CPR CURB DETAIL

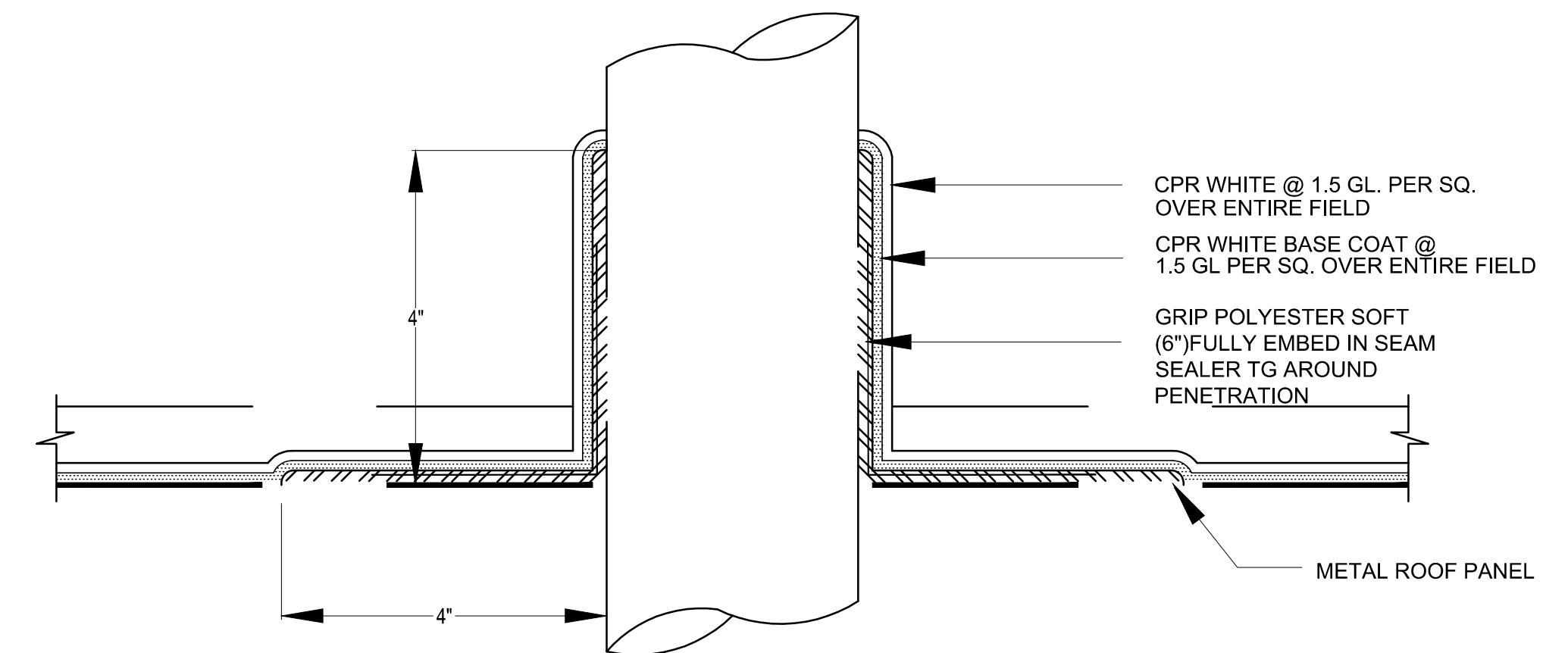
G501 Scale: NTS

- NOTES:
1. REFER TO GARLAND WEBSITE FOR MOST CURRENT INFORMATION.
 2. ENSURE ROOF SURFACE TO BE COATED IS CLEAN AND DRY WITH NO OILS, GREASE, MOISTURE OR LOOSE DEBRIS. POWER WASHING WITH A 2000 PSI PRESSURE WASHER IS RECOMMENDED. REMOVE ANY EXISTING SEALING MATERIAL.
 3. REPAIR HOLES, SPLITS, AND OPENINGS IN METAL ROOF. REPLACE LOOSE OR MISSING FASTENERS WITH OVERSIZED FASTENERS. REATTACH LOOSE PANELS WITH APPROPRIATE FASTENERS TO ENSURE THEY ARE PULLED TOGETHER AND FLUSH. CAULK ALL REGLETS AND TERMINATION BARS.
 4. TREAT ALL AREAS OF CORROSION WITH RUST INHIBITIVE METAL PRIMER.
 5. ADDRESS ANGLE CHANGES USING UNIBOND SEAM TAPE OR 3-COURSE METHOD PRIOR TO COATING. TREATMENT SHALL EXTEND 1" (25 MM) PAST ANGLE CHANGE. DO NOT ALLOW SEAM TAPE TO BRIDGE AT ANGLE CHANGES.
 6. VERIFY PROPER COVERAGE RATE DURING APPLICATION.



2 WK CRICKET DETAIL

G501 Scale: NTS



NOTES:
RUSTED AREAS MUST BE PRIMED WITH RUST-GO PRIMER

REINFORCEMENT MUST BE USED WITH CPR
SEAM SEALER ON ANY GAPS LARGER THAN AN 1/8"

3 CPR PIPE DETAIL

G501 Scale: NTS

REVISIONS	
NO	REMARKS
1	
2	
3	
4	
5	

THE GARLAND COMPANY INC
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CLEVELAND, OHIO 44105
PHONE: 216-641-7500
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