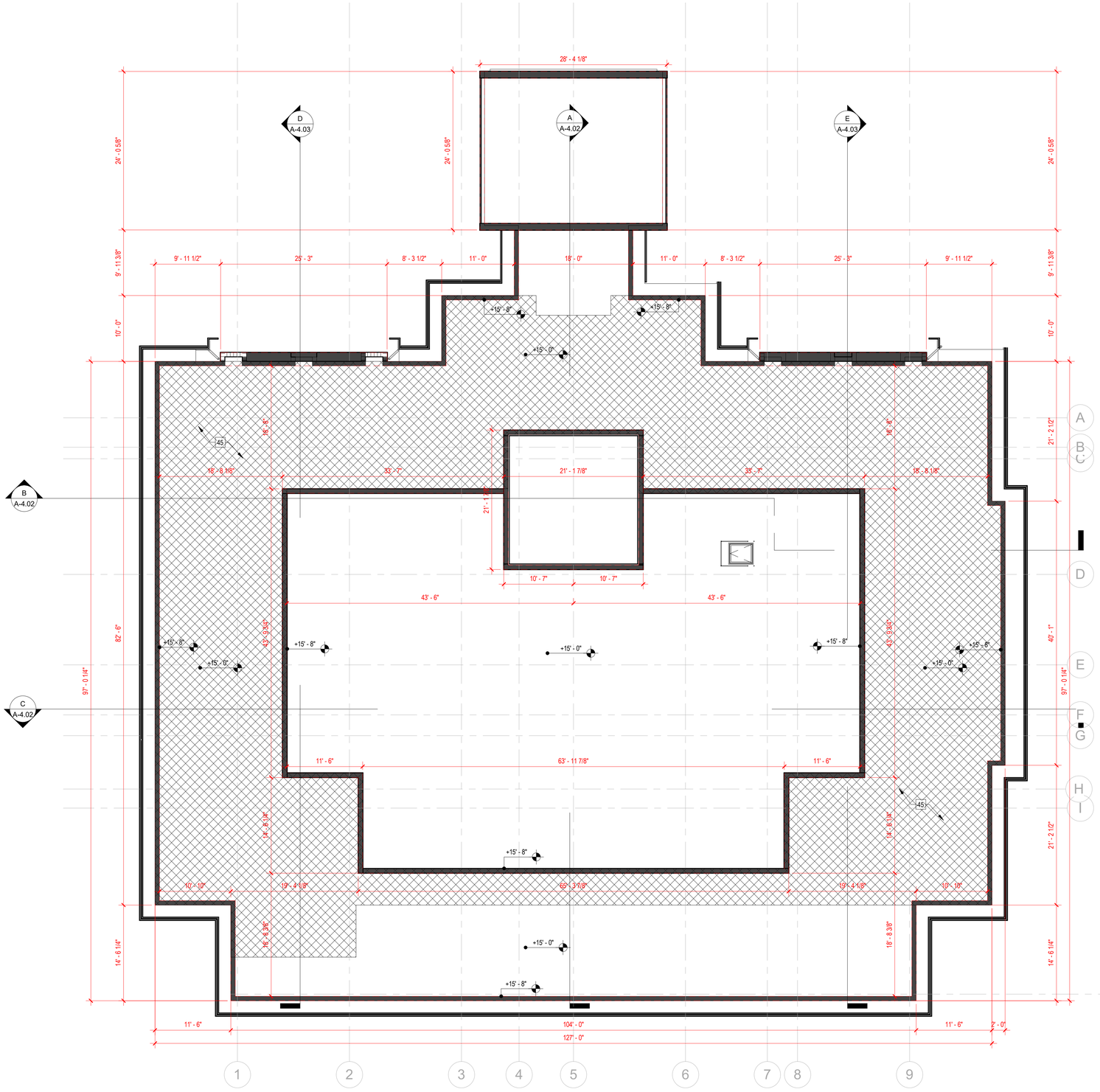

1 COMMUNITY CENTER - LOW ROOF PLAN

SCALE: 1/8" = 1'-0"

WATERPROOFING LEGEND

- A — STEGO WRAP 15-MIL VAPOR BARRIER BELOW SLAB
- B — POLYMIDE HS EPOXY COATING (WALLS) AND EUCLID CHEMICAL EUCOPOXY TUF COAT ON FLOORS
- C — EUCLID TAMOSEAL CEMENTITIOUS WATERPROOFING
- D — PROVIDED PROTECTIVE COATING (VULKEM 350/351 OVER MSUP PRIMER SANDED TO REDUCE SKID. SYSTEM TRANSITION 6" UP PERIMITER WALLS) PROVIDE TREMCO'S DYMONIC 100 CANT BEAD AT ALL SUBSTRATE TRANSITIONS.
- E — TREMCO VULKEM 350/351 COATING, SANDED TO REJECTION. TERMINATE 6" UP. PERIMETER WALLS.
- F — TREMCO AMPHIBIA MEMBRANE WATERPROOFING ENCAPSULATING ELEVATOR PIT
- G — TREMCO TREMPLY SINGLE PLY ROOFING MEMBRANE OVER LIGHT WEIGHT CONCRETE 60 MILS MIN.
- H — XYPEX CRYSTALLINE CEMENTITIOUS WATERPROOFING
- I — MASTERPROTECH H1000 BASF CLEAR SEALER

GENERAL ROOFING NOTES

A. THE ROOFING PLAN IS GENERAL IN NATURE AND INDICATES APPROXIMATE CONDITIONS. CONTRACTOR & SUBS SHALL FIELD VERIFY CONDITIONS PRIOR TO COMMENCING ANY WORK.

B. CONTRACTOR SHALL CAREFULLY EXECUTE ALL WORK TO AVOID ANY UNNECESSARY DAMAGE AND CARRY OUT ALL WORK REQUIRED TO MEET THE INTENT OF THE DRAWINGS.

C. CONTRACTOR SHALL PROVIDE SECURITY BARRIERS AS REQUIRED BY CONSTRUCTION PHASING.

D. CONTRACTOR SHALL PROVIDE ALL SUPPLEMENTAL MATERIALS REQUIRED TO PROPERLY INSTALL SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN THE WORK.

E. CONTRACTOR SHALL PROVIDE ALL REQUIRED BARRIERS TO PROTECT DECKS AND INTERIOR OF BUILDING AGAINST ALL WEATHER ELEMENTS.

F. ALL ROOF MOUNTED EQUIPMENT, CURBS, WOODWORK, AND SHEET METAL WORK SHALL BE FASTENED AS REQUIRED TO RESIST A 175 M.P.H. WIND VELOCITY. BASE, CURBS & POSTS SHALL BE FLASHED AS PER ROOFING MANUFACTURER'S RECOMMENDATIONS.

G. CONTRACTOR SHALL PERFORM A ROOF SLOPE SURVEY TO VERIFY SLOPE CONDITIONS ON THE PROJECT. SURVEY SHALL BE CONDUCTED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND AFTER COMPLETION OF ROOFING WORK FOR CONFORMANCE TO THE CONTRACT DOCUMENTS.

H. ROOF SYSTEM SHALL PREVENT THE ACCUMULATION OF NOT MORE THAN FOUR INCHES OF WATER ON ANY PORTION OF THE ROOF. CRICKET TO BE PROVIDED WHERE REQUIRED.

I. COORDINATE WITH ALL TRADES FOR ROOF PENETRATION & FLASHING.

J. ALL MATERIAL & INSTALLATION SHALL BE AS PER PRODUCT NOA.

K. ALL THRU-SLAB PENETRATIONS SHALL BE MIN. 1 HOUR FIRE RATED.

L. ROOFING AND SUBSTRATE SHALL PROVIDE R-19 MIN.

M. ROOFING SUB-CONTRACTOR SHALL PROVIDE ROOFING WARRANTY AS REQUIRED BY OWNER.

N. COORDINATE ROOF DRAINS AND OVERFLOW DRAIN LOCATION WITH GWB SOFFITS AND WALLS BELOW. DO NOT LEAVE PIPING EXPOSED WITHIN UNITS.

O. 1/4"/12" MIN. ROOF SLOPE (TYP).

P. 4" MAX. ACCUMULATION AT ANY ROOF POINT.

Q. PARAPET WALL TO BE A MIN. OF 3'-6" A.F.F. ABOVE FINISHED ROOF (TYP).

R. CONTRACTOR TO PROVIDE A WEATHER TIGHT SEAL AT ALL ROOFING AREAS.

S. OVERFLOW SCUPPER TO BE 2" MIN. TO 4" MAX. ABOVE FINISHED ROOFING SURFACE (IF APPLICABLE).

T. ROOFING AND FLASHING TO BE INSTALLED AS PER MANUFACTURER'S NOA & SHALL WITHSTAND WIND PRESSURES AS REQUIRED BY STRUCT. DRAWINGS.

U. GUARDRAIL SHALL BE A MIN. OF 3'-6" A.F.F. ABOVE FINISH ROOF AT ANY POINT.

V. ROOFING SHALL BE FREE OF PONDING & ALL DEFECTS.

W. ELECTRICAL CONDUIT, MECHANICAL PIPING OR ANY OTHER SERVICE LINES RUNNING ON THE ROOF SHALL BE RAISED NOT LESS THAN 8" ABOVE FINISHED ROOF SURFACE.

X. ROOFING SYSTEM:
SINGLE PLY MEMBRANE - THERMOPLASTIC POLYOLEFIN (TPO) 60 MIL ROOFING SYSTEM OVER LIGHTWEIGHT INSULATING CONCRETE SLOPED TO DRAINS WITH R-19.0 INSULATION VALUE. MEMBRANE SHALL MEET OR EXCEED AN INITIAL REFLECTANCE VALUE OF 0.72 OR A THREE-YEAR INSTALLED REFLECTANCE VALUE OF 0.5 AS DETERMINED BY THE COOL ROOF RATING COUNCIL OR ENERGY STAR. ROOF WALKING PADS ARE TO BE PROVIDED FROM ROOF ACCESS TO ALL HVAC EQUIP. REFER TO ENLARGED ROOF DTLS (SHEET A-9.00& A-9.01)

Y. CONDENSING UNITS NOTE:
ALL EQUIP SHALL BE PERMANENTLY IDENTIFIED WITH THE SAME DESIGNATION SHOWN ON THE DRAWINGS AND WITH THE APARTMENT NUMBER BEING SERVED. IDENTIFICATION SHALL BE ENGRAVED PLASTIC NAMEPLATES USING 1" LETTERS ON EQUIPMENT HAVING CABINETS AND WITH BRASS TAGS WHERE CABINETS DO NOT EXIST. NAMEPLATES SHALL BE MIN. 2"X4" SIZE.

Z. DUAL DRAIN SYSTEM
(ROOF DRAIN AND OVERFLOW SCUPPER PROVIDED) FOR DTLS REFER TO PLUMBING PLANS.

ATLANTIC PACIFIC
COMMUNITY BUILDERS
Bulletin #6
Date Received:
November 19th, 2024

LEGEND

1. CMU WALL WITH 5/8" MIN. EXT. STUCCO FINISH ON ALL EXPOSED SIDES.
2. CONCRETE SIDEWALK
3. SLAB ON GRADE W/ 15 MIL VAPOR BARRIER SYSTEM.
4. BALCONY/ TERRACE CONCRETE SLAB PROPERLY SLOPED TO EXTERIOR. PROVIDE WATERPROOFING AT ALL ELEVATED BALCONIES/ TERRACES AND CONCRETE SLABS OR AS OTHERWISE INDICATED BY DRAWINGS. EXTEND VERTICALLY A MIN. 6" AT ALL ADJACENT WALLS. REFER TO DETAILS A-9.01 (REFER TO STRUCT. DWGS FOR DETAILS)
5. PARAPET WALL (42" A.F.F. MIN. TAKEN FROM INTERIOR SLAB)
6. CAT II IMPACT RESISTANT STOREFRONT SYSTEM. REFER TO SHEETS A-10.00 TO A-10.00B FOR ELEVATIONS AND DETAILS.
7. CAT II IMPACT RESISTANT ALUMN. / GLASS ROLLER/ SINGLE HUNG/ FIXED WINDOW. REFER TO SHEET A-10.00- A-10.00B FOR ELEVATIONS & DETAILS
8. IMPACT RESISTANT METAL DOOR. REFER TO DOOR SCHEDULE ON SHEET A-8.00.
9. SWING DOOR SYSTEM W/ DARK BRONZE COATED ALUMINUM FRAME. SUBMIT SHOP DRWINGS FOR REVIEW AND APPROVAL.
10. SWING DOOR SYSTEM W/ DARK BRONZE COATED ALUMINUM FRAME & IMPACT RESISTANT GRAY TINTED GLASS (TYP.) SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
11. 42" HIGH DARK BRONZE COATED ALUMINUM PICKET RAILING. PICKETS SHALL REJECT MAX. 4" DIA. OBJECTS AND REJECT 2" DIA. OBJECTS AT BOTTOM (TYP.) REFER TO SHEET A-9.01 DTL #4 & #7 FOR MORE INFO.
12. ALUMINUM GATE.
13. R-30 INSULATION IN TRUSSES ABOVE CONDITIONED SPACES CEILING.
14. WALL MOUNTED BACK FLOW. REFER TO CIVIL DWGS.
15. CONTINUOUS ALUMINUM GUTTER TYPICAL THROUGHOUT PERIMETER OF GABLE ROOF PROVIDE DOWNSPOUTS.
16. UNIT INTAKE / EXHAUST VENT. REFER TO MECHANICAL DWGS.
17. MECHANICAL LOUVER. REFER TO MECHANICAL DWGS. & ARCHITECTURAL SHEET A-10.00 FOR SIZES.
18. DECORATIVE ALUMINUM SCREEN - COPPER COLOR.
19. PAINTED SMOOTH PRECAST MOLDING. COLOR TO BE GRAY MATTERS SW 7066 FROM SHERWIN WILLIAMS OR APPROVED EQUAL.
20. ROOF TILE OVER UNDERLAYMENT FASTENED TO PLYWOOD SHEATHING, SECURELLY ATTACHED TO PRE-ENGINEERED FIRE RETARDANT WOOD TRUSS SYSTEM.
21. TYP. 12" WIDE X 2" DEPTH DECORATIVE CONTINUOUS PRE-CAST TRIM. COLOR TO BE GRAY MATTERS SW 7066 FROM SHERWIN WILLIAMS OR APPROVED EQUAL.
22. ROOF PARAPET. REFER TO ARCHITECTURAL & STRUCT. DWG FOR DTLS.
23. WALL MOUNTED, EXTERIOR GRADE LIGHT FIXTURE, TO BE SELECTED BY OWNER, REFER TO ELECTRICAL DWGS.
24. CONC. PAVERS. REFER TO HARDSCAPE PLAN ON LANDSCAPE DWGS.
25. STRUCTURAL CONCRETE BEAM. REFER TO STRUCTURAL DWG. FOR DTLS.
26. STRUCTURAL SLAB. REFER TO STRUCTURAL DRAWINGS. PROVIDE STUCCO FINISH & PAINT AT ALL EXPOSED UNDERSIDE OF SLABS.
27. STRUCTURAL WALL (SHEARWALL). REFER TO STRUCT. DWG. FOR DTLS.
28. STRUCTURAL COLUMN. REFER TO STRUCTURAL DWG. FOR DTLS. PROVIDE LIGHT TEXTURE CEMENT PLASTER FINISH (TYP. THROUGHOUT UNLESS OTHERWISE NOTED).
29. STRUCTURAL STEEL COLUMN WITH FIRE RATED INTUMESCENT PAINT. REFER TO STRUCT.DRAWINGS.
30. RETAINING WALL- REFER TO STRUCTURAL DWG. FOR DTLS.
31. TRASH CHUTE.
32. INTERIOR STOREFRONT SYSTEM. REFER TO SHEETS A-10.00 & A-10.00B FOR ELEVATIONS AND DETAILS.
33. MECHANICAL EQUIPMENT. REFER TO MEP DRAWINGS FOR DTLS.
34. CONDENSING UNIT (TYP.) REFER TO MECHANICAL PLANS FOR DETAILS (KYNAR 500 FINISH OR EQUAL)
35. TRENCH DRAIN (TYP.) REFER TO PLUMBING DRAWINGS.
36. FLOOR DRAIN (TYP.) SLOPE 1/4" MAX. PER 12" MIN. TYP.
37. ROOF DRAIN (TYP.)
38. EMERGENCY OVERFLOW FLOOR DRAIN (TYP.)
39. SINGLE PLY MEMBRANE ROOFING OVER LIGHTWEIGHT INSULATING CONCRETE SLOPED TO DRAINS.
40. LANDSCAPING. REFER TO LANDSCAPE DWGS.
41. DRAFTSTOP (EXTEND TO UNDERSIDE OF SHEATHING) WITH BABCOCK DAVIS SELF CLOSING AND SELF LATCHING ACCESS PANEL. PROVIDE ACCESS FROM BOTH SIDES. SEE SHEET A-9.00a DTL 3 & SHEET A-9.01 DTL 10 FOR MORE INFORMATION.
42. O'HAGIN LOW PROFILE MODEL FLAT ROOF VENTS - (98.75 SQ. IN. NFVA INSTALL AS PER MANUFACTURER RECOMMENDATIONS, FLASHING & WATERPROOF AS REQUIRED. PROVIDE SHOP DWGS. AND NOA.
43. ALUMINUM DOWNSPOUT PAINTED SAME COLOR AS BACKGROUND WALL- REFER TO PLUMBING P-100. DWGS FOR DETAILS.
44. PRE-ENGINEERED FIRE-RETARDANT TREATED WOOD TRUSS @ 24" O.C. MAX. TYP. REFER TO STRUCTURAL DRAWINGS.
45. PROVIDE BATT INSULATION (R-30 VALUE) IN TRUSSES ABOVE CEILING (TYP. ALL AREAS ABOVE CONDITIONED SPACES.
46. BABCOCK DAVIS COASTAL ZONE IMPACT RESISTANT HATCH & BABCOCK DAVIS FIRE RATED ACCESS PANEL WITH SELF CLOSING & SELF LATCHING. COORDINATE ROOF TRUSS LAYOUT WITH DOOR LOCATION & SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION FOR APPROVAL.. SHEET SHEET A-9.01 DTL 9 & 10 FOR MORE INFORMATION
47. BABCOCK DAVIS ROOF HATCH & BABCOCK DAVIS NON RATED ACCESS PANEL WITH SELF CLOSING & SELF LATCHING. SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION FOR APPROVAL. SHEET SHEET A-9.00 DTL 11 & SHEET A-9.01 DTL 11 FOR MORE INFORMATION.
48. FIRE RATED DEMISING WALL FROM GROUND ALL THE WAY UP TO ROOF SHEATHING. PROVIDE BABCOCK DAVIS FIRE RATED ACCESS PANEL AT DEMISING WALL OR APPROVED EQUAL. REFER TO SHEET A-9.01 DTL 10.
49. HUFCOR FOLDING PARTITION. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

Casa Familia
Exceptional Housing for Exceptional People

10951 SW 84th ST,
MIAMI-DADE, FLORIDA 33173

OWNER:

ATLANTIC PACIFIC COMMUNITIES

161 NW 6th ST, Ste. 1020
Miami, Florida 33136

PHASE:

PERMIT SET

COMMUNITY CENTER - LOW ROOF PLAN

REVISIONS		
Rev #	Revision Description	Date
9	Coordin.	07/19/24
10	Coordin./Bulletin #6	09/20/24

SEAL:

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