



**1 BUILDING ELEVATION**  
Scale: 1/4"=1'-0"

**SPECIFICATIONS:**

DIVISION 7: THERMAL AND MOISTURE PROTECTION

**SECTION 7A: BUILDING INSULATION**

**GENERAL PROVISIONS**

- SCOPE: FURNISH AND INSTALL FIBERGLASS INSULATION AND ROOF INSULATION TO PROVIDE A COMPLETELY INSULATED THERMAL SHELL WITH NO BREAKS OR PENETRATIONS.
- NOTES: INSULATION VALUES SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS AND/OR VALUES SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, WHICHEVER REQUIREMENT PROVIDES THE GREATER "R" VALUE.
- QUALITY CONTROL: THE OWNER SHALL BE NOTIFIED WHEN THE INSULATION IS IN PLACE, PRIOR TO THE INSTALLATION OF FINISH MATERIALS.

**MATERIALS**

- FIBERGLASS INSULATION CONCEALED IN WALLS BY OWENS-CORNING OR JOHNS-MANVILLE, 5 1/2", R-10, FIBERGLASS ROLL INSULATION WITH KRAFT TYPE VAPOR BARRIER ON INSIDE FACE.
- FIBER GLASS INSULATION EXPOSED ABOVE CEILING BY OWENS-CORNING OR JOHNS-MANVILLE, 5 1/2", R-19 FIBERGLASS ROLL INSULATION WITH INTEGRAL FOIL REINFORCED KRAFT FACING ON INSIDE FACE WITH FLAME HAZARD RATING OF 2850 OR LESS.
- ROOF INSULATION BOARD: CLOSED CELL POLYISOCYANURATE FOAM CORE WITH FACTORY LAMINATED FOIL FACES. FOAM CORES WITH FLAME SPREAD OF 25 OR LESS AND COMPRESSIVE STRENGTH OF 20 PSI OR GREATER (ASTM D-1621) WITH A MINIMUM AGED R VALUE OF 16 BY ONE (1) OF THE FOLLOWING APPROVED MANUFACTURERS:
  - AC FOAM SUPREME BY ATLAS INDUSTRIES
  - THERMA ROOF PLUS BY R-MAX
  - TEM-PRO SP BY THE TEMPLE EASTEX
 THE LISTED INSULATIONS ARE AVAILABLE THROUGH QUALIFIED ROOFING INSTALLERS. SEE NATIONAL ACCOUNTS INDEX.
- PERIMETER FOUNDATION INSULATION (AND 2" MASONRY WALL CAVITY INSULATION WHEN SHOWN) SHALL BE STYROFOAM SM BY DOW CHEMICAL CO. OR APPROVED EQUAL, 2" THICK. THERMAL CONDUCTIVITY SHALL BE 20 BTU/HR/SQ.FT./INCH THICKNESS AT 75 DEG F MEAN TEMPERATURE, R-10 VALUE.

**PERFORMANCE**

- INSTALLATION:
  - FIBERGLASS INSULATION: STAPLE OR TAPES IN PLACE WITH VAPOR BARRIER SIDE TO SIDE. ALL JOINTS SHALL LAPPED TO PREVENT MOISTURE OR MIGRATION. ALL PENETRATIONS AND JOINTS TO ELECTRICAL BOXES SHALL BE INSULATED ON THE OUTWARD SIDE. ANY JOINTS NOT TO BE COVERED BY INSULATION OR FLASHING SHALL BE TAPED THOROUGHLY. STAPLE AROUND DOOR FRAMES AND CLOSELY SPACED USING NUMBERS.
  - ROOF INSULATION: USE MECHANICAL FASTENERS WITH STAPLE OR WOOD SCUPPERS. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS OF SIX (6) PER BOARD MINIMUM. SEALER PANEL END JOINTS AT ADJACENT PANEL MEET POINT.
  - PERIMETER FOUNDATION INSULATION: INSTALL FROM TOP OF SLAB DOWNWARD 24" WHEN FOUNDATION DEPTH PERMITS. OTHERWISE INSULATION SHALL EXTEND FROM TOP TO BOTTOM OF SLAB AND THEN HORIZONTALLY UNDER SLAB 24" TOWARD INTERIOR OF BUILDING.

**SECTION 7B: MEMBRANE ROOFING**

**GENERAL PROVISIONS**

- SCOPE: FURNISH AND INSTALL MEMBRANE ROOFING SYSTEM THROUGH THE NATIONAL ACCOUNT PROGRAM DESCRIBED BELOW, INCLUDING ALL FLASHING, BACK FLASHING INSULATION AND RELATED MATERIALS REQUIRED FOR A COMPLETE, WATERPROOF INSTALLATION.
- NOTES:
  - PAYMENT FOR THIS SECTION WILL BE MADE AFTER RECEIPT OF MANUFACTURER'S FULL REPLACEMENT NDL (NO DOLLAR LIMIT) 10-YEAR WARRANTY FOR MATERIALS AND LABOR.
  - CAUTION: THE HVAC SYSTEM IS DESIGNED WITH THE THERMAL CHARACTERISTICS OF TPO MEMBRANE AND NO VARIATIONS ARE ALLOWED UNLESS GIVEN PRIOR WRITTEN APPROVAL BY POPEYES ARCHITECTURE AND ENGINEERING DEPARTMENT.
- NATIONAL ACCOUNTS:
  - A NATIONAL ACCOUNT HAS BEEN ESTABLISHED WITH DURO-LAST ROOFING CORPORATION FOR PURCHASING TPO ROOFING SYSTEM MATERIALS. REFER TO TITLE SHEET FOR INFORMATION.
  - INSTALLATION OF ROOF MEMBRANE SYSTEM ONLY BY MANUFACTURER APPROVED INSTALLERS. USING NON-APPROVED INSTALLERS MAY VOID WARRANTY PROGRAM WITH MANUFACTURER.
  - NOTIFY ROOFING CONTRACTOR A MINIMUM OF THREE (3) WEEKS IN ADVANCE OF NEEDED ROOF INSTALLATION DATE.
  - MATERIALS AND INSTALLATION FOR ROOFING AND FLASHING SHALL ONLY BE THROUGH THE NATIONAL ACCOUNT PROGRAM DESCRIBED.
  - MANUFACTURER'S REPRESENTATIVE SHALL INSPECT THE ROOFING INSTALLATION. IF REQUIRED, PRIOR TO THE 10-YEAR WARRANTY MATERIALS AND LABOR WARRANTY.

**MATERIALS**

**SINGLE-SLOPE ROOF (BASE BID)**

**MEMBRANE ROOFING SYSTEM: TPO, MECHANICALLY FASTENED 45-MIL.**

- ROOF MEMBRANE: 45-MIL, REINFORCED, TPO, WHITE, HYPALON ROOF MEMBRANE.
- MEMBRANE FLASHING: SAME AS ROOF MEMBRANE, EXCEPT WHERE "MOLDING" IS REQUIRED.
- MOLDED FLASHING: 55-MIL, NON-REINFORCED, WHITE, TPO HYPALON FLASHING MEMBRANE.
- METAL FLASHING AND ROOF SCUPPERS: ELASTOMERIC COATED METAL AS REQUIRED.
- MEMBRANE FASTENERS: FOR WOOD/STEEL DECK ELASTOMERIC (OLYMPIC CR-10) FASTENERS WITH EXTRA FLUOROCARBON CORROSION-RESISTANT COATING. FASTENERS ARE NOT TO PROTRUDE BELOW ROOF DECK GREATER THAN 1".
- INSULATION FASTENERS: FOR WOOD/STEEL DECK STANDARD ELASTOMERIC (OLYMPIC CR-10) FASTENERS WITH CORROSION-RESISTANT COATING.
- MEMBRANE ADHESIVE: ELASTOMERIC BONDING ADHESIVE - SOLVENT-BASED CONTACT ADHESIVE.
- PRIMER: SOLVENT-BASED SYNTHETIC RUBBER PRIMER USED TO PREPARE MEMBRANE FOR REPAIR.
- CAULKING: ELASTOMERIC ALL-PURPOSE SEALANT OF EXTERIOR GRADE.
- TRAFFIC PAD: WALKWAY PAD.

- ROOF INSULATION BOARD: CLOSED CELL POLYISOCYANURATE FOAM CORE WITH FACTORY LAMINATED FOIL FACES. FOAM CORE WITH FLAME SPREAD OF 25 OR LESS AND COMPRESSIVE STRENGTH OF 20 PSI OR GREATER (ASTM D-1621) WITH A MINIMUM R VALUE OF 16. AC FOAM SUPREME BY ATLAS OR EQUAL APPROVED BY JPS ELASTOMERICS, INC.
- NAILERS: TREATED WOOD.

**PERFORMANCE**

- SURFACE PREPARATION: THE ENTIRE AREA TO BE ROOFED SHALL BE FREE OF DEBRIS AND GROSS IRREGULARITIES.
- ROOF FLASHING: FLASHINGS SHALL BE INSTALLED IN ACCORDANCE WITH NRCA INSTRUCTIONS.

- FLASHING MEMBRANE SHALL BE FULLY ADHERED, USING BONDING ADHESIVE, TO VERTICAL SUBSTRATES. IN ADDITION, MEMBRANE FLASHINGS SHALL BE MECHANICALLY FASTENED AT 6" O.C. HOT AIR WELDING SHALL BE USED AT THAT PORTION OF THE FLASHING THAT OVERLAPS 6" ONTO THE FIELD OF THE ROOF MEMBRANE OR ONTO AN ADJACENT FLASHING.
- ROOFING SHEET: MEMBRANE SHALL BE UNROLLED IN AREA TO BE COVERED. MECHANICAL FASTENERS AND PLATES SHALL BE INSTALLED ALONG THE LEADING EDGE OF THE MEMBRANE AND AT THE SEAM, THROUGH THE INSULATION AND INTO THE ROOF DECK. SPACING AND DETERMINED BY JPS ELASTOMERICS TO RESIST LOCAL WIND LOADS. ADJOINING ROLLS OF THE MEMBRANE SHALL OVERLAP AND FASTENED EDGE OF THE INSTALLED MEMBRANE SHALL BE CLEANED AND HOT AIR WELDED WITH APPROVED HOT AIR WELDING MACHINE. INSTALL THROUGH LAYER MEMBRANE UNDER EQUIPMENT AND EQUIPMENT SUPPORTS NOT ATTACHED THROUGH ROOF OF MEMBRANE.

- 4" X 8" INSULATION BOARDS ARE TO BE FASTENED TO THE DECK WITH A MINIMUM OF SIX (6) FASTENERS PER BOARD. END JOINTS OF PENETRATE CONDUIT OR OTHER ITEMS THROUGH THE ROOF DECK, STAGGER PANEL END JOINTS AT ADJACENT PANEL MID JOINTS. USE MECHANICAL FASTENERS WITH STEEL WOOD DECK.
- TRAFFIC PAD: ADHERED TO ROOF AT TOP OF ROOF LADDER WITH CONTACT ADHESIVE COMPATIBLE WITH ROOF MEMBRANE.
- CLEANUP: THE ROOFING CONTRACTOR SHALL CLEAN THE CONSTRUCTION AREA OF HIS DEBRIS AND SHALL REMOVE HIS DEBRIS TO A JOB SITE TRASH CONTAINER.
- WARRANTY: FURNISH TO THE OWNER THE MANUFACTURER'S NDL (NO DOLLAR LIMIT) 10-YEAR WARRANTY FOR FULL REPLACEMENT OF MATERIALS AND LABOR.

**MODIFIED BITUMEN SHEET ROOFING (OPTION A)**

**PART 1 - GENERAL**

**1.01 SUMMARY**

- PROVIDE THE FOLLOWING:
  - WHITE GRANULAR MODIFIED BITUMEN ROOFING SYSTEM AND ROOFING SYSTEM AND ROOF INSULATION.

**1.02 SUBMITTALS**

- SUBMIT FOR APPROVAL SAMPLES, PRODUCT DATA, WARRANTY, TEST REPORTS, MAINTENANCE DATA.

**1.03 QUALITY ASSURANCE**

- COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- LISTING: UL CLASS [A] [B] [C] EXTERNAL FIRE EXPOSURE, AND CLASS [30] [60] [90] WIND-UP-LIFT REQUIREMENTS.
- LISTING: FM CLASS I CONSTRUCTION.

**1.04 WARRANTY**

- ROOFING WARRANTY: MANUFACTURER'S 10 YEAR WARRANTY.

**PART 2 - PRODUCTS**

**2.01 MATERIALS**

- MANUFACTURER'S: FIRESTONE BUILDING PRODUCTS CO., ELOTEX OR GAF BUILDING MATERIALS, SUPREME ROOFING AND WATERPROOFING OR APPROVED EQUAL. PROVIDE MATERIALS COMPATIBLE WITH LISTED SPECIFICATIONS FOR SPECIFIC JOBS FROM THE FOLLOWING:
  - TYPE: FULLY ADHESIVE.
  - MODIFIER: ATACTIC POLYPROPYLENE (APP).
  - MODIFIER: STYRENE-BUTADIENE-STYRENE (SBS).
- ADJUNCT MATERIALS:
  - VAPOR RETARDER: BITUMINOUS VAPOR RETARDER
  - INSULATION: GLASS-FIBER BOARD.
  - INSULATION: PERLITE BOARD.
  - INSULATION: POLYISOCYANURATE-FOAM BOARD.
  - INSULATION: COMPOSITE INSULATION BOARD.
  - INSULATION: PHENOLIC-FOAM BOARD.
  - INSULATION: CELLULAR-GLASS BOARD.
  - INSULATION: FIBERBOARD.
  - INSULATION: EXTRUDED POLYSTYRENE BOARD.
  - WALKWAY PROTECTION BOARDS: COMPATIBLE WITH SYSTEM.
  - SHEET METAL ACCESSORIES: SMACNA AND NRCA RECOMMENDATIONS.

**PART 3 - EXECUTION**

**3.01 INSTALLATION**

- INSPECT SUBSTRATE AND REPORT UNSATISFACTORY CONDITIONS IN WRITING. BEGINNING WORK MEANS ACCEPTANCE OF SUBSTRATE. COORDINATE INSTALLATION WITH OTHER TRADES, INCLUDING CARPENTRY, FLASHING AND PENETRATING WORK.
- COMPLY WITH NRCA ROOFING AND WATERPROOFING MANUAL AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- CLEAN, PRIME AND PREPARE SUBSTRATE.
- INSTALL INSULATION WITH TIGHTLY BUTTED JOINTS AND NEATLY FITTED AROUND PENETRATIONS.
- BEGIN ROOF INSTALLATION ONLY IN PRESENCE OF MANUFACTURER'S REPRESENTATIVE.
- INSTALL WALKWAY PROTECTION MEMBRANE AT LOCATIONS INDICATED AND WHERE REQUIRED TO PROVIDE ACCESS TO ROOF MOUNTED EQUIPMENT.
- RESTORE OR REPLACE DAMAGED COMPONENTS. PROTECT WORK FROM DAMAGE.

ARCHITECTURE  
ENGINEERING

**LIS**

LAND INVESTMENT SERVICES, LLC

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CLIENT NAME

SOUTHEASTERN RETAIL DEVELOPMENT, LLC

BLDG M-1, UNIT Z31

2050 COUNTY ROAD 30A

SANTA ROSA BEACH, FL 32459

PROJECT NAME

POPEYES

PLK 1930-28-DL SAILORMEN

501 N HWY 49

BIYCON, CA 91088

SEAL

HAROLD DANIEL HUTTER III

GEORGIA REG: RA015047

RELEASE	DATE
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PROJECT NO.

2020-085

ISSUE DATE

05/07/20

DRAWN

CS

CHECKED

HDH

SHEET NO.

**A7**

BUILDING SECTION

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