



- KEYED ROOF NOTES**
- CANOPY LINE BELOW, BY VENDOR UNDER SEPARATE PERMIT.
 - ROOF LADDER WITH GATE AND LOCK. REFER TO DETAIL ON SHEET A1.2.
 - PAINTED METAL CAP FLASHING. REFER TO WALL SECTIONS.
 - ROOF TOP UNIT CURB ONLY. FUTURE RTU BY LANDLORD.
 - NOT USED.
 - 3" ROOF VENT, CAP FOR FUTURE USE.
 - METAL FRAMED TOWER ELEMENT. REFER TO STRUCTURAL SHEETS 4 WALL SECTIONS.
 - PROVIDE METAL FITCH PAN FOR FUTURE USE CONDENSER.
 - NEW STD ALUMINUM ADJUSTABLE STAIRS (MAMI TECH FOR FUTURE USE CONDENSER) 7-12 L.S. THRU-BOLTED TO STEEL ANGLE. REFER TO FRAMING PLAN. VERIFY DIMENSIONS WITH THE SPECIFICATIONS FOR POSITIVE RAIN DRAINAGE.
 - 1/4" PER FOOT SLOPE FOR POSITIVE RAIN DRAINAGE.
 - CRACK AT PARAPET.
 - 24" ROOF TYP. REFER TO A1.2 FOR DETAILS.
 - CONDENSATE DRAIN, PER PLUMBING PLANS. SPACE CURB AND PIPE SUPPORTS AT 36" OC OR MANUFACTURER'S INSTALLATIONS.

- ROOF SPECIFICATIONS**
- JOHNS MANVILLE TPO ROOFING SYSTEM OVER INSULATION AND METAL ROOF DECK. MIAMI-DADE PRODUCT APPROVAL NOA 18-0501.03
 - PROVIDE 20 YEAR HIGH WIND WARRANTY.
 - PROVIDE MECHANICALLY FASTENED EPS (EXPANDED POLYSTYRENE INSULATION) R-30 OR IN ACCORDANCE WITH FLORIDA ENERGY CODE.
 - ROOF SYSTEMS SPECIFIED SHALL BE APPLIED ONLY BY MANUFACTURER APPROVED APPLICATOR IN ORDER TO MEET GUARANTEE REQUIREMENTS.
 - COORDINATE LOCATION OF MECHANICAL UNITS WITH STRUCTURAL AND MECHANICAL DRAWINGS.
 - REFER TO STRUCTURAL AND M-E-P DRAWINGS FOR ADDITIONAL INFORMATION.
 - ALL CURBS AND PIPE PENETRATIONS SHALL HAVE A MINIMUM OF 16" CLEAR FROM EACH OTHER FOR ROOF FLASHING PURPOSES. ALL HVAC SHALL HAVE A MINIMUM OF 16" CLEAR FROM ALL ADJACENT PARAPETS. ALL HVAC MOUNTED EQUIPMENT (DISCONNECT BOXES, GFCI, PIPE SUPPORTS) SHALL NOT BE CLOSER THAN 16" FROM EACH OTHER OR CURB. NO UNSTRUCTURED PIPE SUPPORTS SHALL BE USED AS VERTICAL MEMBERS FOR MOUNTING EQUIPMENT TO ROOF SURFACE.
 - ALL FLASHING CEMENTS, ASPHALTS, PRODUCTS AND ACCESSORIES SHALL BE APPROVED BY ROOFING MANUFACTURER WITH THE MANUFACTURER'S BRAND. ALL ASPHALTS SHALL BE AMERICAN MANUFACTURED PRODUCTS.

ROOF DRAIN CALCULATIONS
(5" PER HOUR RATE)

ROOF AREA CALCULATIONS

ROOF DECK:	4,905 SQ. FT.
1/2 PARAPET WALL:	659 SQ. FT.
TOTAL ROOF AREA:	5,564 SQ. FT.
	(3 DRAINS @ 1,855 SF EACH)

PROVIDED = (3) PRIMARY DRAINS AND (3) OVERFLOW SCUPPERS FOR 5,564 SQ. FT. OF ROOF AREA

OVERFLOW SCUPPER SIZE (FBC, FIG 1106.7)

5,564 SQ. FT. / 3 OVERFLOW SCUPPERS = 1,855 SQ. FT. REQUIRED EACH

EACH OVERFLOW SCUPPER REQUIRED = 2" HEAD x 12" MIN. WEIR = 24 SQ. IN. EACH

EACH OVERFLOW SCUPPER PROVIDED = (3) 6" x 12" W = 72 SQ. IN. EACH

PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

OWNERS:
ESTEL DEVELOPMENT LLC
763 NE 193RD TERRACE
MIAMI, FL 33179

DATE	NO.	DATE	SCALE	REVISION
8/14/20				

GERSHEN ASSOCIATES, P.A.
Architecture / Planning
Construction Consulting
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(305) 861-7125
REGISTRATION NO. AA 0002785

SCALE:
DATE: 8/14/20
DRAWN BY:
REVISION:

PROJECT LOCATION:
ESTEL PLAZA
2890-2894 WEST BROWARD BLVD
FT LAUDERDALE, FLORIDA 33312

SHEET TITLE:
PROPOSED ROOF PLAN

SHEET NO.
A1.1

JOB NO.
2020-002