

NEW TENANT IMPROVEMENT ROOF INSTALLATION GUIDELINES

1. GENERAL CRITERIA:

- a. A city permit shall be obtained for all work performed. Upon completion of work, a copy of the signed off city permit card or other form of final acceptance by the city shall be provided to The Irvine Company.
- b. Structural engineer's stamped drawings for all new framed openings within the plywood substrate shall be provided for mechanical unit installations.
- c. Where required by the city or building owner, mechanical equipment screens shall be provided within the improvement scope of work. Equipment screens shall be constructed of 26 gauge, prepainted, corrugated sheet metal panels installed on flashed sleeper supports.
- d. All curbs and platforms shall extend a minimum 8 inches above the roof membrane surface and shall be incorporated into the existing roof assembly per the standards established within the specification.
- e. All abandoned, unused mechanical equipment units, penetrations, lines, supports, etc., are to be removed as part of the improvement scope of work. Unused openings in substrate are to be eliminated (to match existing) and the affected membrane area is to be repaired with the materials indicated in the accompanying detail drawings.
- f. Color of roofing materials used to incorporate roofing materials into roofing is to match the color of the existing roof system.

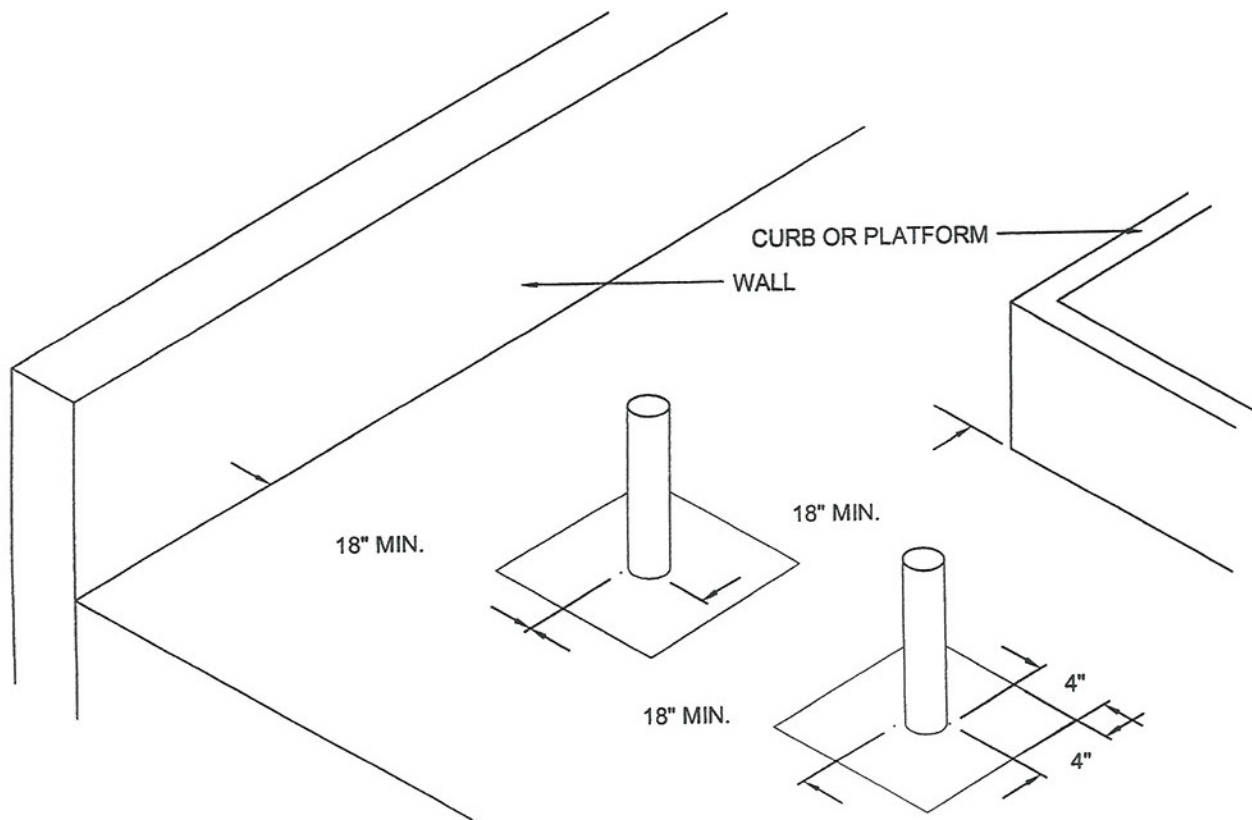
2. NEW MECHANICAL UNIT INSTALLATIONS:

- a. New mechanical units are to be installed on either platforms, prefabricated metal curbs or wood sleepers. All exposed wood sleepers are to be either pressure treated lumber or redwood installed on gapped walkpad material.
- b. New mechanical unit platforms are to be equipped with 22 gauge galvanized sheet metal flashing pans with independent waterproofing underlayments.

- c. Mechanical units installed on platforms or wood sleepers are to be equipped with independent isolator pads, minimum 4 per unit, and sheet metal seismic straps, minimum 4 per unit.
 - d. Condensation drain lines are to be provided for all mechanical unit installations. Condensation drain lines are to be connected to interior drains where feasible or extended to the closest internal drain/primary scupper.
3. **NEW PLUMBING/ELECTRICAL PENETRATIONS:**
- a. All penetrations are to receive new lead flashings wherever feasible or galvanized sheet metal roof jacks.
4. **MECHANICAL UNIT REPLACEMENTS:**
- a. Replacement of mechanical units is to include replacement of sheet metal pan cover at existing platform or replacement of wood sleeper supports.
 - b. Replacement of unit is to include providing isolator pads and sheet metal straps identified in Item "2-c" above.
 - c. Work for improvement is to include cleaning and resealing of all mechanical equipment duct work.
5. **MISCELLANEOUS:**
- a. Sheet metal/lead flashings are to be provided at all penetrations.
 - b. Plumbing and electrical lines transversing the roof membrane surface are to be equipped with wood block supports with walkpad material bases at 5 foot on center intervals. Wood blocks are to be secured to lines with sheet metal straps.

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NOTE:

ALL PENETRATIONS SHALL BE LOCATED A MIN. 18" OUT OF WATERWAYS & DRAINAGE AREAS, AS WELL AS A MIN. 18" FROM OTHER PENETRATIONS OR PROJECTIONS, SUCH AS PIPES, WALLS, CURBS, ETC.

NOTES:

PROJECT NAME:
THE IRVINE COMPANY
TENANT IMPROVEMENT
DETAILS

DETAIL DESCRIPTION:

**PENETRATION
SPACING**

IRC PROJECT NO: 00000.00

DATE: 11/01/04

DRAWN BY: JCA

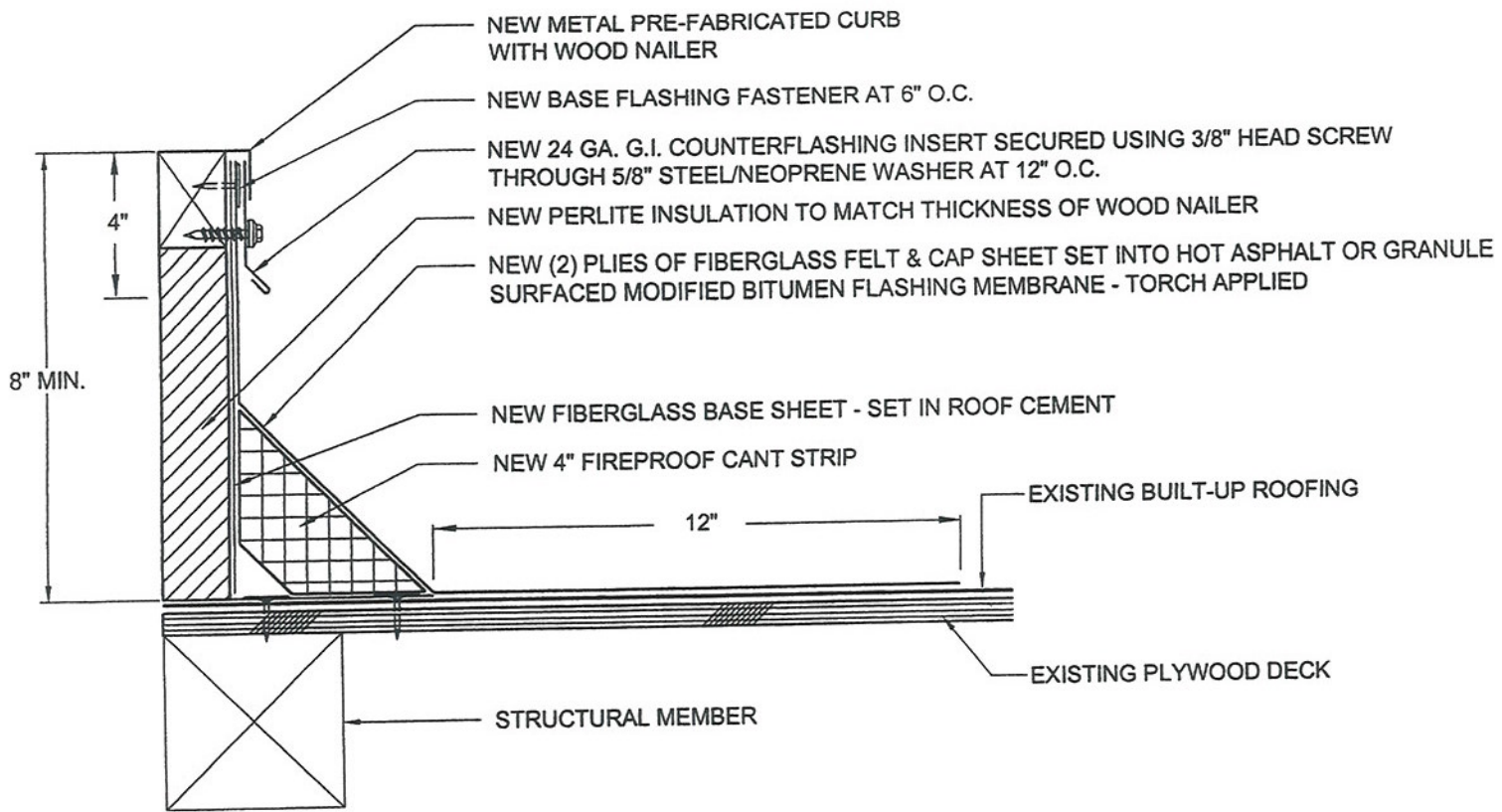
CHECKED BY: JS

CAD DRAWING NO: 3122PC01

SCALE: N.T.S.

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- NOTES:
1. CLEAN & PRIME ENTIRE TIE-IN AREA
 2. SEAL ALL CORNERS WITH 3-COURSE APPLICATION OR 8" OVAL GUSSET OF GRANULAR SURFACED MODIFIED BITUMEN.
 3. COAT SURFACE OF ALL ROOF CEMENT WITH ALUMINUM COATING.

NOTES:

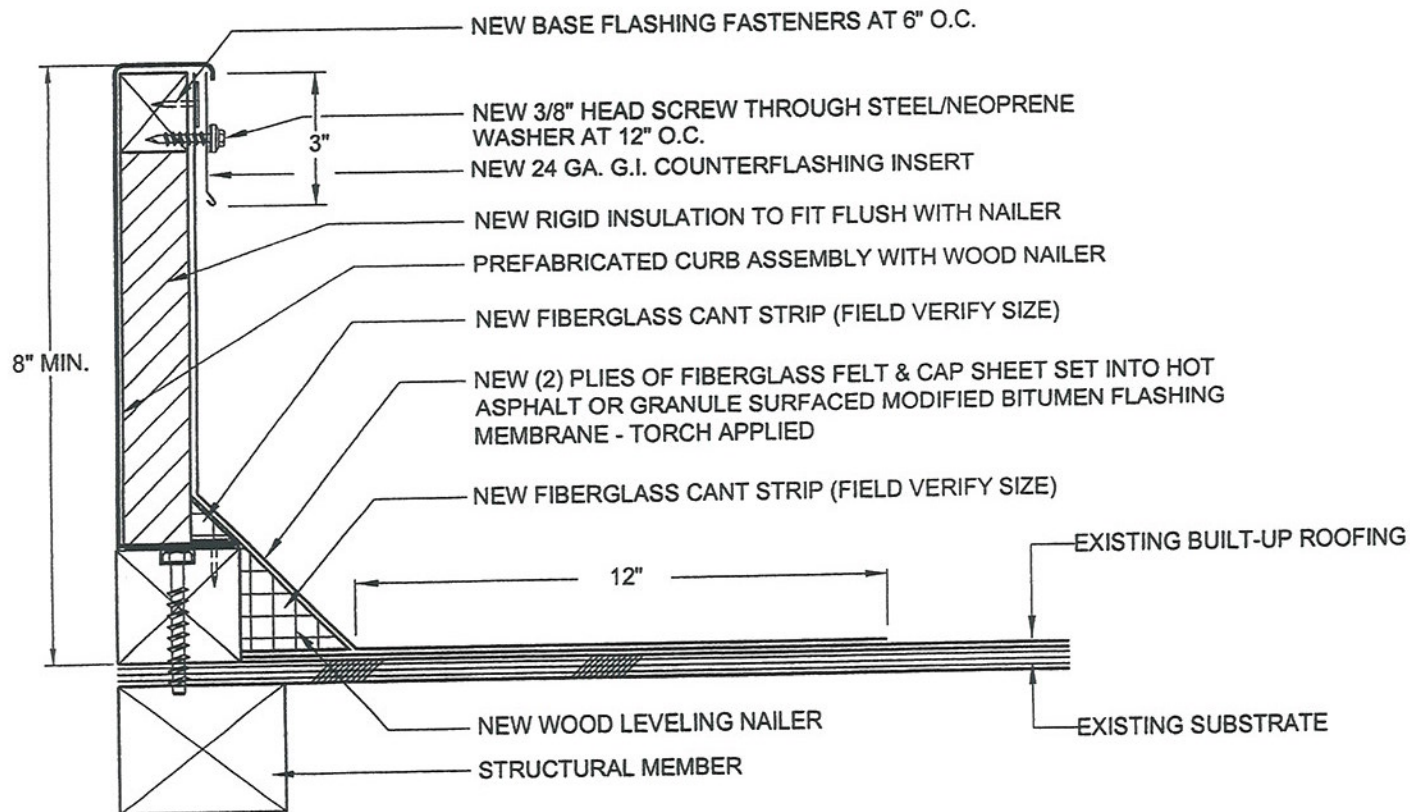
PROJECT NAME:
THE IRVINE COMPANY
TENANT IMPROVEMENT
DETAILS

DETAIL DESCRIPTION:
**PREFABRICATED
CURB**

| | |
|-----------------|----------|
| IRC PROJECT NO: | 00000.00 |
| DATE: | 11/01/04 |
| DRAWN BY: | JCA |
| CHECKED BY: | JS |
| CAD DRAWING NO: | 3122MC02 |
| SCALE: | N.T.S. |

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NOTES:

1. CLEAN & PRIME ENTIRE TIE-IN AREA
2. SEAL ALL CORNERS WITH 3-COURSE APPLICATION OR 8" OVAL GUSSET OF GRANULAR SURFACED MODIFIED BITUMEN.
3. COAT SURFACE OF ALL ROOF CEMENT WITH ALUMINUM COATING.

NOTES:

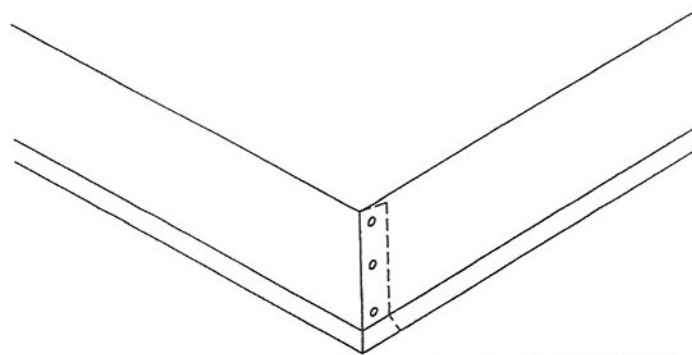
PROJECT NAME:
THE IRVINE COMPANY
 TENANT IMPROVEMENT
 DETAILS

DETAIL DESCRIPTION:
**PREFABRICATED
 CURB**

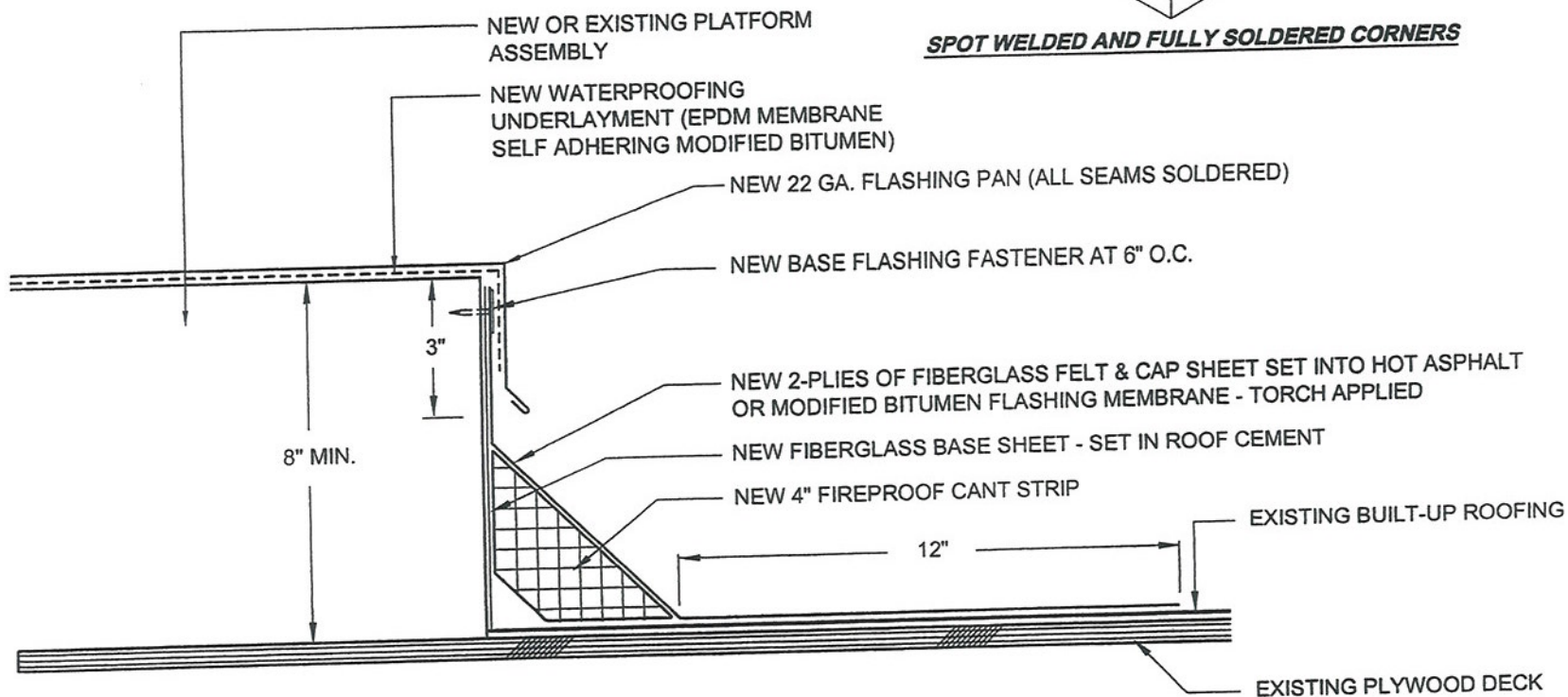
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| DATE: | 11/01/04 |
| DRAWN BY: | JCA |
| CHECKED BY: | JS |
| CAD DRAWING NO: | 3122MC01 |
| SCALE: | N.T.S. |

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SPOT WELDED AND FULLY SOLDERED CORNERS



NOTES:

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2. SEAL ALL CORNERS WITH 3-COURSE APPLICATION OR 8" OVAL GUSSET OF GRANULAR SURFACED MODIFIED BITUMEN.
3. COAT SURFACE OF ALL ROOF CEMENT WITH ALUMINUM COATING.
4. ANY SECUREMENT OF UNITS OR SUPPORTS INTO THE HORIZONTAL PLATFORM SURFACE SHALL BE SEALED WITH URETHANE CAULKING APPLICATION.

NOTES:

PROJECT NAME:
THE IRVINE COMPANY
TENANT IMPROVEMENT
DETAILS

DETAIL DESCRIPTION:

PLATFORM

IRC PROJECT NO: 00000.00

DATE: 11/01/04

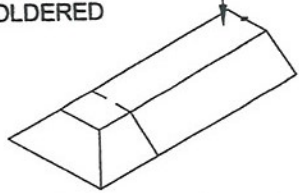
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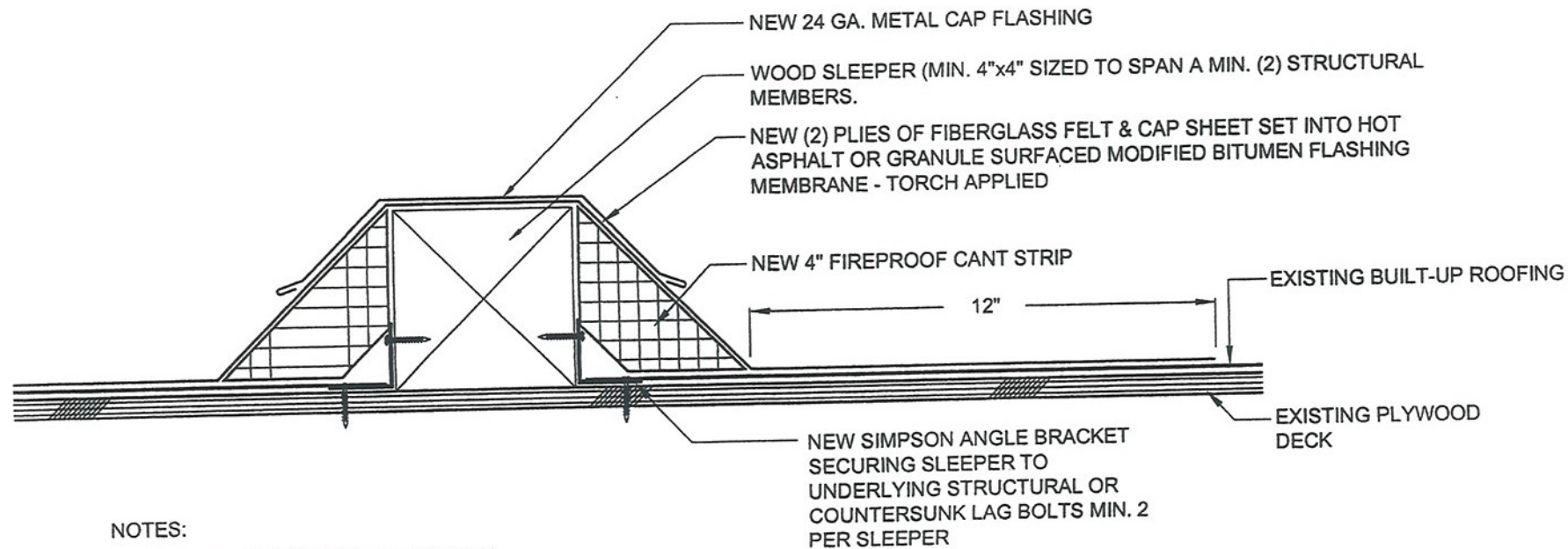
SCALE: N.T.S.

IF 1-PC. CAP FLASHING
CANNOT BE UTILIZED,
INSTALL NEW 24 GA. G.I.
AND CAP AT ENDS W/
SECURED SOLDERED
SEAMS



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NOTES:

1. CLEAN & PRIME ENTIRE TIE-IN AREA
2. SEAL ALL CORNERS WITH 3-COURSE APPLICATION OR 8" OVAL GUSSET OF GRANULAR SURFACED MODIFIED BITUMEN.
3. COAT SURFACE OF ALL ROOF CEMENT WITH ALUMINUM COATING.
4. APPLY URETHANE SEALANT TO SEAL SCREWS/BOLTS THROUGH METAL CAP FLASHING.

NOTES:

PROJECT NAME:
THE IRVINE COMPANY
TENANT IMPROVEMENT
DETAILS

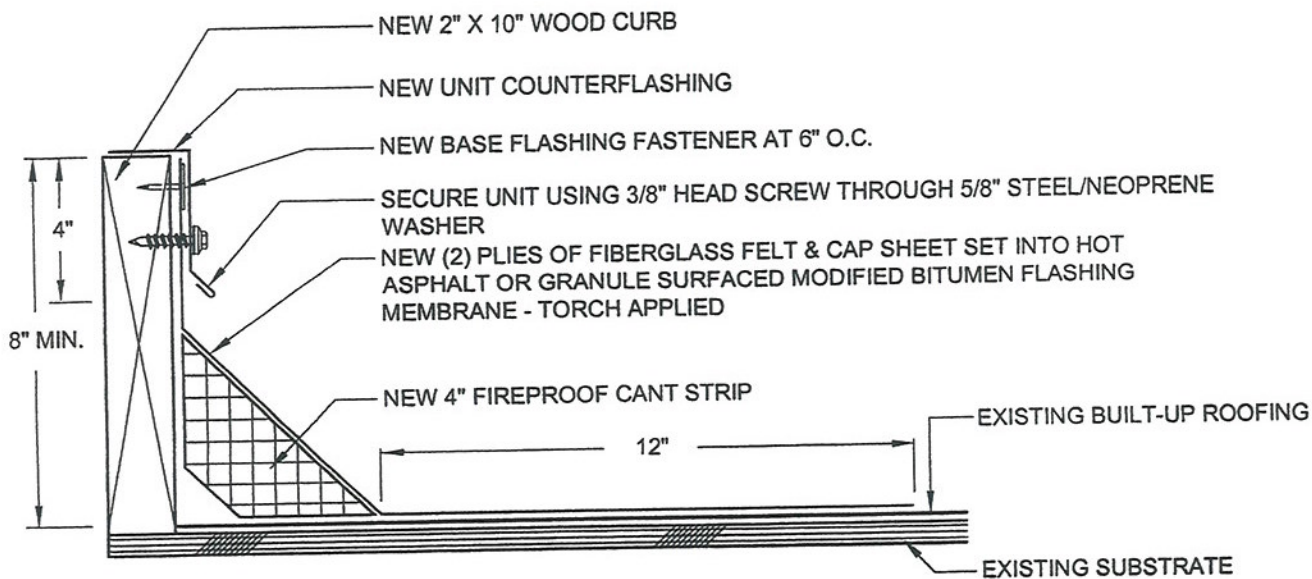
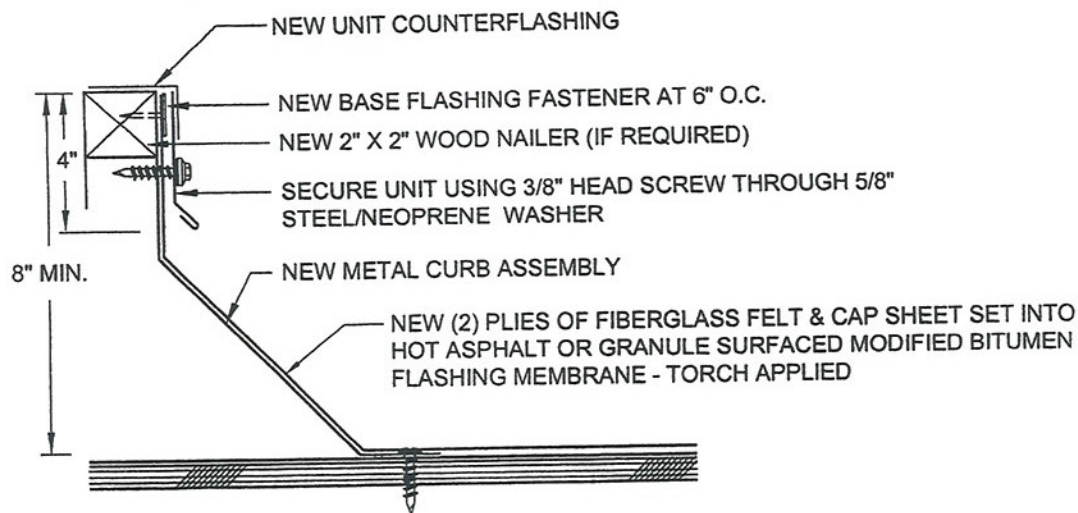
DETAIL DESCRIPTION:

FLASHED SLEEPER

| | |
|-----------------|----------|
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| DATE: | 11/01/04 |
| DRAWN BY: | JCA |
| CHECKED BY: | JS |
| CAD DRAWING NO: | 3122FS01 |
| SCALE: | N.T.S. |

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NOTES:

1. CLEAN & PRIME ENTIRE TIE-IN AREA
2. SEAL ALL CORNERS WITH 3-COURSE APPLICATION OR 8" OVAL GUSSET OF GRANULAR SURFACED MODIFIED BITUMEN.
3. COAT SURFACE OF ALL ROOF CEMENT WITH ALUMINUM COATING.

NOTES:

PROJECT NAME:
THE IRVINE COMPANY
TENANT IMPROVEMENT
DETAILS

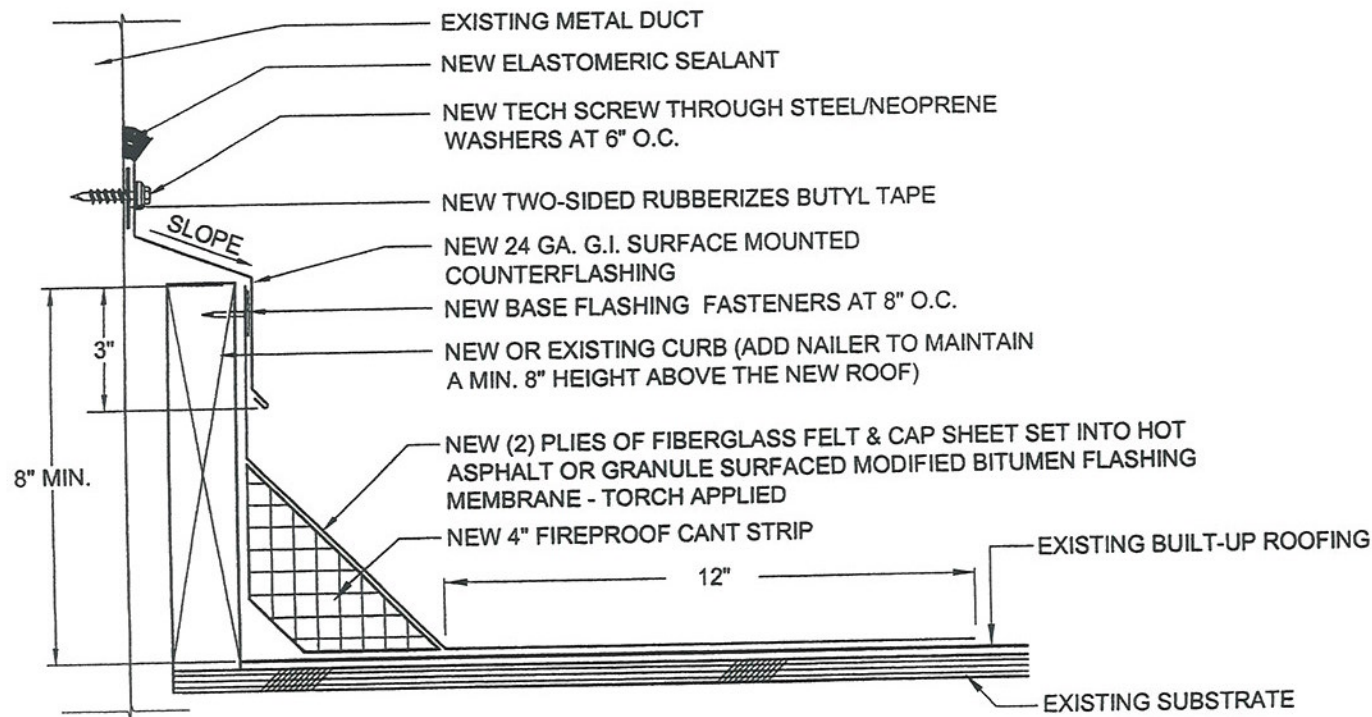
DETAIL DESCRIPTION:

TYPICAL CURB

| | |
|-----------------|----------|
| IRC PROJECT NO: | 00000.00 |
| DATE: | 11/01/04 |
| DRAWN BY: | JCA |
| CHECKED BY: | JS |
| CAD DRAWING NO: | 3122TC01 |
| SCALE: | N.T.S. |

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NOTES:

1. CLEAN & PRIME ENTIRE TIE-IN AREA
2. SEAL ALL CORNERS WITH 3-COURSE APPLICATION OR 8" OVAL GUSSET OF GRANULAR SURFACED MODIFIED BITUMEN.
3. COAT SURFACE OF ALL ROOF CEMENT WITH ALUMINUM COATING.

NOTES:

PROJECT NAME:
THE IRVINE COMPANY
TENANT IMPROVEMENT
DETAILS

DETAIL DESCRIPTION:

DUCT FLASHING

IRC PROJECT NO: 00000.00

DATE: 11/01/04

DRAWN BY: JCA

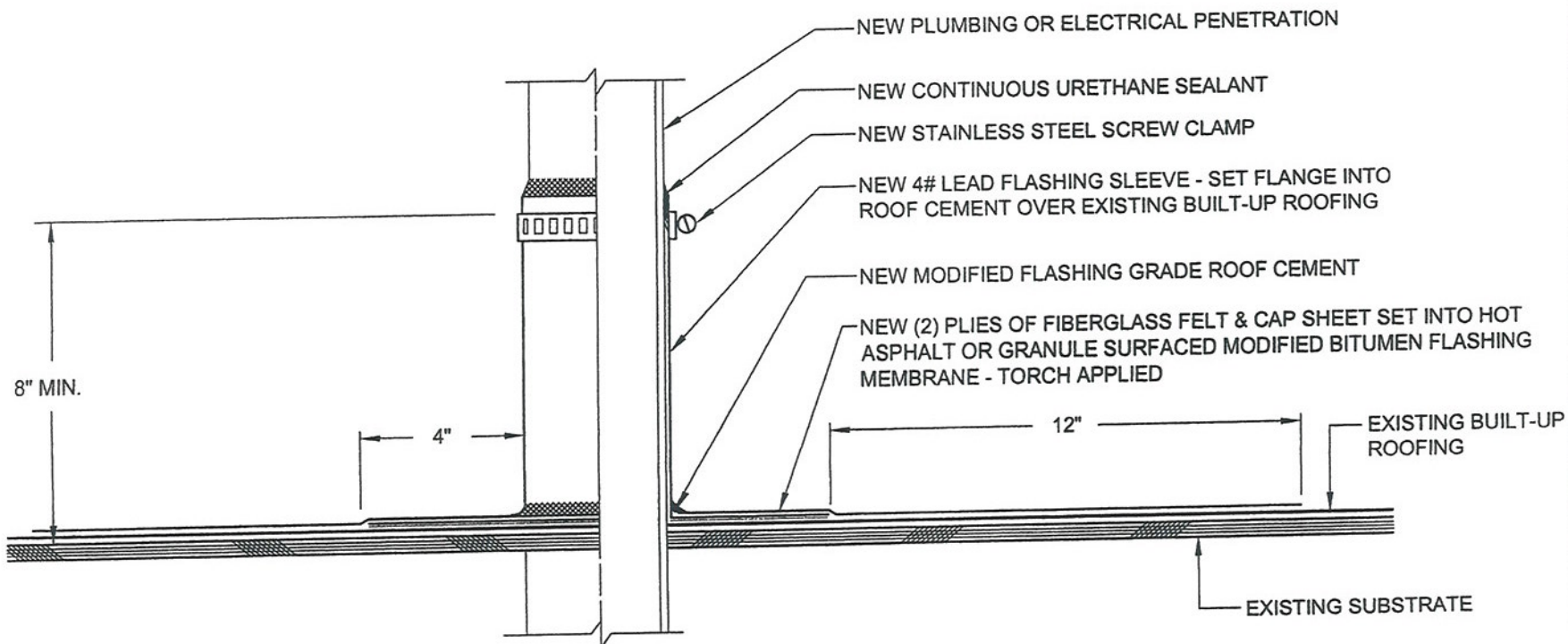
CHECKED BY: JS

CAD DRAWING NO: 3122DF01

SCALE: N.T.S.

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- NOTES:
1. IF SPLIT LEAD SLEEVE IS NECESSARY, A CONTINUOUS LEAD SOLDER WILL BE REQUIRED.
 2. CLEAN AND PRIME THE ENTIRE TIE-IN AREA.
 3. COAT EXPOSED ROOF CEMENT WITH ALUMINUM.

NOTES:

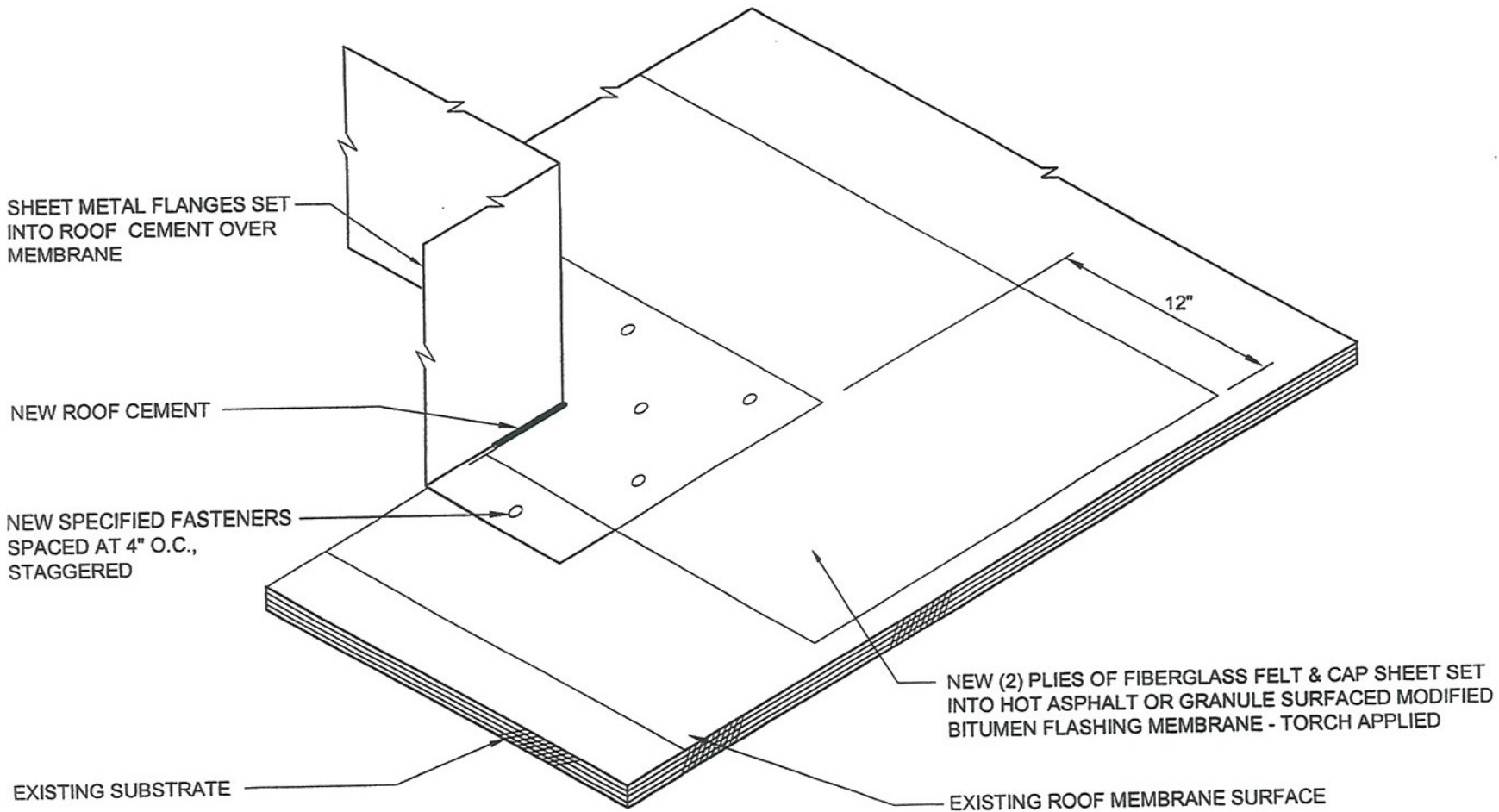
PROJECT NAME:
THE IRVINE COMPANY
 TENANT IMPROVEMENT
 DETAILS

DETAIL DESCRIPTION:
**LEAD PIPE FLASHING
 CLAMPED**

| | |
|-----------------|----------|
| IRC PROJECT NO: | 00000.00 |
| DATE: | 11/01/04 |
| DRAWN BY: | JCA |
| CHECKED BY: | JS |
| CAD DRAWING NO: | 3122CL01 |
| SCALE: | N.T.S. |

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NOTES:

1. CLEAN & PRIME ENTIRE TIE-IN AREA
2. COAT SURFACE OF ALL ROOF CEMENT WITH ALUMINUM COATING.

NOTES:

PROJECT NAME:
THE IRVINE COMPANY
TENANT IMPROVEMENT
DETAILS

DETAIL DESCRIPTION:
**TYPICAL FLANGED
UNIT**

IRC PROJECT NO: 00000.00

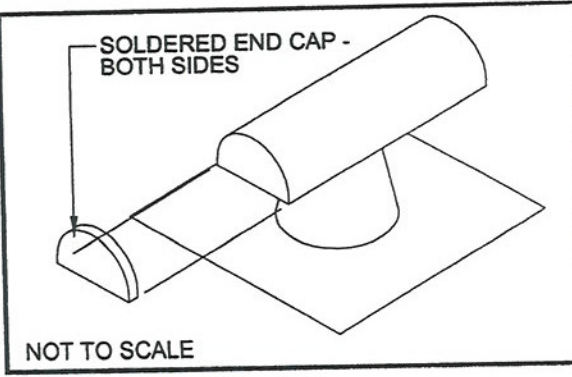
DATE: 11/01/04

DRAWN BY: JCA

CHECKED BY: JS

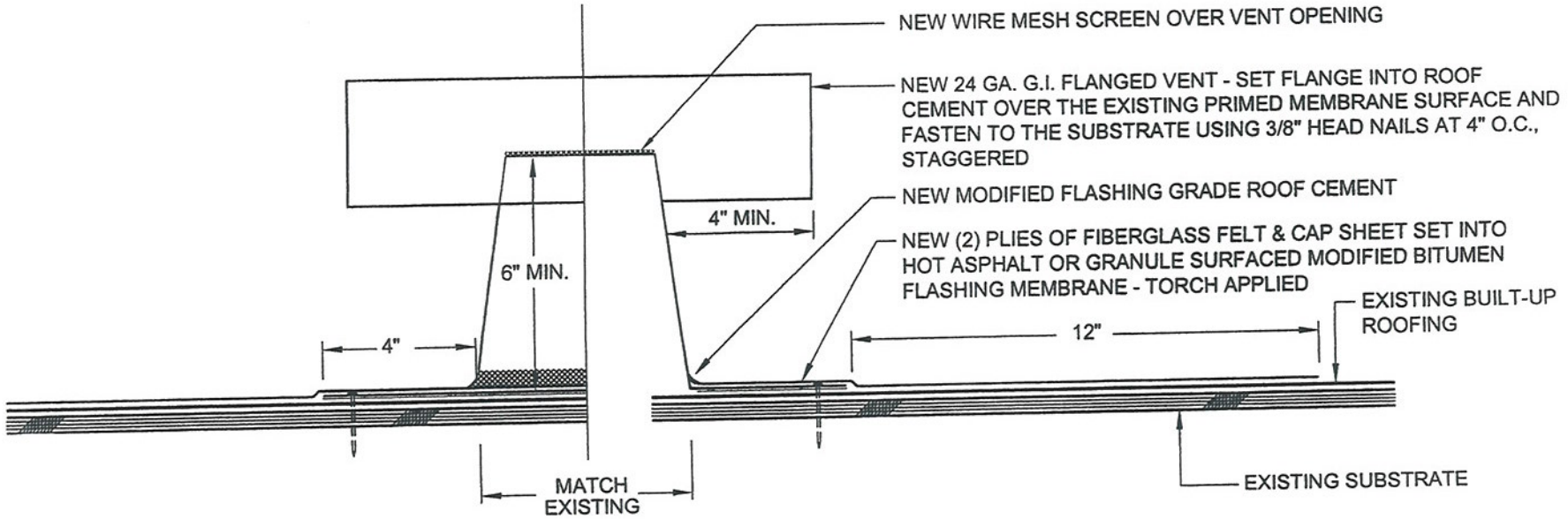
CAD DRAWING NO: 3122FU01

SCALE: N.T.S.



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- NOTES:
1. CLEAN AND PRIME THE ENTIRE TIE-IN AREA.
 2. ALL SEAMS ARE TO BE LEAD SOLDERED.
 3. USE 3/8" HEAD NAILS, SPACED AT 4" O.C. AND STAGGERED FOR SECUREMENT OF METAL FLANGE TO PLYWOOD DECK.

NOTES:

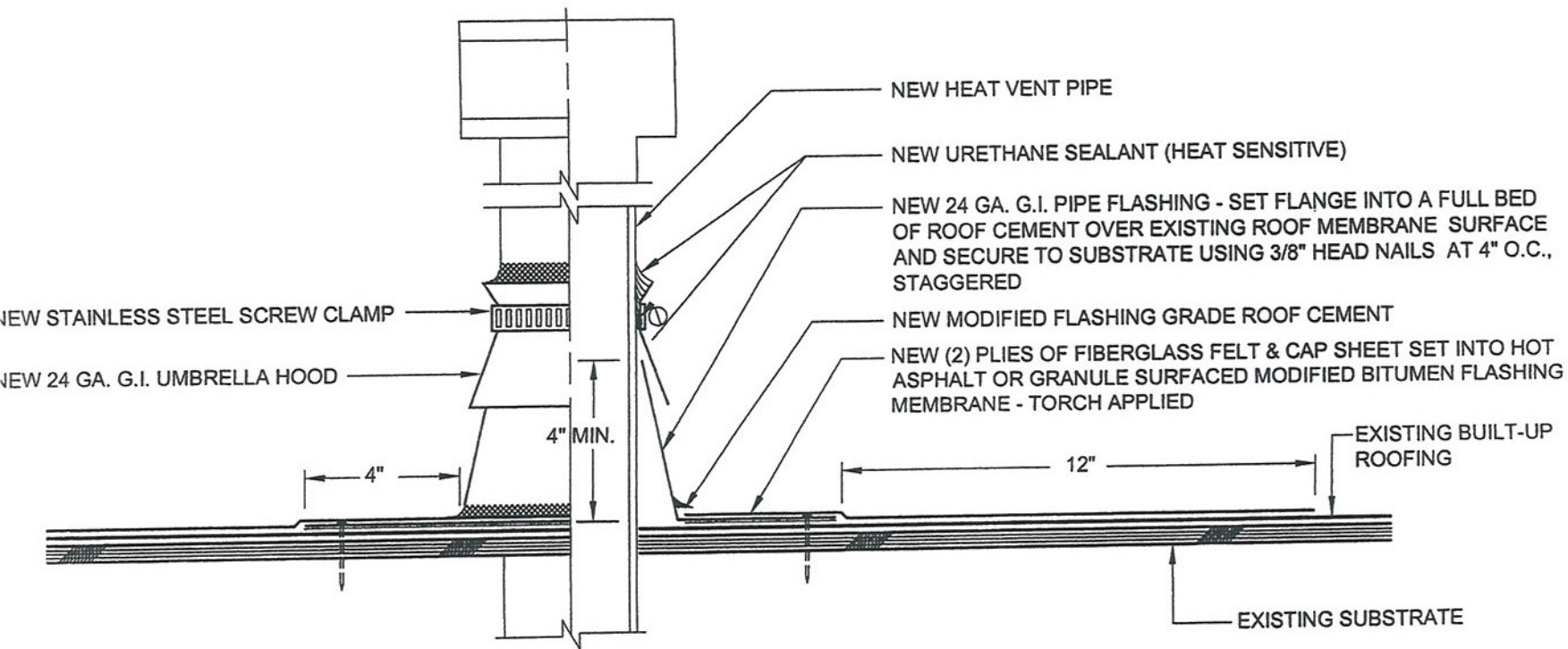
PROJECT NAME:
THE IRVINE COMPANY
 TENANT IMPROVEMENT
 DETAILS

DETAIL DESCRIPTION:
FLANGED VENT

| | |
|-----------------|----------|
| IRC PROJECT NO: | 00000.00 |
| DATE: | 11/01/04 |
| DRAWN BY: | JCA |
| CHECKED BY: | JS |
| CAD DRAWING NO: | 3122FV01 |
| SCALE: | N.T.S. |

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NOTES:

1. CLEAN AND PRIME THE ENTIRE TIE-IN AREA.
2. ALL SEAMS ARE TO BE LEAD SOLDERED.
3. USE 3/8" HEAD NAILS, SPACED AT 4" O.C. AND STAGGERED FOR SECUREMENT OF METAL FLANGE TO PLYWOOD DECK.

NOTES:

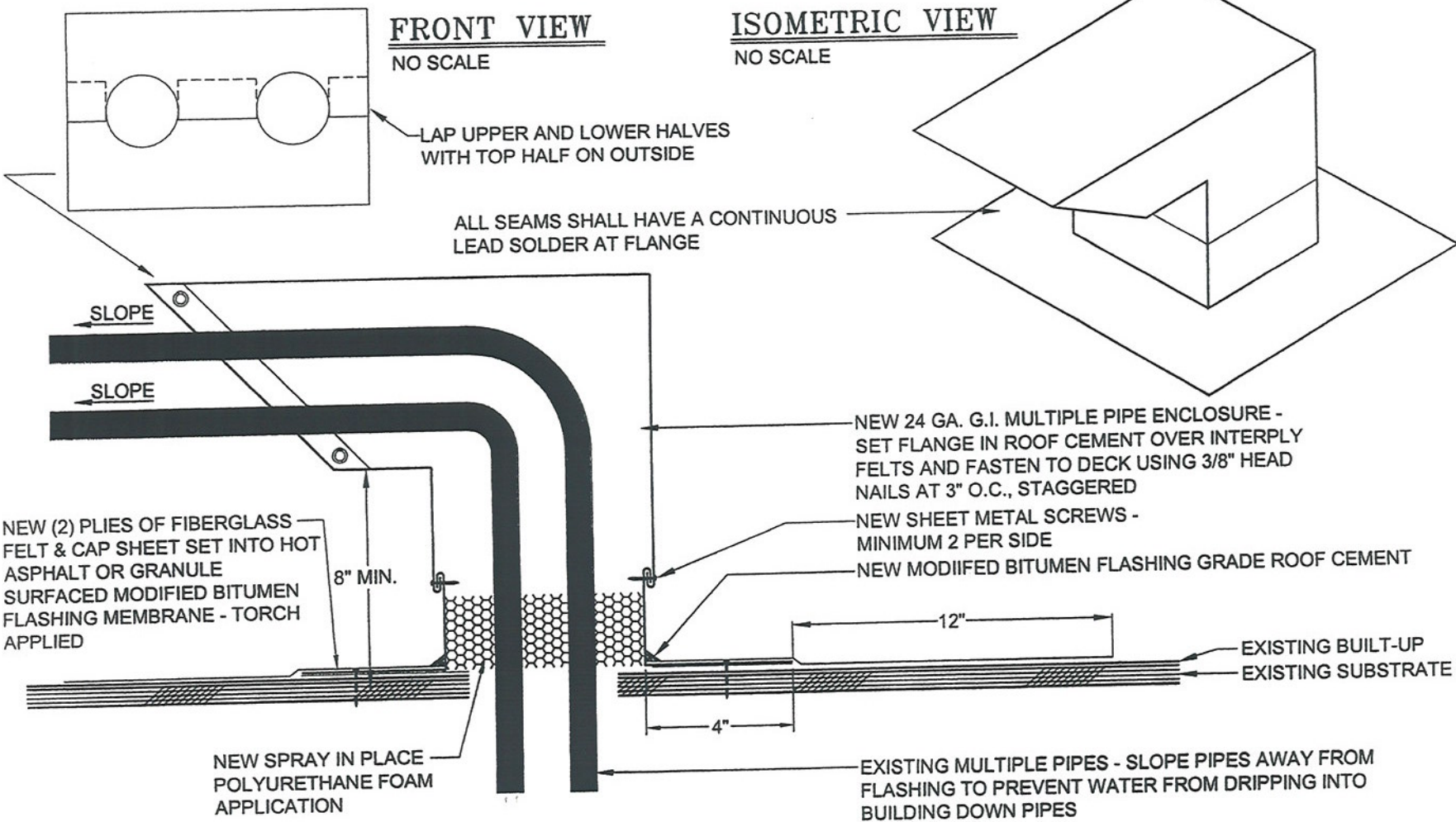
PROJECT NAME:
THE IRVINE COMPANY
TENANT IMPROVEMENT
DETAILS

DETAIL DESCRIPTION:
**HEATER VENT
FLASHING**

| | |
|-----------------|----------|
| IRC PROJECT NO: | 00000.00 |
| DATE: | 11/01/04 |
| DRAWN BY: | JCA |
| CHECKED BY: | JS |
| CAD DRAWING NO: | 3122HV01 |
| SCALE: | N.T.S. |

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NOTES:

- CLEAN & PRIME ENTIRE TIE-IN AREA
- COAT SURFACE OF ALL ROOF CEMENT WITH ALUMINUM COATING.

NOTES:

PROJECT NAME:
THE IRVINE COMPANY
 TENANT IMPROVEMENT
 DETAILS

DETAIL DESCRIPTION:
**PENETRATION
 CLEARANCE**

IRC PROJECT NO: 00000.00

DATE: 11/01/04

DRAWN BY: JCA

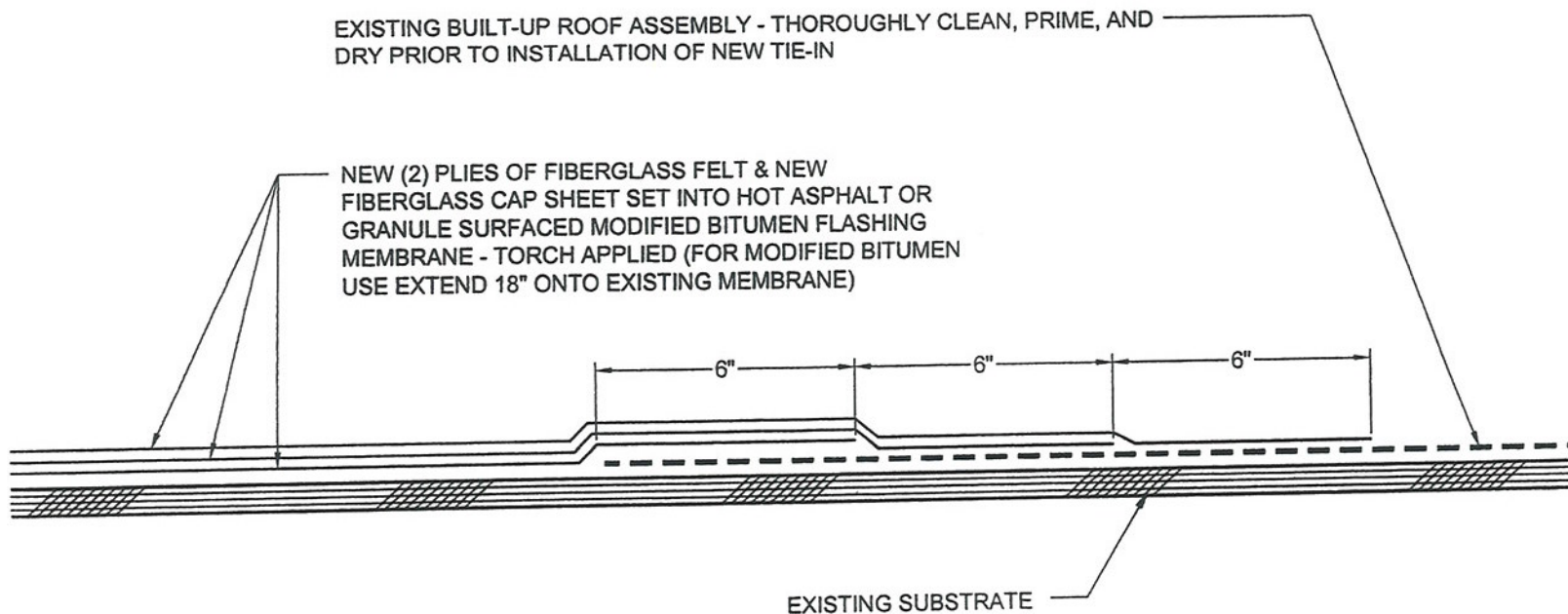
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CAD DRAWING NO: 3122MP01

SCALE: N.T.S.

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NOTES:

PROJECT NAME:
THE IRVINE COMPANY
TENANT IMPROVEMENT
DETAILS

DETAIL DESCRIPTION:
**TIE-IN TO EXISTING
ROOF**

IRC PROJECT NO: 00000.00

DATE: 11/01/04

DRAWN BY: JCA

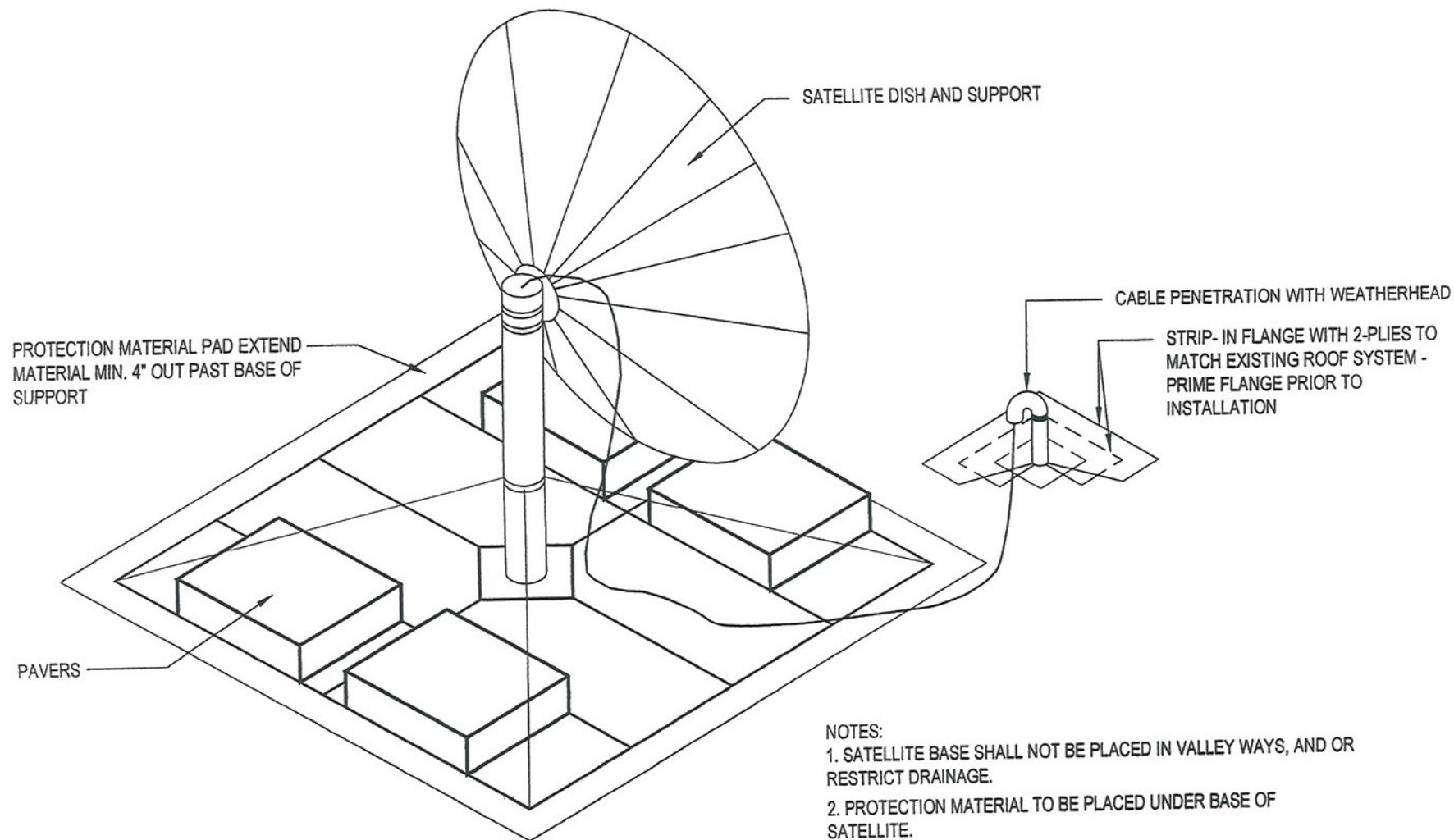
CHECKED BY: JS

CAD DRAWING NO: 3122T101

SCALE: N.T.S.

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NOTES:

PROJECT NAME:
THE IRVINE COMPANY
 TENANT IMPROVEMENT
 DETAILS

DETAIL DESCRIPTION:

**SATELLITE DISH
 SUPPORT**

IRC PROJECT NO: 00000.00

DATE: 11/01/04

DRAWN BY: JCA

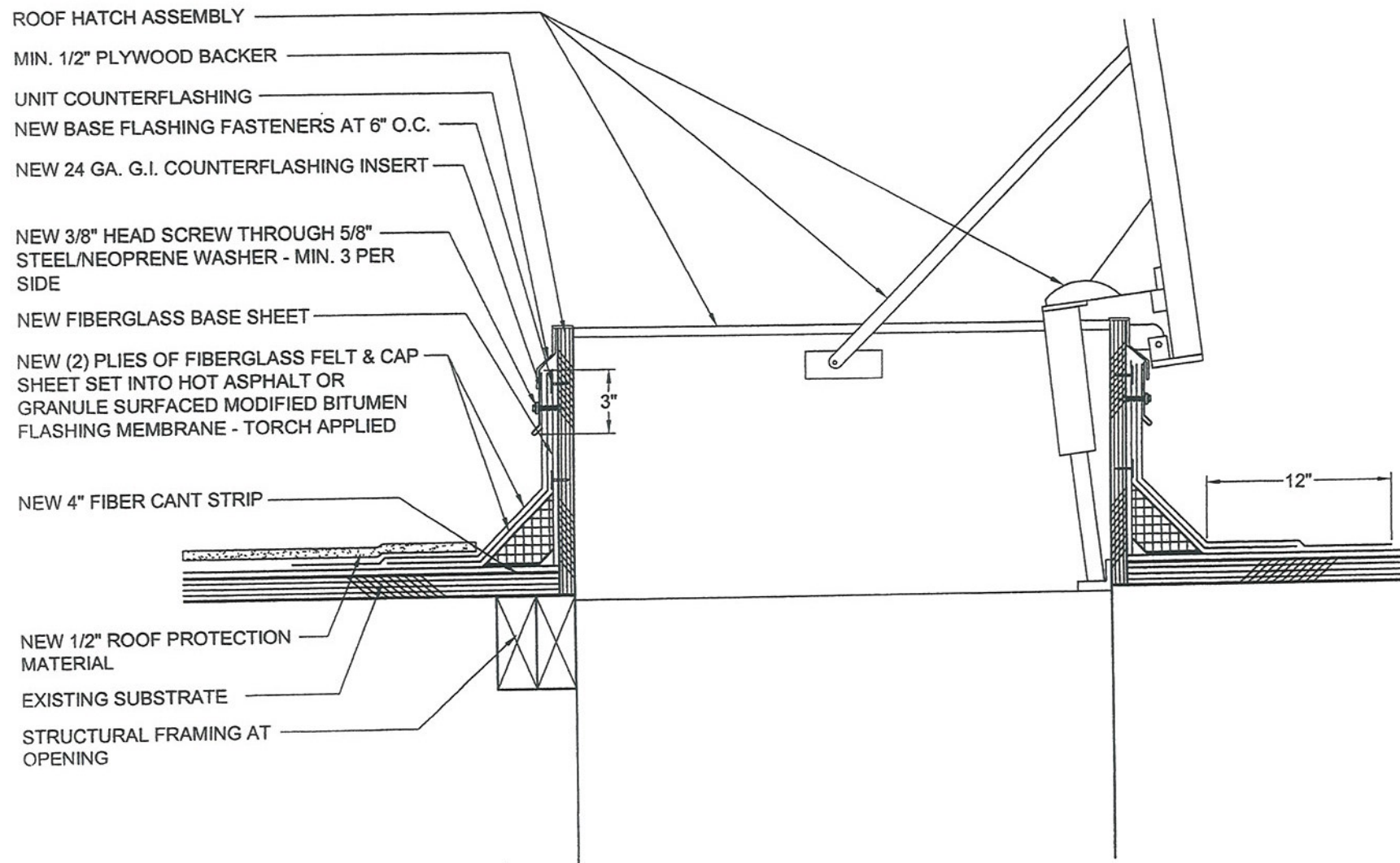
CHECKED BY: JS

CAD DRAWING NO: 3122SD01

SCALE: N.T.S.

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- ROOF HATCH ASSEMBLY
- MIN. 1/2" PLYWOOD BACKER
- UNIT COUNTERFLASHING
- NEW BASE FLASHING FASTENERS AT 6" O.C.
- NEW 24 GA. G.I. COUNTERFLASHING INSERT
- NEW 3/8" HEAD SCREW THROUGH 5/8" STEEL/NEOPRENE WASHER - MIN. 3 PER SIDE
- NEW FIBERGLASS BASE SHEET
- NEW (2) PLYS OF FIBERGLASS FELT & CAP SHEET SET INTO HOT ASPHALT OR GRANULE SURFACED MODIFIED BITUMEN FLASHING MEMBRANE - TORCH APPLIED
- NEW 4" FIBER CANT STRIP
- NEW 1/2" ROOF PROTECTION MATERIAL
- EXISTING SUBSTRATE
- STRUCTURAL FRAMING AT OPENING

- NOTES:
1. CLEAN & PRIME ENTIRE TIE-IN AREA
 2. SEAL ALL CORNERS WITH 3-COURSE APPLICATION OR 8" OVAL GUSSET OF GRANULAR SURFACED MODIFIED BITUMEN.
 3. COAT SURFACE OF ALL ROOF CEMENT WITH ALUMINUM COATING.

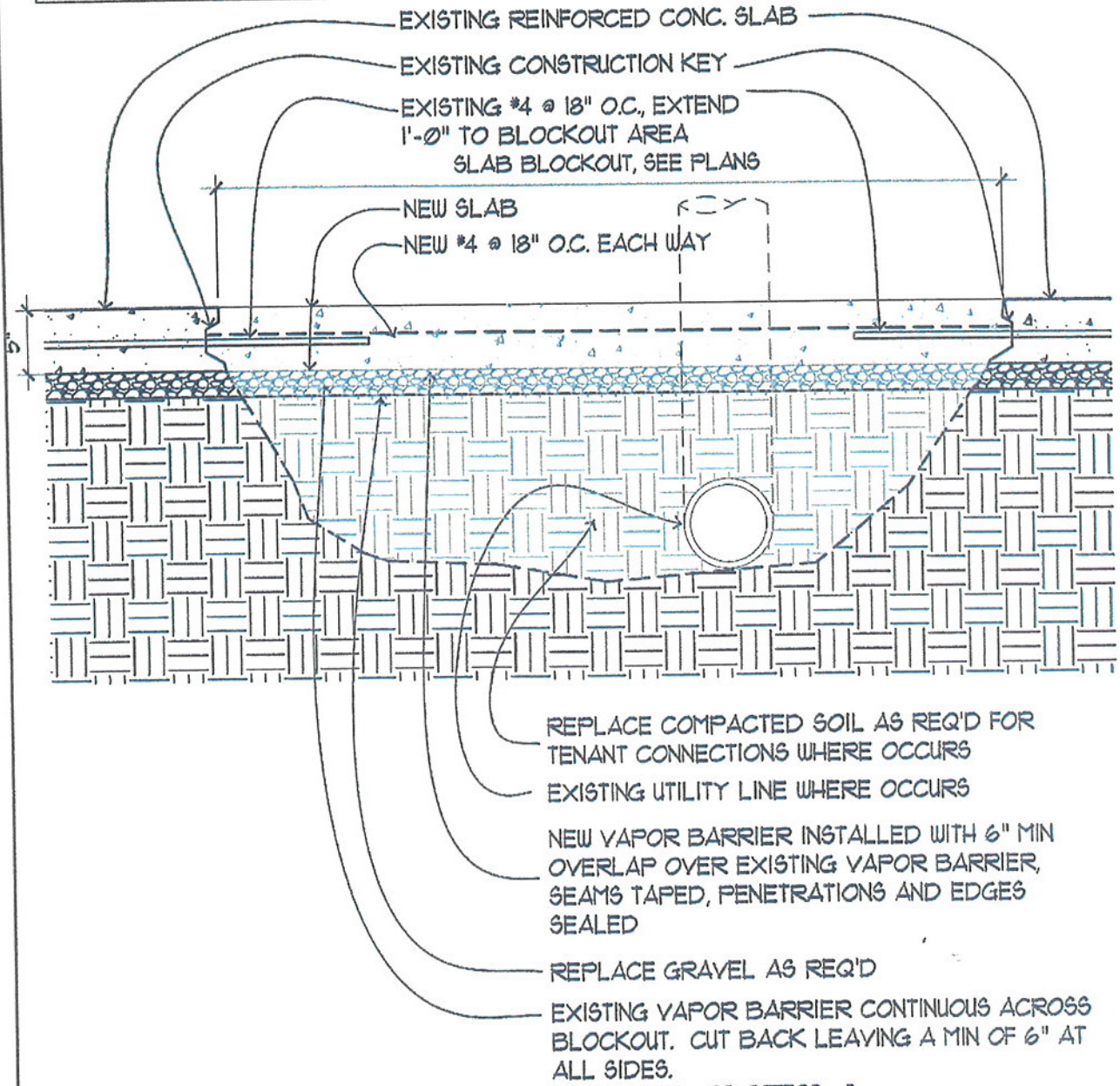
NOTES:

PROJECT NAME:
THE IRVINE COMPANY
TENANT IMPROVEMENT
DETAILS

DETAIL DESCRIPTION:
ROOF HATCH DETAIL

| | |
|-----------------|----------|
| IRC PROJECT NO: | 00000.00 |
| DATE: | 11/01/04 |
| DRAWN BY: | JCA |
| CHECKED BY: | JS |
| CAD DRAWING NO: | 3122RH01 |
| SCALE: | N.T.S. |

GENERAL NOTE:
 THE MOISTURE RETARDER SHOULD BE LAPPED, TAPED OR SEALED PER THE MANUFACTURER'S SPECIFICATIONS. ALL PENETRATIONS FOR UTILITIES AND PIPING THROUGH THE MOISTURE RETARDER SHOULD ALSO BE TAPED OR SEALED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



1
 TRD-01
 WB030212

SLAB BLOCKOUT INFILL AT EXISTING SLAB

0' 3' 6' 1'-0" 1" = 1'-0"

BCV
 ARCHITECTS
 1827 STOCKTON STREET
 SAN FRANCISCO, CA 94133
 WWW.BCVARCH.COM
 T 415.398.0000
 F 415.398.0001

THE IRVINE COMPANY

TENANT RETROFIT DETAILS

REFERENCE DRAWINGS

SCALE:
 AS NOTED

DATE
 10.28.05
 PROJECT:
 03041

SHEET:
 A

BAUDAUF GUTTEN VON ECKHARTSBERG

GENERAL NOTE:
DO NOT ATTACH TO OR PENETRATE
EXISTING ROOF SHEATHING

CONTINUOUS 2X
BLOCKING FOR GYPSUM
BOARD NAILER
ATTACH WITH SIMPSON
A34 CLIPS

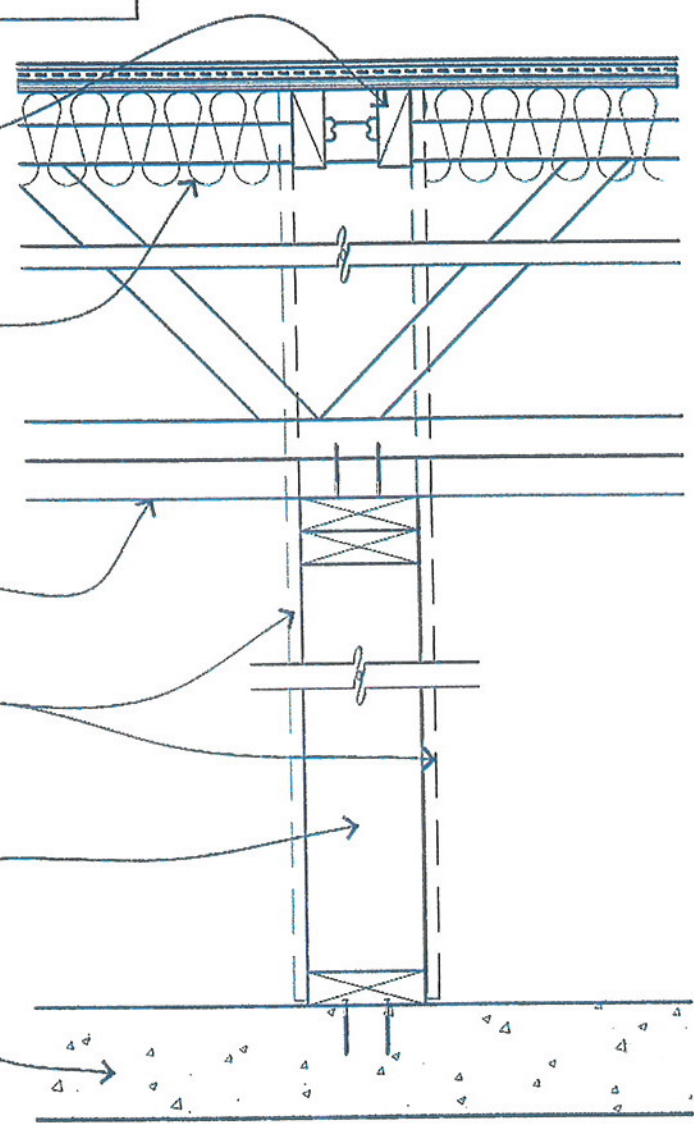
EXISTING INSULATION

EXISTING STRUCTURE

NEW GYPSUM BOARD EACH
SIDE OF STUD WALL TO
UNDERSIDE OF SHEATHING BY
TENANT

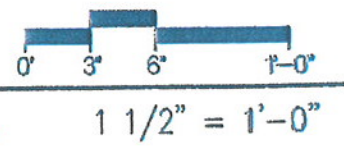
EXISTING DEMISING WOOD
PARTITION, METAL STUD WALL,
SIM.

EXISTING CONCRETE SLAB



1
TRD-02
WB060208

TENANT SHEATHING AT EXISTING DEMISING WALL



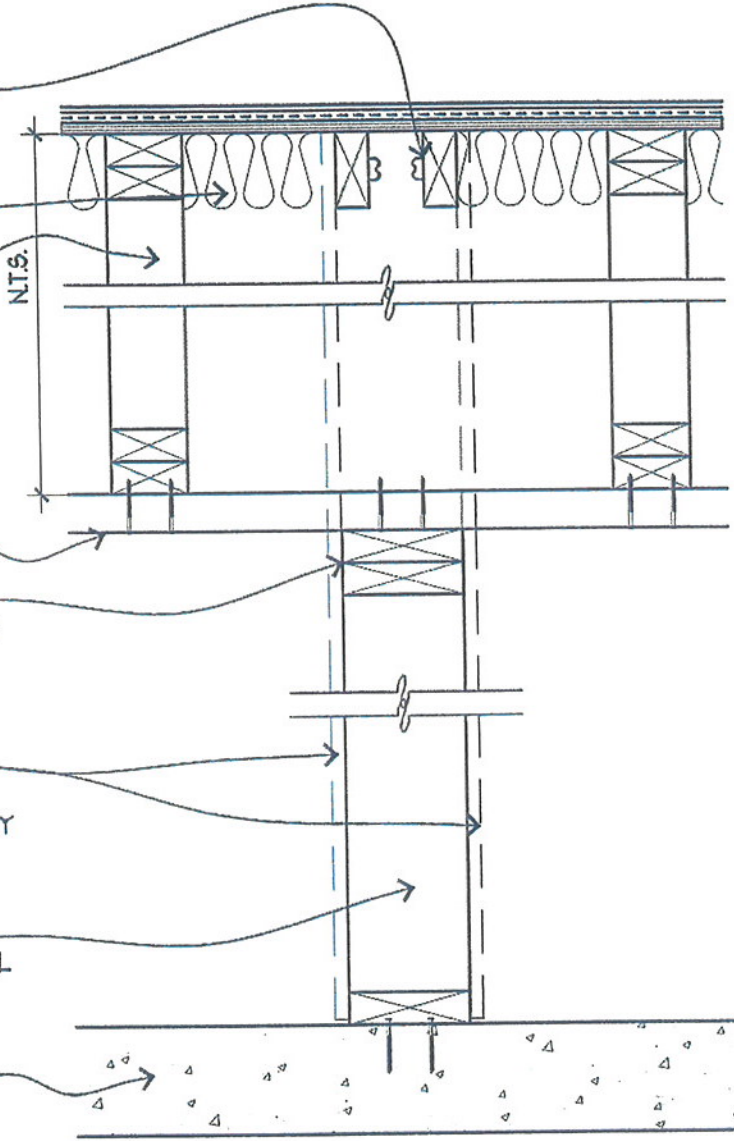
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|---|---|---|---------------------------|--|--------------------|
| <p>BCV ARCHITECTS 1337 STOCKTON STREET SAN FRANCISCO, CA 94133 WWW.BCVARCH.COM T 415.399.3224 F 415.399.0221</p> | <p> THE IRVINE COMPANY</p> | <p>TENANT RETROFIT DETAILS REFERENCE DRAWINGS</p> | <p>SCALE AS NOTED</p> | <p>DATE 10.28.05 PROJECT 03041</p> | <p>SHEET B</p> |
|---|---|---|---------------------------|--|--------------------|

GENERAL NOTE:
DO NOT ATTACH TO OR PENETRATE
EXISTING ROOF SHEATHING

CONTINUOUS 2X
BLOCKING FOR GYPSUM
BOARD NAILER
ATTACH WITH SIMPSON
A34 CLIPS

EXISTING INSULATION

EXISTING WOOD TRUSSES



EXISTING BRACING

EXISTING SLIP TRACK
CONNECTION AT METAL STUD
WALL

NEW GYPSUM BOARD EACH
SIDE OF STUD WALL TO
UNDERSIDE OF SHEATHING BY
TENANT

EXISTING DEMISING WOOD
PARTITION, METAL STUD WALL
SIM.

EXISTING CONCRETE SLAB

1
TRD-03

TENANT SHEATHING AT EXISTING DEMISING WALL



1 1/2" = 1'-0"

WB060108

BCV
ARCHITECTS
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SAN FRANCISCO, CA 94133
WWW.BCVARCH.COM
T 415.399.5230
F 415.399.5231


THE IRVINE COMPANY

TENANT RETROFIT DETAILS

REFERENCE DRAWINGS

SCALE:
AS NOTED

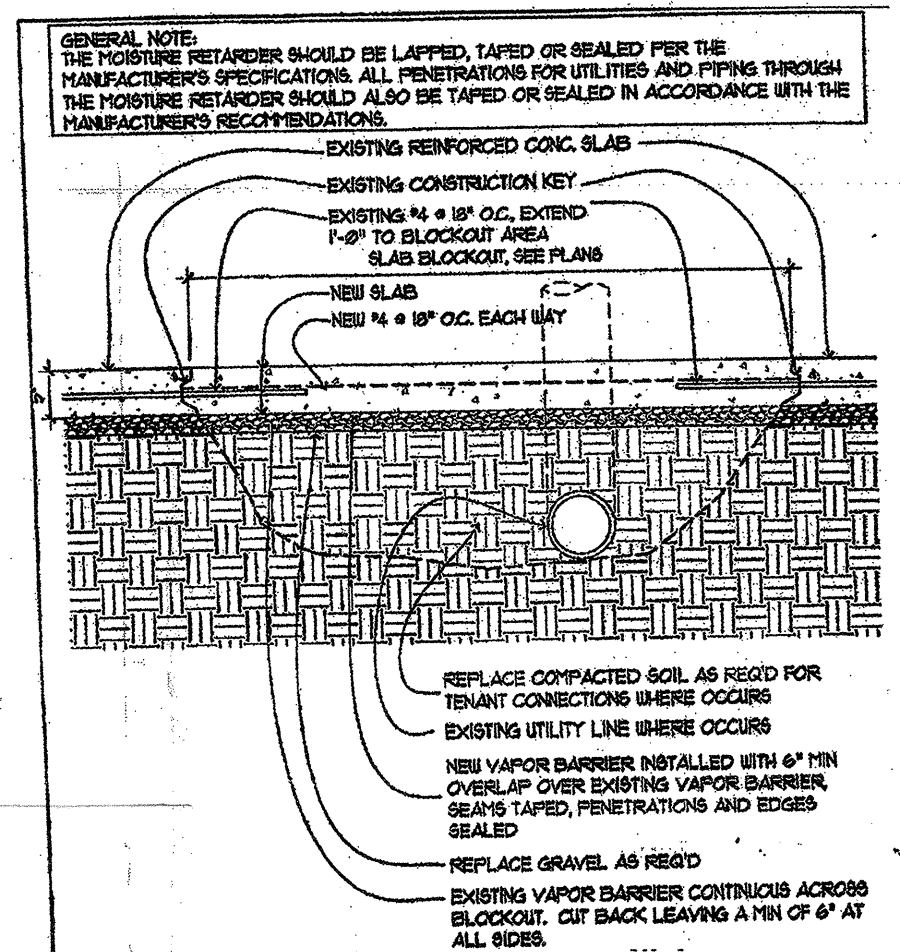
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10.28.05

PROJECT:
03041

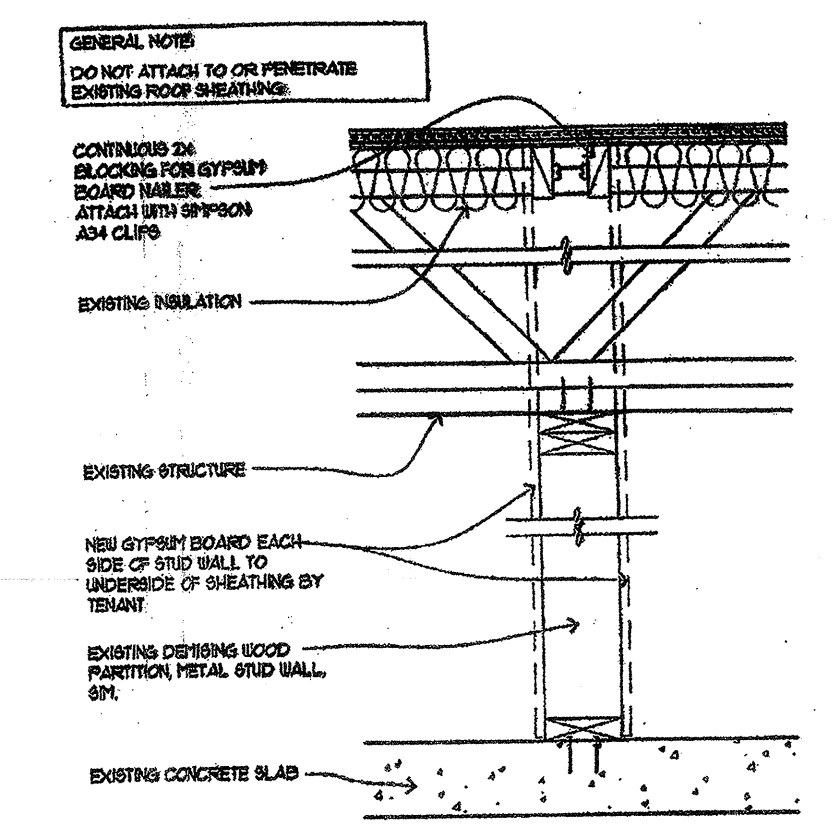
SHEET:

C

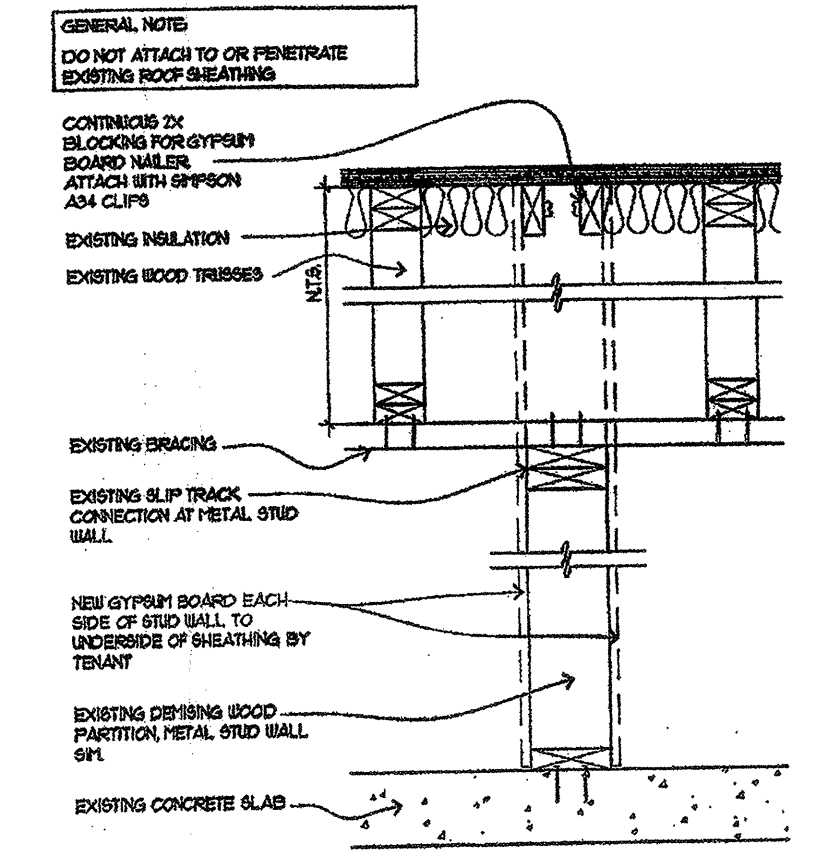
BAIDAU, CATTON, VON ECKHARTSBERG



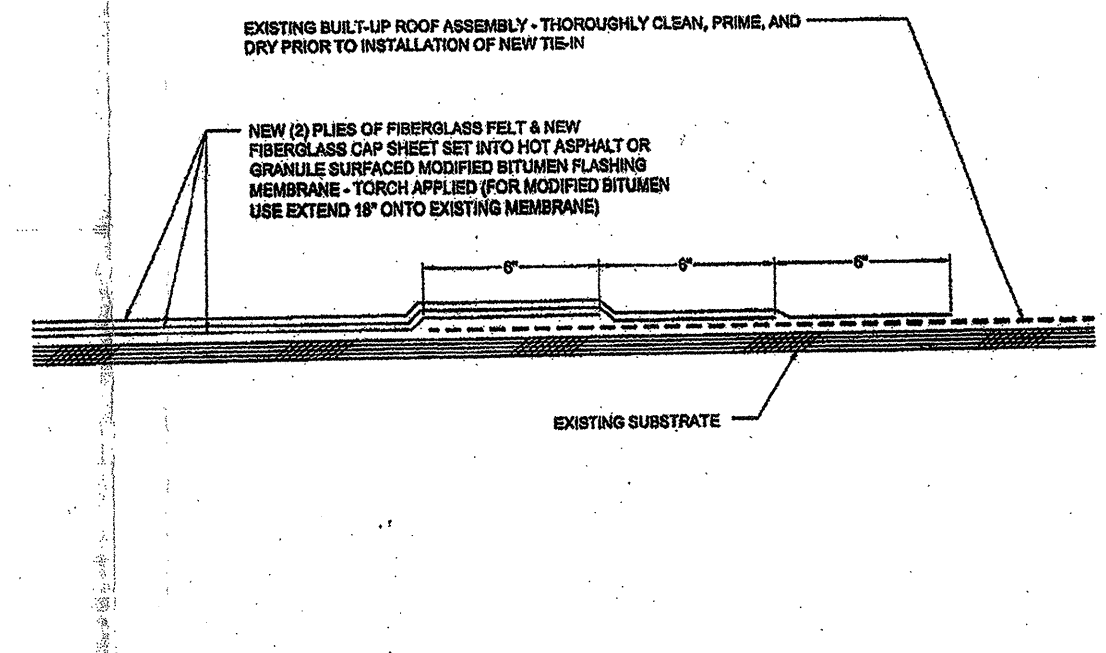
17 SLAB BLOCK INFILL
SCALE: NOT TO SCALE



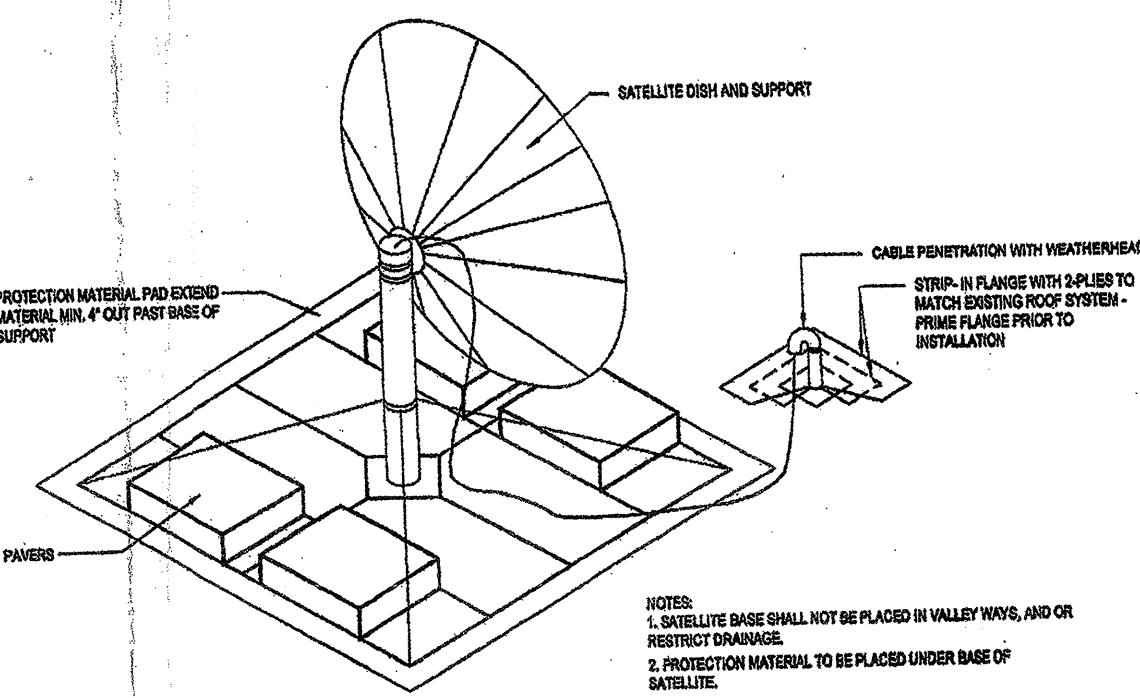
18 TENANT SHEATHING
SCALE: NOT TO SCALE



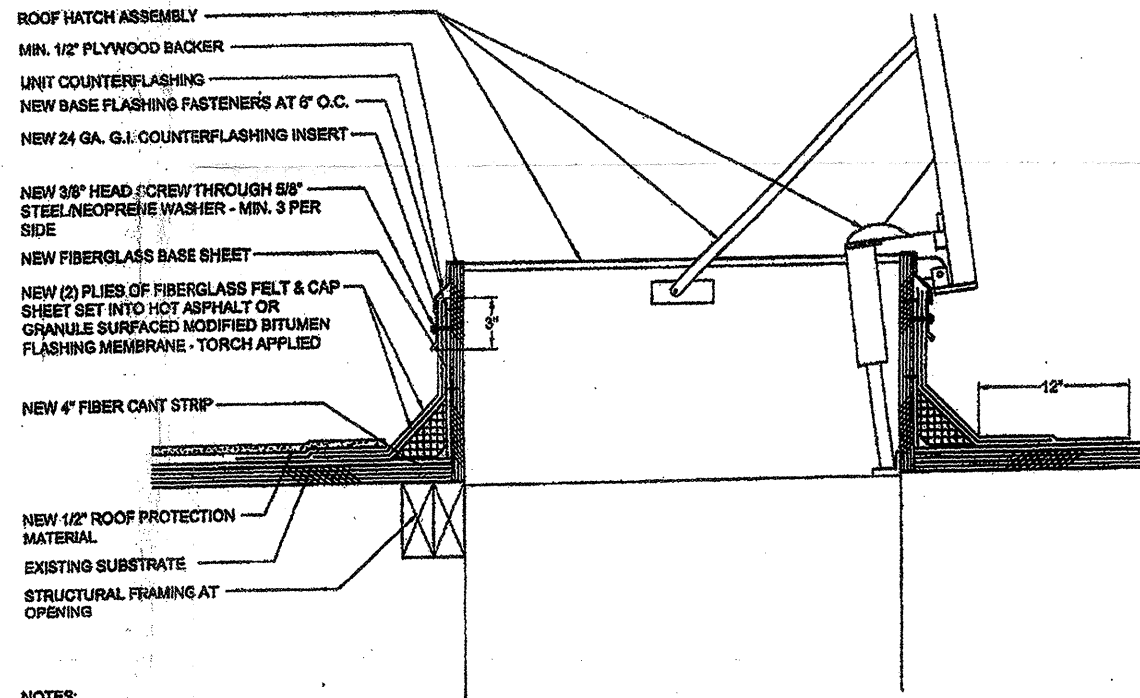
19 TENANT SHEATHING
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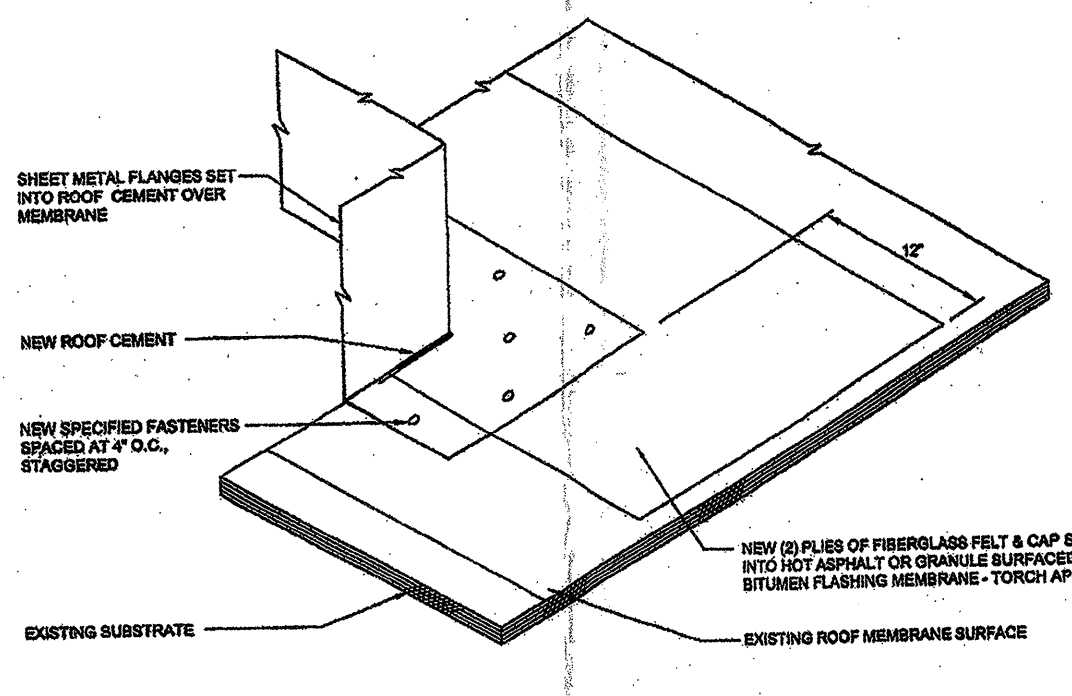
13 TIE-IN TO EXISTING ROOF DETAIL
SCALE: NOT TO SCALE



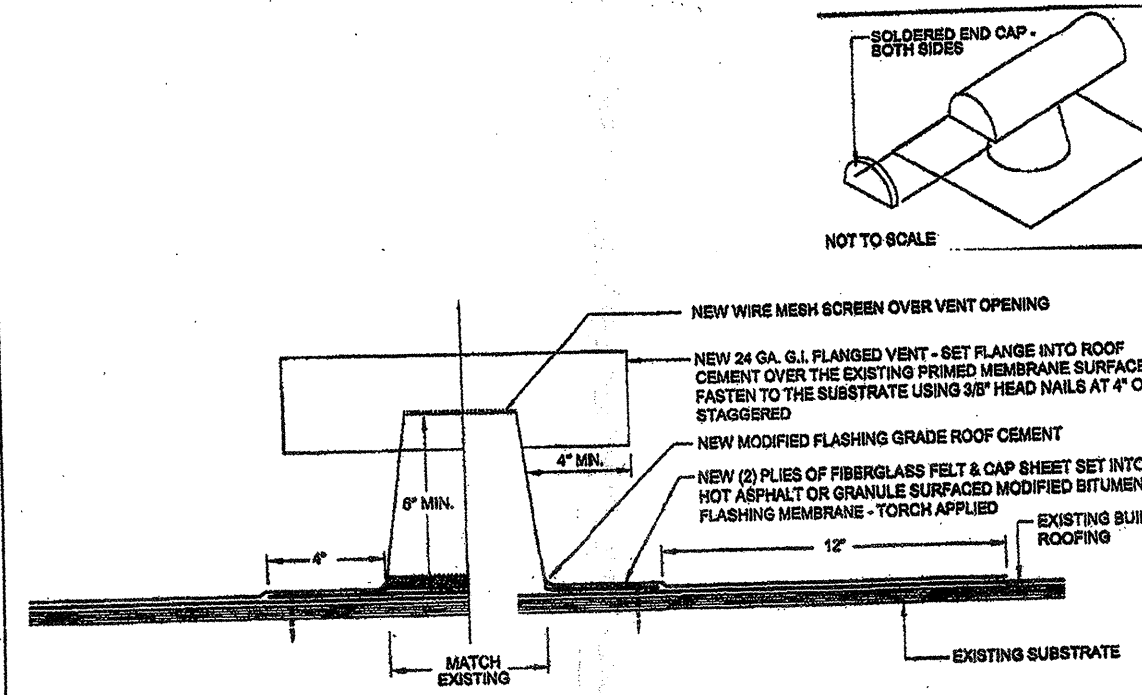
14 SATELLITE DISH SUPPORT
SCALE: NOT TO SCALE



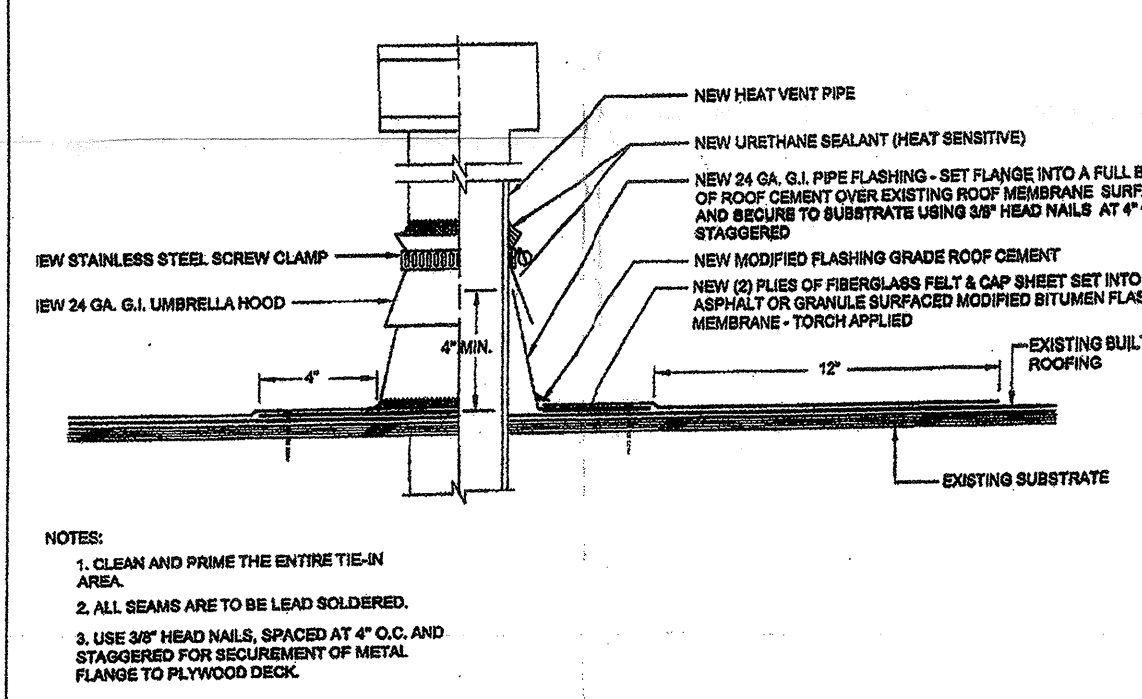
15 ROOF HATCH DETAIL
SCALE: NOT TO SCALE



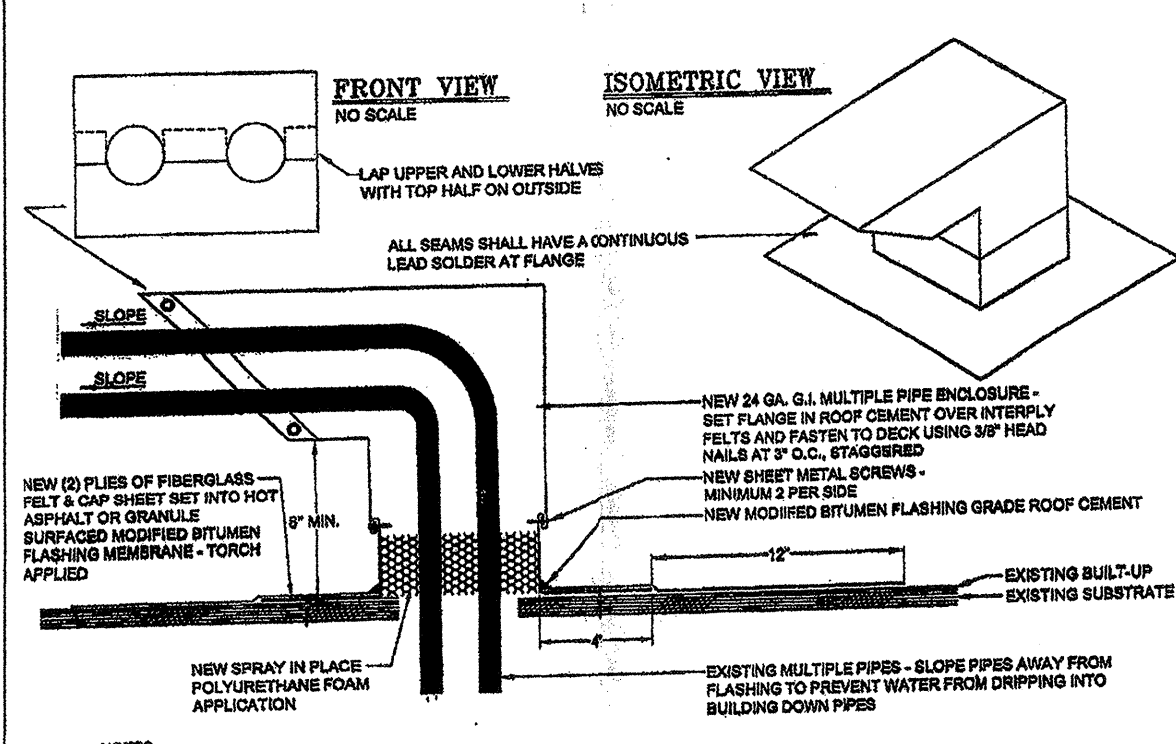
9 TYPICAL FLANGED UNIT
SCALE: NOT TO SCALE



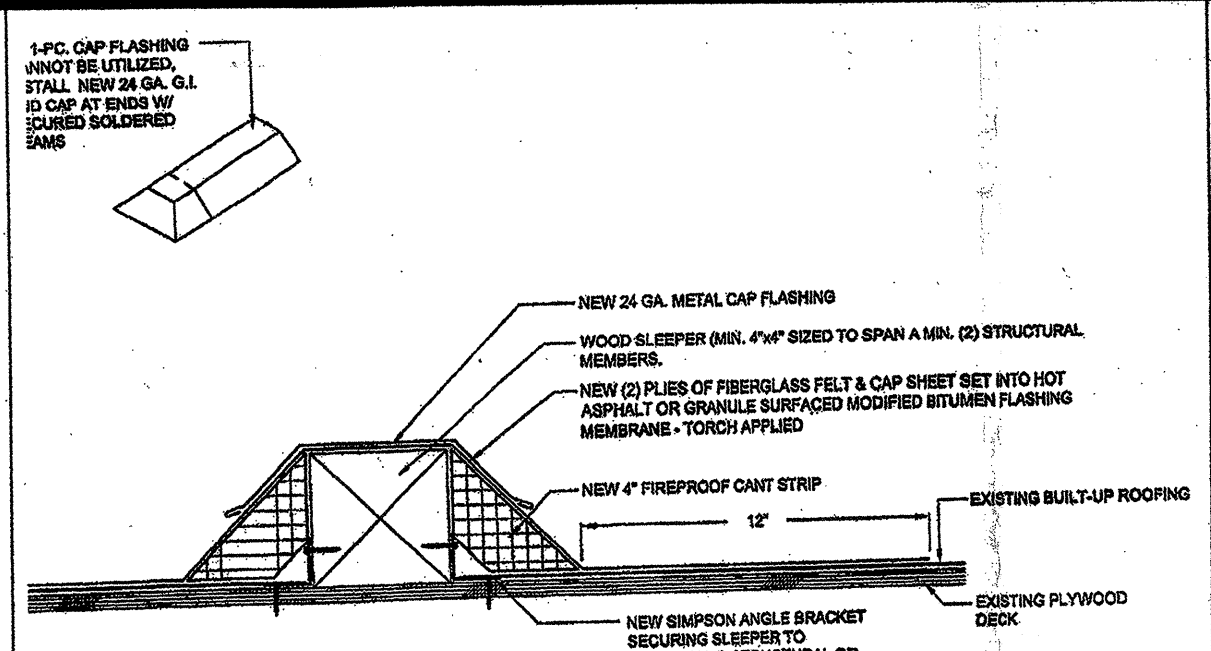
10 FLANGED VENT
SCALE: NOT TO SCALE



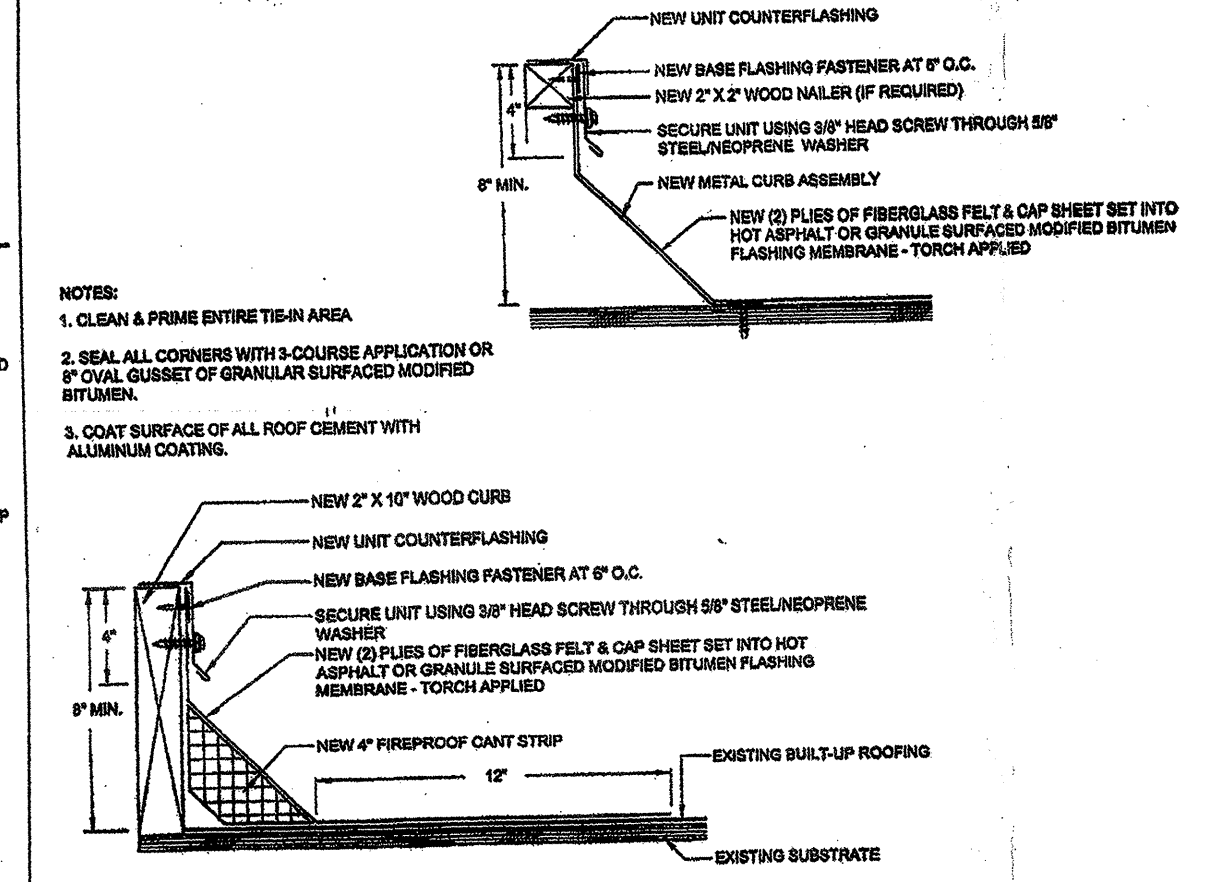
11 HEATER VENT FLASHING
SCALE: NOT TO SCALE



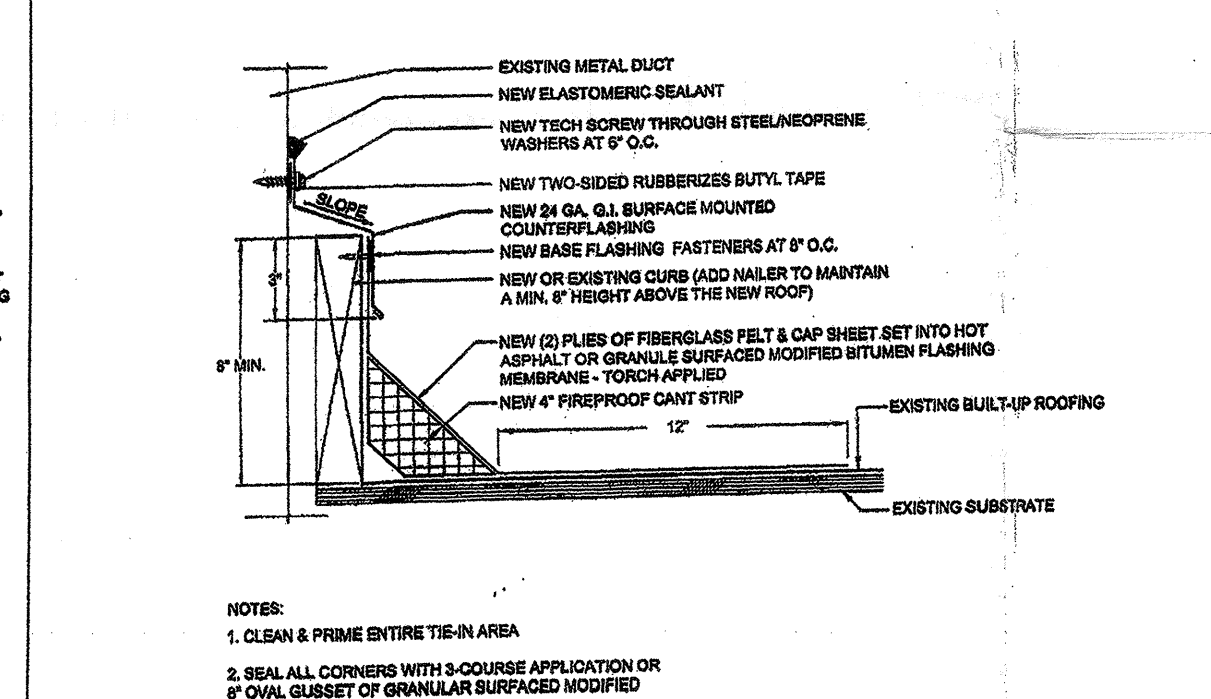
8 PENETRATION CLEARANCE
SCALE: NOT TO SCALE



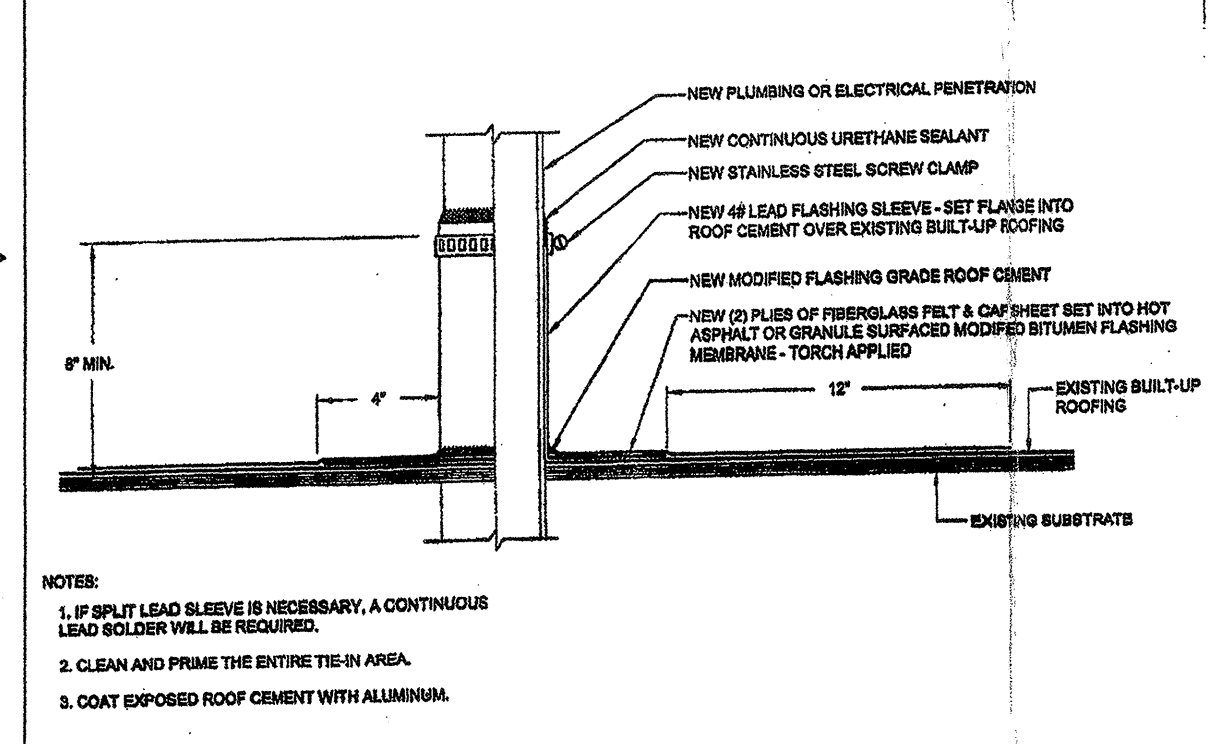
5 FLASHED SLEEPER
SCALE: NOT TO SCALE



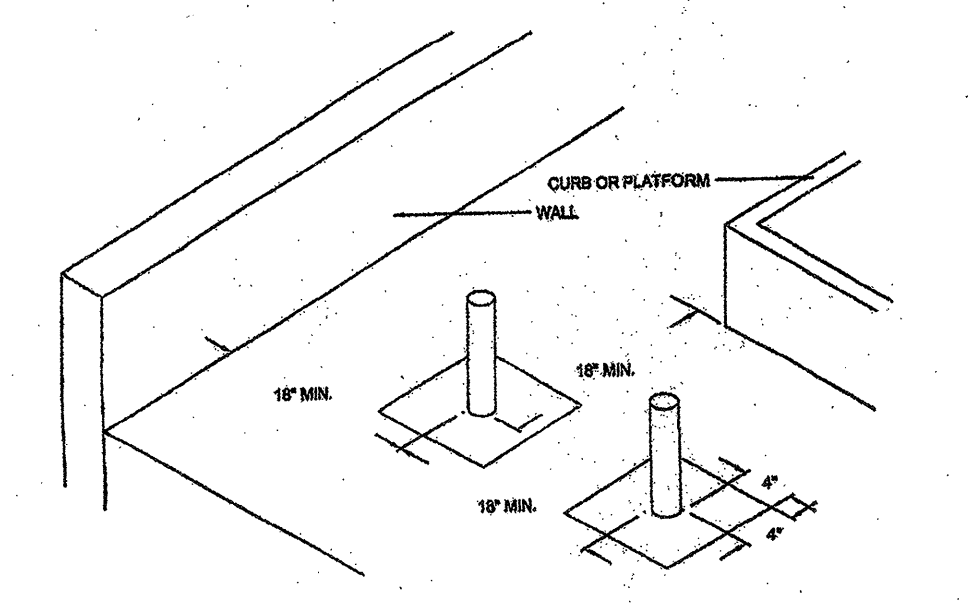
6 TYPICAL CURB
SCALE: NOT TO SCALE



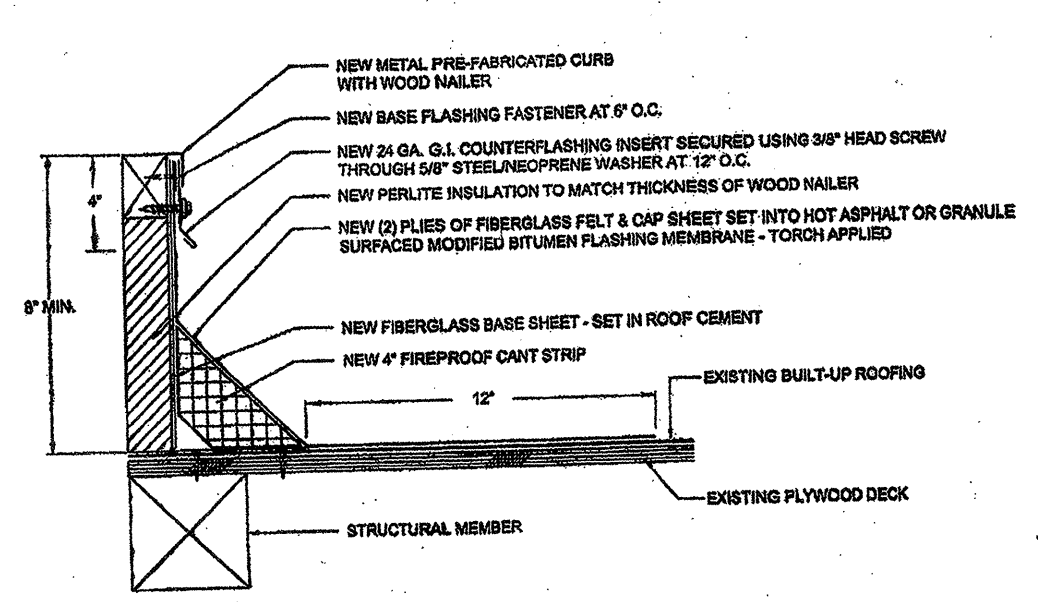
7 DUCT FLASHING
SCALE: NOT TO SCALE



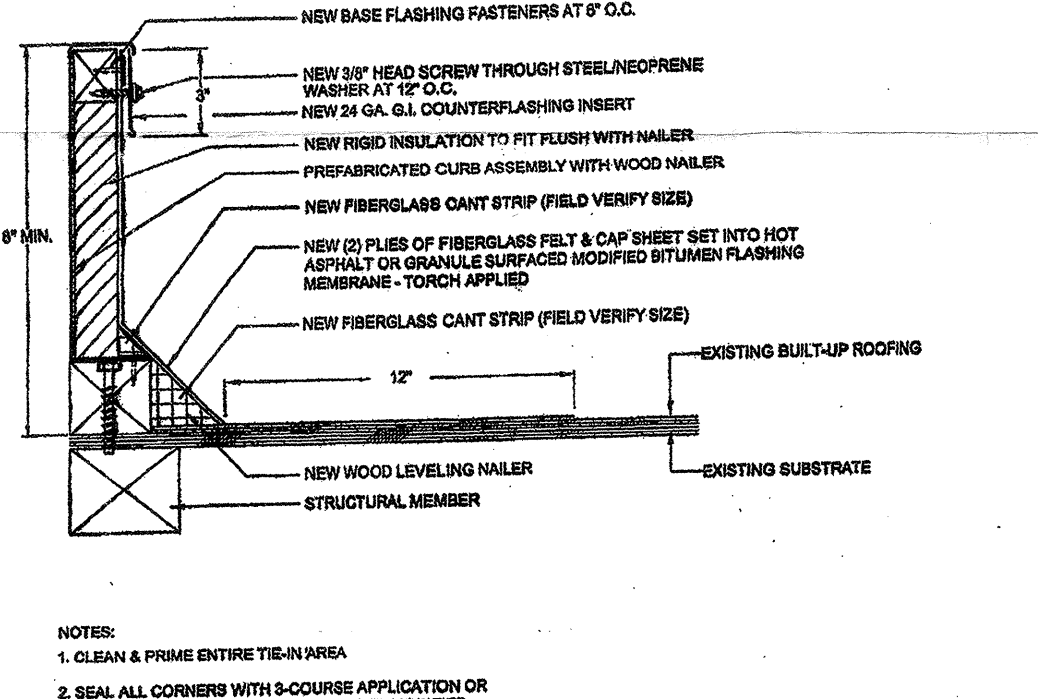
8 LEAD PIPE FLASHING CLAMP
SCALE: NOT TO SCALE



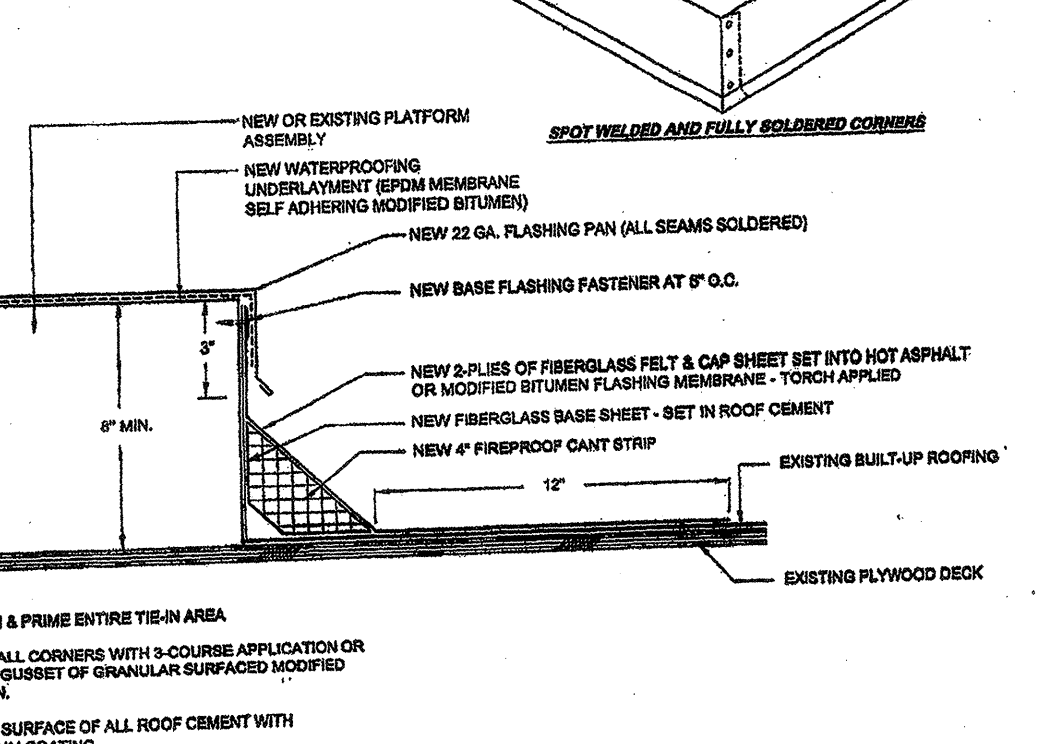
1 PENETRATION SPACING
SCALE: NOT TO SCALE



2 PREFABRICATED CURB
SCALE: NOT TO SCALE



3 PREFABRICATED CURB
SCALE: NOT TO SCALE



4 PLATFORM
SCALE: NOT TO SCALE