

- A. A COMPLETE APPROVED ROOFING SYSTEM SHALL BE PROVIDED AND INSTALLED PER MIAMI-DADE NOA AND MANUFACTURER SPECIFICATIONS AND DETAILS.
- B. ROOF IS DESIGNED TO PREVENT THE ACCUMULATION OF WATER. ROOF INSULATION SHALL BE PITCHED 1/4" (MIN.) PER FOOT TO ROOF DRAINS OVERFLOW ROOF DRAINS SHALL BE 2" MIN. - 4" MAX. ABOVE THE LOW POINT OF THE ROOF AT MAIN ROOF DRAIN, FOR EACH DRAINAGE AREA.
- C. ALL EQUIPMENT SHALL BE LOCATED MORE THAN 10'-0" FROM NEAREST PARAPET WALL.
- D. G.C. SHALL PROVIDE A DESIGN-BUILD DAVIT SYSTEM FOR MAINTENANCE OF EXTERIOR WALLS. COORDINATE WITH ARCHITECT IN ADVANCE OF CONSTRUCTION.
- E. PROVIDE ROOF MANUFACTURER APPROVED FLASHING FOR ALL PENETRATIONS.
- F. DO NOT SCALE DRAWINGS. USE FIGURE DIMENSIONS ONLY CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE EVENT OF A CONFLICT SHALL NOTIFY ARCHITECT BEFORE PROCEEDING.
- G. ROOFS ARE TO BE FLOOD TESTED WITH NO MORE THAN 1" OF WATER TO DETERMINE WATER LEAKS FOR A PERIOD OF 12 HOURS. FLAT ROOFS CANNOT HOLD OR POOL WATER AT COMPLETION AND TURN OVER.

1	MAIN ROOF DRAIN REFER TO PLUMBING PLANS, SET AT LOW POINT OF ROOF, MAINTAINING MINIMUM INSULATION PER ROOF. (SEE DETAIL 11/A7.04)
2	30" WIDE SLIP RESISTANT RUBBER WALKWAY PAD.
3	CONDENSING UNITS ON APPROVED ROOF RACKS.
4	EMERGENCY OVERFLOW SCUPPER. (SEE DETAIL 6/A7.04)

"LOW-SLOPED ROOFS CONSTRUCTED AS PART OF A NEW BUILDING SHALL UTILIZE ROOFING PRODUCTS THAT 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 BY ENERGY STAR."

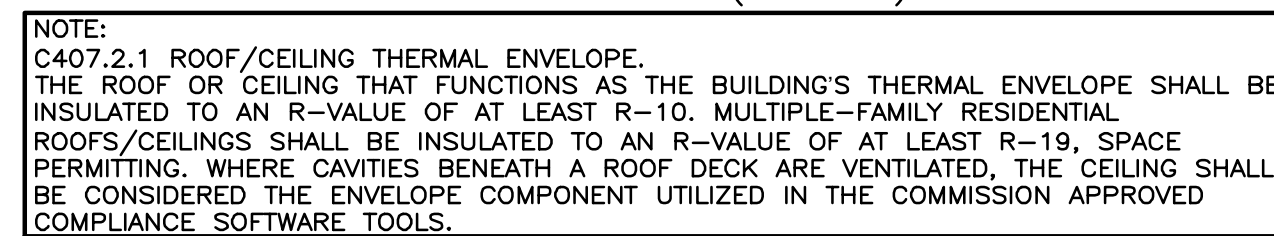
### 1108.3 SIZING OF SECONDARY DRAINS.

SECONDARY (EMERGENCY) ROOF DRAIN SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH SECTION 1106 BASED ON THE RAINFALL RATE FOR WHICH THE PRIMARY SYSTEM IS SIZED. SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH OF POUNDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED AS DETERMINED BY SECTION 1101.7. SCUPPERS SHALL HAVE AN OPENING DIMENSION OF NOT LESS THAN 4 INCHES (102 MM). THE FLOW THROUGH THE PRIMARY SYSTEM SHALL NOT BE CONSIDERED WHEN SIZING THE SECONDARY ROOF DRAIN SYSTEM.

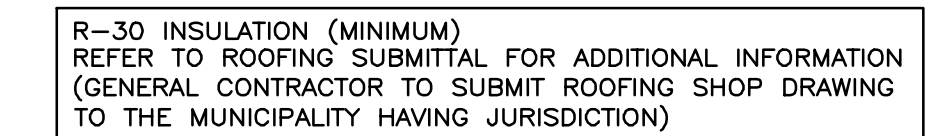
#### 1503.4.2.1 OVERFLOW SCUPPERS

WHEN OTHER MEANS OF DRAINAGE OF OVERFLOW WATER IS NOT PROVIDED, OVERFLOW SCUPPERS SHALL BE PLACED IN WALLS OR PARAPETS NOT LESS THAN 2 INCHES (51 MM) NOR MORE THAN 4 INCHES (102 MM) ABOVE THE FINISHED ROOF COVERING AND SHALL BE LOCATED AS CLOSE AS PRACTICAL TO REQUIRED VERTICAL LEADERS OR DOWNSPOUTS OR WALL AND PARAPET SCUPPERS. AN OVERFLOW SCUPPER SHALL BE SIZED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, PLUMBING.

NOTE:REFER TO PLUMBING DRAWINGS FOR STORM DRAIN PIPE SIZING, VERTICAL LEADER SIZING & SECONDARY (EMERGENCY) ROOF DRAINS BASED ON CAPACITY (GPM)



R-30 INSULATION (MINIMUM)  
REFER TO ROOFING SUBMITTAL FOR ADDITIONAL INFORMATION (GENERAL CONTRACTOR TO  
SUBMIT ROOFING SHOP DRAWING TO THE MUNICIPALITY HAVING JURISDICTION FOR REVIEW  
AND APPROVAL).



SCALE: N.T.S

[illegible]

**GATEWAY LUXURY  
APARTMENTS**

LOCATED AT:  
950 N POWERLINE ROAD;

**BURGOS LANZA & ASSOCIATES**  
1248 S ALHAMBRA CIRCLE  
CORAL GABLES, FL 33146  
(786) 554-9035  
NIA 38052598  
[WWW.BURGOSLANZA.COM](http://WWW.BURGOSLANZA.COM)

PABLO BURGOS ARCHITECT AR 0095925  
CARLOS LANZA ARCHITECT AR 0016081  
S. LANZA ARCHITECTS AND ARE  
EXPRESS WRITTEN CONSENT OF THE SAME

**BURGOS  
ILANZA**  
**ARCHITECTS & PLANNERS**  
AA 26001519

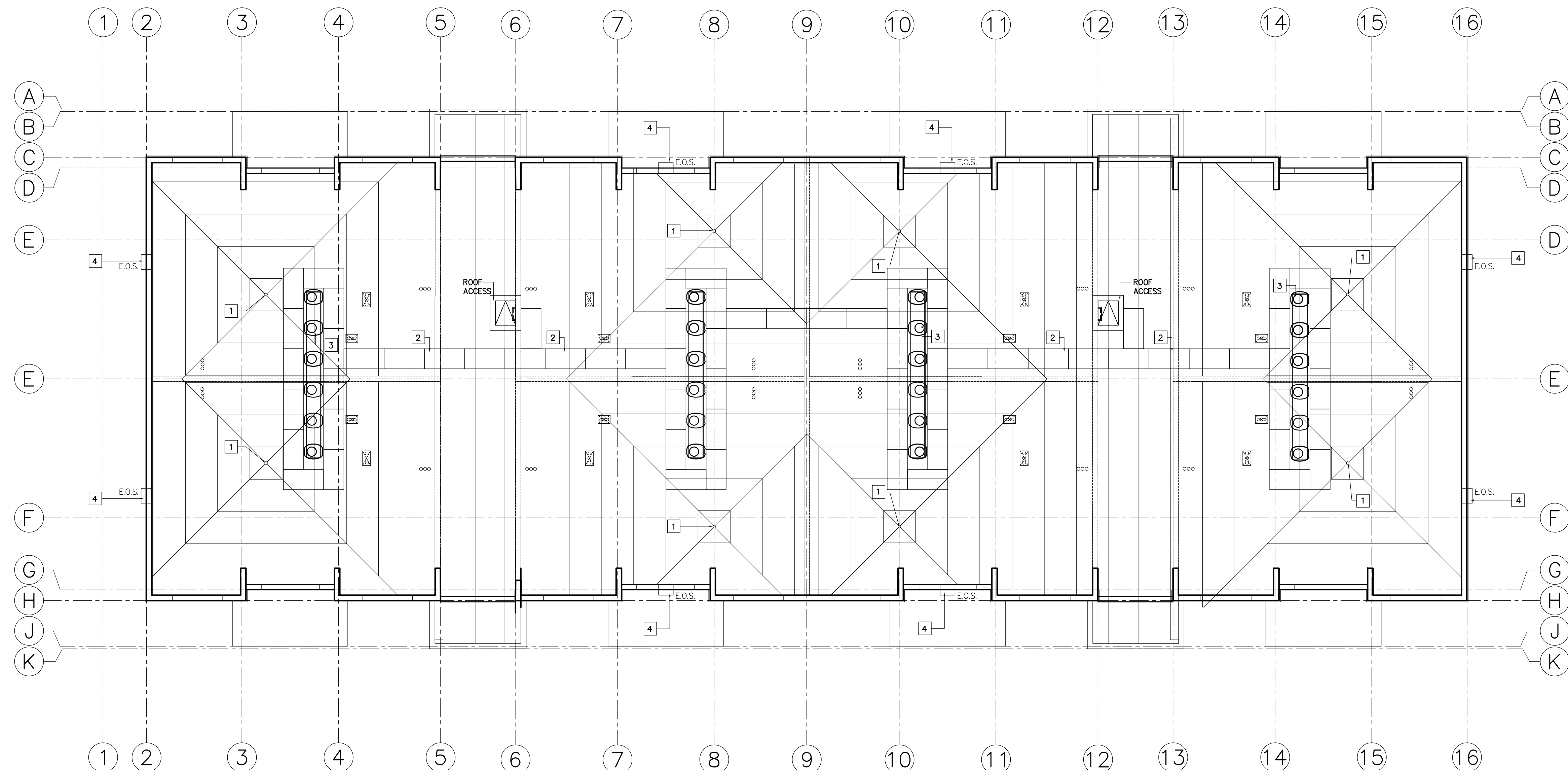
COPYRIGHT © 2001  
BURGOS LANZA & ASSOCIATES  
ALL RIGHTS RESERVED. NO PARTS  
OF THIS PUBLICATION MAY BE  
REPRODUCED OR TRANSMITTED  
IN ANY FORM OR BY ANY  
MEANS, ELECTRONIC OR  
MECHANICAL, INCLUDING  
PHOTOCOPYING, RECORDING,  
OR BY ANY INFORMATION  
STORAGE AND RETRIEVAL  
SYSTEMS, WITHOUT PERMISSION  
IN WRITING FROM THE  
PUBLISHERS.

ablo  
urgos

Digitally signed by Pablo Burgos  
cn=Pablo Burgos, o=Burgos  
& Assoc., ou=AR95925,  
mailto:pburgos@burgoslanza.co  
=US  
Date: 2022.06.30 06:16:09 -04'00

DATE	11/09/21
AWN	CR
PROJECT No.	2203
SALE	AS-SHOWN

ROOF PLAN  
BUILDING #2  
SCALE: 1/8" = 1' - 0"



## ROOF PLAN\_BUILDING #3

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

**DRC**

PZ22-12000008  
8/17/2022