



## **BAYCREST HOMEOWNERS ASSOCIATION, INC.**

### Roof Replacement Specifications

25200 – 25462 Galashields Circle  
Bonita Springs, Lee County, Florida 34134

Forge Engineering Project Number 3587-001.01  
March 2017

## **ROOF REPLACEMENT SPECIFICATIONS**

### **PART 1 GENERAL**

#### 1.1 DESCRIPTION OF WORK

- A. General: This document provides roof replacement specifications for Baycrest Homeowners Association.
- B. Scope of Work: The project will include the removal and replacement of the existing concrete tile roof systems covering the individual, multi-unit buildings on an as needed basis.
- C. Bid Options: The Contractor shall provide the Owner with two bid options for the project. Bid Option 1 includes installing a single-ply concrete tile roof system. Bid Option 2 includes installing a two-ply concrete tile roof system.
- D. The Work Includes:
  - 1. Furnishing of all labor, material, equipment, supplies, services and other means of construction necessary or proper for performing and completing the Work.
  - 2. Obtaining all necessary permits, certificates, insurance and clearances, pay all taxes, fees, royalty, etc., and coordinate as necessary with governmental agencies having jurisdiction in order to complete the Work
  - 3. Maintaining the Work area and site in a clean and acceptable manner.
  - 4. Protection of finished and unfinished Work.
  - 5. Repair and restoration of Work or existing facilities damaged during installation/construction.
  - 6. Furnishing as necessary proper equipment of a sufficient capacity, to facilitate the Work.
  - 7. Coordinating with appropriate Pelican Landing personnel (security and design review).
- E. Implied and Normally Required Work: It is the intent of these specifications to provide the Owner with a new concrete tile roof system for the purposes of roof replacement covering the individual multi-unit buildings. Any part or item of Work, which is reasonably implied or normally required to make installation satisfactorily and completely operable, is deemed to be included in the Work and the contract amount. All miscellaneous appurtenances and other items of Work incidental to



meeting the intent of these specifications are included in the Work and the contract amount even though these appurtenances may not be specifically called for in these specifications.

- F. Examination of Site: The Contractor is responsible for visiting the site of the proposed Work, acquainting themselves with existing conditions as to understand the facilities, outstanding issues, and any restrictions attending the execution of the Work.

## 1.2 REFERENCES

- A. Reference Standards: Conform the work for this Section to the applicable portions of the following standard specifications.
  - 1. FRSA/TRI – Model Tile Guidelines, Current Adopted / FBC Specified Edition
  - 2. Current Adopted Florida Building Code

## 1.3 WORK SEQUENCE AND SCHEDULE

- A. Work Sequence: Construct Work to accommodate the Owner's use of premises during construction period. Coordinate construction schedules and operations with Owner.
- B. Work Schedule: The Work may be performed Monday through Friday from 8:00 AM to 5:00 PM excluding weekends and holidays. Other restrictions imposed by Pelican Landing may apply.

## 1.4 SUBMITTALS

- A. Product Data: Provide manufacturers' published product data on all materials to be used on the project. Manufacturers published handling and installation instructions, data on finishes, hardware, and accessories. Recommendations for maintenance and cleaning of exterior surfaces.
- B. Samples: Provide the Owner color samples of the concrete roof tiles, any exposed flashing material, and paint samples for approval.
  - 1. Prior to shipping and/or loading roof tiles, provide the OWNER with two sample tiles for approval.
- C. Sample of warranty that is to be issued upon project completion.
- D. Permits, notices, and approvals of governing bodies or agencies.

## 1.5 MATERIALS

- A. All materials shall comply with the Current Adopted Florida Building Code and have an approved Florida Product Approval (when applicable).



1. Boral Roof Tile
  - a) Color & Profile
    1. Boral, Barcelona 900  
1HBCS0084 Paradise Island Tan  
1HBCS0387 Tan with Black Anitique  
1HBCS6326 Carmel with Black Antique
  2. Underlayments:
    - a) Bid Option 1 – Single-Ply System
      1. Polyglass USA, Inc.: Polystick MTS - Installed at sidewalls, headwalls, valleys, roof eaves and rakes.
      2. Polyglass USA, Inc.: Polystick TU Plus - Entire roof
      3. Polyglass USA, Inc.: Elastoflex SA V - Dead valleys & crickets
      4. Polyglass USA, Inc.: Elastoflex SA P - Dead valleys & crickets
    - b) Bid Option 2 – Two-Ply System
      1. Polyglass USA, Inc.: Polystick MTS - Entire Roof
      2. Polyglass USA, Inc.: Polystick TU Plus - Entire Roof
      3. Polyglass USA, Inc.: Elastoflex SA V - Dead valleys & crickets
      4. Polyglass USA, Inc.: Elastoflex SA P - Dead valleys & crickets
3. Hip / Ridge Anchor: Dans Custom Sheet Metal (DCSM) Inc 26 gauge Galvalume hip / ridge anchor.
4. Attic Vent: Thompson Architectural Metals Company Flat Top Off Ridge Vent.
5. Roofing Accessories: As recommended by Polyglass USA, Inc.
6. Flashing Cement: Polyglass USA, Inc.: Polyplus 50
7. Asphalt Primer: Polyglass USA, Inc.: PG 100
8. Wakaflex Universal Flashing manufactured by Boral Roofing
9. Roof Tile Adhesive: ICP Adhesive & Sealants, Polyset AH-160
10. Tile Mortar color: Paradise Island Tan
11. Eve closure color: White

#### 1.6 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Do not deliver materials to project site until suitable facilities for storage and protection are available.
- B. Proper storage of materials is the sole responsibility of the Contractor. All materials susceptible to moisture including but not limited to all roll goods, wood, and plywood shall be protected in dry, above ground, watertight storage. All labels shall be intact and legible, clearly showing the product, manufacturer, and other pertinent information.



- C. The Contractor shall not drive equipment on the grass or on the sidewalks.
- D. Location of on-site storage to be coordinated with owner.
- E. Each unit shall bear manufacturers approved label.
- F. Distribute stacks of tile uniformly, not in concentrated loads.
- G. Care shall be taken to protect the underlayment during the tile loading and stacking process.

#### 1.7 DEMOLITION AND REMOVAL OF EXISTING ROOF SYSTEM

- A. Remove existing roofing system including but not limited to, tile, underlayments, flashing, and metal accessories down to the plywood decking.
- B. Remove only the portion of the existing roofing system that can be adequately “dried in” during the same working day, or prior to onset of inclement weather. During installation, the interior of the buildings shall be protected from environmental conditions at all times. The appropriate measures must be taken to protect against water intrusion.
- C. The gutters are to be removed and re-installed as required. During re-installation use new hardware to attach the gutters.
- D. Check the existing plywood sheathing for deterioration. Replace all areas of deteriorated plywood, match existing thickness and grade.
- E. Re-fasten all of the existing plywood sheathing. The plywood sheathing shall be re-fastened with minimum 8d ring shank nails 6-inches on center along the edges and in the field. The nails shall be hot-dipped galvanized.
- F. Check the existing fascia boards for deterioration. Remove and re-install fascia metal and soffits as required to replace deteriorated fascia boards.
- G. Contractor shall legally dispose of all construction debris. Remove waste materials, rubbish and debris from site and legally dispose of at public or private dumping areas off Owner’s property.

#### 1.8 UNDERLAYMENT

- A. Bid Option 1 – Single-Ply System
  - 1. Sweep the plywood decking thoroughly to remove any dust and debris prior to application of roof underlayments.



2. Directly over the plywood sheathing strip in one (1) full sheet of Polystick MTS underlayment in general accordance with the manufacturer's installation recommendations at all sidewall, headwall, and valley locations. Install half sheets of MTS underlayment at eave and rake locations. The underlayment shall be installed without wrinkles or fishmouths. The underlayment shall be back nailed a minimum 12-inches on center with hot-dipped galvanized cap nails with minimum 1-inch diameter head and minimum 11-gauge ring shank. Extend the MTS underlayment a minimum of 4-inches up the face of all walls.
3. Install drip edge metal (2.5-inch) over the Polystick MTS underlayment at all perimeters fastened 6-inches on center with aluminum or stainless steel ring-shank roofing nails. All joints shall be lapped a minimum of 3-inches and sealed with flashing cement, ensuring water shedding capabilities of all metal laps. Prime metal with asphalt primer before adhering roof underlayment.
4. Install one (1) layer of Polystick TU Plus underlayment over the entire roof area (with the exception of the dead valleys and crickets) in general accordance with the manufacturer's installation recommendations. The underlayment shall be installed without wrinkles or fishmouths. The underlayment shall be back nailed a minimum of 12-inches on center with hot-dipped galvanized cap nails with minimum 1-inch diameter head and minimum 11-gauge ring shank. Extend the TU-Plus underlayment a minimum of 4-inches up the face of all walls.
5. All over-fabric end-laps of the Polystick TU Plus shall have a minimum 6-inch wide, uniform layer of Polyglass Polyplus 50 Premium MB Flashing Cement applied in between the application of the lap.
6. Underlayments' exposure limitations shall be maintained.
7. Proper cure time of the underlayment shall be provided prior to loading of the roof tiles.
8. Install Elastoflex SA V base ply and Elastoflex SA P cap sheet at all dead valleys and crickets in general accordance with the manufacturer's installation recommendations.

B. Bid Option 2 – Two-Ply System

1. Sweep the plywood decking thoroughly to remove any dust and debris prior to the application of roof underlayments.
2. Directly over the plywood sheathing install one (1) layer of Polystick MTS underlayment in general accordance with the manufacturer's installation recommendations. The underlayment shall be installed



without wrinkles or fishmouths. The underlayment shall be back nailed a minimum 12-inches on center with hot-dipped galvanized cap nails with minimum 1-inch diameter head and minimum 11-gauge ring shank. Extend the MTS underlayment a minimum of 4-inches up the face of all walls.

3. Eave
  - a. The first sheet of MTS membrane installed at the eaves shall be a half width roll.
4. Valleys
  - a. Install a full width sheet of MTS membrane vertically up all valleys.
  - b. Over the "sweat sheet", the MTS membrane shall be woven to extend through the valley line a minimum of 12-inches.
5. Install drip edge metal (2.5-inch) over the Polystick MTS underlayment at all perimeters fastened 6-inches on center with aluminum or stainless ring-shank roofing nails. All joints shall be lapped a minimum of 3-inches and sealed with flashing cement, ensuring water shedding capabilities of all metal laps. Prime metal with asphalt primer before adhering roof underlayment.
6. Over the installed Polystick MTS membrane, install one (1) layer of Polystick TU Plus underlayment in general accordance with the manufacturer's installation recommendations. The underlayment shall be installed without wrinkles or fishmouths. The underlayment shall be back nailed a minimum of 12-inches on center with hot-dipped galvanized cap nails with minimum 1-inch diameter head and minimum 11-gauge ring shank. Extend the TU-Plus underlayment a minimum of 4-inches up the face of all walls.
7. All over-fabric end-laps of the Polystick TU Plus shall have a minimum 6-inch wide, uniform layer of Polyglass Polyplus 50 Premium MB Flashing Cement applied in between the application of the lap.
8. Underlayments' exposure limitations shall be maintained.
9. Proper cure time of the underlayment shall be provided prior to loading of the roof tiles.
10. Install Elastoflex SA V base ply and Elastoflex SA P cap sheet at all dead valleys and crickets in general accordance with the manufacturer's installation recommendations.

#### 1.9 FLASHING AND COUNTER FLASHING

- A. Drip edge and wall flashing shall be 0.032 aluminum. All aluminum flashing shall be attached with aluminum or type 304 stainless steel ring-shank roofing nails. Eave closure and valley metal shall be minimum 26





gauge Galvalume. Drip edge and eave closure metal shall have a pre-painted finish.

1. Manufacturer: Dan's Custom Sheet Metal – Color: White
- B. Valley Flashing: Valleys will be flashed in the closed valley configuration. Valley flashing shall have a raised center water diverter without edge returns. The valley flashing shall be set in flashing cement and installed over the MTS membrane, fastened near the metal edge at 6-inches on center. Seal along flashing edges, covering all nail penetrations. Flashing joints shall be lapped a minimum of 6-inches in a bed of sealant. The TU-Plus membrane shall be adhered to the valley metal. The edges of the valley metal shall be primed prior to the installation of the TU-Plus membrane. The center of the valley flashing shall extend a minimum of 2-inches beyond the drip edge.
- C. Roof to Wall Flashing: Cut and remove the existing stucco as required. The existing "L" flashing shall be removed. Install new "L" flashing over the previously installed TU-Plus membrane. The bottom flange of the new "L" flashing shall be set in flashing cement and installed over the TU-Plus membrane, fastened near the metal edge at 6-inches on center. Seal along top and bottom flanges, covering all nail penetrations with flashing cement and membrane. Lap joints 4-inches and apply flashing cement between laps. The flashing at the eave of the roof shall have a kickout diverter. Strip-in "L" flashing with 10-inch wide TU-Plus membrane set in a complete bed of flashing cement. Repair stucco as required for flashing replacement. The new stucco shall be installed over a self-furring lath. The new stucco shall be finished and blended to match the surrounding stucco to provide a unified appearance to the exterior of the building. All replaced stucco shall match the thickness of the adjoining sides, but no less than 3/8-inch thick, two-coat plus a texture meeting all applicable Florida Building Code requirements for mixture and application.
- D. Stack Flashing: Plumbing vents shall be flashed with lead boot flashing. The flange of the flashing shall be flashed to the underlayment. The top edge of the lead boot shall be turned down into the pipe a minimum of 1-inch. All stack vents shall extend a minimum of 6-inches above the roof deck.
- E. Install Wakaflex flashing along the fascia boards that are in contact with the roof tiles. The top edge of the flashing shall be installed underneath the drip edge. The flashing shall route water onto the tiles.
- F. Replace all exhaust and dryer vent flashing. Exhaust and dryer vents shall be flashed with minimum 26 gauge Galvalume sheet metal hoods. The flange shall be flashed to the underlayment.
- G. Install 4-foot wide Thompson Architectural Metals Company flat top off ridge vents (Florida Product Approval # FL 5219.2). The vents shall be





installed at a slight angle to allow positive drainage from behind the vent.  
Install two vents per unit at the rear / sides of the building.

- H. Paint all roof vents, exhaust vents, Wakaflex and lead flashing to match color of tiles.
- I. Targets shall be installed at all vent locations. The target membrane shall be installed without an exposed back lap.
- J. The repaired stucco is to be primed with one (1) coat exterior grade primer and repainted with exterior latex paint, (1) coat. Match existing paint color.

#### 1.10 TILE INSTALLATION

- A. Install Entegra Roof Tile with matching trim. Provide chalk lines for tile installers to follow. Tiles shall be installed with a minimum 3-inch head-lap. All tiles are to be fastened with two (2) corrosion resistant ASTM A641 Class 1 screws per tile (minimum #8 course thread).
- B. All fastener penetrations including tile fasteners are to be sealed with Polyglass Polyplus 50 flashing cement.
- C. No tile fasteners are to penetrate any flashing component. At headwalls, sidewalls, valleys, and roof vents; tiles are to be attached with roof tile adhesive (ICP Adhesive & Sealants AH-160)
- D. Tile shall be installed at the valleys in the closed valley configuration. Tile shall be miter cut to fit even with the raised diverter.
- E. Cut rake / gable edge tile to fit and point-up exposed edge with tinted mortar.
- F. Install DCSM hip / ridge metal in accordance with manufactures written installation techniques. Fasten hip / ridge anchor to substrate as required by Florida Product Approval. Each tile is to be screw fastened to the hip / ridge metal and adhered with 3M AH-160 roof tile adhesive (2" by 8" paddy) under the tile (198 ft-lb allowable overturning moment). Pack tinted mortar into voids after hip and ridge tiles are installed.
- G. Cut tile to fit close to plumbing stack and vents. Fill void with tinted mortar and point to finish.
- H. Install tile to fir close to walls. Fill void with tinted mortar and point to finish.
- I. Remove all broken tiles and debris from roof. Damaged tiles shall be broken out and replaced. No gluing of broken tiles will be permitted. Repair underlayment if necessary.



- J. Provide the Owner at the end of the project with twenty (20) field tiles and ten (10) hip / ridge tiles for future use.

Revision Log:

Rev. 1, 6 June 2018

Item 1.5 A9 &A10, Page 3 of 9

Added color specifications to roof tile mortar and eve closures

Rev 2, 24 Jul 2018

Item 1.5 A 1 a, Page 3 of 9

Replaced tile specifications with the words "To be defined upon approval of Pelican Landing"

Rev 3, 27 Jul 2018,

Item 1.5 A 1 a, Page 3 of 9

Put in the new specifications for tile colors

Item 1.5 a 10 a, Page 3 of 9

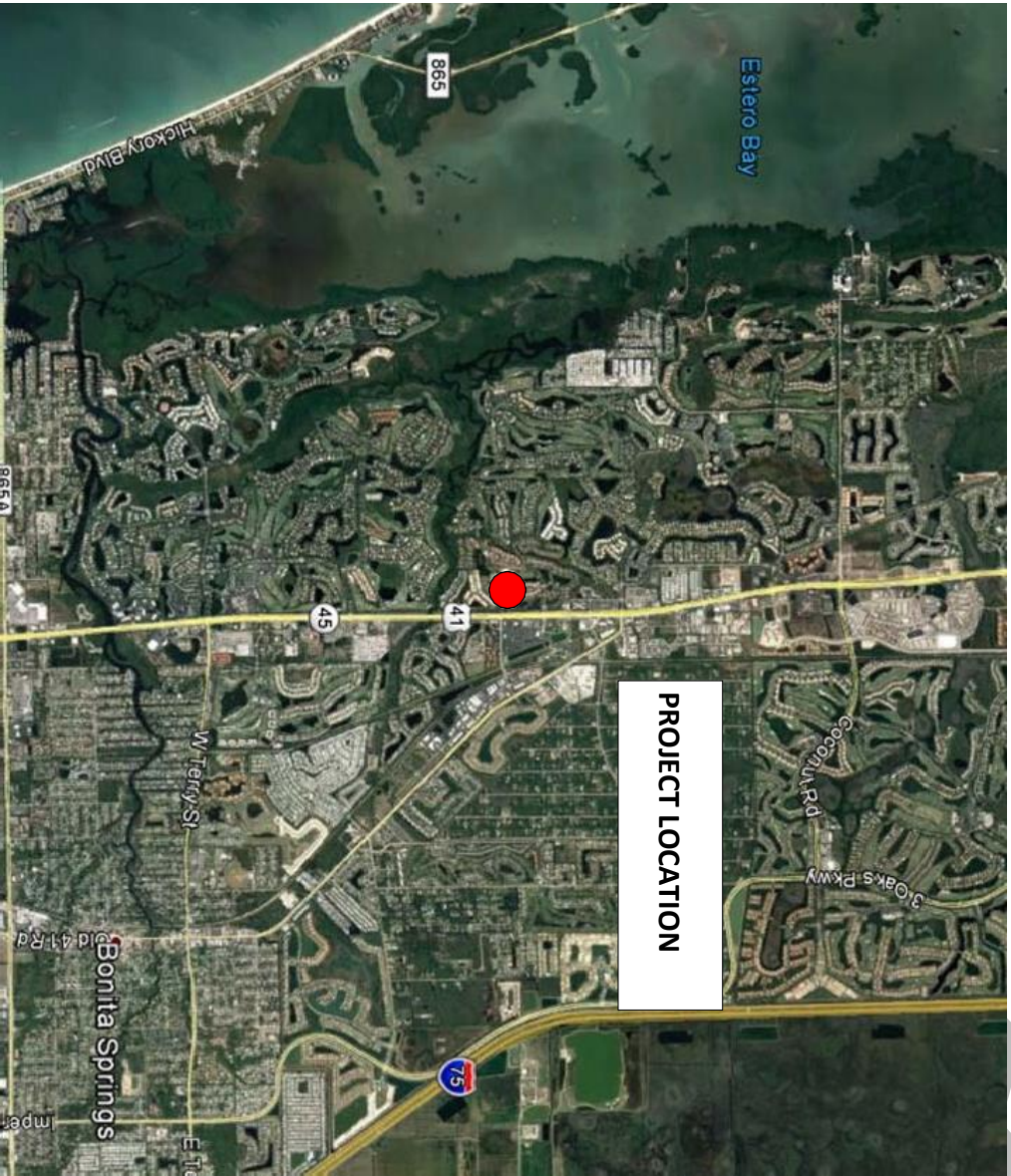
Put in the new specifications for mortar colors

Rev 3, 27 Jul 2018

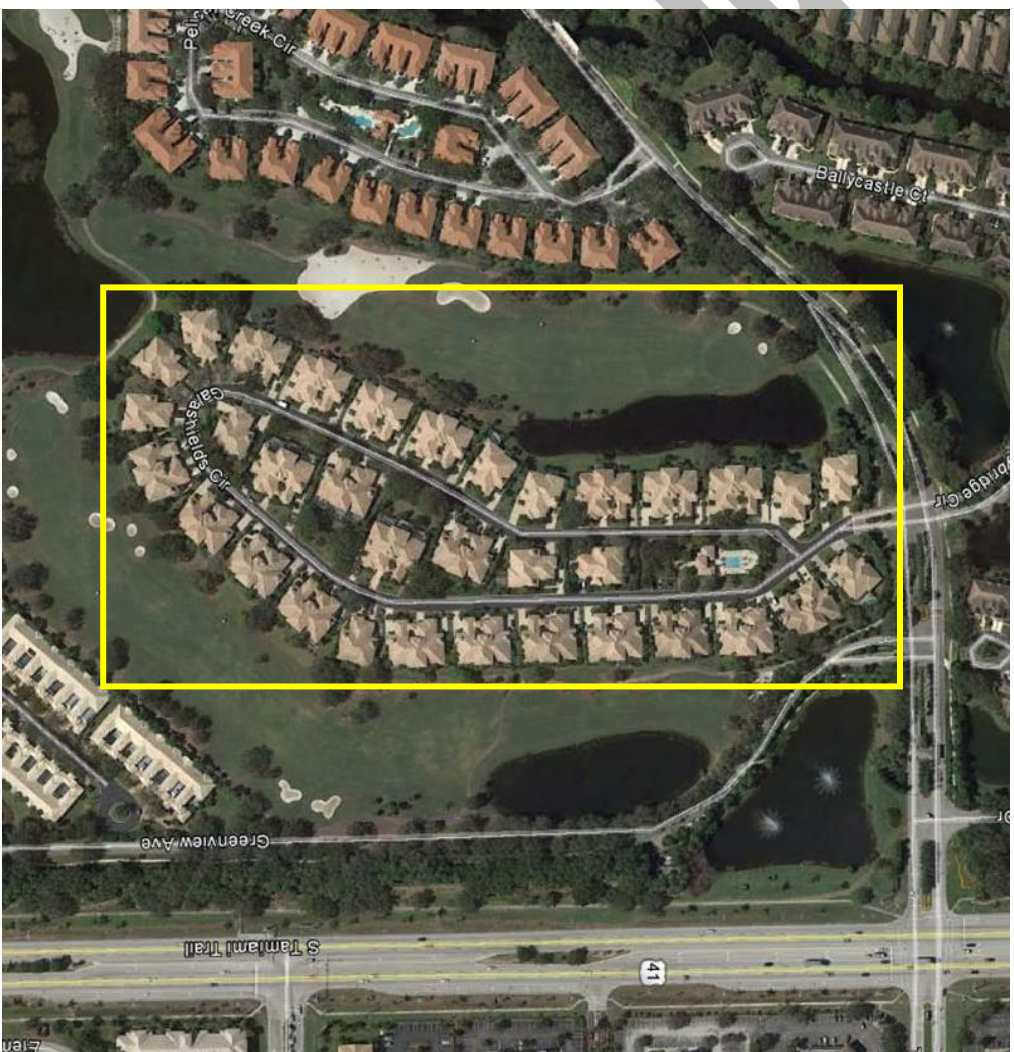




# Baycrest Homeowners Association, Inc. Roof Replacement




**AERIAL LOCATION PLAN**  
FROM GOOGLE EARTH

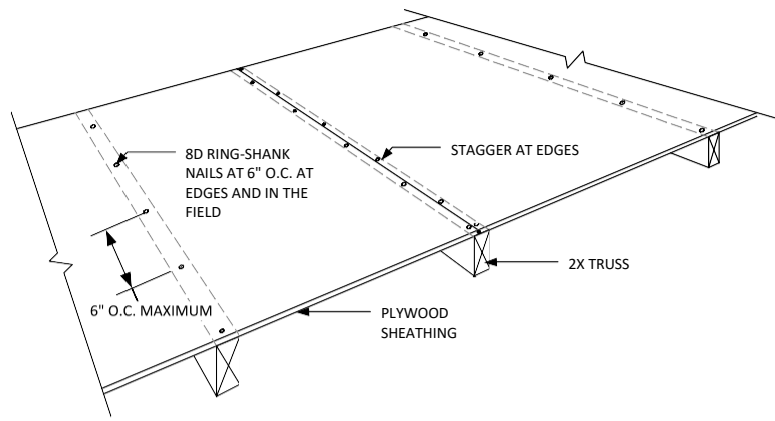


**SITE LOCATION MAP**  
FROM GOOGLE EARTH

To the best of my knowledge and belief these plans and specifications conform to the requirements of the 2014 Florida Building Code: Existing Building

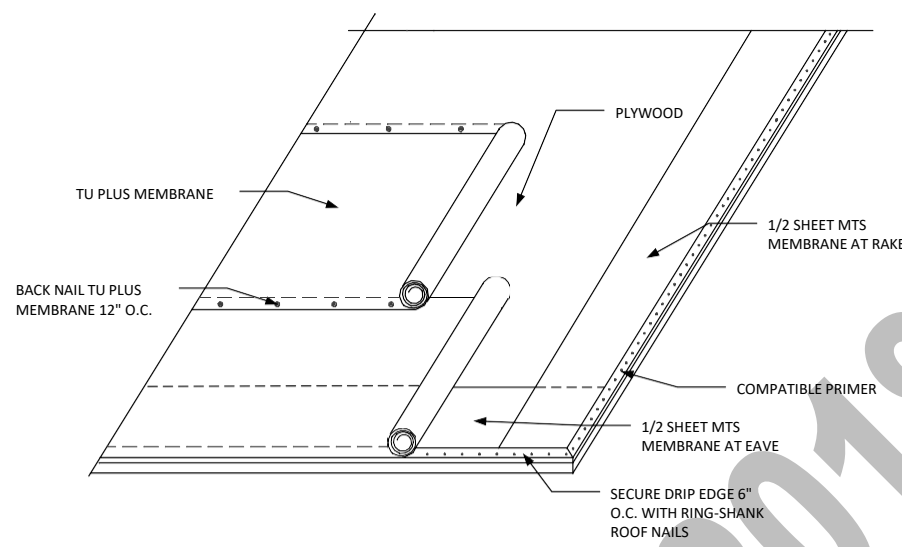
Sheet 1 of 4	SITE PLAN	 <b>FORGE</b> <b>ENGINEERING INC</b> <small>INNOVATIVE ENGINEERING SOLUTIONS</small>	www.ForgeEng.com Phone (239) 514-4100 Fax (239) 514-4161	
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	<b>FORGE PROJECT No. 3587-001.01</b>	Drawn By: CS    Date 3/7/2017	Revised:	Casey M. Ward, P.E. Florida Registration No. 69788





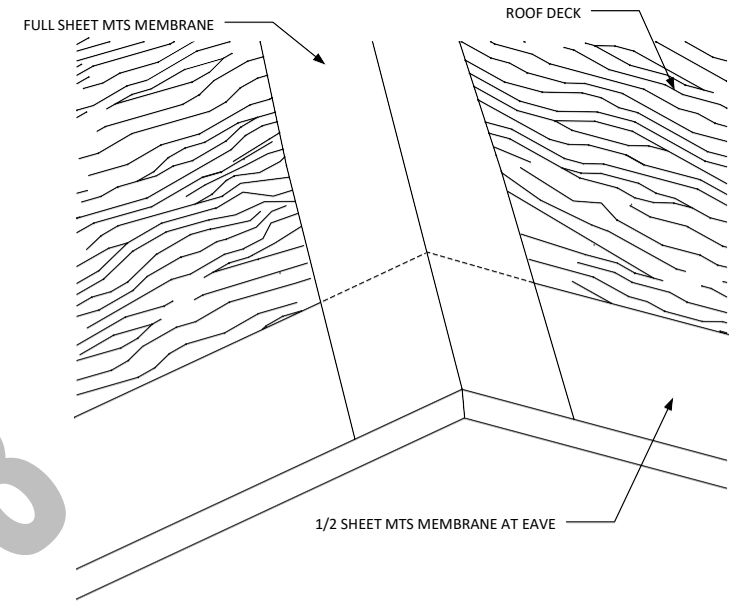
1  
2 N.T.S.

TYPICAL SHEATHING RE-NAILING PATTERN



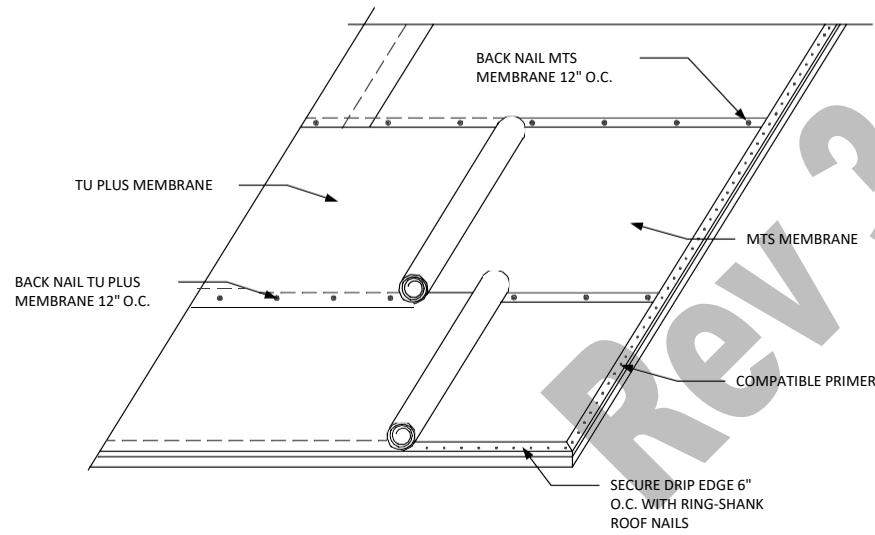
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2 N.T.S.

SINGLE-PLY UNDERLAYMENT SYSTEM



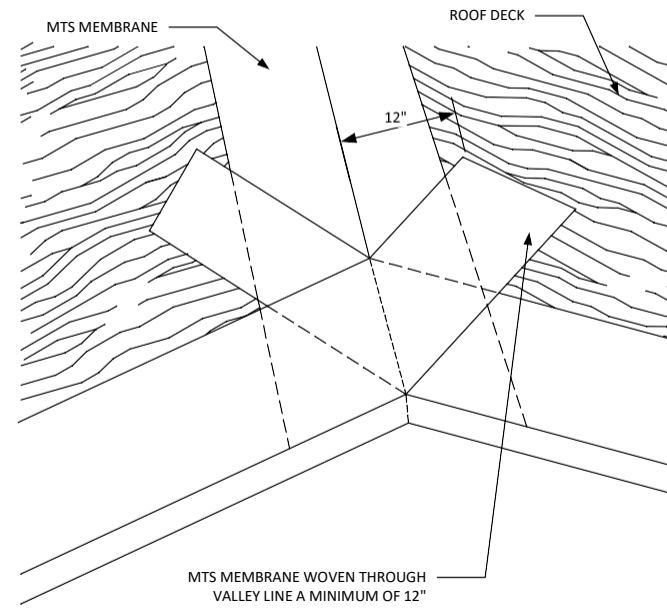
3  
2 N.T.S.

SINGLE-PLY UNDERLAYMENT SYSTEM AT VALLEY DETAIL



4  
2 N.T.S.

TWO-PLY UNDERLAYMENT SYSTEM



5  
2 N.T.S.

TWO-PLY UNDERLAYMENT SYSTEM AT VALLEY DETAIL

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Sheet 2 of 4

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CONCRETE TILE DETAILS - 1

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25200 - 25462 GALASHIELDS CIRCLE  
BONITA SPRINGS, LEE COUNTY, FLORIDA 34134

FORGE PROJECT No. 3587-001.01

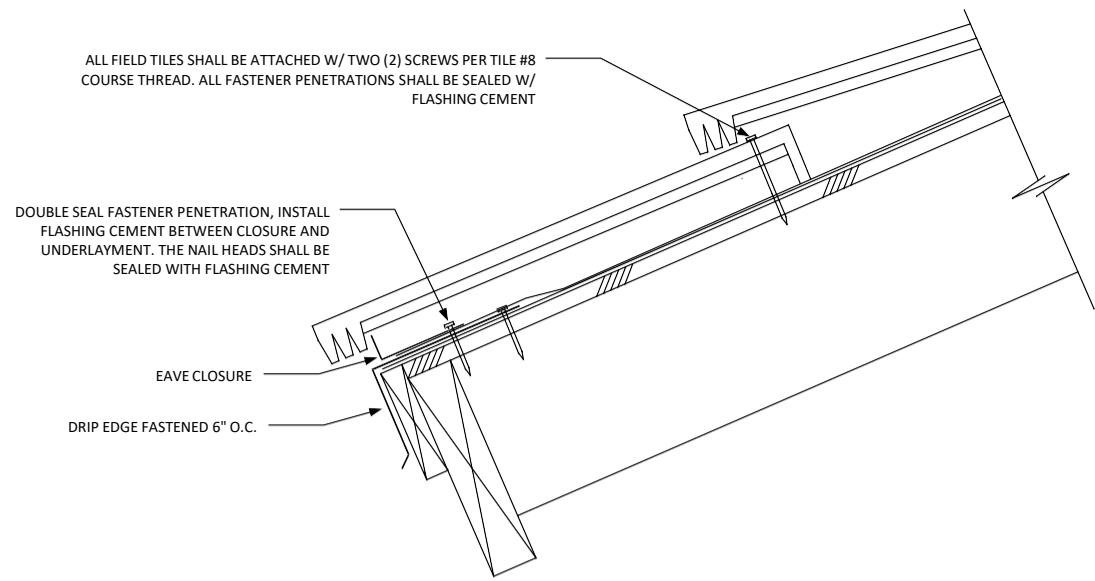
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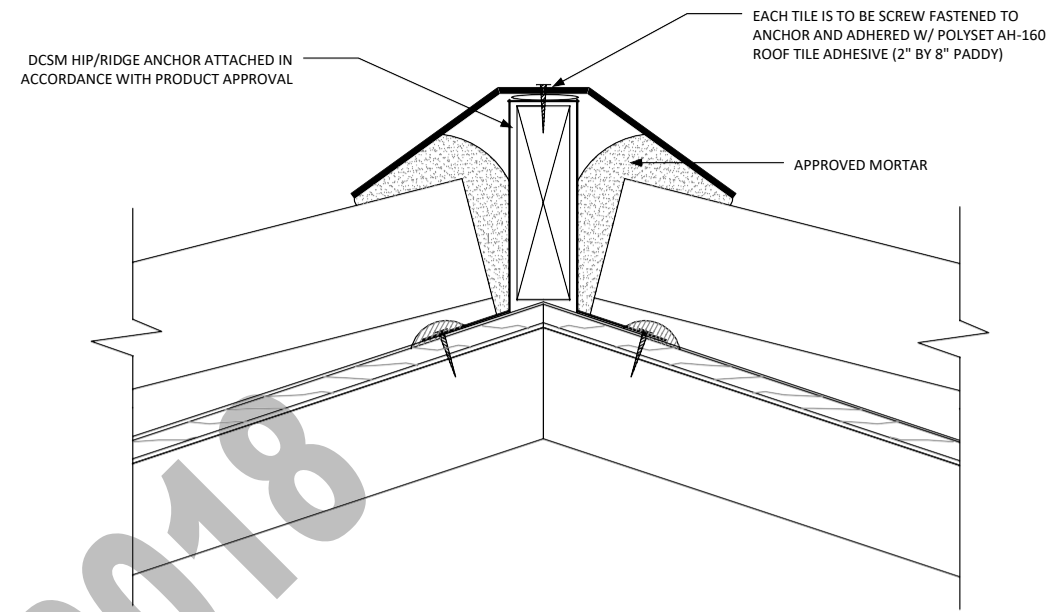
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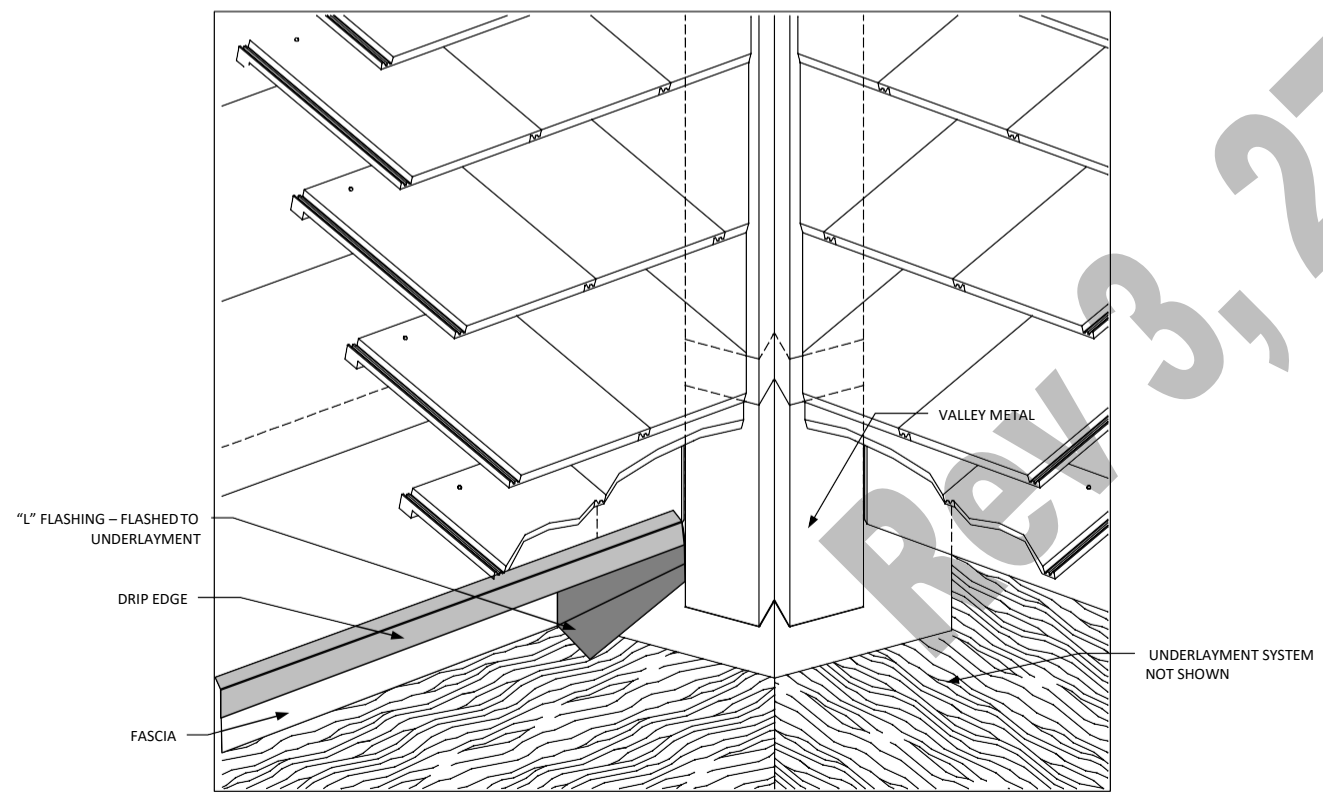
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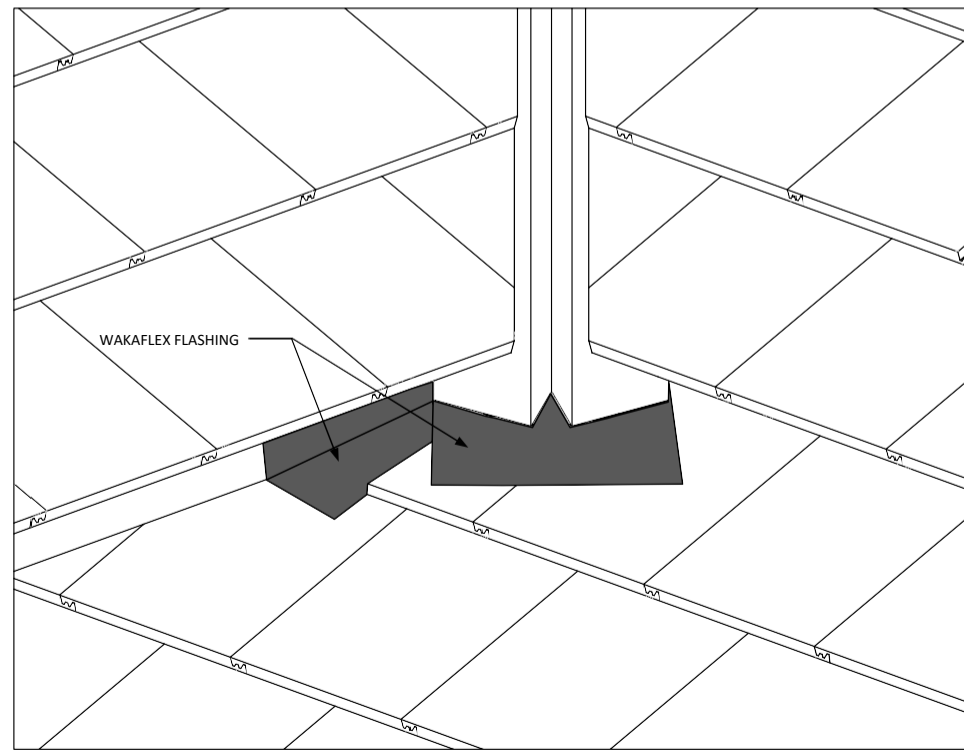
1  
3 N.T.S. TYPICAL EAVE DETAIL



2  
3 N.T.S. TYPICAL RIDGE / HIP DETAIL



3  
3 N.T.S. TYPICAL VALLEY FLASHING DETAIL - 1



4  
3 N.T.S. TYPICAL VALLEY FLASHING DETAIL - 2

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Sheet 3 of 4

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**CONCRETE TILE DETAILS - 2**

**BAYCREST AT PELICAN LANDING**  
**25200 - 25462 GALASHIELDS CIRCLE**  
**BONITA SPRINGS, LEE COUNTY, FLORIDA 34134**

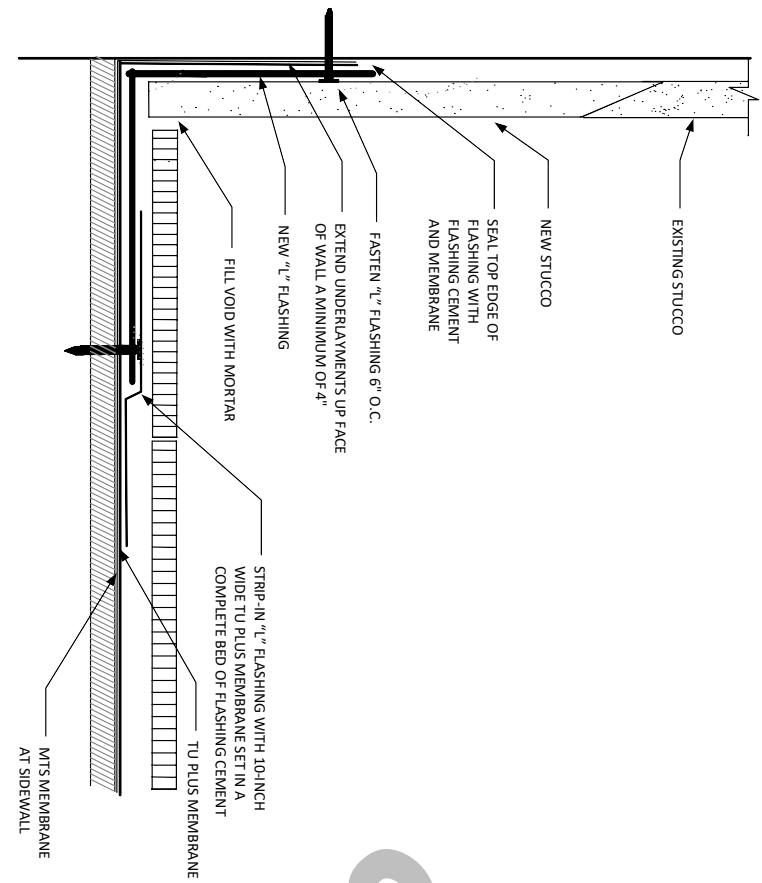
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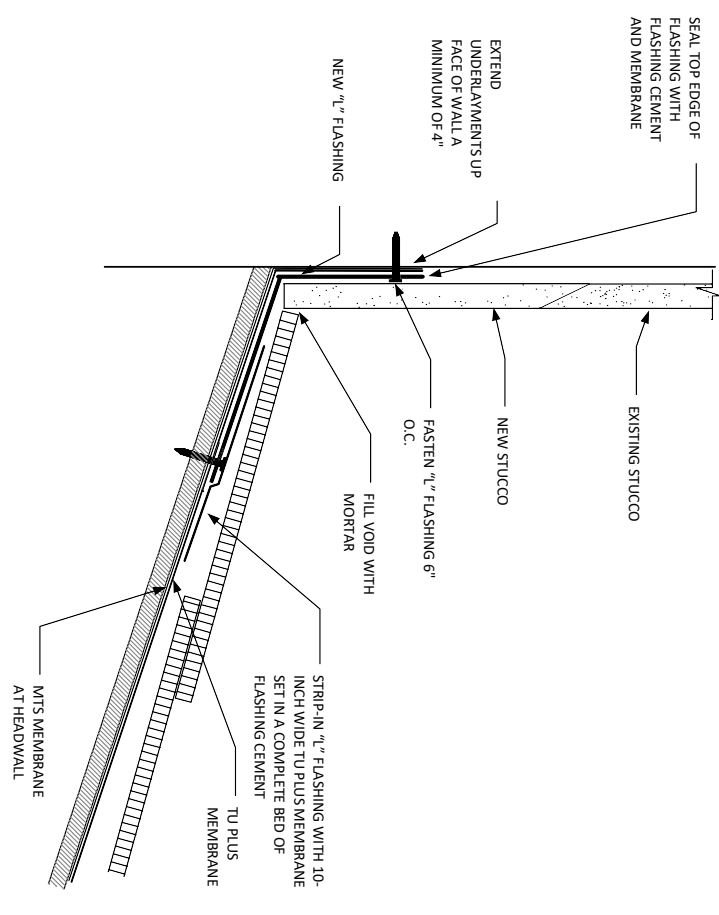
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1  
4  
N.T.S.  
TYPICAL SIDEWALL DETAIL



2  
4  
N.T.S.  
TYPICAL HEADWALL DETAIL

Rev 3, 27 Jul 2018

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Sheet 4 of 4	<b>CONCRETE TILE DETAILS - 3</b>	 <b>FORGE ENGINEERING INC</b> <small>INNOVATIVE ENGINEERING SOLUTIONS</small>	www.ForgeEng.com Phone(239) 514-4100 Fax (239) 514-4161  P.O. Box 113040 Naples, Florida 34108 Cert. Auth.: 7544	Casey M. Ward, P.E. Florida Registration No. 69788
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