

City of Coconut Creek

InterOffice Memorandum

To: Electronic File - Vista BMW
(via email planning and zoning staff)

Date: February 14, 2011

From: Jim Hetzel 
Sustainable City Coordinator

Subject: Vista BMW
Modification to Rooftop Screening

The following minor adjustment to the approved site plan has been accepted by the Development Review Committee. Due to the nature of the request and the negligible impacts associated with the change, no additional review is required.

Requested Changes:

This memo shall serve as formal acceptance of the following modifications to the Vista BMW Site Plan:

- Replacement of rooftop screening of mechanical equipment for all structures on site.

Summary of Requested Changes:

The owner is requesting a modification to the type of material used to screen the rooftop equipment for buildings on the Vista BMW dealership site. The previous material was a canvas that damaged over time due to weather conditions. The new material will be a modern metal material which will improve the appearance and weather better. The metal will be white to blend in with existing building colors. Attached to this memo is additional information.

This memo will be filed electronically on the network in the Vista BMW site plan folder.

cc: Scott Stoudenmire, Deputy Director
Liz Aguiar, Development Review Supervisor
Heidi Solano, Planner
Natacha Josiah, Zoning Officer



January 20, 2011

Jim Hetzel
Sustainable City Coordinator
Planning and Zoning Division
City of Coconut Creek
4800 West Copans Road
Coconut Creek, Florida 33063

Re: Roof Screening
Vista BMW

Gentlemen:

As mentioned in our meeting, Vista BMW is in the process of acquiring permitting for the installation of new roof screen material. This material is intended for existing structures located on the attached site plan. Steelworx LLC will be the contractor applying for the permit.

There is one (1) large circular main screen above the showroom that has deteriorated due to weather conditions. The other ten (10) screens above the service bays and paint body shop are made of framed canvass. Two (2) of these ten (10) canvass frames have also suffered significant weather damage. Though only two (2) have weathered poorly, all ten (10) need to be replaced to maintain uniformity and extend longevity. Please review the attached for a visual inspection.


Vista BMW is not revising any screen locations, but simply changing the screening material to a uniform and modern material typical for this application. It will also improve the appearance. As requested I have enclosed a cut sheet what is planned. The website for the manufacturer is www.fabral.com. The color proposed is named Regal White.

We greatly appreciate your assistance in securing approvals for this work. Please let me know if you need anything else.

Very truly yours,


Gary Rito
Agent Representative
Pompano Imports

Acknowledged and Accepted


Jonathan Chariff
Vice President
Pompano Imports

Address
4401 W. Sample Rd.
Coconut Creek
FL 33073

<http://vistabmw.com> Web
info@vistabmw.com E-mail

Telephone
(954) 935-1700 (Service)
Sales
(954) 935-2700 (Broward)
1 (866) VISTABMW (Toll Free)

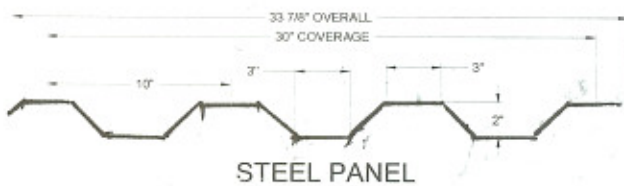
Parts & Accessories
(954) 935-1888 (Broward)
1 (866) 935-1888 (Toll Free)

Deep Rib II



INDUSTRIAL-COMMERCIAL ROOFING & SIDING

Effective September 2007



GRAVITY LOAD TABLE (STEEL) (psf)

MATERIAL	WT./SQ. PLAIN	WT./SQ. PAINTED	METAL SPECIFICATION	FINISH
GALVANIZED STEEL 22 ga. 20 ga. 18 ga.	162.5 lb. 191.4 lb. 249.2 lb.	164.0 lb. 192.9 lb. 250.7 lb.	Grade 50 (50 ksi yield strength), (grade 40-40 ksi yield strength for 18ga.) structural steel with G90 coating, both conforming to ASTM A 653	plain: regular spangle painted: two-coat 70% Kynar [®] 500/Hylar [®] 5000; siliconized polyester; vinyl plastisol; 0.5 mil two-coat polyester backer
ALUMINUM-ZINC ALLOY COATED STEEL 22 ga. 20 ga. 18 ga.	158.2 lb. 187.2 lb. 245.2 lb.	159.8 lb. 188.7 lb. 246.7 lb.	Grade 40 (40 ksi yield strength) (grade 40-40 ksi yield strength for 18ga.) structural steel with AZ50 coating, both conforming to ASTM A 792	plain: regular spangle painted: two-coat 70% Kynar [®] 500/Hylar [®] 5000; siliconized polyester; vinyl plastisol; 0.5 mil two-coat polyester backer
ALUMINUM .032" .040" .050"	52.2 lb. 65.2 lb. 81.4 lb.	53.3 lb. 66.3 lb. 82.6 lb.	3004-H36 or equivalent (28 ksi yield strength) aluminum alloy conforming to ASTM B 209	plain: mill finish painted: two-coat 70% Kynar [®] 500/Hylar [®] 5000; siliconized polyester; vinyl plastisol; 0.5 mil two-coat polyester backer

ga.	spans	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"	9'-0"	10'-0"
22	1	229	146	102	75	57	45	37
	2	196	125	87	64	49	39	31
	3	245	157	109	80	61	48	39
20	1	290	185	129	95	72	57	46
	2	251	161	112	82	63	50	40
	3	314	201	140	103	78	62	50
18	1	400	256	178	131	100	79	64
	2	357	228	159	117	89	70	57
	3	446	285	198	146	111	88	71

GRAVITY LOAD TABLE (ALUMINUM) (psf)

thk.	spans	2'-0"	3'-0"	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"
.032"	1	909	404	227	145	101	74	57
	2	377	168	94	60	42	31	NR
	3	472	210	118	75	52	38	NR
.040"	1	1295	575	324	207	144	106	81
	2	572	254	143	91	64	47	36
	3	714	317	179	114	79	58	45
.050"	1	1786	794	446	286	198	146	112
	2	845	376	211	135	94	69	53
	3	1057	470	264	169	117	86	66

NOTES:

1. Allowable loads are based on 1986 AISI and 1986 Aluminum Association specifications.
2. Allowable loads are based on stress only.
3. Use of Deep Rib II on roof pitches less than 1:12 (5°) is not recommended.
4. The maximum recommended individual roof panel length is 16' for aluminum panels and 32' for steel panels due to thermal movement considerations.

Jackson, GA (800) 884-4484
 Grapevine, TX (800) 477-9066
 Salem, OR (800) 477-8028
 Headquarters - Lancaster, PA (800) 477-2741

DEEP RIB II SPECIFICATIONS

1.01 SUMMARY

- A. Section includes: all material, labor, and equipment to complete installation of Deep Rib II roofing and siding as shown on the drawings and herein specified. Include all copings, gutters, and flashings contiguous with the panels.
- B. Related Sections
1. Metal decking
 2. Rough carpentry, plywood, and underlayment
 3. Insulation
 4. Membrane roofing
 5. Flashing and sheet metal
 6. Joint sealers: sealants and caulk
 7. Structural framing.

1.02 REFERENCES

- A. American Society for Testing and Materials (ASTM)
1. ASTM A 653: Steel Sheet, Zinc-Coated by the Hot Dip Process
 2. ASTM A 792: Steel Sheet, Aluminum-Zinc Alloy Coated by the Hot Dip Process.
 3. ASTM B 209: Aluminum and Aluminum Alloy Sheet and Plate.
- B. Sheet Metal and Air Condition Contractors National Association, Inc. (SMACNA)
1. SMACNA Architectural Sheet Metal Manual, 1993 Edition.
- C. American Iron and Steel Institute (AISI)
1. AISI Cold Formed Steel Design Manual
- D. Aluminum Association
1. Aluminum Design Manual
- E. Metal Construction Association (MCA)
1. Preformed Metal Wall Guidelines
- F. Code references
1. ASCE, Minimum Loads for Buildings and Other Structures
 2. BOCA National Building Code
 3. UBC Uniform Building Code
 4. SBC Standard Building Code

1.03 SYSTEM DESCRIPTION

- A. Performance Requirements: Provide factory formed, prefinished, lappable, exposed fastener, structural ribbed metal roof and wall system, that has been pretested and certified by manufacturer to comply with specified requirements under installed conditions.
1. The metal roofing/siding system including required trim members shall meet the specified requirements for snow loads and wind loads.
 2. The panel will have 2" high ribs at 10" o.c. The width of the crests shall be 3". The width of the valleys shall be 3".
- B. Structural Requirements: Engineer panels for structural properties in accordance with latest edition of American Iron and Steel Institute's *Cold Formed Steel Design Manual* using "effective width" concept and Aluminum Association's *Aluminum Design Manual*.

1.04 SUBMITTALS

- A. Product Data: submit manufacturer's specifications, standard profile sheet, product data brochure and finish warranty.
- B. Shop Drawings: shop drawings showing roof plan and wall elevations with layout of panels, screws, underlayment and sections of each flashing/trim condition shall be submitted for approval prior to fabrication. Drawings shall contain material type, metal thickness and finish. Drawings shall distinguish between factory and field fabrication.
- C. Samples:
1. Submit sample 12" long x full width panel, showing proposed metal gauge, panel profile and specified finish.
 2. Submit manufacturer's standard colors for Architect's selection.
- D. Certification: Submit manufacturer's certification that materials and finishes meet specification requirements.

1.05 QUALITY ASSURANCE

- A. Panel manufacturer shall have a minimum of ten (10) years of experience in manufacturing exposed fastener roofing and siding panels in a permanent stationary indoor facility.
- B. Panel installer shall have a minimum of two (2) years experience in the installation of exposed fastener roofing and siding and show evidence of successful completion of at least three (3) projects of similar size, scope, and complexity.

1.06 DELIVERY, STORAGE, and HANDLING

- A. Panels and flashings shall be protected and properly packaged to protect against transportation damage in transit to the jobsite.
- B. Upon delivery, exercise care in unloading, stacking, moving, storing, and erecting panels and flashings to prevent twisting, bending, scratching, or denting.
- C. Store panels and flashings in a safe, dry environment under a waterproof covering to prevent water damage. Allow for adequate ventilation to prevent condensation. Panels and flashings with strippable film shall not be stored in direct sunlight.
- D. Upon installation immediately remove strippable film from panels and flashings. Protect panels and flashings from foot traffic and from all other trades.

1.07 PROJECT CONDITIONS

- A. Field dimensions shall be taken prior to fabrication to verify jobsite conditions.
- B. Minimum recommended pitch for this panel is 1:12.
- C. Maximum panel length is 45' (contact the factory for longer panels).

1.08 WARRANTIES

- A. Panel manufacturer shall provide a twenty (20) year warranty on the paint finish covering chalking, cracking, chipping, blistering, peeling, flaking, and fading.
- B. Applicator shall furnish written warranty for a two (2) year period from date of substantial completion of building covering repairs required to maintain roof and flashings in watertight conditions.

2.01 PRODUCT DESCRIPTION

- A. Deep Rib II structural exposed fastener roof and wall system as manufactured by Fabral, 3449 Hempland Road, Lancaster, PA 17601; ph: 717-397-2741; fax: 717-397-1040.
- B. The Deep Rib II panel shall have a coverage of 30" for steel and 40" for aluminum*. Rib height shall be 2".
- C. Panels shall be directly fastened to the substrate.
- D. The panel shall have a overlapping sidelap feature.

2.02 PRODUCT SUBSTITUTIONS

- A. Requests to use alternate systems shall be submitted in writing to the project designer at least ten (10) days prior to bid date. Request shall demonstrate proposed substitution meets or exceeds specified performance requirements. Certified statements, samples and descriptive data shall be included in this submittal request.
- B. Manufacturers listed in this section are prequalified manufacturers. Substitution of manufacturer's products for those specified shall not be allowed at anytime during construction.

2.03 MATERIALS AND FINISHES

- A. Panel materials
1. 22 or 20 Grade 50 (50 ksi yield strength); or 18 gauge, Grade 40 (40 ksi yield strength) structural steel with G90 (0.50 oz./ft.²) hot dipped galvanized coating, both conforming to ASTM A 653.
 2. 22 or 20 Grade 50 (50 ksi yield strength); or 18 gauge, Grade 40 (40 ksi yield strength) structural steel with A250 (0.50 oz./ft.²) aluminum-zinc alloy coating, both conforming to ASTM A 792.
 3. 0.032, 0.040, or 0.050", 3004-H36 or equivalent (28 ksi yield strength) aluminum alloy conforming to ASTM B 209.
- B. Texture: panels shall be smooth.
- C. Finish: Refer to manufacturer's standard color card to determine appropriate finish and color. All panels shall receive a factory-applied (siliconized polyester) (Kynar® 500/Hylar® 5000*) (vinyl plastisol) conforming to the following:
1. Metal preparation: all metal shall have the surfaces carefully prepared for painting on a continuous process coil coating line by alkali cleaning, hot water rinsing, application of chemical conversion coating, cold water rinsing, sealing with an acid rinse, and thorough drying.

2. Prime coating: a base coat of epoxy paint, specifically formulated to interact with the top-coat, shall be applied to the prepared surfaces by roll coating to a dry film thickness of 0.20 ± 0.05 mils. This prime coat shall be oven cured prior to application of finish coat.
3. Exterior coating: a finish coating (see above) shall be applied over the primer by roll coating to a dry film thickness of 0.80 ± 0.05 (3.80 ± 0.05 mils for vinyl plastisol) for a total dry film thickness of 1.00 ± 0.10 mils (4.00 ± 0.10 mils for vinyl plastisol). This finish coating shall be oven-cured.
4. Interior coating: a washcoat shall be applied on the reverse side over the primer by roll coating to a dry film thickness of 0.30 ± 0.05 mils for a total dry film thickness of 0.50 ± 0.10 mils. The washcoat shall be oven-cured.
5. Color: the color of the exterior finish shall be _____ as chosen from the manufacturer's standard color chart.
6. Physical properties: the coating shall conform to the manufacturer's standard performance criteria as listed by certified test reports for fade, chalk, abrasion, humidity, adhesion, pollution resistance, and others as required and standard within the industry.

2.04 ACCESSORIES

- A. Flashing and Trim
1. All flashing and trim shall be of the same material, gauge, finish, and color as the roof panels and fabricated in accordance with standard SMACNA procedure and details.
 2. Fabricate gutters and downspouts in the same gauge, material, finish, and color as the roof panels.
- B. Fasteners
1. All screws shall be aluminum, plated steel, or stainless steel. They shall have a combination steel and EPDM washer.
 2. Screws for panel to girt/purlins shall be of the type and size _____ and of sufficient length to penetrate the supporting member by 1". All fasteners shall be applied in accordance with the fastening schedule for Deep Rib II.
 3. Screws for flashings and sidelaps shall be #14 HHA x 3/4" sheet metal stitch screws. All accessories, flashings, and sidelaps shall be fastened 12" o.c.
- C. Caulking shall be a polyurethane where it is exposed and there is no thermal movement. All caulking or sealing shall be done in a neat manner with excess caulking or sealant removed from exposed surfaces.
- D. Caulking shall be non-skinning, non-hardening gun grade butyl sealant or butyl sealant tape with a minimum thickness of 3/8" where it is concealed and where thermal movement must be accommodated. All caulking or sealing shall be done in a neat manner with excess caulking or sealant removed from exposed surfaces.
- E. Closures shall be pre-molded polyethylene to match the profile of the Deep Rib II panel and shall be in lengths as supplied by the panel manufacturer.
- F. Vapor Retarder:
1. Retarder with a permeance of 0.05 or less as determined by ASTM E 98.

2.05 RELATED MATERIALS

- A. Refer to other sections listed in Related Sections paragraph for related materials.

2.06 FABRICATION

- A. Panels are lappable. It is recommended that individual aluminum roof panels not exceed 16' in length and steel roof panels not exceed 32' in length for thermal movement reasons.
- B. Panels shall be roll formed on a stationary industrial type rolling mill to gradually shape the sheet metal. Portable rollformers, rented or owned by the installer, are not acceptable.
- C. Fabricate flashings from the same material as the roof system.

2.07 SOURCE QUALITY

- A. Source Quality: obtain metal panels and accessories from a single manufacturer.
- B. Fabrication tolerances
1. Rib height: 2" ± 1/4".
 2. Panel shearing length: ± 1/4" maximum.
 3. Follow tolerances in MCA's Preformed Metal Wall Guidelines.
- C. Tests and inspections
- D. Verification of performance

3.01 MANUFACTURER'S INSTRUCTIONS

- A. Compliance: Comply with manufacturer's product data, including product technical bulletins, product catalog installation instructions, and product cartons for installation.

3.02 EXAMINATION

- A. Installer shall:
1. Inspect purlins, girts, and/or roof deck to verify that they comply with shop drawing layout and are smooth, even, sound, and free of depressions.
 2. Report variations and potential problems in writing to the architect.

3.03 INSTALLATION

- A. Conform to the standard set forth in the SMACNA architectural sheet metal manuals and the approved shop drawings detailed for the project.
- B. Install panels plumb, level, and straight with the ribs parallel, conforming to the design as indicated.
- C. Install panel system so it is watertight, without waves, warps, buckles or distortions, and allow for thermal movement considerations.
- D. Abrasive devices shall not be used to cut on or near roof or wall panel system.
- E. Apply sealant tape or caulking as necessary at flashing and panel joints to prevent water penetration.
- F. Remove any strippable film immediately upon exposure to direct sunlight.
- G. Vapor retarder: The joints, perimeter, and all openings shall be sealed per the manufacturer's instructions to provide a continuous vapor retarder.
- H. Underlayment (solid substrate):
1. Provide one layer of 30# felt with horizontal overlaps and endlaps staggered between layers.
 2. Provide ice and water shield membrane at all valley and eave conditions as well as any area at less than a 3:12 slope.
 3. Lay parallel to ridge line with 2 1/2" horizontal laps and 6" vertical laps

3.04 CLEANING

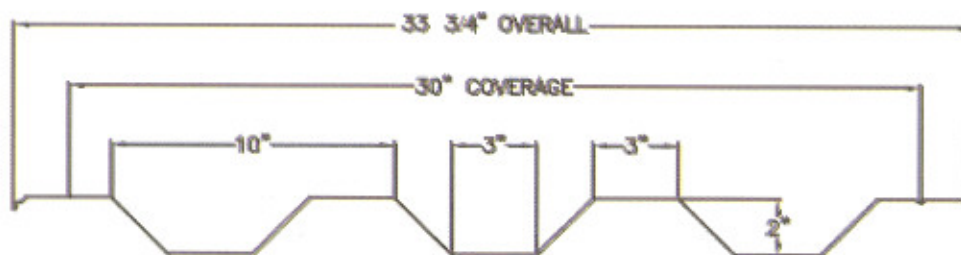
- A. Dispose of excess materials and debris from jobsite.
- B. Remove filings, grease, stains, marks, or excess sealants from roof panel system to prevent staining.
- C. Protect work from damage from other trades until final acceptance.

* Kynar® 500 is a registered trademark of Elf Atochem North America, Inc.
Hylar® 5000 is a registered trademark of Ausimont USA, Inc.



Architectural/Commercial > Exposed Fastener

Deep Rib II



- Can be used for both wall and roof applications
- Available in 22 and 18 gauge steel
- Available in .032", .040" and .050" aluminum (43-7/8" panel with 40" coverage)

Specifications

Color Charts & Paint Systems Information

Warranty

Installation & Care

Product Information

- [Specifications](#)
- [Color Charts & Paint Systems Information](#)
- [Warranty](#)
- [Installation & Care](#)

Related Products

- [1/2" Corrugated](#)
- [4" Rib](#)



Regal White

Sandstone

n/a

Surrey Beige

n/a

Dark Bronze

n/a

Warranty

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Installation & Care

Product Information

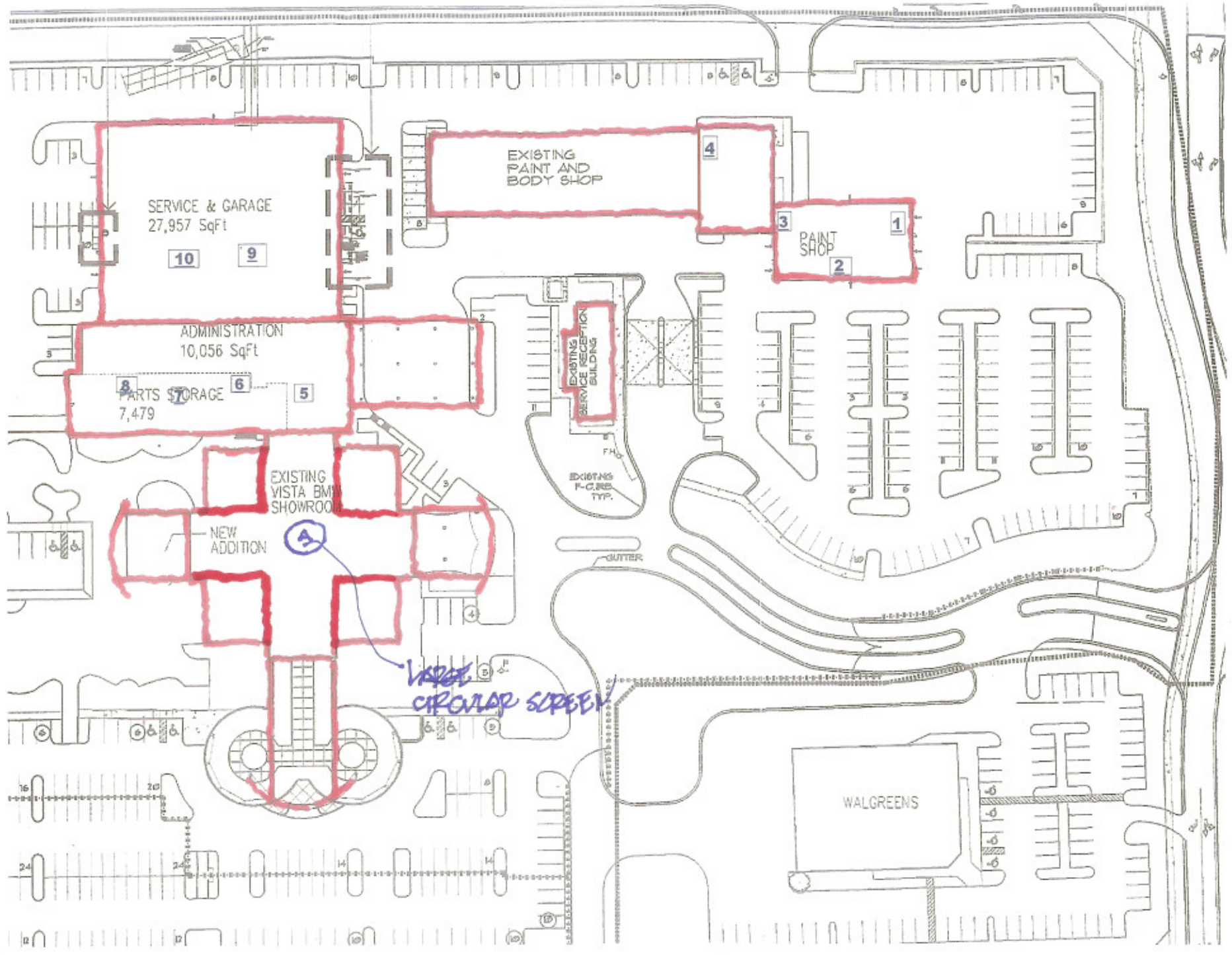
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Related Products

- [1/2" Corrugated](#)
- [4" Rib](#)
- [7/8" Corrugated](#)
- [Deep Rib II](#)
- [Deep Rib IV](#)
- [Hefti-Rib®](#)
- [HR-288](#)
- [Mighti-Rib®](#)
- [PBU Panel](#)
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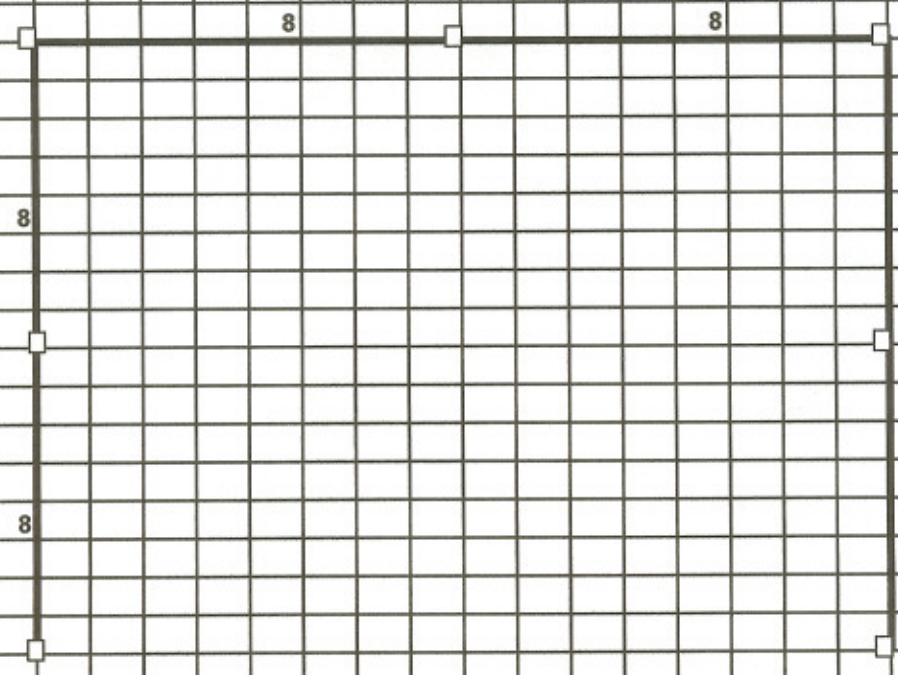




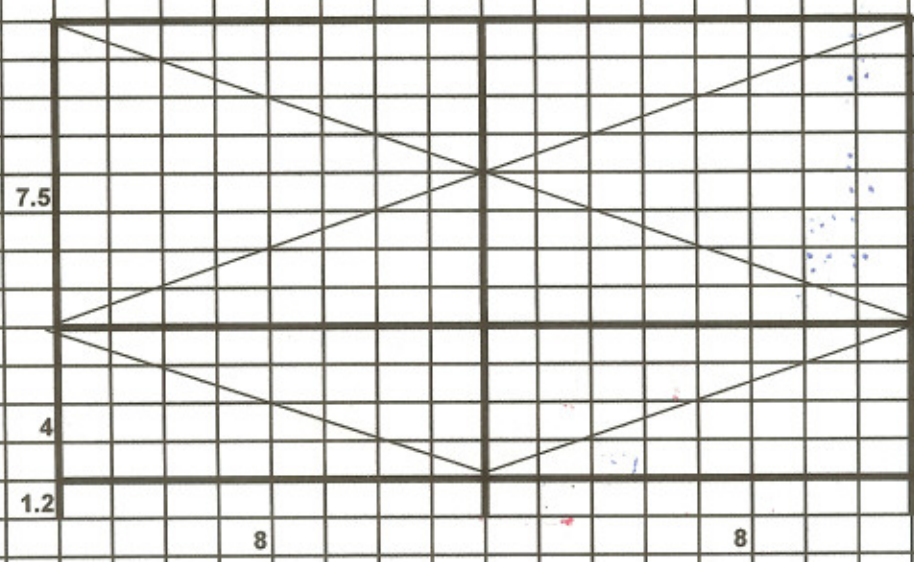
SCREEN # 1
all tube steel 2" x 2"

Dimensions in ft

Plan




Elevation



Comments

- | | |
|---|--|
| 1 | This structure is damaged and needs to be repaired and / or replaced per your recommendation |
| 2 | Was damaged by Hurricane Wilma |
| 3 | Price screen material to be secured with non deteriorating material. |
| 4 | Included priming and painting structure for protection and visual aesthetics. |


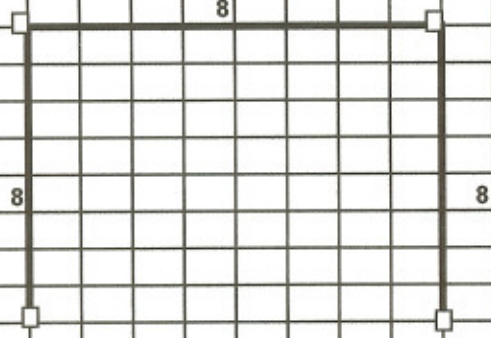

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		SCREEN # 2 all tube steel 2" x 2"		Dimensions in ft	
					
Plan					
		8 8			
				6.3	
		2 2 2			
Elevation					
		8 8			
4.3					
1.3					
		North Elevation			
				4.3	
		2 6.3			
				1.3	
		East Elevation			
Comments					
1	<i>This structure is damaged and needs to be repaired and / or replaced per your recommendation</i>				
2	<i>Was damaged by Hurricane Wilma</i>				
3	<i>Price screen material to be secured with non deteriorating material.</i>				
4	<i>Included priming and painting structure for protection and visual aesthetics.</i>				

172 ϕ


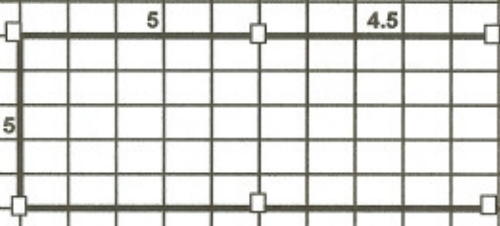
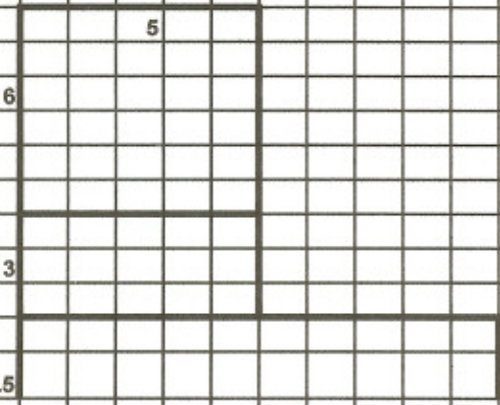


SCREEN # 2
all tube steel 2" x 2"

	SCREEN # 3 all tube steel 2" x 2"	<i>Dimensions in ft</i>
Plan		
		
Elevation		
		
Comments		
1	This screen intact with existing canvass screen material.	
2	Price screen material to be secured with non deteriorating material.	
3	Included priming and painting structure for protection and visual aesthetics.	



103 of

		SCREEN # 4 all tube steel 2" x 2"		<i>Dimensions in ft</i>	
Plan					
Elevation					
Comments					
1	<i>This screen intact with existing canvass screen material.</i>				
2	<i>Price screen material to be secured with non deteriorating material.</i>				
3	<i>Included priming and painting structure for protection and visual aesthetics.</i>				



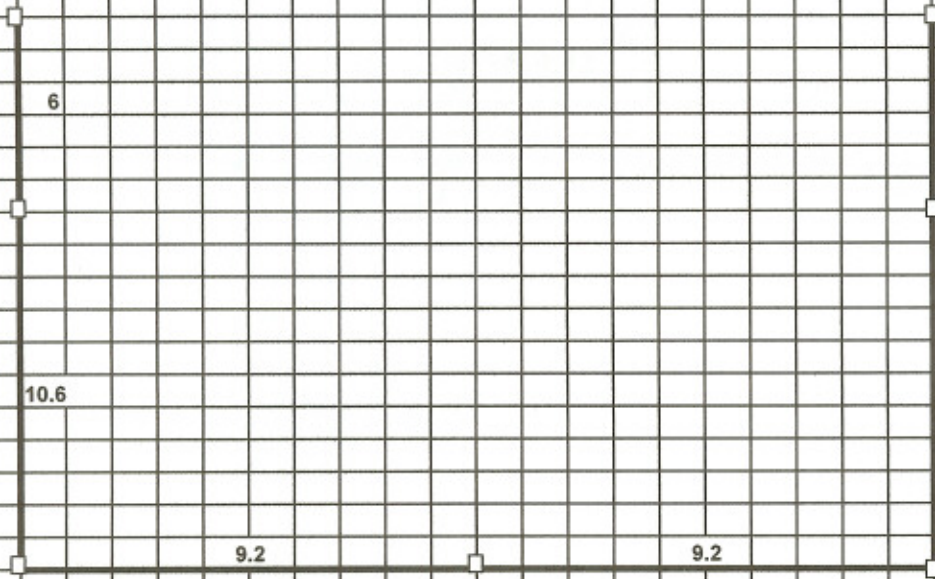
135 ϕ



SCREEN # 5
all tube steel 2" x 2"

Dimensions in ft

Plan



Elevation

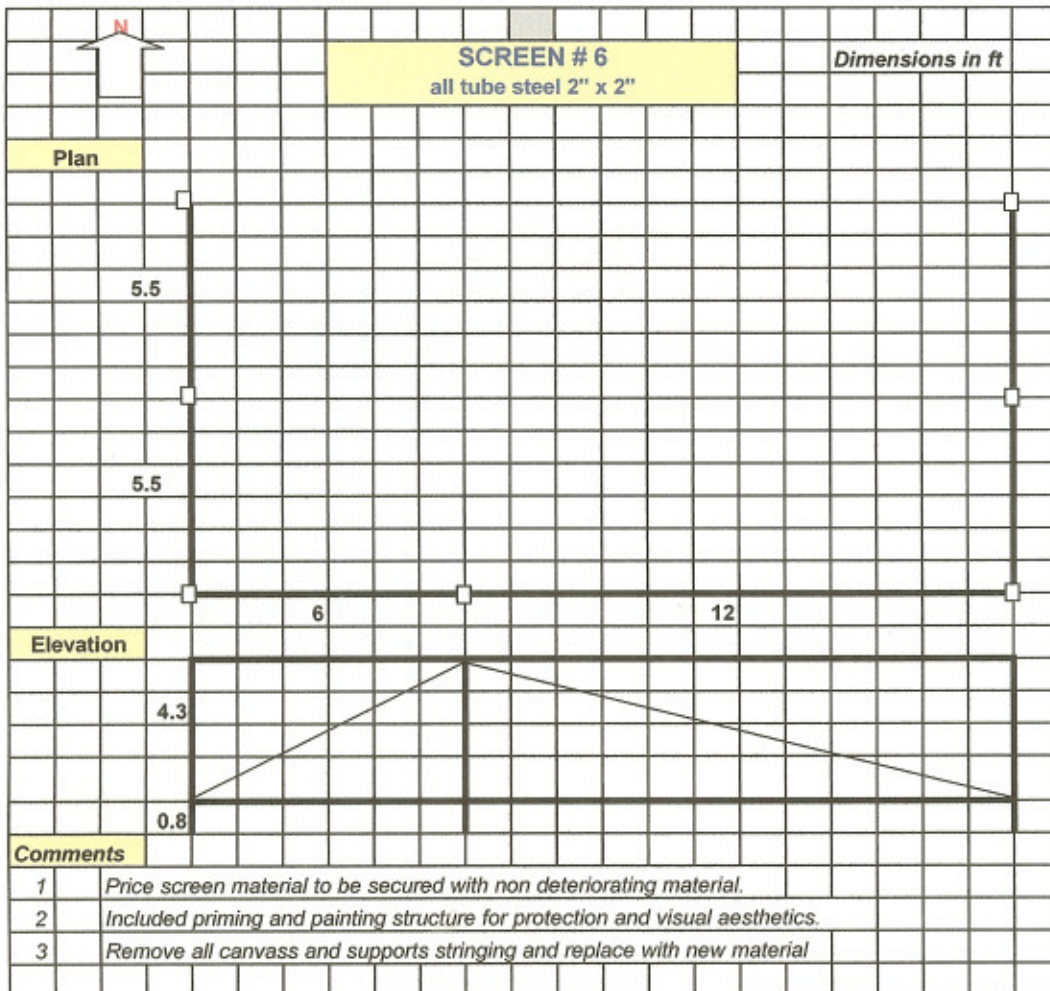


Comments

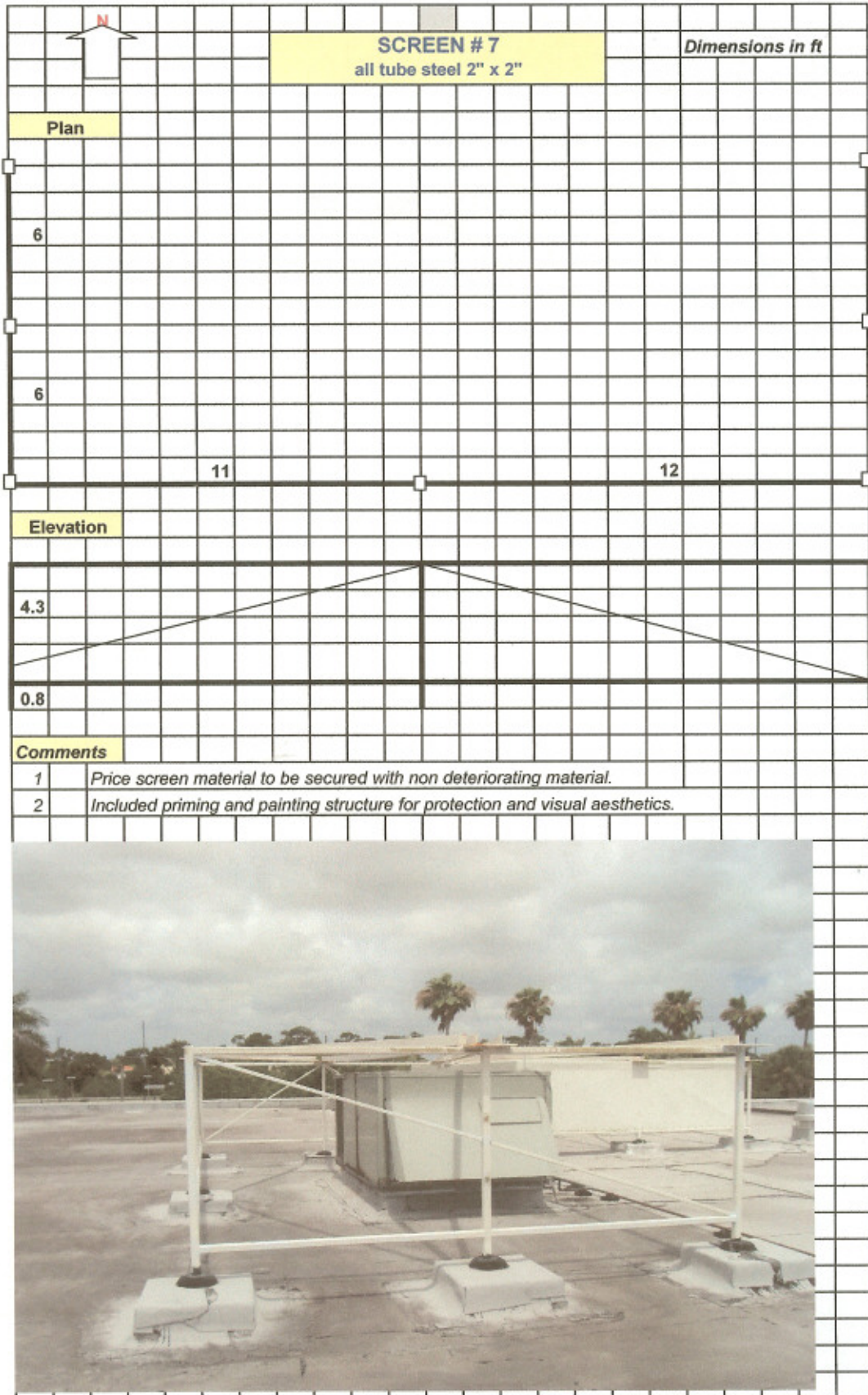
- 1 Price screen material to be secured with non deteriorating material.
- 2 Included priming and painting structure for protection and visual aesthetics.



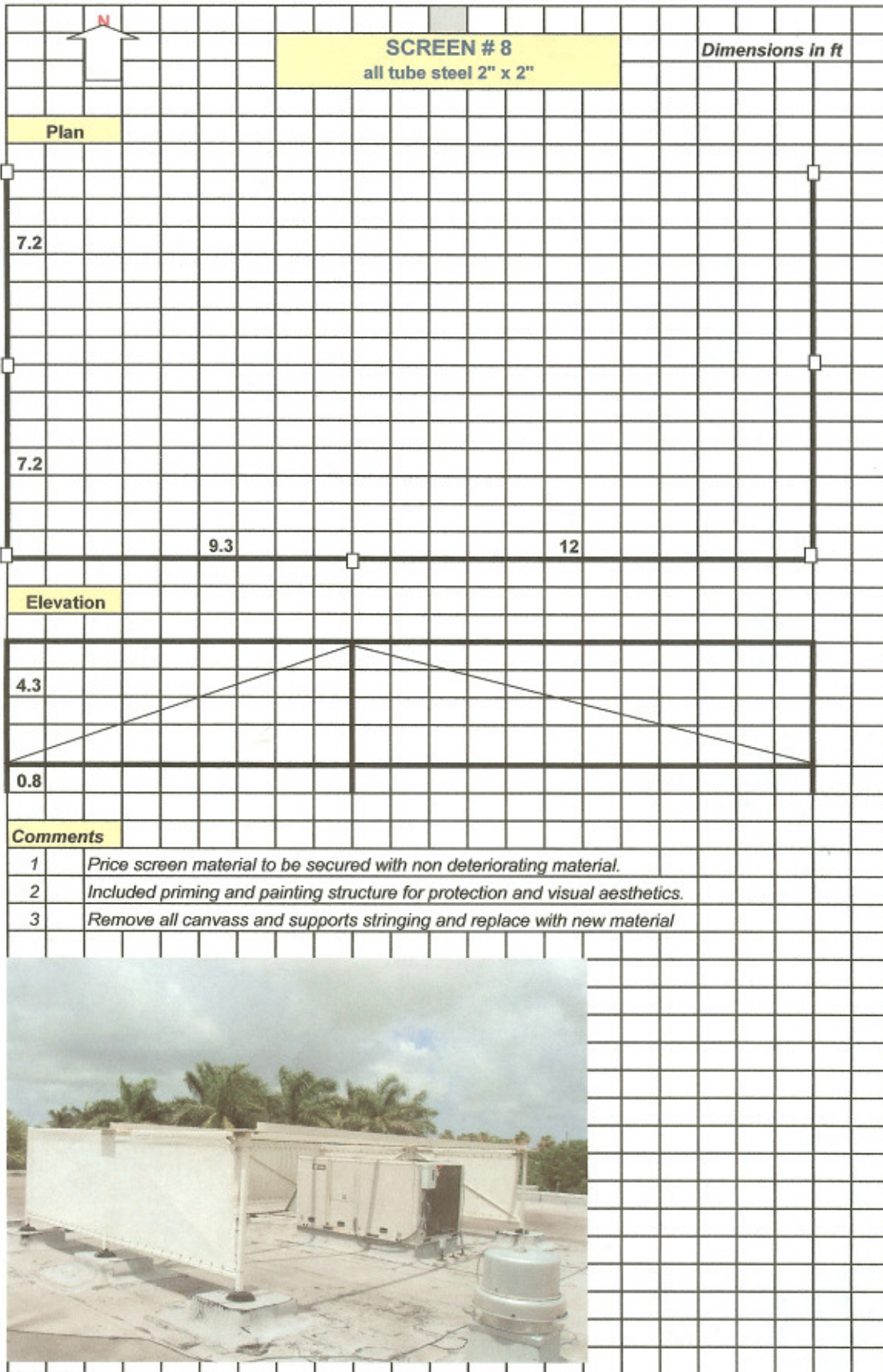
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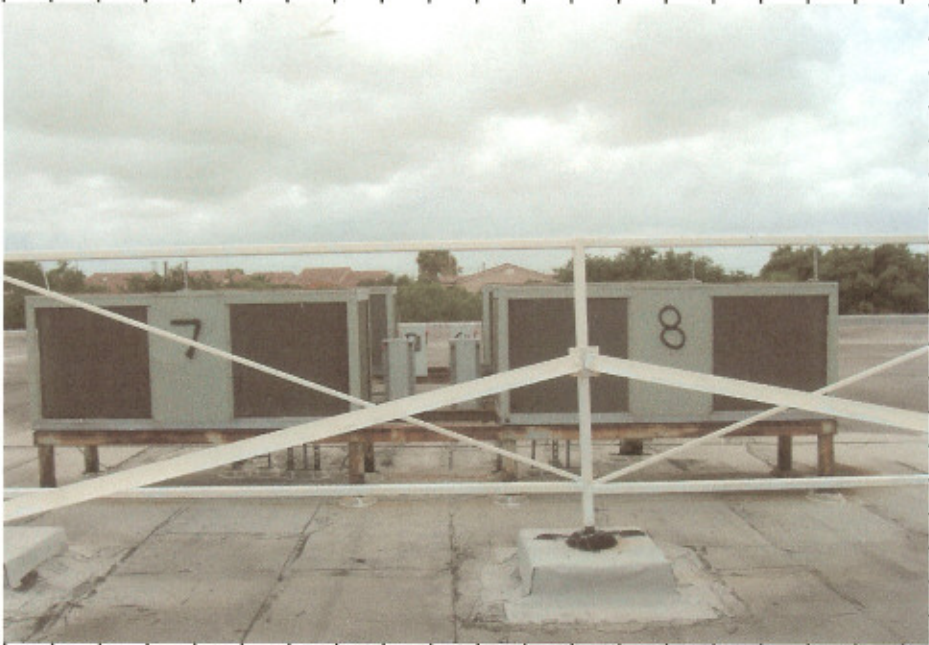
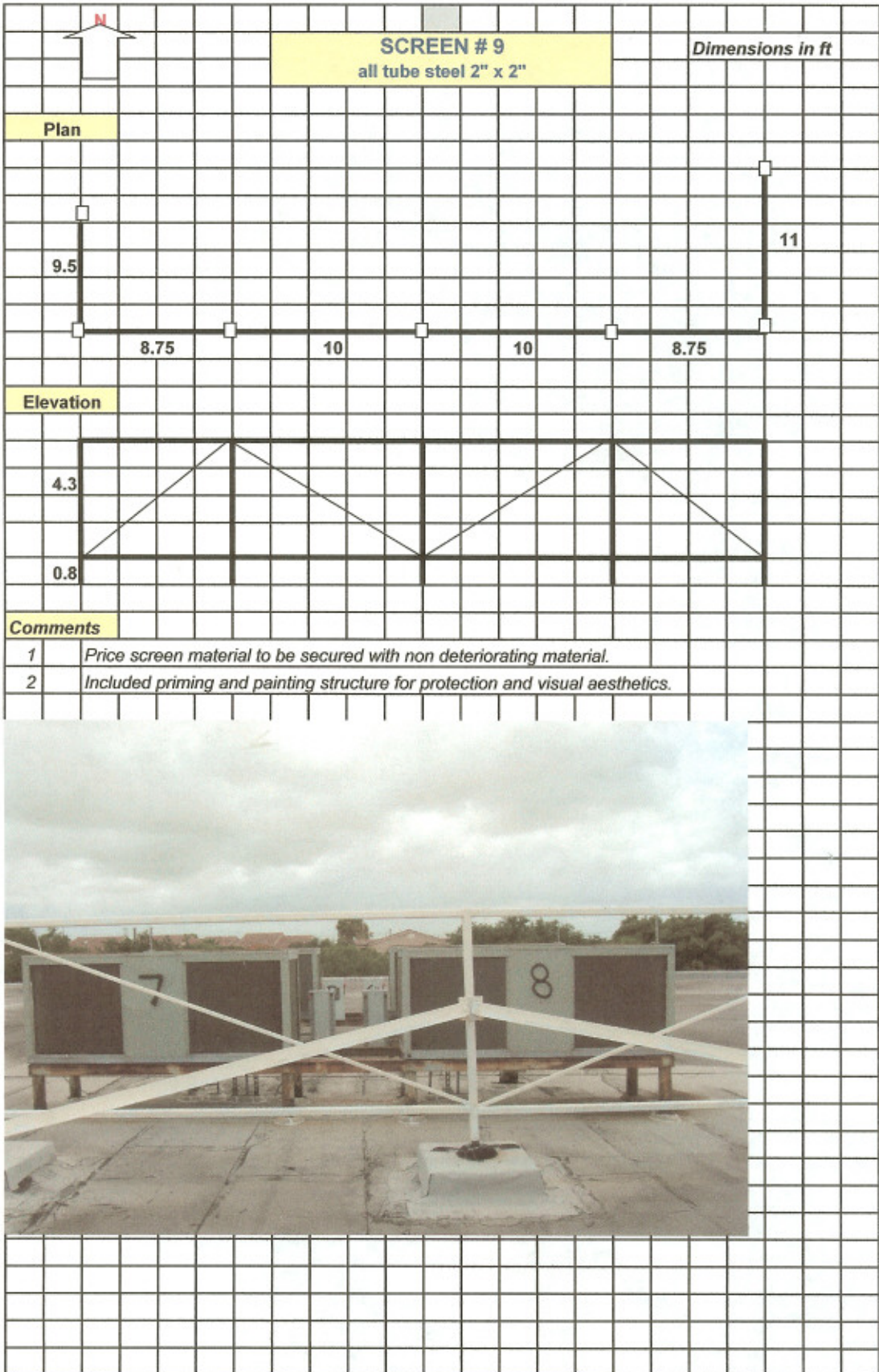
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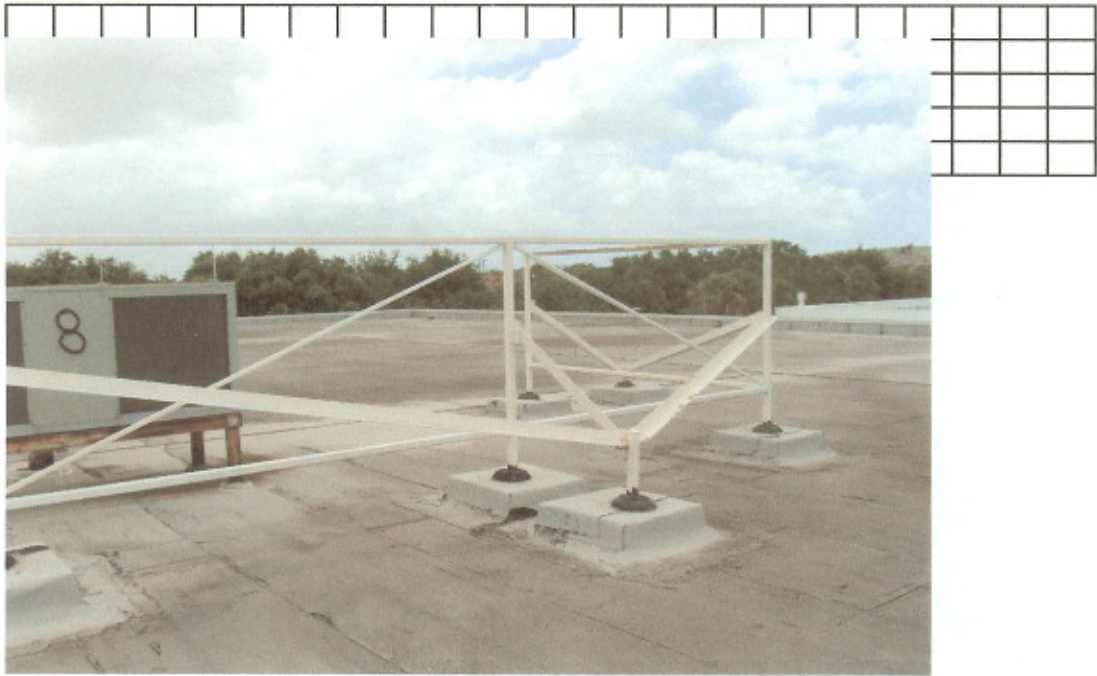
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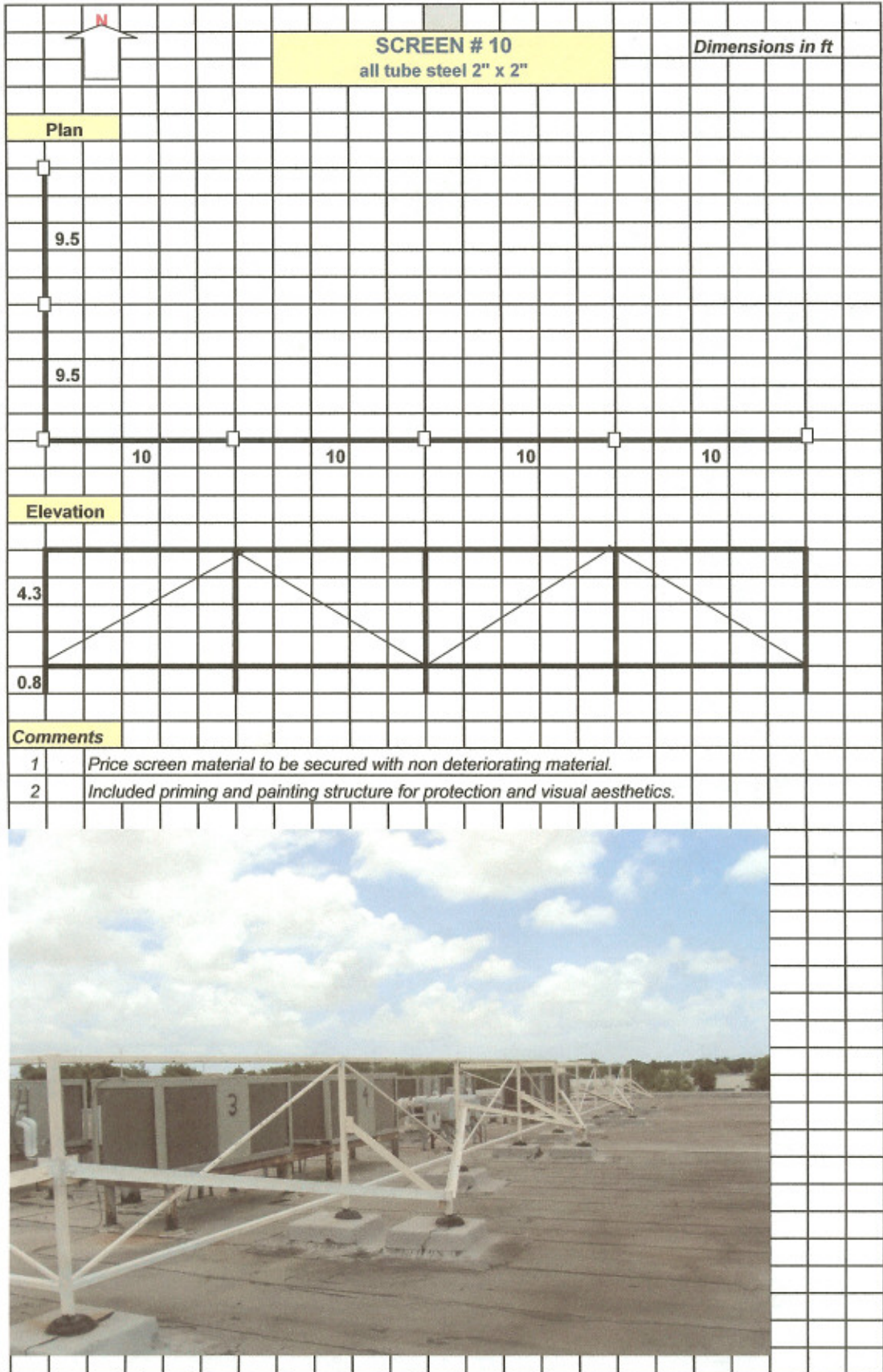


2/6.3 φ



250φ





254 #

