

ROOF REPLACEMENT

Blinn College - Bryan Campus - Bldgs. F & H

2423 Blinn Boulevard - Bryan, Texas 77802

Blinn College
902 College Avenue
Brenham, Texas 77833
October 29, 2024



AESTIMO, INC.

Facilities Engineering Consultants

TBPE Firm Registration No. F-1695

955 Dairy Ashford, Suite 204

Houston, Texas 77079

(281) 556-1522

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AESTIMO PROJECT NO. 245301-01

SITE MAP



GENERAL SCOPE OF WORK

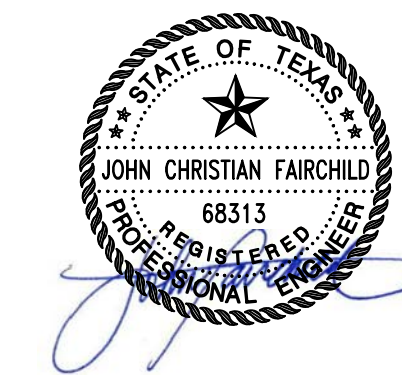
BASE BID (BUILDINGS F & H):

1. REMOVE AND PROPERLY DISPOSE OF EXISTING SURFACING (GRAVEL); ROOF MEMBRANE AND FLASHINGS; INSULATION BOARD; ETC. TO PREPARE FOR THE INSTALLATION OF A NEW ROOF MEMBRANE SYSTEM.
2. REPAIR/REPLACE ANY DAMAGED/DETERIORATED STEEL ROOF DECK.
3. INSTALL TWO LAYERS OF 2.2" FLAT-STOCK POLYISOCYANURATE INSULATION. INSTALL 1/2"/FT. TAPERED POLYISOCYANURATE INSULATION CRICKETS BETWEEN ROOF DRAINS AS INDICATED ON DRAWINGS. MECHANICALLY FASTEN INSULATION BOARDS TO EXISTING STEEL DECK.
4. INSTALL 1/2" RECOVERY BOARD (4'x4' BOARDS) OVER FLAT-STOCK AND TAPERED POLYISOCYANURATE INSULATION; SET IN LOW-RISE FOAM URETHANE ADHESIVE.
5. INSTALL 60-MIL. PVC-KEE SINGLE-PLY MEMBRANE; FULLY ADHERED WITH APPROVED ADHESIVE.
6. INSTALL PVC-KEE FLASHING MEMBRANE UTILIZING APPROVED ADHESIVES AND HEAT WELDING AT MEMBRANE LAPS.
7. INSTALL PVC-COATED METAL PITCH PANS, WHERE NECESSARY.
8. INSTALL NEW PRE-FINISHED SHEET METAL COPINGS, COUNTER-FLASHINGS, PENETRATION FLASHINGS, AND OTHER SHEET METAL COMPONENTS.
9. INSTALL NEW PVC MEMBRANE PROTECTION PADS AT ALL EQUIPMENT AND PIPE SUPPORTS.
10. INSTALL NEW PVC MEMBRANE WALKWAY PADS, WHERE INDICATED ON DRAWINGS.
11. REMOVE CORROSION FROM, PROPERLY PREPARE AND APPLY NEW PAINT TO ALL ROOF-TOP APPURTENANCES.
12. PROVIDE NEW SHEET METAL SPLASH BLOCKS WITH MEMBRANE PROTECTION PADS AT ALL DOWNSPOUTS (BUILDING H).
13. REPLACE EXISTING SEALANT MATERIAL AT ALL RISEWALL SEALANT JOINTS ADJACENT TO ROOF AREAS (BUILDING H).

ALTERNATES:

1. BUILDINGS F & H:
 - A. ENGAGE A PLUMBING CONTRACTOR TO REMOVE THE 3" FERNCO COUPLING AT THE CONNECTION BETWEEN THE ROOF DRAIN BOWL AND THE HORIZONTAL LEADER ON THE BUILDING INTERIOR AT ALL ROOF DRAIN LOCATIONS.
 - B. INSTALL A NEW 4" FERNCO COUPLING, DOUBLE-BANDED AT EACH END, AT THE CONNECTION BETWEEN THE ROOF DRAIN BOWL AND THE HORIZONTAL LEADER ON THE BUILDING INTERIOR AT ALL ROOF DRAIN LOCATIONS.
2. EAST AND WEST BREEZEWAY:
 - A. REMOVE AND PROPERLY DISPOSE OF EXISTING SURFACING (GRAVEL); ROOF MEMBRANE AND FLASHINGS; INSULATION BOARD; ETC. TO PREPARE FOR THE INSTALLATION OF A NEW ROOF MEMBRANE SYSTEM.
 - B. REPAIR/REPLACE ANY DAMAGED/DETERIORATED STEEL ROOF DECK.
 - C. INSTALL 1/8"/FT. TAPERED POLYISOCYANURATE INSULATION BOARD; MECHANICALLY FASTEN TO EXISTING STEEL DECK.
 - D. INSTALL 1/2" RECOVERY BOARD (4'x4' BOARDS) OVER TAPERED POLYISOCYANURATE INSULATION; SET IN LOW-RISE FOAM URETHANE ADHESIVE.
 - E. INSTALL 60-MIL. PVC-KEE SINGLE-PLY MEMBRANE; FULLY ADHERED WITH APPROVED ADHESIVE.
 - F. INSTALL PVC-KEE FLASHING MEMBRANE UTILIZING APPROVED ADHESIVES AND HEAT WELDING AT MEMBRANE LAPS.
 - G. INSTALL NEW PRE-FINISHED SHEET METAL COPINGS, COUNTER-FLASHINGS, PENETRATION FLASHINGS, AND OTHER SHEET METAL COMPONENTS.
 - H. INSTALL NEW PVC-COATED METAL OVERFLOW SCUPPERS AT EXISTING LOCATIONS.
3. EAST AND WEST BREEZEWAY:
 - A. ENGAGE A PLUMBING CONTRACTOR TO REMOVE THE 3" FERNCO COUPLING AT THE CONNECTION BETWEEN THE ROOF DRAIN BOWL AND THE HORIZONTAL LEADER AT ALL ROOF DRAIN LOCATIONS.
 - B. INSTALL A NEW 4" FERNCO COUPLING, DOUBLE-BANDED AT EACH END, AT THE CONNECTION BETWEEN THE ROOF DRAIN BOWL AND THE HORIZONTAL LEADER AT ALL ROOF DRAIN LOCATIONS.

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- NOTES: 1. ANY CONDITIONS NOT SPECIFICALLY ADDRESSED IN THESE DRAWINGS OR REFERENCED SPECIFICATIONS TO BE DETAILED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS, ROOF SYSTEM MANUFACTURER'S RECOMMENDATIONS AND AS APPROVED BY CONSULTANT TO PROVIDE A WATER-TIGHT ROOF SYSTEM THAT QUALIFIES FOR THE SPECIFIED WARRANTY PERIOD.
2. CONTRACTOR IS REQUIRED TO MAINTAIN THE BUILDING IN A WATER-TIGHT CONDITION THROUGHOUT THE CONSTRUCTION PROCESS.

INDEX OF DRAWINGS

- | | |
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| R-7 | ROOF REPLACEMENT DETAILS |

BUILDING CODE REQUIREMENTS

Project: Blinn College - Buildings F and H
2423 Blinn Boulevard
Bryan, Texas 77802

Engineer: Aestimo, Inc. (TBPCE Firm Registration No. F-1695)
John C. Fairchild, P.E. (TBPCE No. 68313)
955 Dairy Ashford, Suite 204
Houston, Texas 77079

Aestimo Project No.: 245301-01
Revision Date: October 11, 2024

- Notes:
- Provided roof elevations are approximate and in relation to adjacent ground elevation.
 - The design is for an ENCLOSED structure -- openings protected or impact resistant.
 - Roof slope is less than 1:12.
 - The design wind forces/pressures under this criteria have been calculated in accordance with ANSI/ASCE 7-16 "Minimum Design Loads for Buildings and Other Structures" and meets requirements of IBC 2021.
 - Height of roof areas less than 60 feet, use factors as appropriate for height.

Design Information:

Load Combinations: (Allowable Stress Design) (per ASCE/ASCE 7-16 -- 2.4.1)

- D
- D + L
- D + Lr or S or R
- D + 0.75L + 0.75(Lr or S or R)

For Uplift -- Conservatively Assume D = 0.0, therefore Design Uplift Pressure = 0.6W

Design Pressure for Comp & Cladding (ps) = $q_n(GCp) - (GCp)$ (ANSI/ASCE 7-16 Equation 30.3-1 -- h<60 feet)

For simplicity, conservatively assume $q_n = q - p = q_n(GCp - GCp)$

Design Wind Velocity Pressure (ps) = $q = q_z = 0.00256 K_z K_{zt} K_{dir} (V^2)$ (ANSI/ASCE 7-16 Equation 26.10-1) (conservatively probable $q_n = q$)

Velocity Pressure Coefficient (Kz) = 2.01 ($(z/33)^{2.18}$) - for 15 ft < z <= zg (ANSI/ASCE 7-16 Table 26.10-1, Note 1)

Topographic Factor (Kzt) = 1 (ANSI/ASCE 7-16 Section 26.9.2)

Internal Pressure Coefficient (GCp): 0.18 (ANSI/ASCE 7-16 Table 26.13-1)

Site Specific Data:

Wind Directionality Factor (Kd) = 0.85 (ANSI/ASCE 7-16 Table 26.6-1)

Basic Wind Velocity (V) = 119 (MRI = 1,700YR) (ANSI/ASCE 7-16 Fig. 26.5-1B)

Risk Category = III (ANSI/ASCE 7-16 Table 1.5-1)

Exposure = B (ANSI/ASCE 7-16 Section 26.7.3)

Exposure Constant (alpha) = 7 (ANSI/ASCE 7-16 Table 26.11-1)

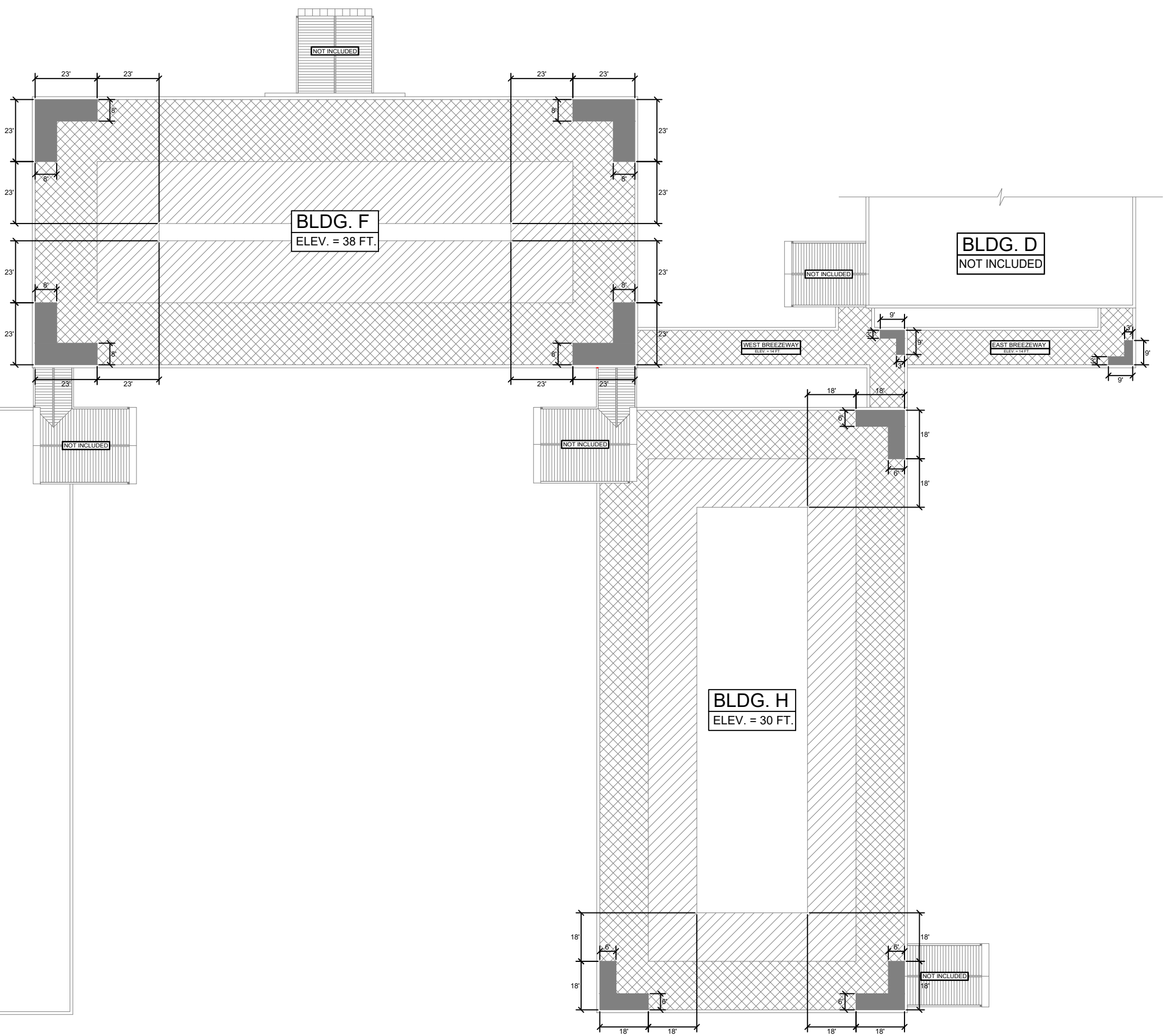
Exposure Constant (zeta) = 1.200 (ANSI/ASCE 7-16 Table 26.11-1)

Gust Effect Factor (G) = 0.85 (ANSI/ASCE 7-16 Section 26.11.1)

Internal Pressure Coefficient (GCp): 0.18 -0.18 (ANSI/ASCE 7-16 Table 26.13-1)

Roof Area	Approx. Mean Roof Height (ft)	Wind Velocity Pressure (ps)	Wind Velocity Pressure (ps)	Least Horizontal Dimension B (ft)	Zone Width (ft)	Corner Zone Depth (ft)	Step Height h (ft)	b (ft)	Roof Component Design Pressures												
									Field Zone (1)			Perimeter Zone (1)			Perimeter Zone (2)			Corner Zone (3)			
									GCp (FT)	p (UL) (ps)	p (DL) (ps)	GCp (FT)	p (UL) (ps)	p (DL) (ps)	GCp (FT)	p (UL) (ps)	p (DL) (ps)	GCp (FT)	p (UL) (ps)	p (DL) (ps)	
BUILDING F (Roof Slope = 14°/12" and 3/8°/12")																					
Outward Uplift	38	0.75	23.1	98	23	8	4	D	6	-0.9	-26	-16	-17	-43	-26	-23	-27	-34	-32	-78	-47
Inward Pressure							13	E	19.5	0.3	11	7	0.3	11	7	0.3	11	7	0.3	11	7
BUILDING H (Roof Slope = 14°/12" and 12°/12")																					
Outward Uplift	30	0.70	21.6	98	18	6	4	D	6	-0.9	-23	-14	-17	-41	-24	-23	-24	-32	-32	-73	-44
Inward Pressure							13	E	19.5	0.3	10	6	0.3	10	6	0.3	10	6	0.3	10	6
WEST BREEZEWAY (Roof Slope = 14°/12" and 3/8°/12")																					
Outward Uplift	14	0.57	17.7	15	9	3	4	D	6	-0.9	-19	-11	-17	-33	-20	-23	-44	-26	-32	-60	-36
Inward Pressure							13	E	19.5	0.3	9	5	0.3	9	5	0.3	9	5	0.3	9	5
EAST BREEZEWAY (Roof Slope = 14°/12" and 3/8°/12")																					
Outward Uplift	12	0.57	17.7	15	9	3	4	D	6	-0.9	-19	-11	-17	-33	-20	-23	-44	-26	-32	-60	-36
Inward Pressure							13	E	19.5	0.3	9	5	0.3	9	5	0.3	9	5	0.3	9	5

- LEGEND**
- FIELD ZONE 1 (8 fasteners per 4'x4' board) (adhesive ribbons spaced @ 12" o.c.)
 - PERIMETER ZONE 1 (8 fasteners per 4'x4' board) (adhesive ribbons spaced @ 12" o.c.)
 - PERIMETER ZONE 2 (12 fasteners per 4'x4' board) (adhesive ribbons spaced @ 9" o.c.)
 - CORNER ZONE 3 (16 fasteners per 4'x4' board) (adhesive ribbons spaced @ 4" o.c.)



1 ROOF PLAN -- WIND ZONES SCALE: 1"=40'-0"

ROOF DRAINAGE REVIEW

(per 2021 International Plumbing Code and 2021 International Existing Building Code -- Section 705.1 - Exemption 2)

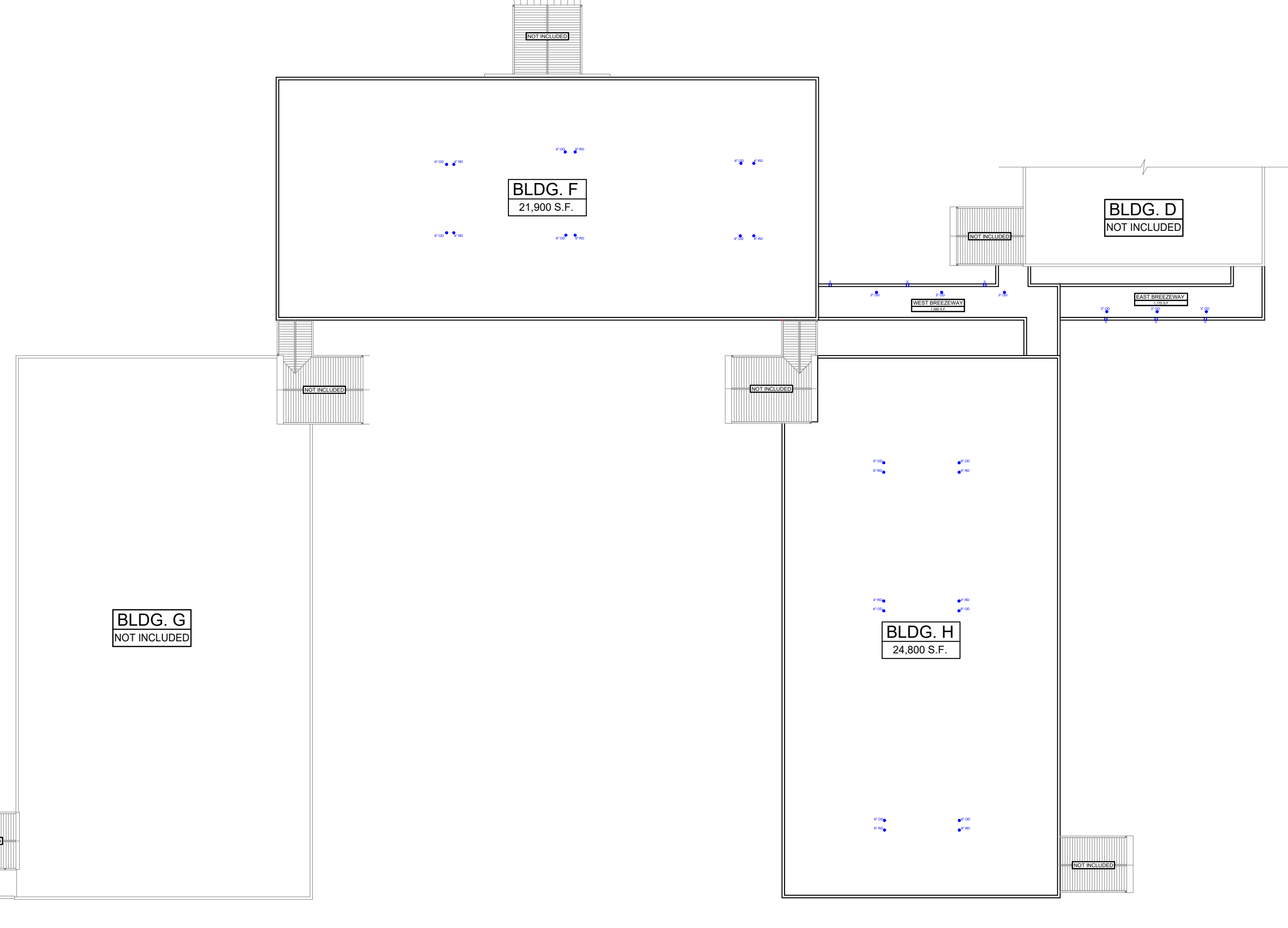
Design Rainfall Intensity = 4.5 in/hr

Roof Area	Roof Area "A" (sf)	Rise Wall Contribution (sf)			Other Roof Areas Outflowing to Roof Area	Area Contributing (sf)	Total Effective Area Contributing to Drainage Appliance (sf)	Proposed Roof Drains or Downspouts	Required Flow Rate of Proposed Drains (GPM)	Actual Flow Rate of Proposed Drains (GPM)	Compliance with Plumbing Code
		Rise Wall Length (ft)	Rise Wall Height (ft)	Effective Contributing Area @ 50 Area							
BLDG. F	21,900						(3) 4" Dia.	720	1,076		
BLDG. F (Total)	21,900					21,900	(2) 6" Dia.	1,025	1,996	YES	
BLDG. H	24,800	16	4	32	50 of Stair Tower	510	(2) 4" Dia.	360	2,152		
BLDG. H (Total)	24,800			32		510	(4) 6" Dia.	1,186	2,512	YES	
WEST BREEZEWAY	1,580	13	24	156			(3) 3" Dia.	261			
WEST BREEZEWAY (Total)	1,580	13	14	91				89	261	YES	
EAST BREEZEWAY	1,170	13	14	91			(3) 3" Dia.	261			
EAST BREEZEWAY (Total)	1,170			91				90	261	YES	

ENERGY CONSERVATION CODE REVIEW

(per 2018 International Energy Conservation Code)

Code Requirement	Proposed		Compliance with Energy Code
	Code Requirement	Proposed (Suprema Sentinel KEE P150 - 60 mil)	
R-Value (Long Term -- LTRR)	R-25	26.1 (2 layers of 2" ISO)	Yes
Solar Reflectance (Membrane) -- 3-Year Aged	0.55	0.71	Yes
Thermal Emittance (Membrane) -- 3-Year Aged	0.75	0.88	Yes



2 ROOF PLAN -- DRAINAGE SCALE: 1"=40'-0"



REVISIONS

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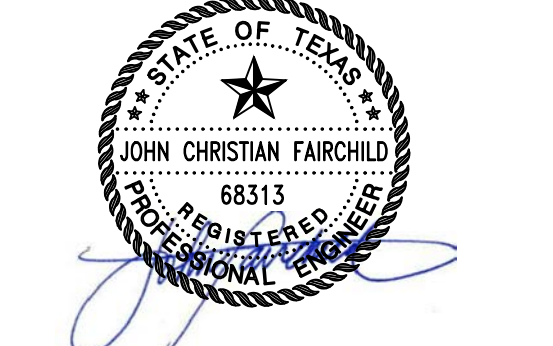
BUILDING CODE COMPLIANCE PLAN

BLINN COLLEGE
BLDG. F & H
2423 BLINN BOULEVARD
BRYAN, TEXAS 77802

BLINN COLLEGE

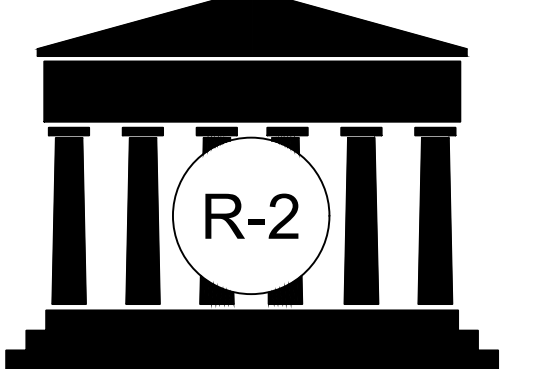
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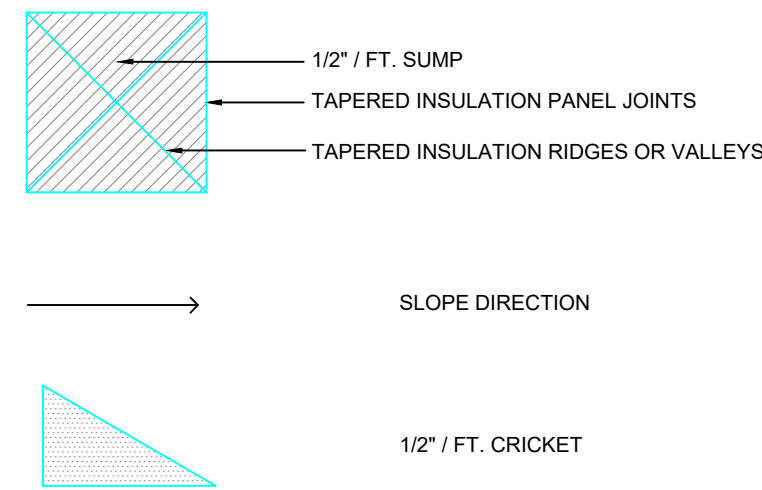


DRAWING NO. R-2	SCALE 1"=40'-0"
DRAWN BY C.D.S.	DATE 10/29/24
CHECKED BY J.C.F.	DATE

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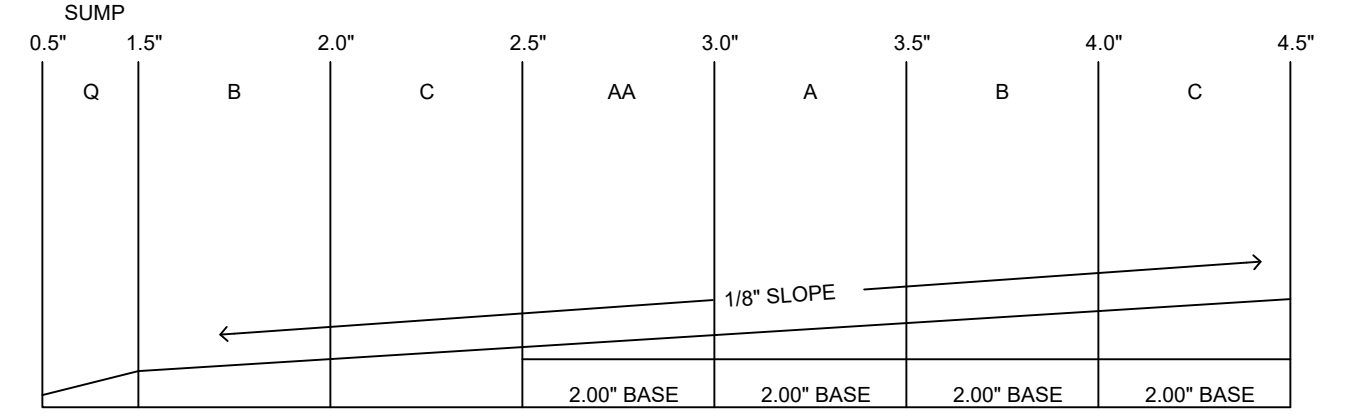


LEGEND

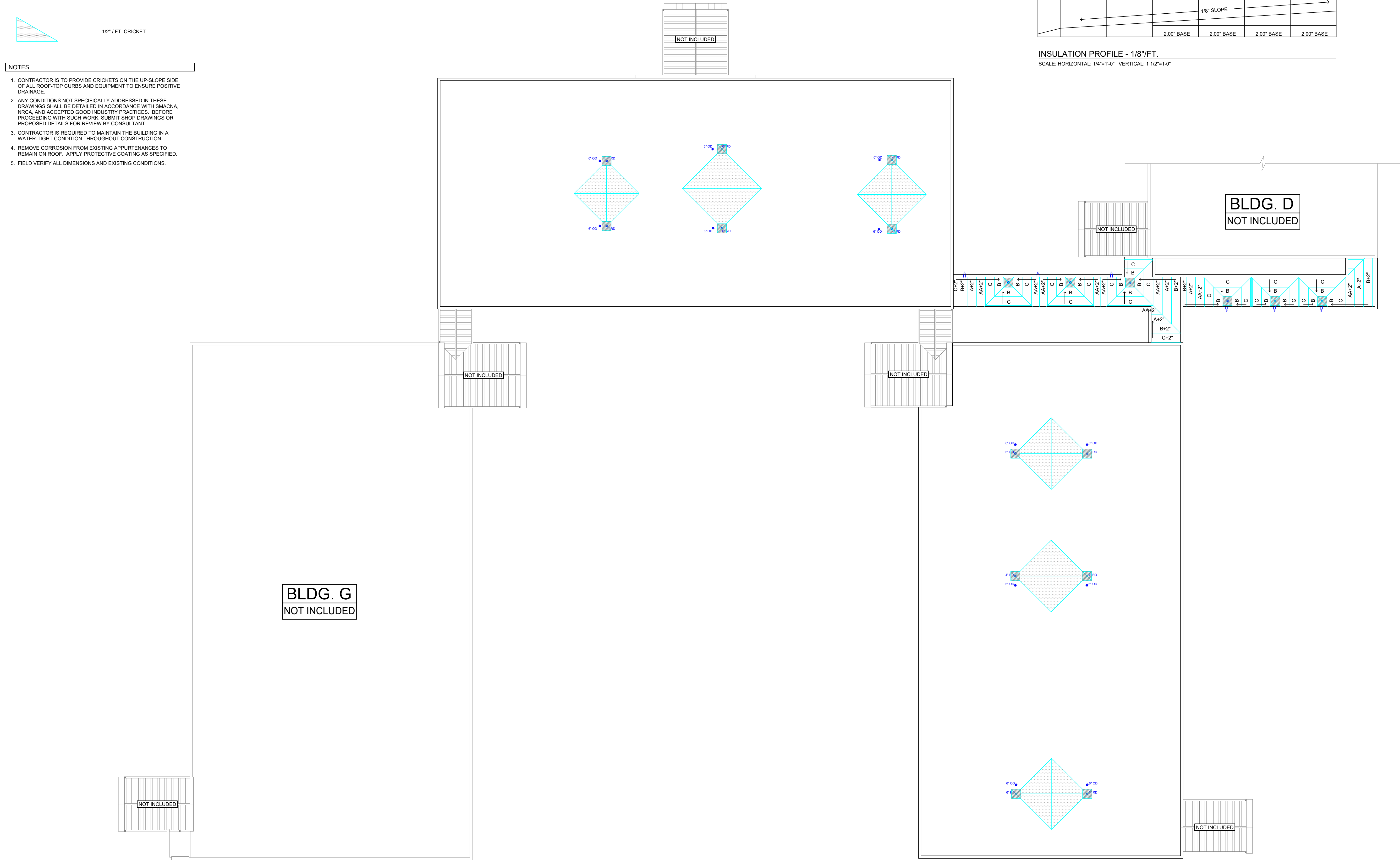


NOTES

1. CONTRACTOR IS TO PROVIDE CRICKETS ON THE UP-SLOPE SIDE OF ALL ROOF-TOP CURBS AND EQUIPMENT TO ENSURE POSITIVE DRAINAGE.
2. ANY CONDITIONS NOT SPECIFICALLY ADDRESSED IN THESE DRAWINGS SHALL BE DETAILED IN ACCORDANCE WITH SMACNA, NRCA, AND ACCEPTED GOOD INDUSTRY PRACTICES. BEFORE PROCEEDING WITH SUCH WORK, SUBMIT SHOP DRAWINGS OR PROPOSED DETAILS FOR REVIEW BY CONSULTANT.
3. CONTRACTOR IS REQUIRED TO MAINTAIN THE BUILDING IN A WATER-TIGHT CONDITION THROUGHOUT CONSTRUCTION.
4. REMOVE CORROSION FROM EXISTING APPURTENANCES TO REMAIN ON ROOF. APPLY PROTECTIVE COATING AS SPECIFIED.
5. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.



INSULATION PROFILE - 1/8" / FT.
SCALE: HORIZONTAL: 1/4"=1'-0" VERTICAL: 1/12"=1'-0"



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INSULATION LAYOUT PLAN

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BRYAN, TEXAS 77802

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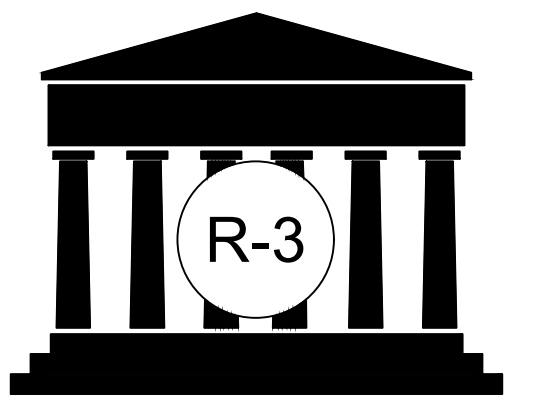
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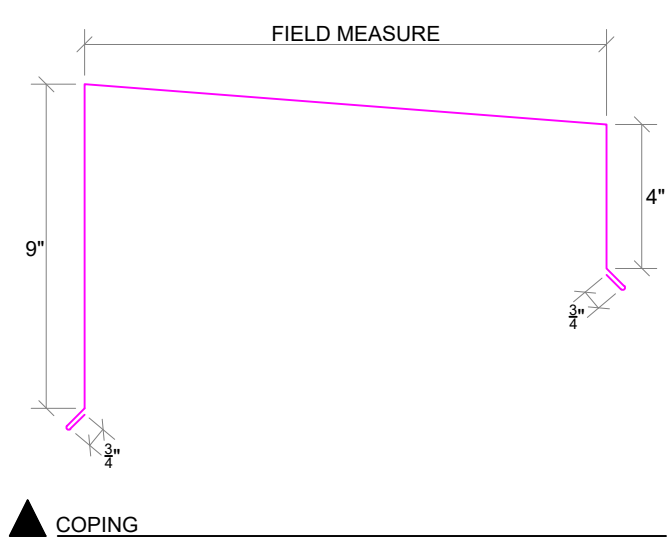
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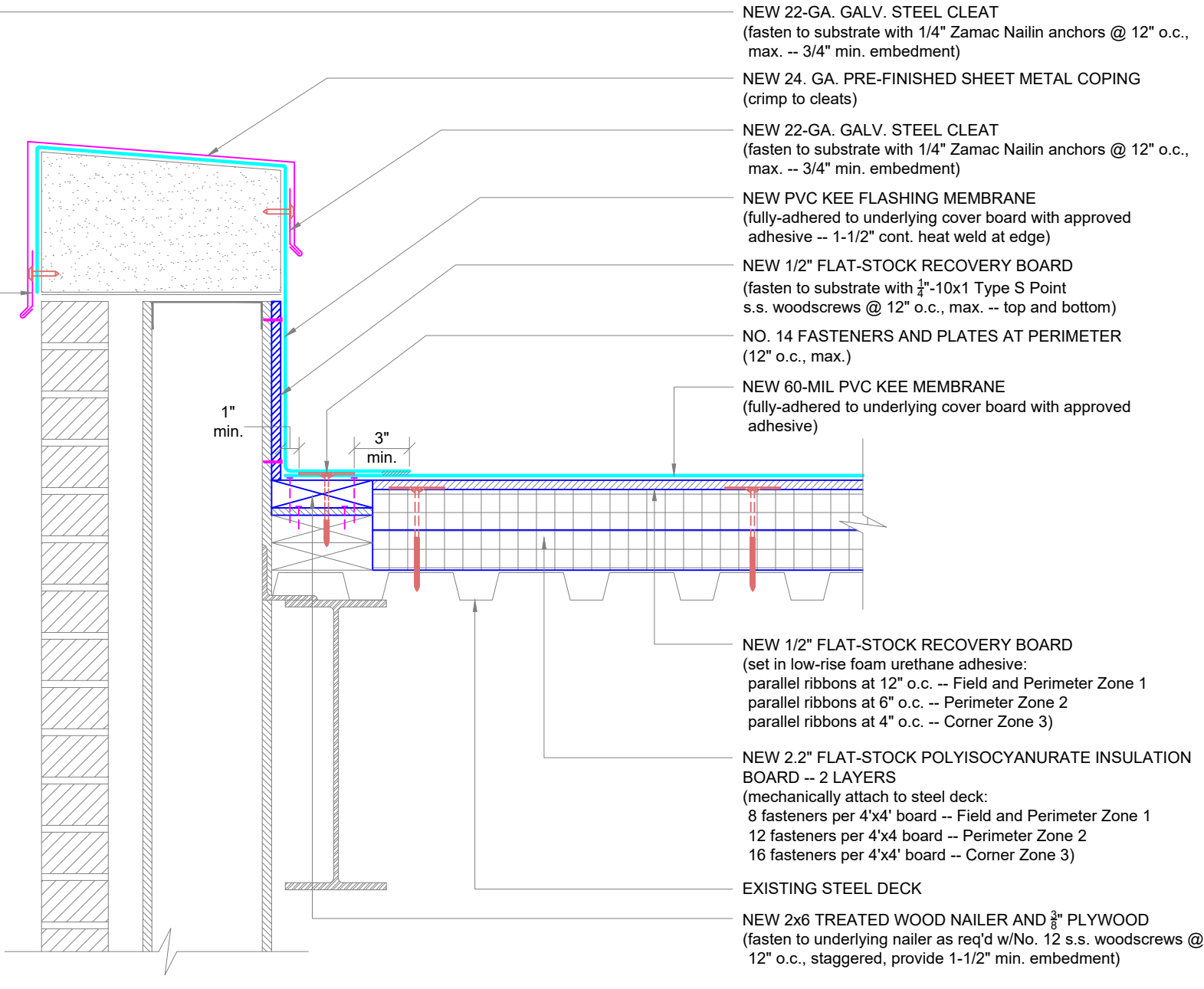
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DRAWN BY	C.D.S.	DATE	10/25/24
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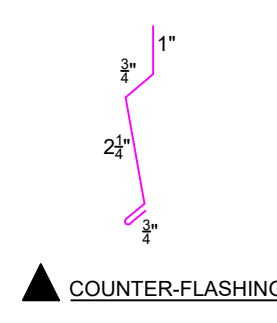




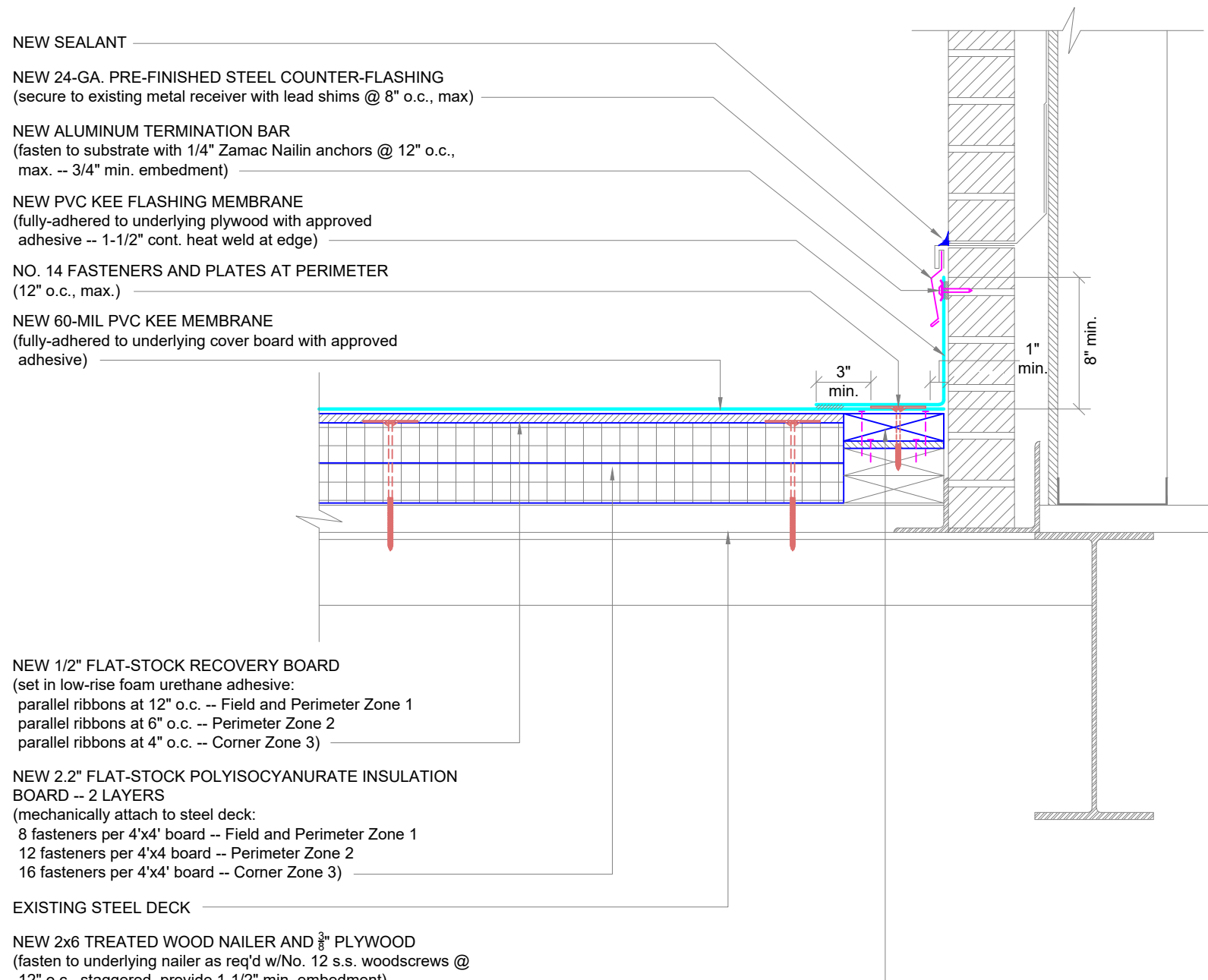
NOTE: DETAILS BASED ON ORIGINAL CONSTRUCTION DRAWINGS. ACTUAL CONSTRUCTION MAY DIFFER FROM DETAIL.



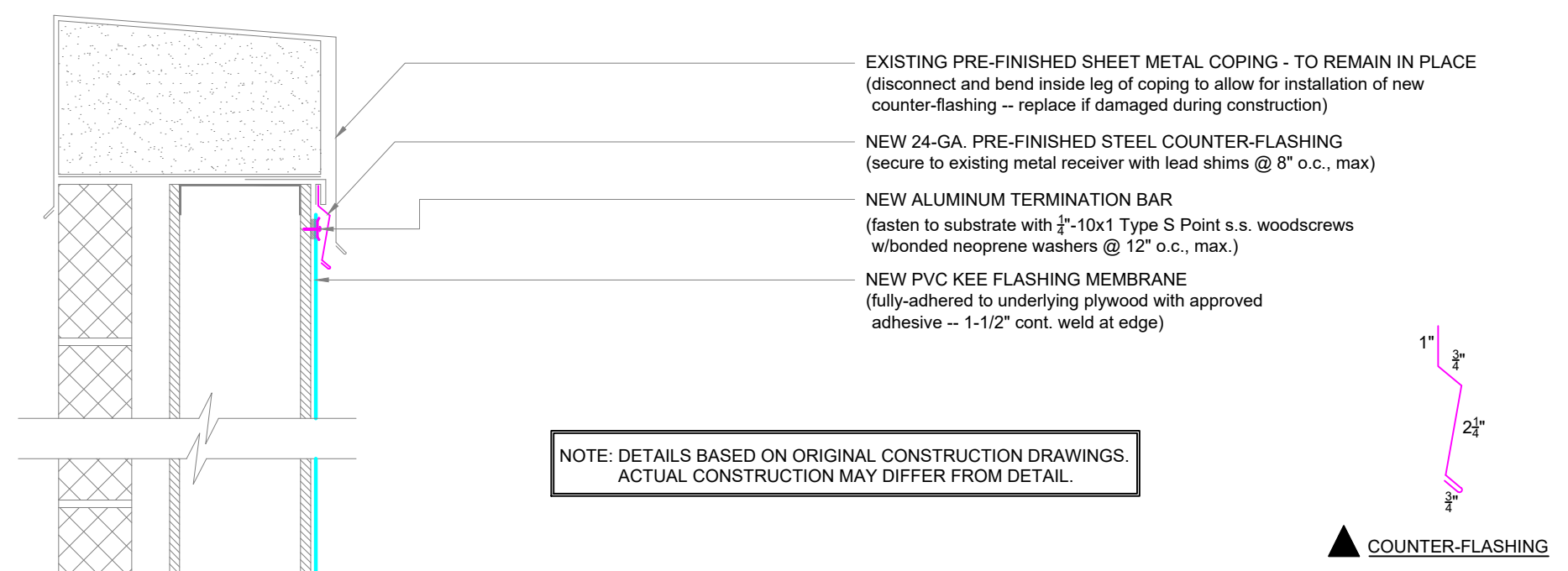
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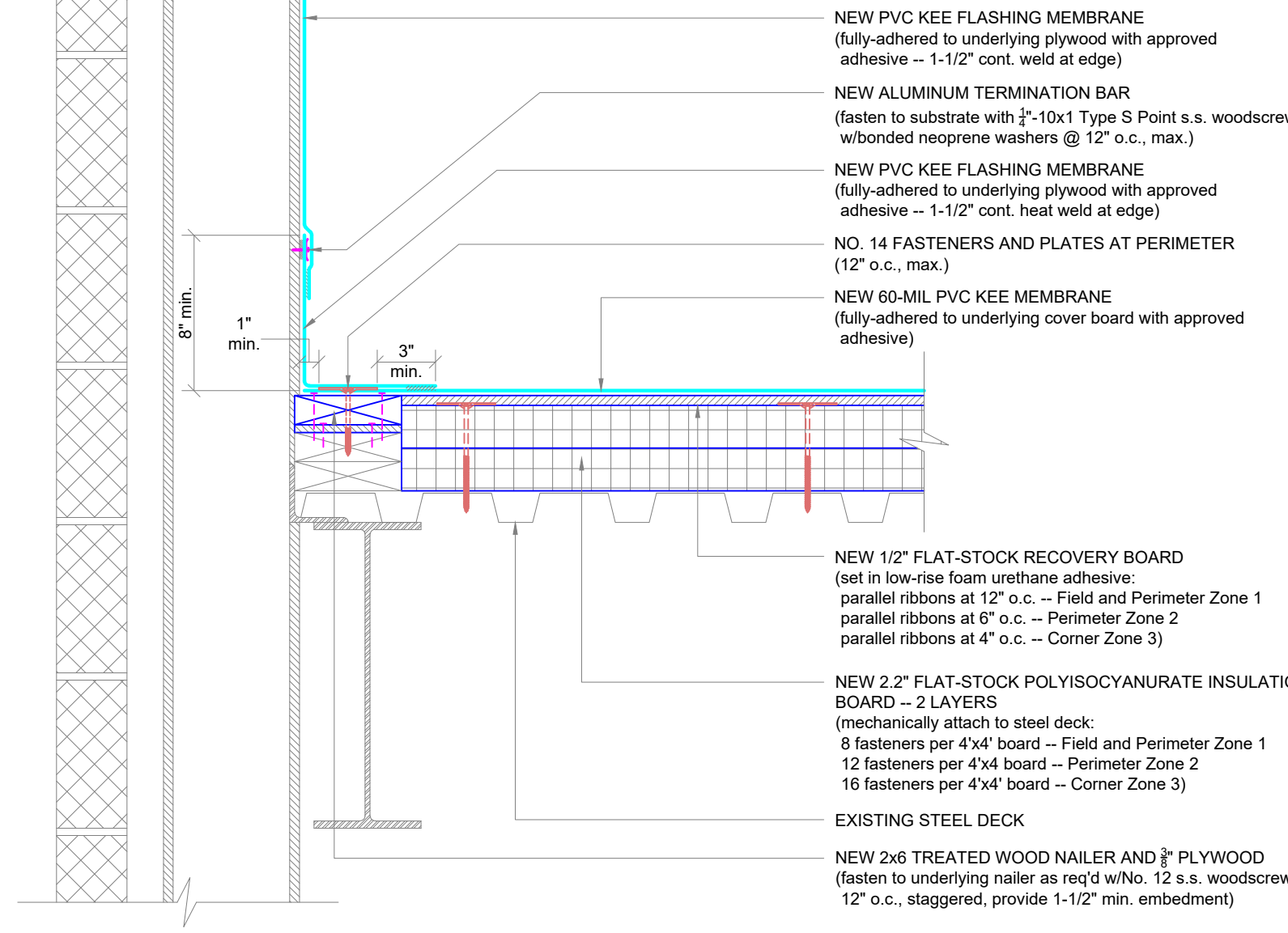
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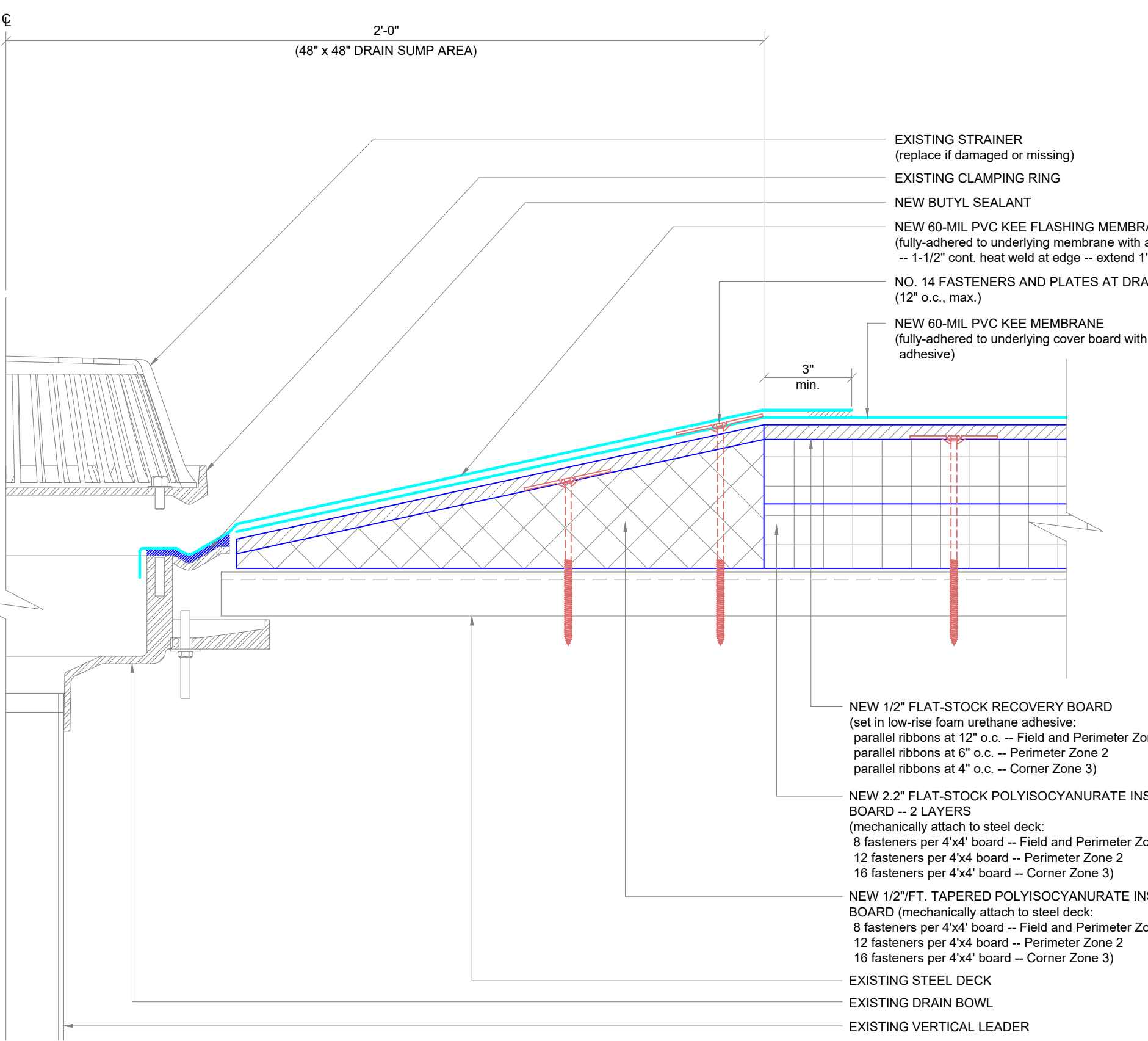
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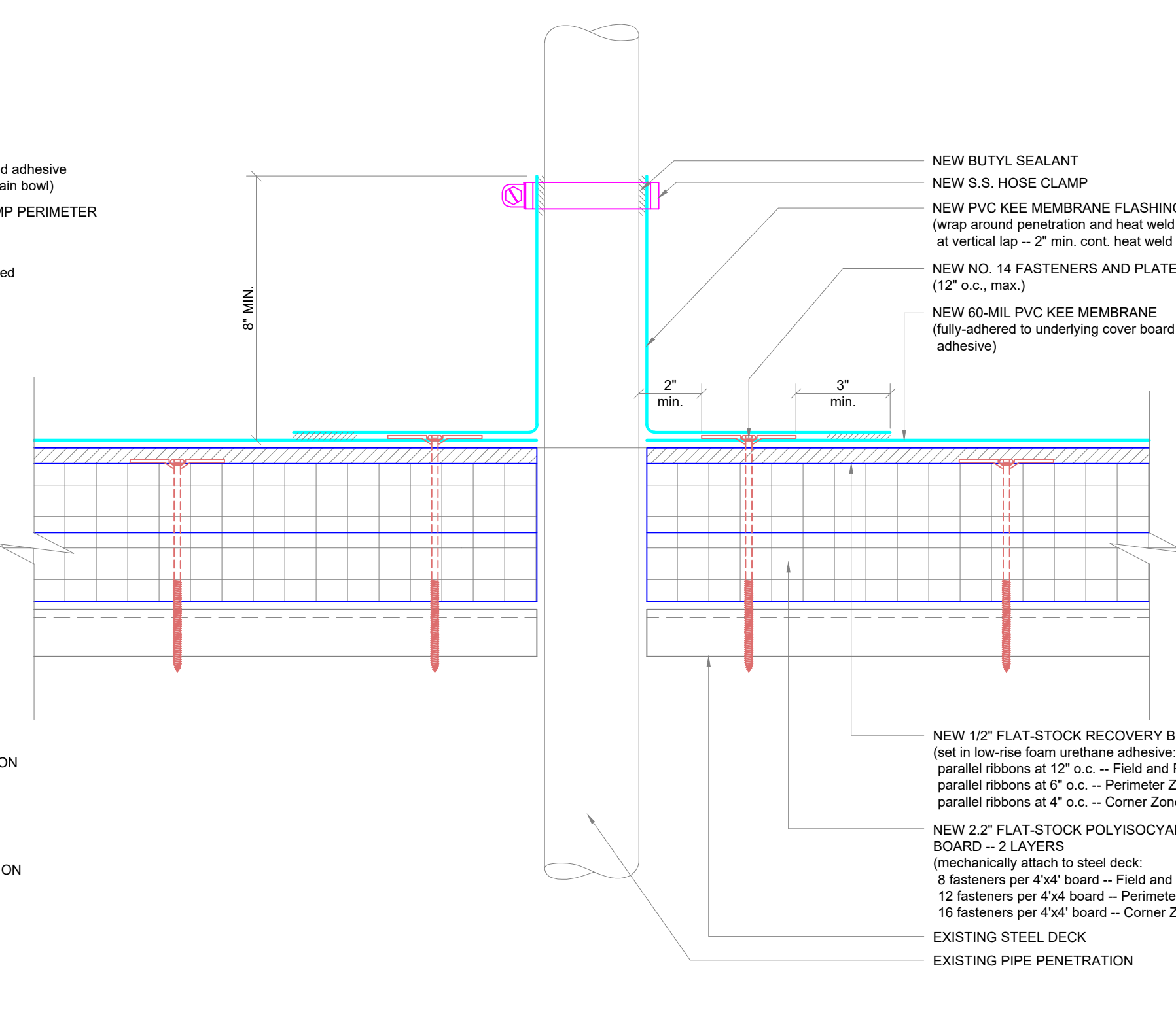
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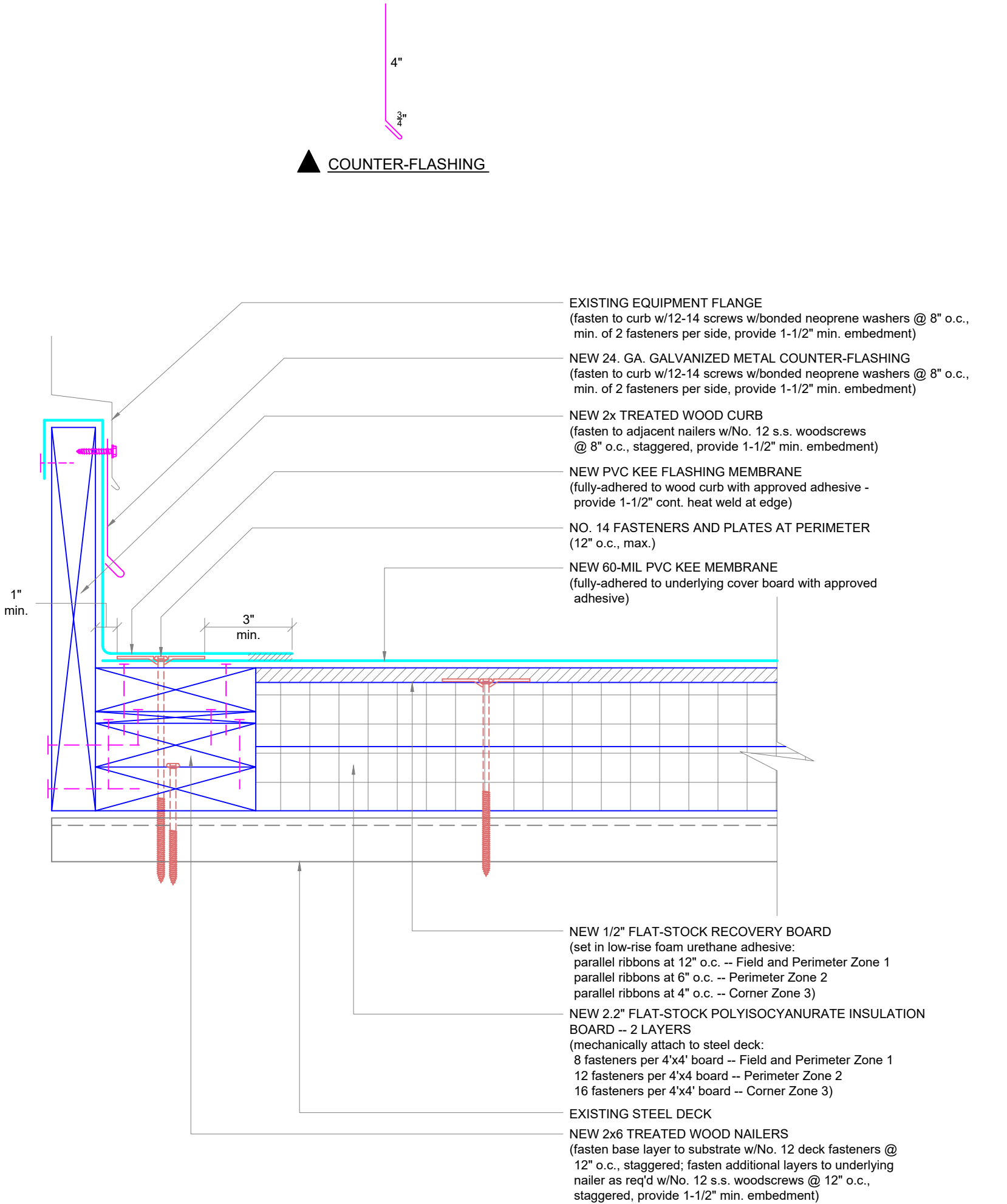
DETAIL -- RISEWALL BASE FLASHING - BLDG. H 1 1/2"=1'-0" 3



DETAIL -- ROOF DRAIN - BLDGS. F and H 3"=1'-0" 4



DETAIL -- TYPICAL PIPE VENT - BLDGS. F and H 3"=1'-0" 5



DETAIL -- WOOD CURB BASE FLASHING - BLDGS. F and H 3"=1'-0" 6



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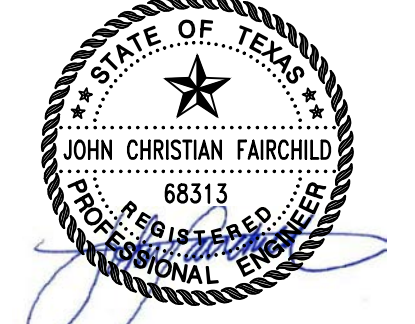
ROOF REPLACEMENT DETAILS

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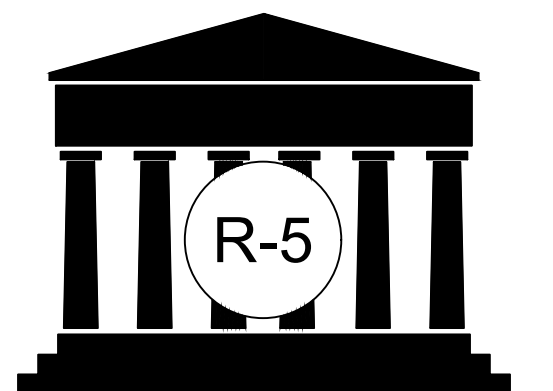
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ROOF REPLACEMENT DETAILS

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BRYAN, TEXAS 77802**

BLINN COLLEGE

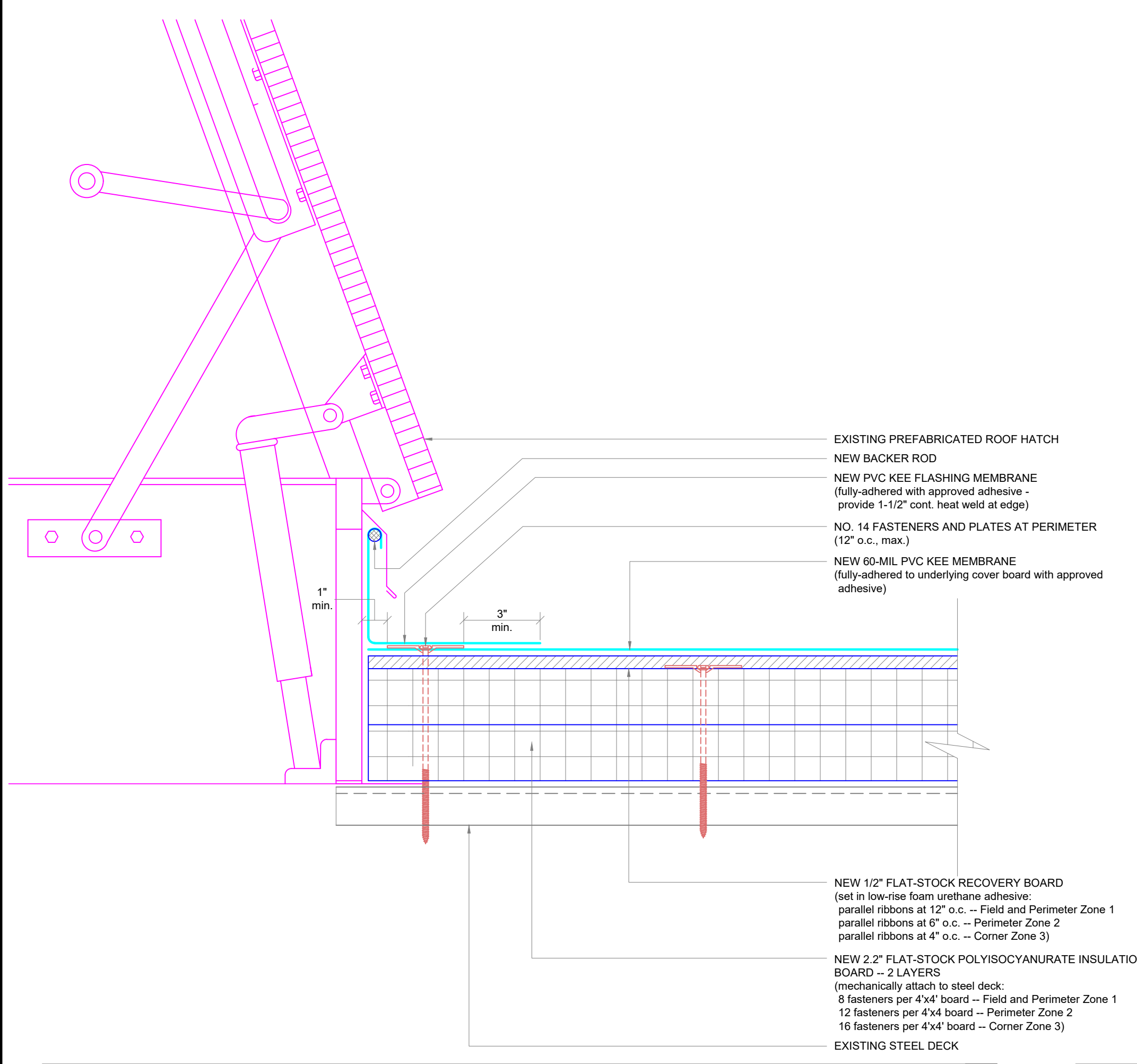
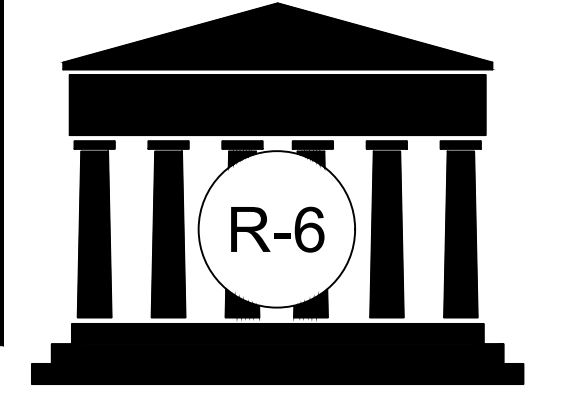
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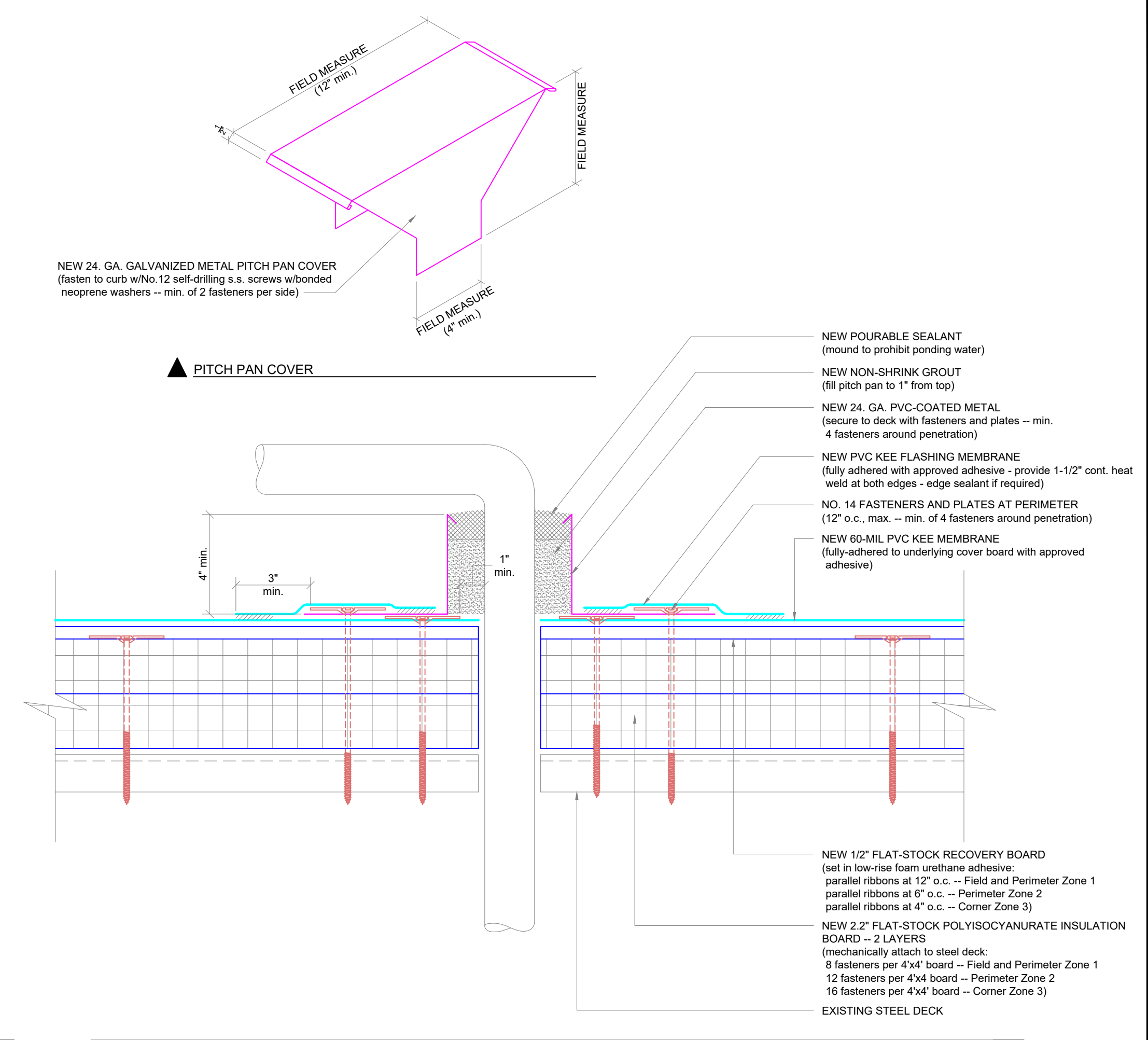
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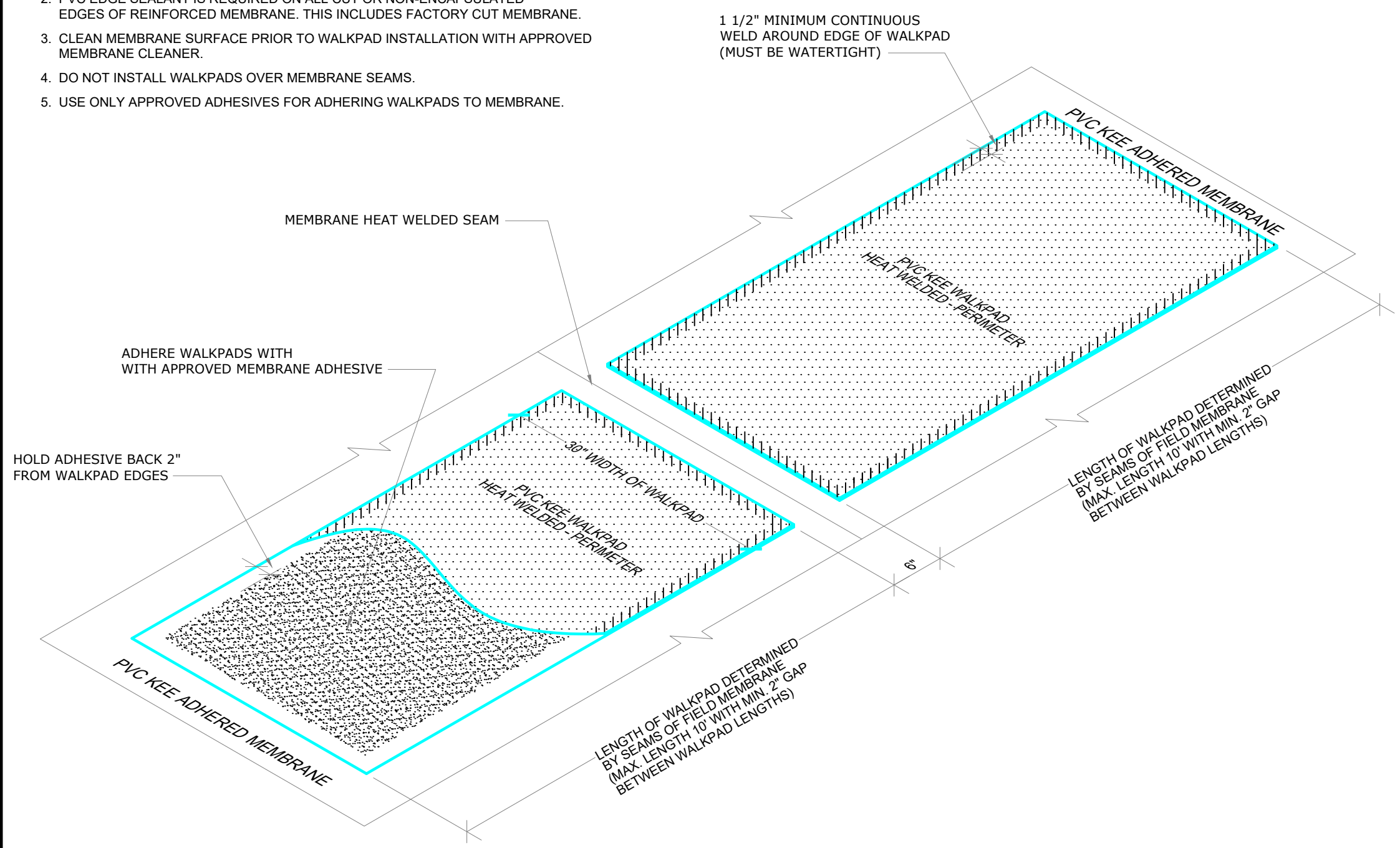
DETAIL -- ROOF HATCH - BLDGS. F and H 3"=1'-0" 7

NOT USED 3"=1'-0" 8

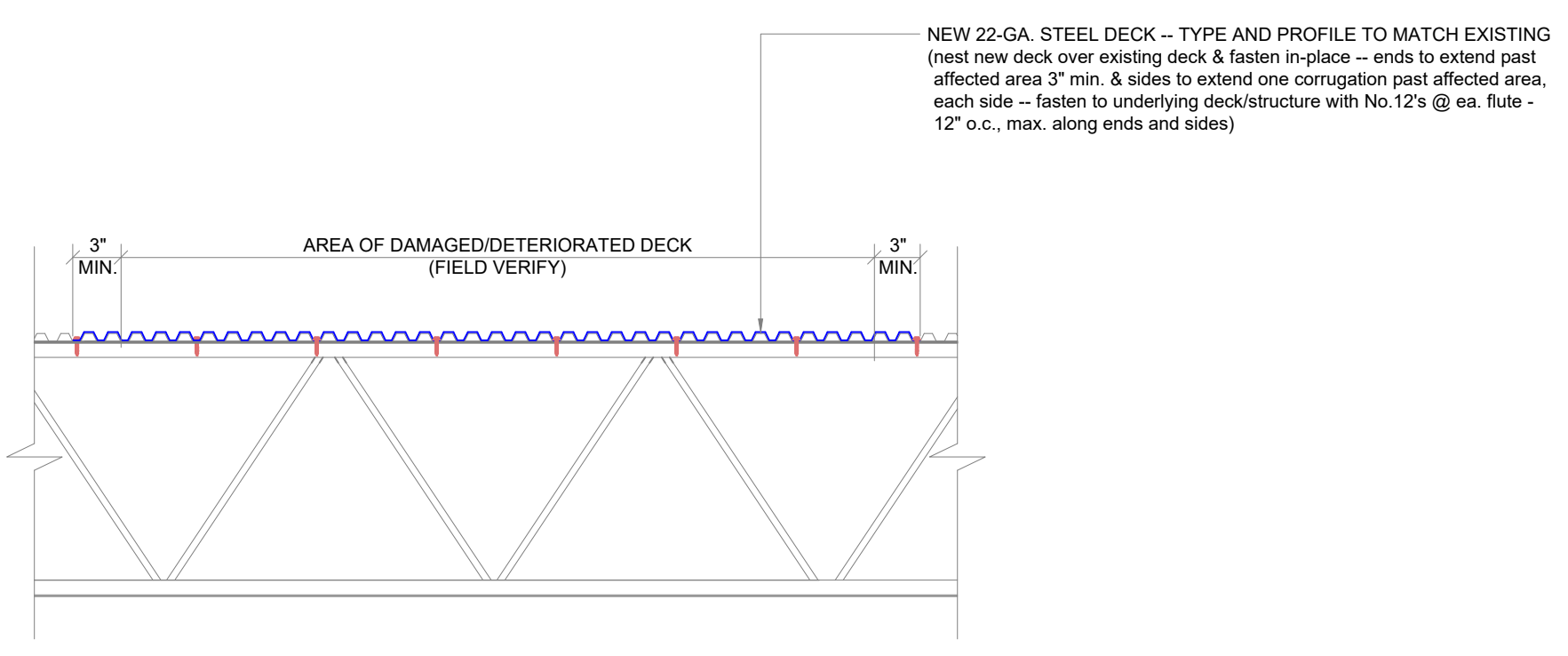


DETAIL -- PITCH PAN W/COVER - BLDGS. F and H 3"=1'-0" 9

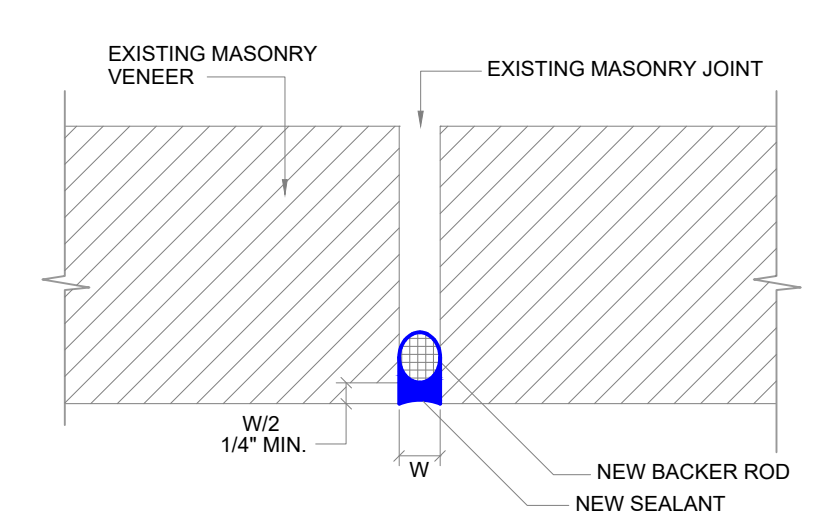
- NOTES:**
- REFER TO MANUFACTURER'S WRITTEN SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR FULL DESCRIPTION OF INSTRUCTIONS AND REQUIREMENTS.
 - PVC EDGE SEALANT IS REQUIRED ON ALL CUT OR NON-ENCAPSULATED EDGES OF REINFORCED MEMBRANE. THIS INCLUDES FACTORY CUT MEMBRANE.
 - CLEAN MEMBRANE SURFACE PRIOR TO WALKPAD INSTALLATION WITH APPROVED MEMBRANE CLEANER.
 - DO NOT INSTALL WALKPADS OVER MEMBRANE SEAMS.
 - USE ONLY APPROVED ADHESIVES FOR ADHERING WALKPADS TO MEMBRANE.



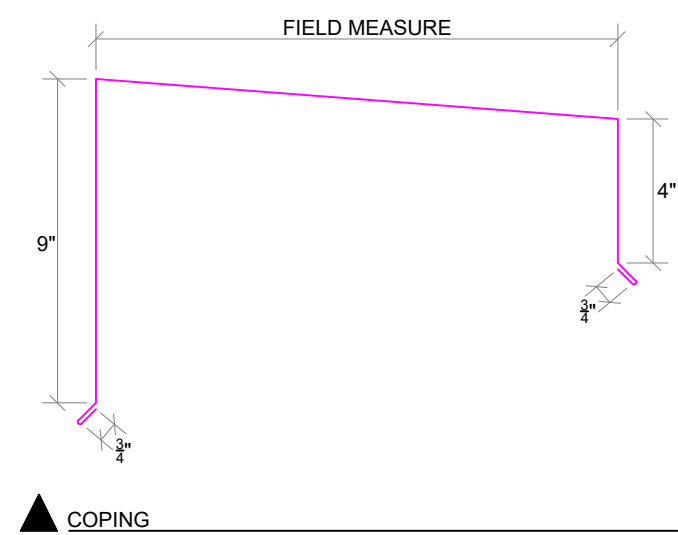
DETAIL -- WALKPADS - BLDGS. F and H N.T.S. 10



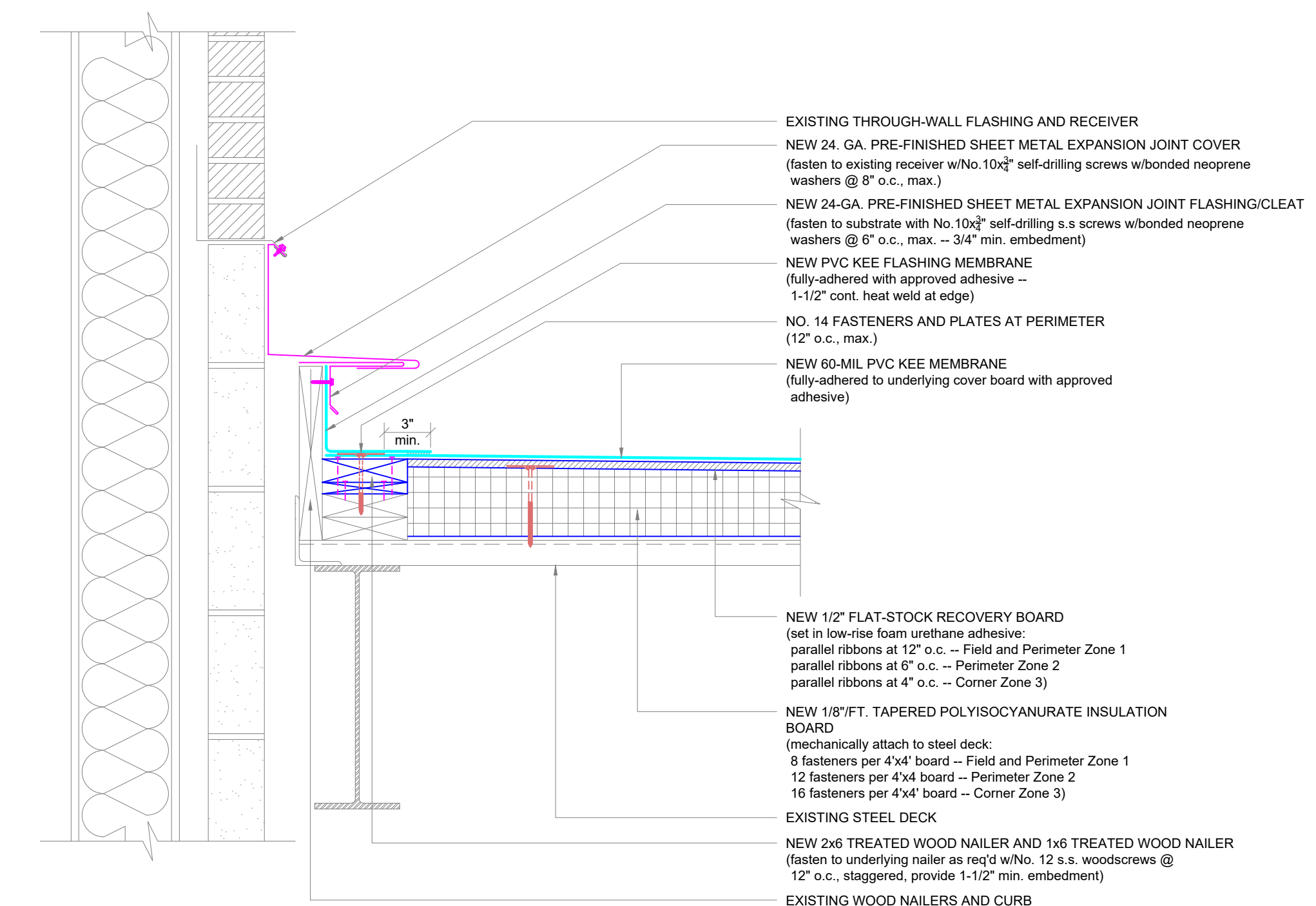
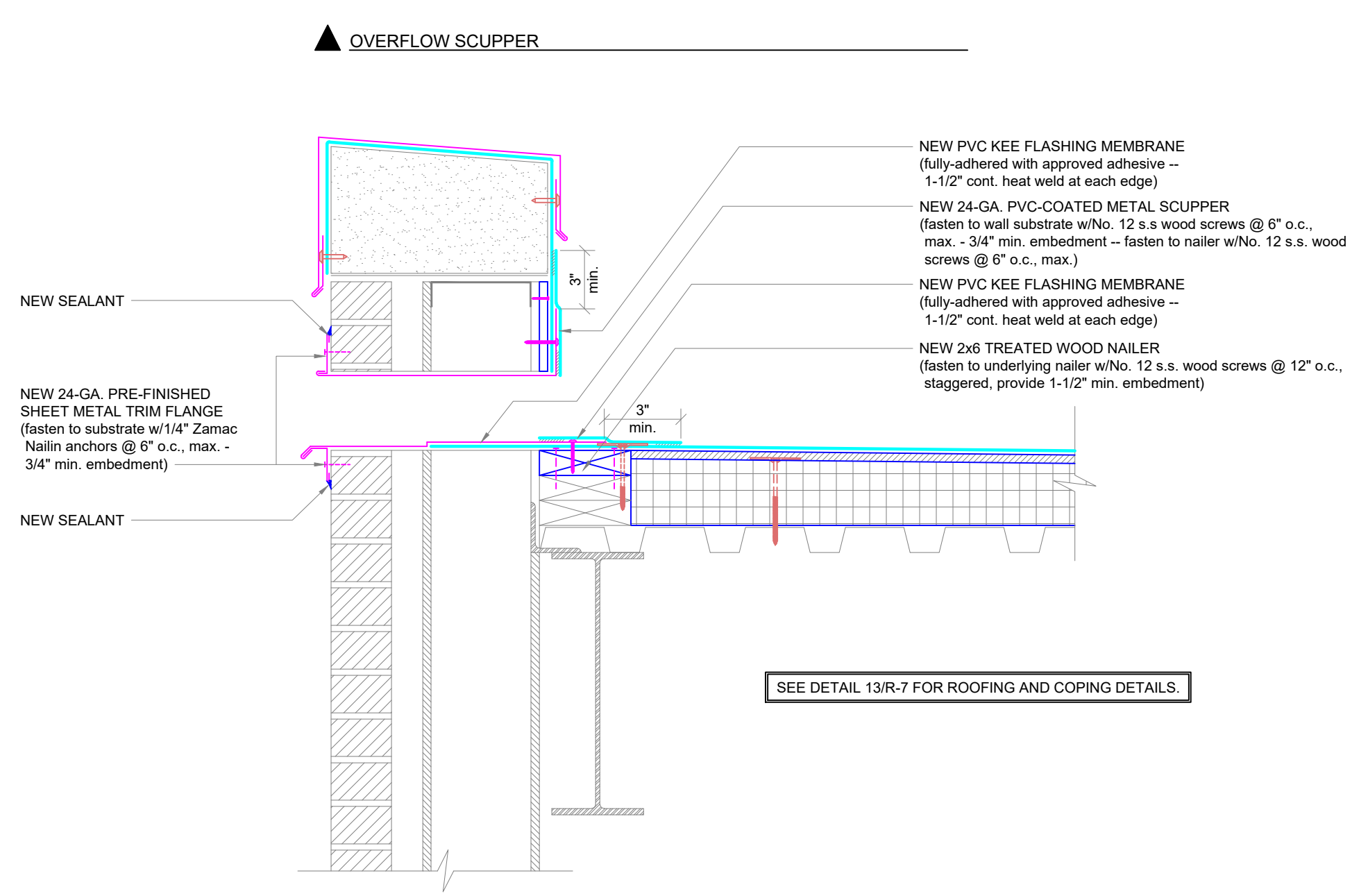
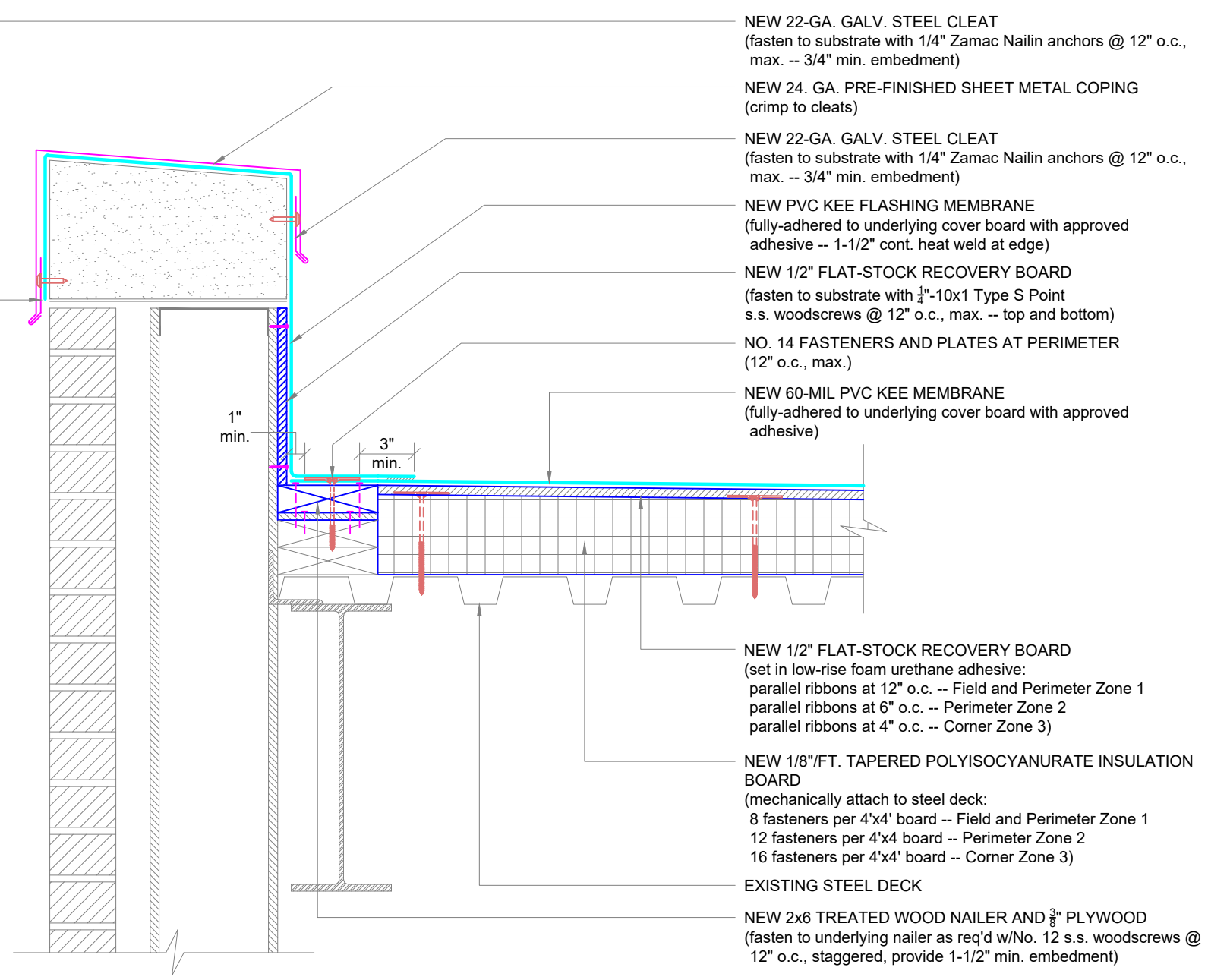
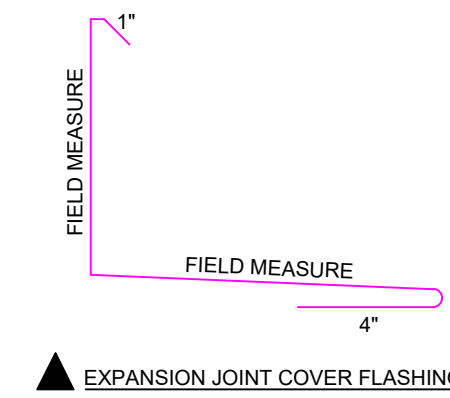
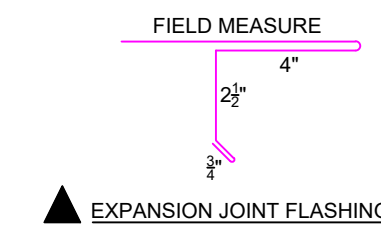
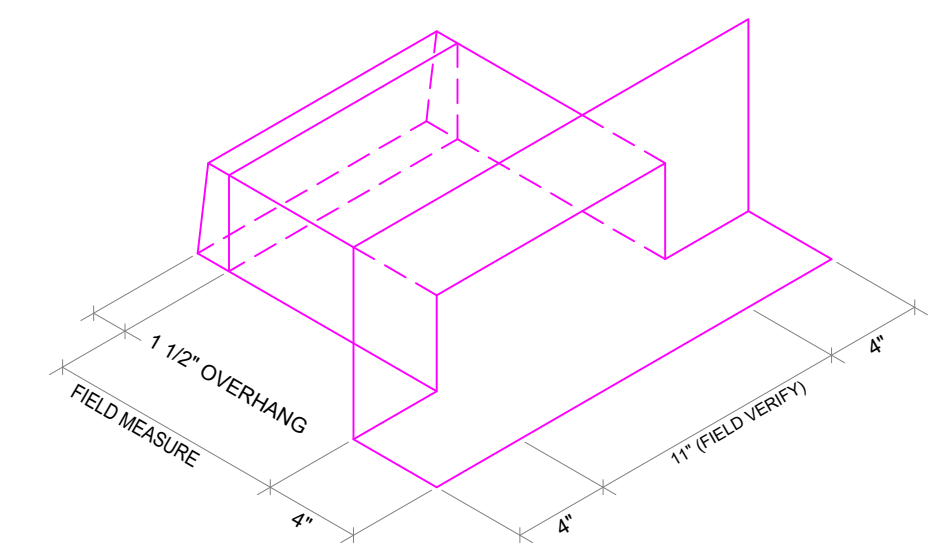
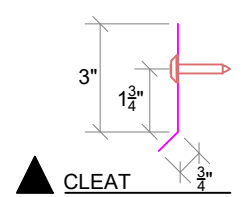
DETAIL -- DAMAGED/DETERIORATED DECK REPAIR - BLDGS. F and H 3/4"=1'-0" 11



DETAIL - TYPICAL MASONRY SEALANT JOINT - BLDG. H N.T.S. 12



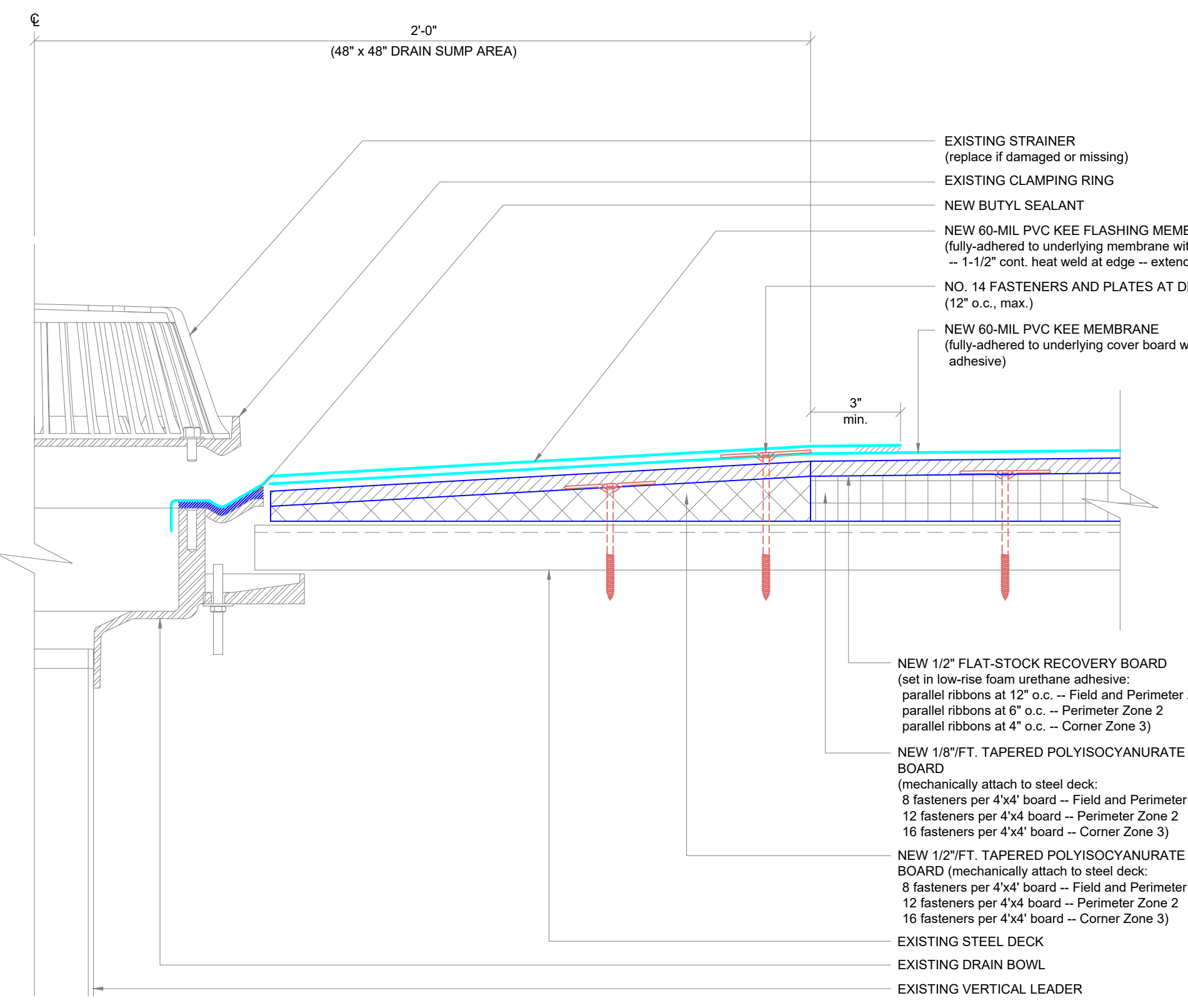
NOTE: DETAILS BASED ON ORIGINAL CONSTRUCTION DRAWINGS. ACTUAL CONSTRUCTION MAY DIFFER FROM DETAIL.



ALTERNATE NO.2
DETAIL -- PARAPET BASE FLASHING - EAST and WEST BREEZEWAY 1 1/2"=1'-0" 13

ALTERNATE NO.2
DETAIL -- THROUGH-WALL SCUPPER - EAST and WEST BREEZEWAY 1 1/2"=1'-0" 14

ALTERNATE NO.2
DETAIL -- EXPANSION JOINT - EAST and WEST BREEZEWAY 1 1/2"=1'-0" 15



ALTERNATE NO.2
DETAIL -- ROOF DRAIN - EAST and WEST BREEZEWAY 3"=1'-0" 16

NOT USED N.T.S. 17

NOT USED N.T.S. 18

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PROPOSALS	10/29/24
0	ISSUED FOR REVIEW	10/25/24

ROOF REPLACEMENT DETAILS

**BLINN COLLEGE
BLDGS. F & H
2423 BLINN BOULEVARD
BRYAN, TEXAS 77802**

BLINN COLLEGE

AESTIMO PROJECT NO.
245301-01

THIS DOCUMENT CONTAINS AN ELECTRONICALLY-APPLIED SEAL AND SIGNATURE AUTHORIZED BY JOHN C. FAIRCCHILD, P.E. ON OCTOBER 29, 2024.



DRAWING NO.	R-7	SCALE	AS NOTED
DRAWN BY	C.D.S.	DATE	10/25/24
CHECKED BY	J.C.F.	DATE	

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