

ROOF REPLACEMENT

MANCHESTER REGIONAL ACADEMY

665 WETHERELL STREET
MANCHESTER, CONNECTICUT

State Project No. 077-0238 RR
Architect's Project No. 2017-031A

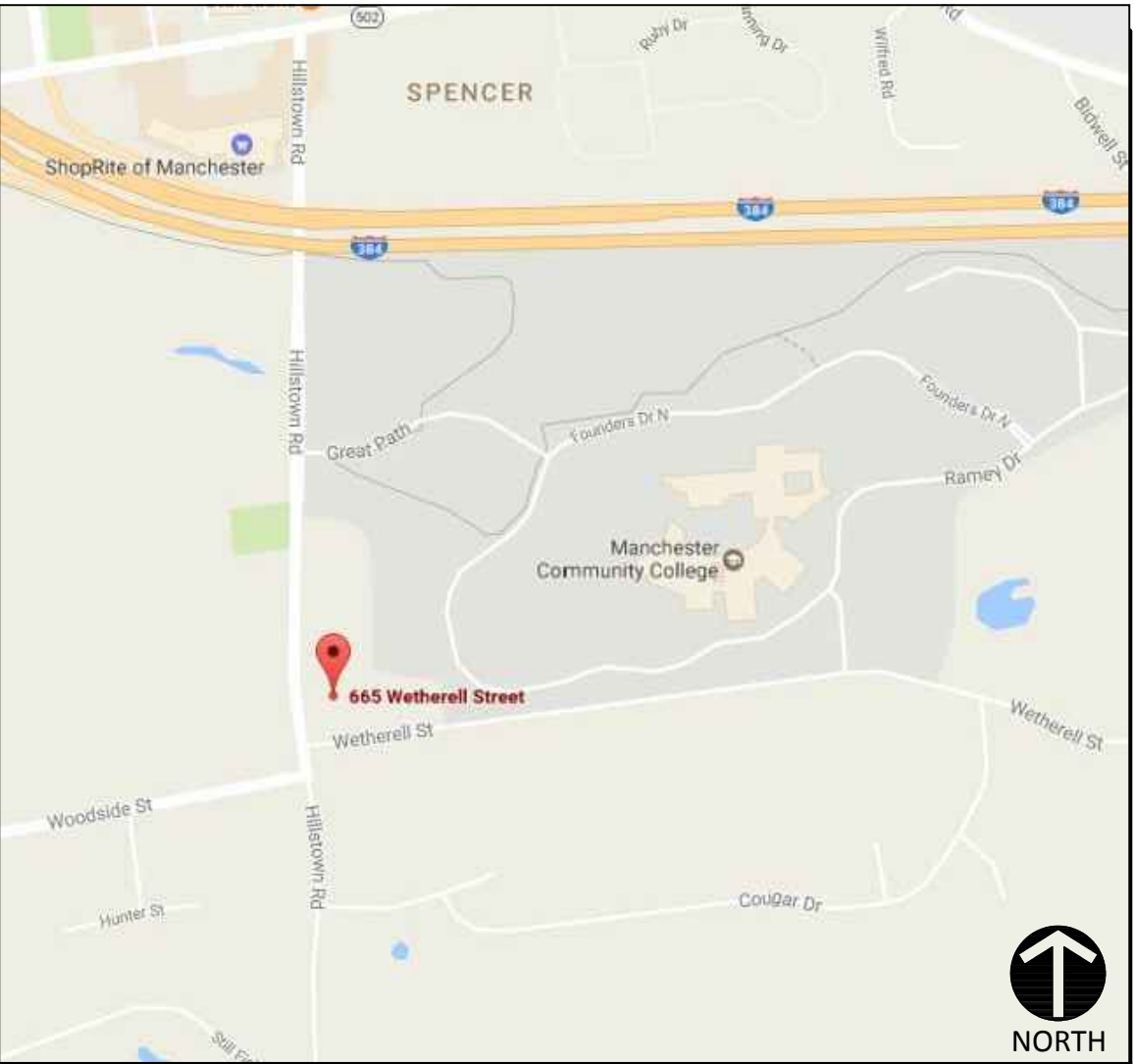
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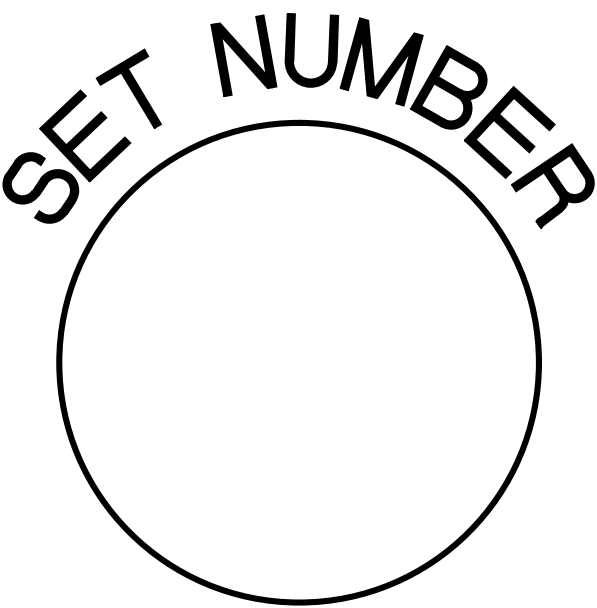
ARCHITECT
FRIAR ARCHITECTURE
21 TALCOTT NOTCH ROAD
FARMINGTON, CONNECTICUT 06032

INDEX OF DRAWINGS

COVER SHEET
R1.1 CODE REFERENCE SHEET
ARCHITECTURAL
A1.1 DEMOLITION ROOF PLAN
A2.1 ROOF CONSTRUCTION PLAN
A3.1 ROOF DETAILS
A3.2 ROOF DETAILS



SITE LOCATION MAP



CODE INFORMATION

Date of Original Construction1973Renovation1980

1. GROUP CLASSIFICATION

(Primary)

(Incidental)

E

2. CONSTRUCTION TYPE (Chapter 6)

Minimum Type Required:

28

Actual Type Provided: (existing)

28

(new)

3. BUILDING HEIGHT (Chapter 5)

Allowable Height (story/feet)

2 STORIES/55 FEET

Actual Height (story/feet)

1 STORIES/12'-8" ~ 22'-8"

(Stories Above Grade)

1

4. BUILDING AREA (Chapter 5)

Building Area:

(Total)

Existing Construction

23,306

s.f.

New Construction

0

s.f.

Total Floor

23,306

s.f.

8. FIRE-RESISTANCE RATED REQUIREMENTS FOR BUILDING ELEMENTS (Table 601)

1) Structural frame: including columns, girders, trusses

0

Hr(s)

2) Bearing Walls:

Exterior

0

Hr(s)

Interior

0

Hr(s)

3) Nonbearing walls and partitions (Exterior)

see Table 602

4) Nonbearing walls and partitions (Interior)

0

Hr(s)

5) Floor Construction

(Including supporting beams and joists)

0

Hr(s)

6) Roof Construction,

(Including supporting beams and joists)

0

Hr(s)

10. MODIFICATIONS

Provide Modification Number and Code Section Number being modified. Note if approved or not.

a) 2018 CT IECC C 402.1.3 Allow R-25 contiguous insulation in lieu of R-30 - APPROVAL INDICATED, NOT YET RECEIVED.

13. SPRINKLER PROTECTION

X

Entire Building

None

14. CODES TO WHICH THIS PROJECT WAS DESIGNED

Dated:

2018 State Building Code

2018 State Fire Code

Current

Current

Rehabilitation Act of 1973 and Americans With Disabilities Act of 1990 with all amendments

2010

State Building Code w/Supplement

State Fire Code w/Supplement

State Health Code

OSHA

Section 504

ADA

Other

THE INTERNATIONAL EXISTING BUILDING CODE (IEBC)

CHAPTER 3: COMPLIANCE METHODS

CHAPTER 3: Compliance Methods: Work Area Compliance Method per Section 301.1.2

CHAPTER 5: CLASSIFICATION OF WORK -

Section 503 Alteration Level 1

503.1 Scope refers to the removal and replacement or the covering of existing materials (roof replacement). The scope of work area is an Alteration Level 1

503.2 Application - Level 1 Alterations shall comply with the provisions of Chapter 7: Alterations - Level 1

The Alteration must comply with Chapter 7:

Section 701 General - In Particular Section 701.2 Conformance.

Section 706 Structural - In Particular Sections 706.1 General, Section 706.2 Addition or replacement of roofing or replacement of equipment and Section 706.3 Additional requirements for re-roof permits

Section 707 Energy Requirements In Particular Section 707.1 Minimum Requirements

By complying with the applicable requirements of Chapters 7 of the 2012 International Existing Building Code (IEBC) this alteration shall be considered in compliance.

15. THRESHOLD BUILDING CONDITIONS

Yes

X

No

16. BUILDING AREAS FOR GRANT CALCULATIONS (ENTIRE FACILITY)

EXISTING UNRENOVATED CONSTRUCTION

23,306

EXISTING RENOVATED CONSTRUCTION

0

EXISTING BEING DEMOLISHED

0

TOTAL EXISTING CONSTRUCTION

23,306

TOTAL NEW CONSTRUCTION

0

TOTAL FACILITY

23,306

NOTES

CONSTRUCTION NOTES

- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.
- DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION OF DIMENSIONS FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
- CONTRACT DRAWINGS MAY VARY FROM ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL CORRECT DIMENSIONS OF ALL MATERIALS TO CARRY OUT THE INTENT OF THE CONTRACT DRAWINGS. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN FIELD BEFORE ORDERING ANY MATERIALS. CONTRACTOR SHALL NOTIFY ARCHITECT PROMPTLY OF ANY CRITICAL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- ALL NEW WORK SHALL BE IMPLEMENTED SO AS TO PROVIDE A SMOOTH AND CONTINUOUS SURFACE WITH ALL EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY TO ACHIEVE THIS REQUIREMENT, EVEN THOUGH PROCEDURES ARE NOT DETAILED FOR EACH SPECIFIC CONDITION OR COMBINATION OF CONDITIONS. QUALITY OF WORKMANSHIP, MATERIALS AND FINISHES SHALL BE EQUAL TO THE LEVEL ESTABLISHED FOR SIMILAR CONSTRUCTION, EXCEPT WHERE EXISTING APPEARANCE IS TO BE MATCHED TO ACHIEVE CONTINUITY.
- CUTTING AND PATCHING SHALL BE THE RESPONSIBILITY OF THE TRADE WHOSE WORK RESULTS IN THE NEED FOR CUTTING AND PATCHING UNLESS A SPECIFIC CONTRACTOR IS CALLED OUT ON THE DRAWINGS. ALL HOLES LEFT BY REMOVING MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT, ETC. SHALL BE PATCHED.
- UNLESS OTHERWISE NOTED OR DIMENSIONED, NEW PARTITIONS SHALL BE CENTERED ON BUILDING COLUMN GRID OR WINDOW MULLIONS.
- CONTRACTOR SHALL PROVIDE WOOD BLOCKING AT WALLS AS REQUIRED TO SUPPORT PIPING, CABINETS TV BRACKETS AND RELATED ITEMS.

DEMOLITION NOTES

- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL NATIONAL, STATE, LOCAL CODES & ORDINANCES.
- THE DEMOLITION PLANS ARE DIAGRAMMATIC AND INTENDED TO HOW THE GENERAL EXTENT OF THE WORK ONLY. THE CONTRACTOR SHALL INCLUDE ALL DEMOLITION WORK REQUIRED TO ACCOMPLISH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- ALL DEMOLISHED ITEMS SHALL BE REMOVED FROM BUILDING / SITE UNLESS NOTED OTHERWISE. COORDINATE WITH OWNER FOR DELIVERY OF ITEMS NOTED TO REMAIN OWNERS PROPERTY. THE PROJECT SITE / BUILDING SHALL BE CLEANED OF DEBRIS ON A DAILY BASIS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND SUPPORT (TEMPORARY OR PERMANENT) FOR ALL PORTIONS OF CONSTRUCTION DURING DEMOLITION AND CONSTRUCTION.
- ALL ABANDONED MECHANICAL / ELECTRICAL / PLUMBING LINES SHALL BE CAPPED OFF BEHIND FINISHES, UNLESS NOTED OTHERWISE. REFER TO MECHANICAL / ELECTRICAL / PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL SAWCUT ALL MASONRY OR CONCRETE OPENINGS INDICATED. MASONRY SHALL BE TOOTHED IN AND / OR RETURNED TO FINISHED OPENING.
- ALL OPENINGS WHERE EXISTING CONSTRUCTION HAS BEEN REMOVED, AND WHICH ARE NOT NOTED TO REMAIN, SHALL BE FILLED AND / OR PATCHED TO MATCH THE ADJACENT EXISTING OR NEW FINISH, INCLUDING ANY FIRE RATINGS REQUIRED.
- ALL AREAS OF FLOORS, WALLS AND CEILINGS DISTURBED BY DEMOLITION SHALL BE FILLED, PATCHED OR OTHERWISE REFINISHED TO MATCH EXISTING OR NEW FINISH AS DESIGNATED, INCLUDING ALL REQUIRED RATINGS.
- CONTRACTOR MUST VERIFY LOCATIONS OF ALL EXISTING STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL ELEMENTS PRIOR TO START OF DEMOLITION.

HAZARDOUS MATERIAL NOTES

ALL DEMOLITION WORK IS TO BE PERFORMED IN ACCORDANCE WITH AN APPROVED ASBESTOS WORK PLAN FROM THE STATE OF CONNECTICUT DEPARTMENT OF PUBLIC HEALTH, UNDER CONTAINMENT WITH A PRESSURE DIFFERENTIAL AND CONTIGUOUS DECONTAMINATION UNITS.

CURRENT AREAS HAVE BEEN TESTED AND HAVE NOT BEEN IDENTIFIED FOR ABATEMENT. ANY CHANGE IN PROJECT SCOPE WILL NEED TO BE INVESTIGATED BY THE OWNER'S ABATEMENT CONSULTANT PRIOR TO THE COMMENCEMENT OF WORK BY THE GENERAL CONTRACTOR.

SYMBOLS LEGEND

ARCHITECTURAL SYMBOLS

BUILDING SECTION

SECTION NUMBER

SHEET NUMBER

WALL SECTION

SECTION NUMBER

SHEET NUMBER

COLUMN CENTERLINE

NUMBERS - (VERT.)

LETTERS - (HORIZ.)

DETAIL DESIGNATION, PLAN DETAIL, LARGE SCALE PLANS

DETAIL NUMBER

SHEET NUMBER

INTERIOR ELEVATIONS

ELEVATION NUMBER

SHEET NUMBER

CASEWORK ELEVATIONS

ELEVATION NUMBER

CEILING DESIGNATION

CEILING TYPE (LETTER)

CEILING HEIGHT (NUMBER)

ROOM NUMBER

NUMBER

DOOR NUMBER

NUMBER/TYPE

WINDOW DESIGNATION

LETTER/TYPE

DEMOLITION TAG

NUMBER

WALL TYPES

NUMBER

PHOTO LOCATION

PHOTO NUMBER

REVISION NUMBER

NUMBER

DATUM / ELEVATION / LEVEL LINE

EXISTING CONSTRUCTION TO REMAIN

NEW STUD CONSTRUCTION

NEW CONCRETE BLOCK

NEW FACE BRICK

SOFFITS / OVERHANG ABOVE

AREA OF REFUGE WHEELCHAIR SPACE ACCESS, CLEAR FLOOR SPACE ASSEMBLY WHEELCHAIR SEAT 30"x48" CLEAR FLOOR SPACE

ACCESSIBLE ELEMENT

ARCHITECTURAL MATERIALS

ACOUSTICAL TILE

PLASTER

ALUMINUM

PLYWOOD (SMALL)

BATT INSULATION

PLYWOOD (SMALL)

BITUMINOUS

RIGID INSULATION

BRASS OR BRONZE

ROUGH WOOD (CONTINUOUS)

CARPET

ROUGH WOOD (INTERRUPTED)

CAST STONE

RUBBLE

CERAMIC TILE

SHEATHING INSUL.

C.M.U.

SLATE, FLAGGING, SOAPSTONE

CONCRETE

STEEL

EARTH

STRUCTURAL CLAY

FACE BRICK

STRUCT. GLAZED FACING TILE

FACE GRAIN

TERRA-COTTA

FINISHED WOOD

TERRAZZO

FIRE BRICK

ELEVATIONS

GLASS BLOCK

BRICK

GLAZED BRICK (CALL OUT)

CONCRETE BLOCK

GLAZING

CERAMIC TILE

GRAVEL

GLASS

GYPSUM BOARD

METAL PANEL CORRUGATED

MARBLE

SLATE, FLAGGING, SOAPSTONE

METAL LATH

SHINGLES

METAL (SMALL)

FLAT METAL PANEL

FEET, FOOT FINISH, FINISHED

FT.

FIN.

FIRE DAMPER

FD.

FIRE EXTINGUISHER

FE.

FIRE RETARDANT

FR.

FIREPROOFING

FP.

FIXTURE

FIXT.

FLASHING

FLASH.

FLOOR

FL.

FLOOR DRAIN

FD.

FLOOR FINISH

FLR. FIN.

FOOTING

FTG.

FOUNDATION

FDN.

FURNISH / FURNISHED

FURN.

FURRED / FURRING

FURR.

GAUGE

GA.

GALVANIZED

GALV.

GYPSUM BOARD

GYP.BD.

HANDRAIL

HR.

HANDICAPPED

H.C.

HEIGHT

HGT.

HIGH POINT

HP.

HOLLOW METAL

HR.

HORIZONTAL

HORIZ.

HOSE BIB

HB.

INCH OR INCHES

IN. OR "

INCLUDE / INCLUDING

INCL.

INFORMATION

INFO.

INSIDE DIAMETER

I.D.

INSULATION

INSUL.

INTERIOR

INT.

JOINT

JT.

KICKPLATE

KP.

LABORATORY

LAB.

LAVATORY

LAV.

LIGHTING

LGT.

MACHINE

MACH.

MAINTENANCE

MAINT.

MANUFACTURER

MFR.

MARKER BOARD

MBD.

EACH

EA.

ELECTRIC / ELECTRICAL

ELEC.

ELECTRIC WATER COOLER

EWC.

ELEVATION

EL.

ELEVATOR

ELEV.

EXISTING FIRE EXTINGUISHER

EXFE

EMERGENCY

EMG.

EQUAL

EQ.

EQUIPMENT

EQUIP.

EXISTING

EXIST.

EXISTING TO REMAIN

EXST.

EXPANSION

EXP.

EXPANSION JOINT

E.J.

EXTERIOR

EXT.

EXTERIOR INSULATION

EIFS.

FINISH SYSTEM

EIFS.

EQUIPMENT

EQUIP.

EXISTING

EXIST.

EXISTING TO REMAIN

ETR.

EXPANSION

EXP.

EXPANSION JOINT

E.J.

FEET, FOOT FINISH, FINISHED

FT.

FIN.

FIRE DAMPER

FD.

FIRE EXTINGUISHER

FE.

FIRE RETARDANT

FR.

FIREPROOFING

FP.

FIXTURE

FIXT.

FLASHING

FLASH.

FLOOR

FL.

FLOOR DRAIN

FD.

FLOOR FINISH

FLR. FIN.

FOOTING

FTG.

FOUNDATION

FDN.

FURNISH / FURNISHED

FURN.

FURRED / FURRING

FURR.

GAUGE

GA.

GALVANIZED

GALV.

GYPSUM BOARD

GYP.BD.

HANDRAIL

HR.

HANDICAPPED

H.C.

HEIGHT

HGT.

HIGH POINT

HP.

HOLLOW METAL

HR.

HORIZONTAL

HORIZ.

HOSE BIB

HB.

INCH OR INCHES

IN. OR "

INCLUDE / INCLUDING

INCL.

INFORMATION

INFO.

INSIDE DIAMETER

I.D.

INSULATION

INSUL.

INTERIOR

INT.

JOINT

JT.

KICKPLATE

KP.

LABORATORY

LAB.

LAVATORY

LAV.

LIGHTING

LGT.

MACHINE

MACH.

MAINTENANCE

MAINT.

MANUFACTURER

MFR.

MARKER BOARD

MBD.

PAIR

PAIR.

PAPER TOWEL DISPENSER

P.T.D.

PERPENDICULAR

PERP.

PLASTER

PLAS.

PLASTIC LAMINATE

P.LAM.

PLATE

PL.

PLUMBING

PLUMB.

PLYWOOD

PLYWOD.

PRECAST

P.C.

PREFABRICATED

PREFAB.

PROJECT, PROJECTION

PROJ.

POINT

PT.

QUANTITY

QTY.

QUARRY TILE

QT.

RADIUS

RAD.

RAIN WATER LEADER

RWL.

RECEIVING

RECV.

REFRIGERATOR

REF.

REINFORCED / REINFORCING

REINF.

REQUIRED

REQ'D.

REVISION, REVISED

REV.

RISER

R.

ROOF DRAIN

R.D.

ROOM

RM.

CONSTRUCTION JOINT

C.J.

CONTINUOUS

CONT.

CONTRACTOR

CONTR.

CORRIDOR

CORR.

COURSE / COURSES

CRS.

DAMP-PROOFING

DAMPR.

DEGREE

DEG.

DEMOLITION

DEMO.

DEPARTMENT

DEPT.

DETAIL

DET.

DIA.

DIA.

DIMENSION

DIM.

DISTANCE

DIST.

DOOR

DR.

DOUBLE

DBL.

DOUBLE HUNG

D.H.

DOWN

DN.

DOWNSPOUT

D.S.

DRAWING

DWG.

DRINKING FOUNTAIN

D.F.

EACH

EA.

ELECTRIC / ELECTRICAL

ELEC.

ELECTRIC WATER COOLER

EWC.

ELEVATION

EL.

ELEVATOR

ELEV.

EXISTING FIRE EXTINGUISHER

EXFE

EMERGENCY

EMG.

EQUAL

EQ.

EQUIPMENT

EQUIP.

EXISTING

EXIST.

EXISTING TO REMAIN

EXST.

EXPANSION

EXP.

EXPANSION JOINT

E.J.

EXTERIOR

EXT.

EXTERIOR INSULATION

EIFS.

FINISH SYSTEM

EIFS.

EQUIPMENT

EQUIP.

EXISTING

EXIST.

EXISTING TO REMAIN

ETR.

EXPANSION

EXP.

EXPANSION JOINT

E.J.

FEET, FOOT FINISH, FINISHED

FT.

FIN.

FIRE DAMPER

FD.

FIRE EXTINGUISHER

FE.

FIRE RETARDANT

FR.

FIREPROOFING

FP.

FIXTURE

FIXT.

FLASHING

FLASH.

FLOOR

FL.

FLOOR DRAIN

FD.

FLOOR FINISH

FLR. FIN.

FOOTING

FTG.

FOUNDATION

FDN.

FURNISH / FURNISHED

FURN.

FURRED / FURRING

FURR.

GAUGE

GA.

GALVANIZED

GALV.

GYPSUM BOARD

GYP.BD.

HANDRAIL

HR.

HANDICAPPED

H.C.

HEIGHT

HGT.

HIGH POINT

HP.

HOLLOW METAL

HR.

HORIZONTAL

HORIZ.

HOSE BIB

HB.

INCH OR INCHES

IN. OR "

INCLUDE / INCLUDING

INCL.

INFORMATION

INFO.

INSIDE DIAMETER

I.D.

INSULATION

INSUL.

INTERIOR

INT.

JOINT

JT.

KICKPLATE

KP.

LABORATORY

LAB.

LAVATORY

LAV.

LIGHTING

LGT.

MACHINE

MACH.

MAINTENANCE

MAINT.

MANUFACTURER

MFR.

MARKER BOARD

MBD.

PAIR

PAIR.

PAPER TOWEL DISPENSER

P.T.D.

PERPENDICULAR

PERP.

PLASTER

PLAS.

PLASTIC LAMINATE

P.LAM.

PLATE

PL.

PLUMBING

PLUMB.

PLYWOOD

PLYWOD.

PRECAST

P.C.

PREFABRICATED

PREFAB.

PROJECT, PROJECTION

PROJ.

POINT

PT.

QUANTITY

QTY.

QUARRY TILE

QT.

RADIUS

RAD.

RAIN WATER LEADER

RWL.

RECEIVING

RECV.

REFRIGERATOR

REF.

REINFORCED / REINFORCING

REINF.

REQUIRED

REQ'D.

REVISION, REVISED

REV.

RISER

R.

ROOF DRAIN

R.D.

ROOM

RM.

CONSTRUCTION JOINT

C.J.

CONTINUOUS

CONT.

CONTRACTOR

CONTR.

CORRIDOR

CORR.

COURSE / COURSES

CRS.

DAMP-PROOFING

DAMPR.

DEGREE

DEG.

DEMOLITION

DEMO.

DEPARTMENT

DEPT.

DETAIL

DET.

DIA.

DIA.

DIMENSION

DIM.

DISTANCE

DIST.

DOOR

DR.

DOUBLE

DBL.

DOUBLE HUNG

D.H.

DOWN

DN.

DOWNSPOUT

D.S.

DRAWING

DWG.

DRINKING FOUNTAIN

D.F.

EACH

EA.

ELECTRIC / ELECTRICAL

ELEC.

ELECTRIC WATER COOLER

EWC.

ELEVATION

EL.

ELEVATOR

ELEV.

EXISTING FIRE EXTINGUISHER

EXFE

EMERGENCY

EMG.

EQUAL

EQ.

EQUIPMENT

EQUIP.

EXISTING

EXIST.

EXISTING TO REMAIN

EXST.

EXPANSION

EXP.

EXPANSION JOINT

E.J.

EXTERIOR

EXT.

EXTERIOR INSULATION

EIFS.

FINISH SYSTEM

EIFS.

EQUIPMENT

EQUIP.

EXISTING

EXIST.

EXISTING TO REMAIN

ETR.

EXPANSION

EXP.

EXPANSION JOINT

E.J.

FEET, FOOT FINISH, FINISHED

FT.

FIN.

FIRE DAMPER

FD.

FIRE EXTINGUISHER

FE.

FIRE RETARDANT

FR.

FIREPROOFING

FP.

FIXTURE

FIXT.

FLASHING

FLASH.

FLOOR

FL.

FLOOR DRAIN

FD.

FLOOR FINISH

FLR. FIN.

FOOTING

FTG.

FOUNDATION

FDN.

FURNISH / FURNISHED

FURN.

FURRED / FURRING

FURR.

GAUGE

GA.

GALVANIZED

GALV.

GYPSUM BOARD

GYP.BD.

HANDRAIL

HR.

HANDICAPPED

H.C.

HEIGHT

HGT.

HIGH POINT

HP.

HOLLOW METAL

HR.

HORIZONTAL

HORIZ.

HOSE BIB

HB.

INCH OR INCHES

IN. OR "

INCLUDE / INCLUDING

INCL.

INFORMATION

INFO.

INSIDE DIAMETER

I.D.

INSULATION

INSUL.

INTERIOR

INT.

JOINT

JT.

KICKPLATE

KP.

LABORATORY

LAB.

LAVATORY

LAV.

LIGHTING

LGT.

MACHINE

MACH.

MAINTENANCE

MAINT.

MANUFACTURER

MFR.

MARKER BOARD

MBD.

PAIR

PAIR.

PAPER TOWEL DISPENSER

P.T.D.

PERPENDICULAR

PERP.

PLASTER

PLAS.

PLASTIC LAMINATE

P.LAM.

PLATE

PL.

PLUMBING

PLUMB.

PLYWOOD

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PRECAST

P.C.

PREFABRICATED

PREFAB.

PROJECT, PROJECTION

PROJ.

POINT

PT.

QUANTITY

QTY.

QUARRY TILE

QT.

RADIUS

RAD.

RAIN WATER LEADER

RWL.

RECEIVING

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REFRIGERATOR

REF.

REINFORCED / REINFORCING

REINF.

REQUIRED

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REVISION, REVISED

REV.

RISER

R.

ROOF DRAIN

R.D.

ROOM

RM.

CONSTRUCTION JOINT

C.J.

CONTINUOUS

CONT.

CONTRACTOR

CONTR.

CORRIDOR

CORR.

COURSE / COURSES

CRS.

DAMP-PROOFING

DAMPR.

DEGREE

DEG.

DEMOLITION

DEMO.

DEPARTMENT

DEPT.

DETAIL

DET.

DIA.

DIA.

DIMENSION

DIM.

DISTANCE

DIST.

DOOR

DR.

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DBL.

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DOWN

DN.

DOWNSPOUT

D.S.

DRAWING

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ELEVATION

EL.

ELEVATOR

ELEV.

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EXFE

EMERGENCY

EMG.

EQUAL

EQ.

EQUIPMENT

EQUIP.

EXISTING

EXIST.

EXISTING TO REMAIN

EXST.

EXPANSION

EXP.

EXPANSION JOINT

E.J.

EXTERIOR

EXT.

EXTERIOR INSULATION

EIFS.

FINISH SYSTEM

EIFS.

EQUIPMENT

EQUIP.

EXISTING

EXIST.

EXISTING TO REMAIN

ETR.

EXPANSION

EXP.

EXPANSION JOINT

E.J.

FEET, FOOT FINISH, FINISHED

FT.

FIN.

FIRE DAMPER

FD.

FIRE EXTINGUISHER

FE.

FIRE RETARDANT

FR.

FIREPROOFING

FP.

FIXTURE

FIXT.

FLASHING

FLASH.

FLOOR

FL.

FLOOR DRAIN

FD.

FLOOR FINISH

FLR. FIN.

FOOTING

FTG.

FOUNDATION

FDN.

FURNISH / FURNISHED

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FURR.

GAUGE

GA.

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GALV.

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HR.

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HEIGHT

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INFORMATION

INFO.

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I.D.

INSULATION

INSUL.

INTERIOR

INT.

JOINT

JT.

KICKPLATE

KP.

LABORATORY

LAB.

LAVATORY

LAV.

LIGHTING

LGT.

MACHINE

MACH.

MAINTENANCE

MAINT.

MANUFACTURER

MFR.

MARKER BOARD

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PRECAST

P.C.

PREFABRICATED

PREFAB.

PROJECT, PROJECTION

PROJ.

POINT

PT.

QUANTITY

QTY.

QUARRY TILE

QT.

RADIUS

RAD.

RAIN WATER LEADER

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RECV.

REFRIGERATOR

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REQ'D.

REVISION, REVISED

REV.

RISER

R.

ROOF DRAIN

R.D.

ROOM

RM.

CONSTRUCTION JOINT

C.J.

CONTINUOUS

CONT.

CONTRACTOR

CONTR.

CORRIDOR

CORR.

COURSE / COURSES

CRS.

DAMP-PROOFING

DAMPR.

DEGREE

DEG.

DEMOLITION

DEMO.

DEPARTMENT

DEPT.

DETAIL

DET.

DIA.

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DIMENSION

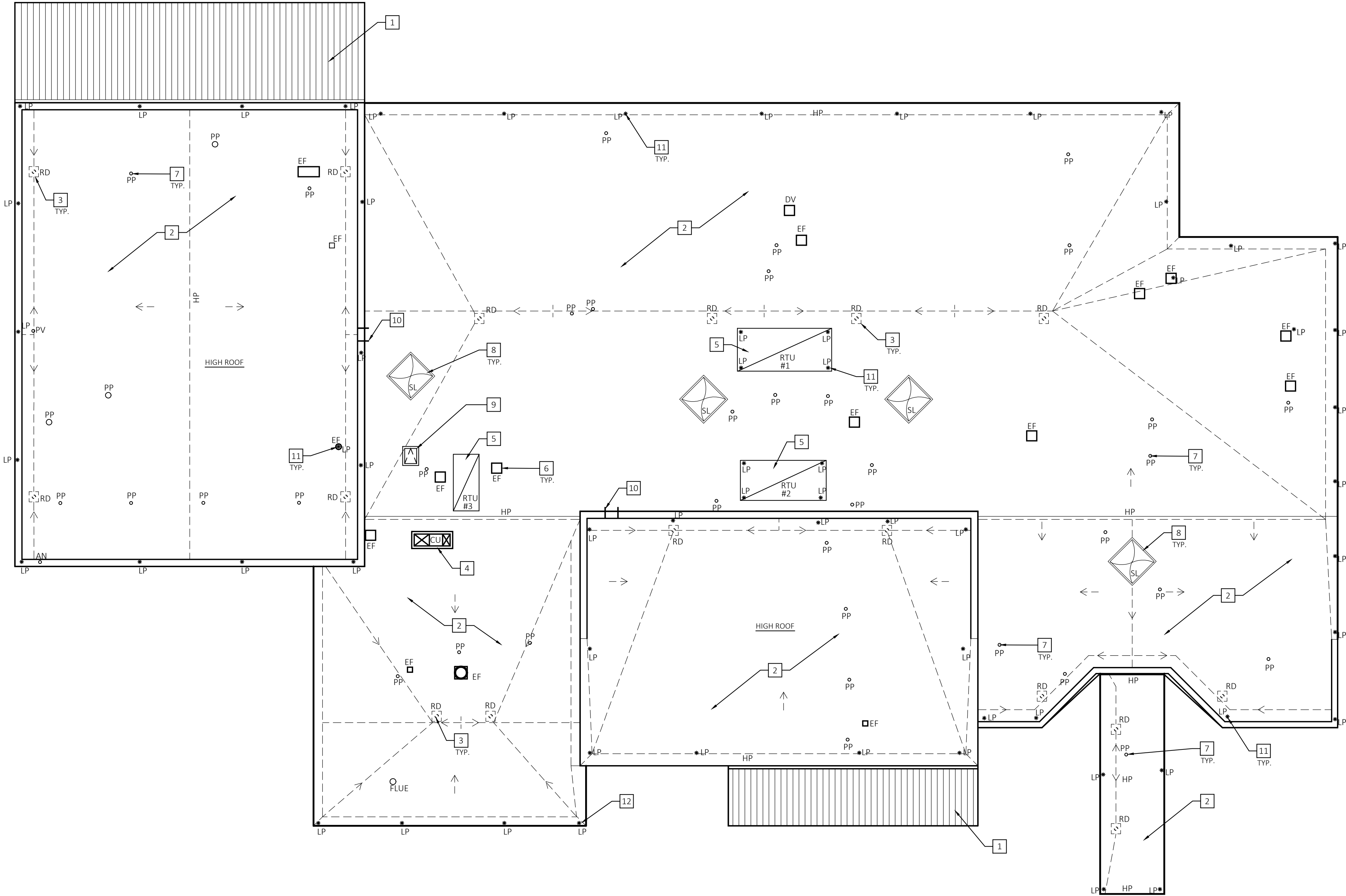
DIM.

DISTANCE</

ROOF LEGEND			
	NEW SINGLY PLY MEMBRANE ROOF SYSTEM		LP LIGHTNING PROTECTION TERMINAL
	ROOF CRICKET		RTU ROOF TOP UNIT
	ROOF SLOPE MIN. 1/4" PER FOOT, TYP.		CU CONDENSER UNIT
	COMBINATION MAIN ROOF & OVERFLOW DRAIN		DV DRYER VENT
	PRIMARY ROOF DRAIN		EF EXHAUST FAN
	SKYLIGHT W/ FALL PROTECTION GUARDS		PP PIPE/VENT PENETRATION
	ROOFTOP WALKWAY PADS		OFS OVERFLOW ROOF DRAIN THRU-WALL SCUPPER; REF: DETAILS
			OFP OVERFLOW ROOF DRAIN PIPING - PITCH 1/4" PER FOOT FROM DRAIN TO OVERFLOW SCUPPER
			HP HIGH POINT
			FLUE FLUE OR VENT STACK

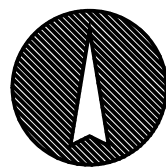
ROOF DEMO GENERAL NOTES	
REFER TO ASBESTOS ABATEMENT SPECIFICATIONS & ASSOCIATED WORK PRACTICES FOR THE REMOVAL AND DEMOLITION OF EXISTING ACM ROOF FLASHING.	
A.	ALL EXISTING ROOF EQUIPMENT TO REMAIN, U.O.N.; REF: KEYNOTES FOR FURTHER INFORMATION
B.	ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL NATIONAL, STATE, LOCAL CODES & ORDINANCES
C.	CONTRACTOR IS RESPONSIBLE FOR REMOVAL & REINSTALLATION OF ALL MECHANICAL, PLUMBING AND ELECTRICAL ITEMS INDICATED ON DRAWINGS. ALL ELECTRICAL CONNECTIONS, POWER CONNECTIONS AND PLUMBING LINES SHALL REMAIN, BE REINSTALLED OR NEW CONNECTIONS INSTALLED FOR FULLY FUNCTIONING EQUIPMENT.
D.	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL DEMOLITION WORK.
E.	ALL ITEMS SCHEDULED FOR DEMOLITION SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OF SITE ON A DAILY BASIS.
F.	CONTRACTOR MUST VERIFY LOCATIONS OF ALL EXISTING STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL ELEMENTS PRIOR TO START OF DEMOLITION.
G.	CONTRACTOR TO VERIFY ALL ROOFTOP EQUIPMENT IS CURRENTLY FUNCTIONING BEFORE COMMENCEMENT OF WORK. CONTRACTOR TO NOTIFY THE OWNER OF ANY ABANDONED ROOF TOP EQUIPMENT.

ROOF DEMO KEY NOTES	
#	
1.	EXISTING METAL ROOF TO REMAIN
2.	DEMOLISH EXISTING ROOF CONSTRUCTION TO EXISTING ROOF DECK FOR INSTALLATION OF NEW ROOF SYSTEM, U.O.N.; ALL ASSOCIATED FLASHING AND COPINGS TO BE DEMOLISHED, TYP.
3.	EXISTING ROOF DRAINS TO BE DEMOLISHED AND EXISTING DRAIN PIPING TO REMAIN FOR RECONNECTION WITH NEW OVERFLOW DRAINS, TYP.
4.	EXISTING CONDENSER UNITS AND DUNNAGE TO REMAIN
5.	EXISTING ROOF TOP UNIT TO REMAIN, EXISTING CURB & FLASHING TO BE REMOVED AND REPLACED.
6.	EXISTING EXHAUST FAN TO BE REMOVED AND SALVAGED FOR REINSTALLATION; EXISTING CURB AND ASSOCIATED FRAMING TO BE REMOVED TO DECK; TO BE REPLACED WITH NEW CURB, TYP.
7.	EXISTING PLUMBING VENTS AND PIPE PENETRATIONS TO REMAIN AND ASSOCIATED FLASHING TO BE REMOVED FOR INSTALLATION OF NEW FLASHING, TYP.; EXTEND VENTS AS REQUIRED
8.	EXISTING SKYLIGHTS AND CAGES TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION; NEW ROOFING AND SKYLIGHT CURB FLASHING TO BE INSTALLED PER DETAIL 10/A3.1
9.	EXISTING ROOF HATCH TO REMAIN; EXISTING FLASHING & CURB TO BE REMOVED TO DECK; NEW FLASHING & CURB TO BE INSTALLED
10.	EXISTING ROOF LADDER TO BE REMOVED AND STORED FOR REINSTALLATION AFTER ROOF CONSTRUCTION; PROVIDE NEW FASTENERS FOR INSTALLATION, TYP.
11.	EXISTING LIGHTNING PROTECTION SYSTEM TO BE REMOVED, SALVAGED AND TURNED OVER TO OWNER. PATCH ALL HOLES IN EIFS AND MASONRY AS REQUIRED.
12.	LIGHTNING PROTECTION GROUND WIRE ATTACHED TO OVERHEAD LINE, V.I.F.



DEMOLITION ROOF PLAN

SCALE: 3/32"=1'-0"



DATE:	1.4.19
DRAWN BY:	LLB
SCALE:	AS NOTED
REVIEWED BY:	RR
PROJECT NO.	2017-031A

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR BIDDING
2	ISSUED FOR BID

DEMOLITION

ROOF PLAN

STATE PROJECT NO. 077-Q238 RR
MANCHESTER REGIONAL ACADEMY
ROOF REPLACEMENT
665 WETHERELL STREET
MANCHESTER, CONNECTICUT

ARCHITECT'S SEAL

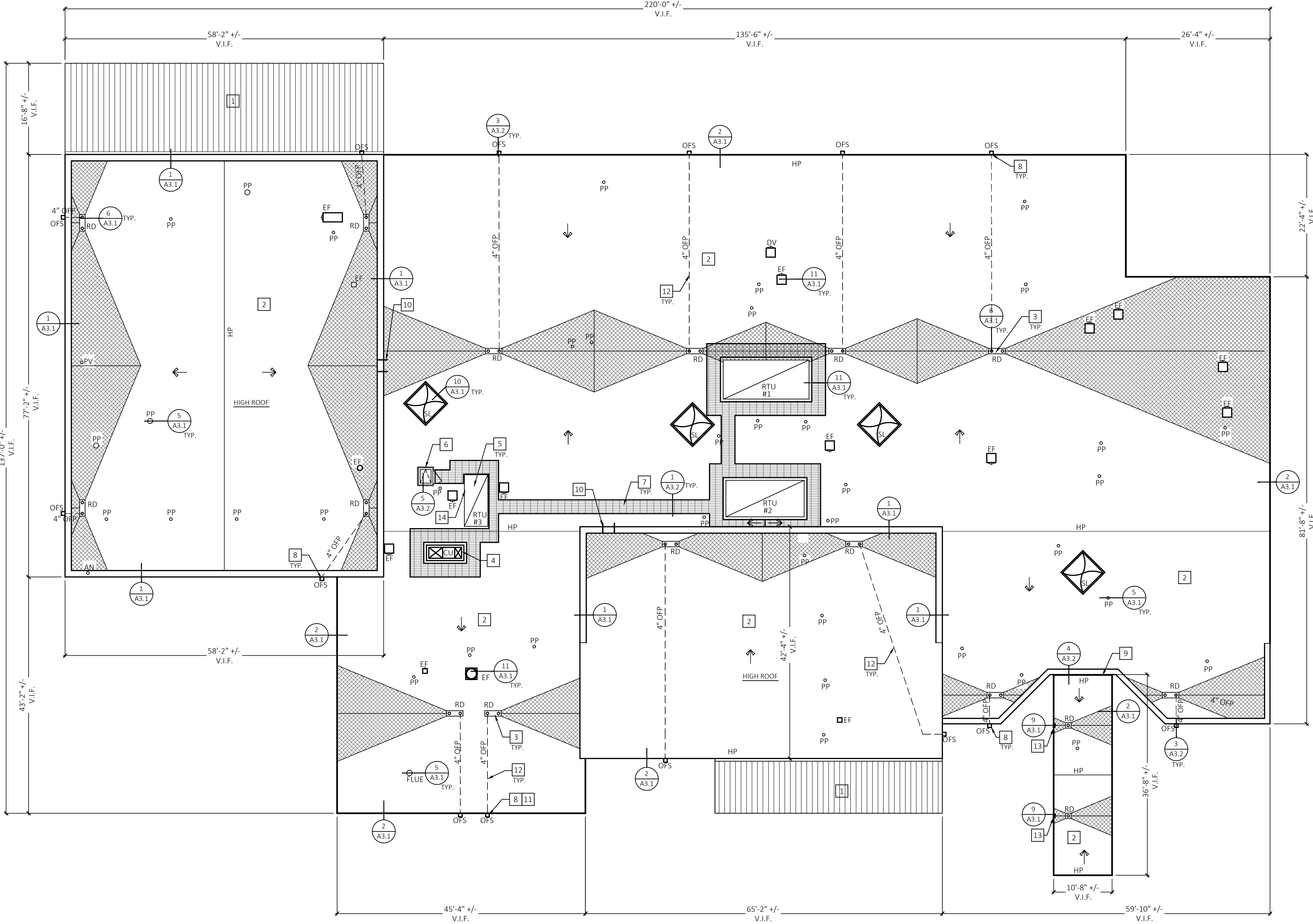


SHEET NO.
A1.1

ROOF LEGEND			
	NEW SINGLY PLY MEMBRANE ROOF SYSTEM	RTU	ROOF TOP UNIT
	ROOF CRICKET	CU	CONDENSER UNIT
	ROOF SLOPE MIN. 1/4" PER FOOT, TYP.	DV	DRYER VENT
	COMBINATION MAIN ROOF & OVERFLOW DRAIN	EF	EXHAUST FAN
	PRIMARY ROOF DRAIN	PP	PIPE/VENT PENETRATION
	SKYLIGHT W/ FALL PROTECTION GUARDS	OFS	OVERFLOW ROOF DRAIN THRU-WALL SCUPPER; REF: DETAILS
	ROOFTOP WALKWAY PADS	OFF	OVERFLOW ROOF DRAIN PIPING - PITCH 1/8" PER FOOT FROM DRAIN TO OVERFLOW SCUPPER
		HP	HIGH POINT
		FLUE	FLUE OR VENT STACK

ROOF PLAN KEY NOTES	
1.	EXISTING METAL ROOF TO REMAIN
2.	NEW SINGLE PLY MEMBRANE ROOF SYSTEM, WITH NEW CRICKETS, FLASHING, COPINGS & EQUIPMENT CURBS AS INDICATED ON PLAN AND IN DETAILS
3.	NEW OVERFLOW DRAINS AT EXISTING LOCATIONS
4.	EXISTING CONDENSER UNITS AND DUNNAGE TO REMAIN; PROVIDE FLASHING PER TYP. PIPE PENETRATION DETAIL; REF: 5/A3.1
5.	EXISTING ROOF TOP UNIT TO BE REINSTALLED OVER NEW SLEEPERS
6.	EXISTING ROOF HATCH WITH NEW GALVANIZED STEEL SAFETY RAILING AND POSTS WITH SELF CLOSING GATE; MOUNTED TO ROOF HATCH CURB
7.	NEW ROOF WALKWAY PADS AS INDICATED ON PLAN
8.	NEW THROUGH WALL OVERFLOW SCUPPER
9.	NEW COMPRESSIBLE TUBE AND INSULATION EXISTING 1" BUILDING EXPANSION JOINT;
10.	EXISTING ACCESS LADDER TO BE CLEANED, PREPPED AND PAINTED AS REQUIRED.
11.	COORDINATE SCUPPER WITH EXISTING LOUVER AND WALL VENT, THIS LOCATION
12.	NEW OVERFLOW ROOF DRAIN PIPING SHOWN AT APPROXIMATE LOCATIONS, EXACT LOCATIONS TO BE COORDINATED IN FIELD; WHERE PIPING PENETRATES FIRE RATED WALLS, FIRE RATING TO BE MAINTAINED PER DETAIL 6/A3.2. PROVIDE MIN PITCH OF 1/8" PER FOOT FROM DRAIN TO OVERFLOW SCUPPER, TYP.
13.	PROVIDE SCUPPER AT ROOF EDGE AT LOCATION INDICATED TO ALLOW FOR OVERFLOW DRAINAGE
14.	REPLACE ALL PITCH POCKETS PENETRATIONS, TYP.; REF: DETAIL 8/A3.1

ROOF CONSTRUCTION GENERAL NOTES	
A.	ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.
B.	DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION OF DIMENSIONS FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
C.	CONTRACT DRAWINGS MAY VARY FROM ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL CORRECT DIMENSIONS OF ALL MATERIALS TO CARRY OUT THE INTENT OF THE CONTRACT DRAWINGS. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN FIELD BEFORE ORDERING ANY MATERIALS. CONTRACTOR SHALL NOTIFY ARCHITECT PROMPTLY OF ANY CRITICAL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
D.	ALL NEW WORK SHALL BE IMPLEMENTED SO AS TO PROVIDE A SMOOTH AND CONTINUOUS SURFACE WITH ALL EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY TO ACHIEVE THIS REQUIREMENT, EVEN THOUGH PROCEDURES ARE NOT DETAILED FOR EACH SPECIFIC CONDITION OR COMBINATION OF CONDITIONS. QUALITY OF WORKMANSHIP, MATERIALS AND FINISHES SHALL BE EQUAL TO THE LEVEL ESTABLISHED FOR SIMILAR CONSTRUCTION, EXCEPT WHERE EXISTING APPEARANCE IS TO BE MATCHED TO ACHIEVE CONTINUITY.
E.	CUTTING AND PATCHING SHALL BE THE RESPONSIBILITY OF THE TRADE WHOSE WORK RESULTS IN THE NEED FOR CUTTING AND PATCHING UNLESS A SPECIFIC CONTRACTOR IS CALLED OUT ON THE DRAWINGS. ALL HOLES LEFT BY REMOVING MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT, ETC. SHALL BE PATCHED WITH LIKE MATERIALS.
F.	THE EXISTING CONDITION OF THE BUILDING INTERIOR, EXTERIOR AND SITE SHALL NOT BE COMPROMISED DURING & AFTER THE PROJECT COMPLETION DUE TO THE CONSTRUCTION PROCESS AND/OR ANY ASSOCIATED ACTIVITY.
G.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE EXISTING MECHANICAL, ELECTRICAL & PLUMBING PIPING, CONDUIT, DUCTWORK ETC. DUE TO THE ROOF DEMOLITION AND CONSTRUCTION PROCESS.
H.	INSULATE ALL NEW OVERFLOW ROOF DRAIN PIPING FROM ROOF DRAIN TO EXTERIOR WALL CONSTRUCTION, TYPICAL. INSULATE ALL EXISTING & NEW MAIN ROOF DRAIN PIPING AT NEW ROOF DRAIN, TYPICAL.
I.	ALL NEW OVERFLOW ROOF DRAIN PIPING TO BE PLASTIC PIPING (PVC) - REFER TO SPECIFICATIONS.



ROOF CONSTRUCTION PLAN

SCALE: 3/32"=1'-0"



DATE:	1.4.19
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PROJECT NO.	2017-031A

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR BIDDING
2	ISSUED FOR BID

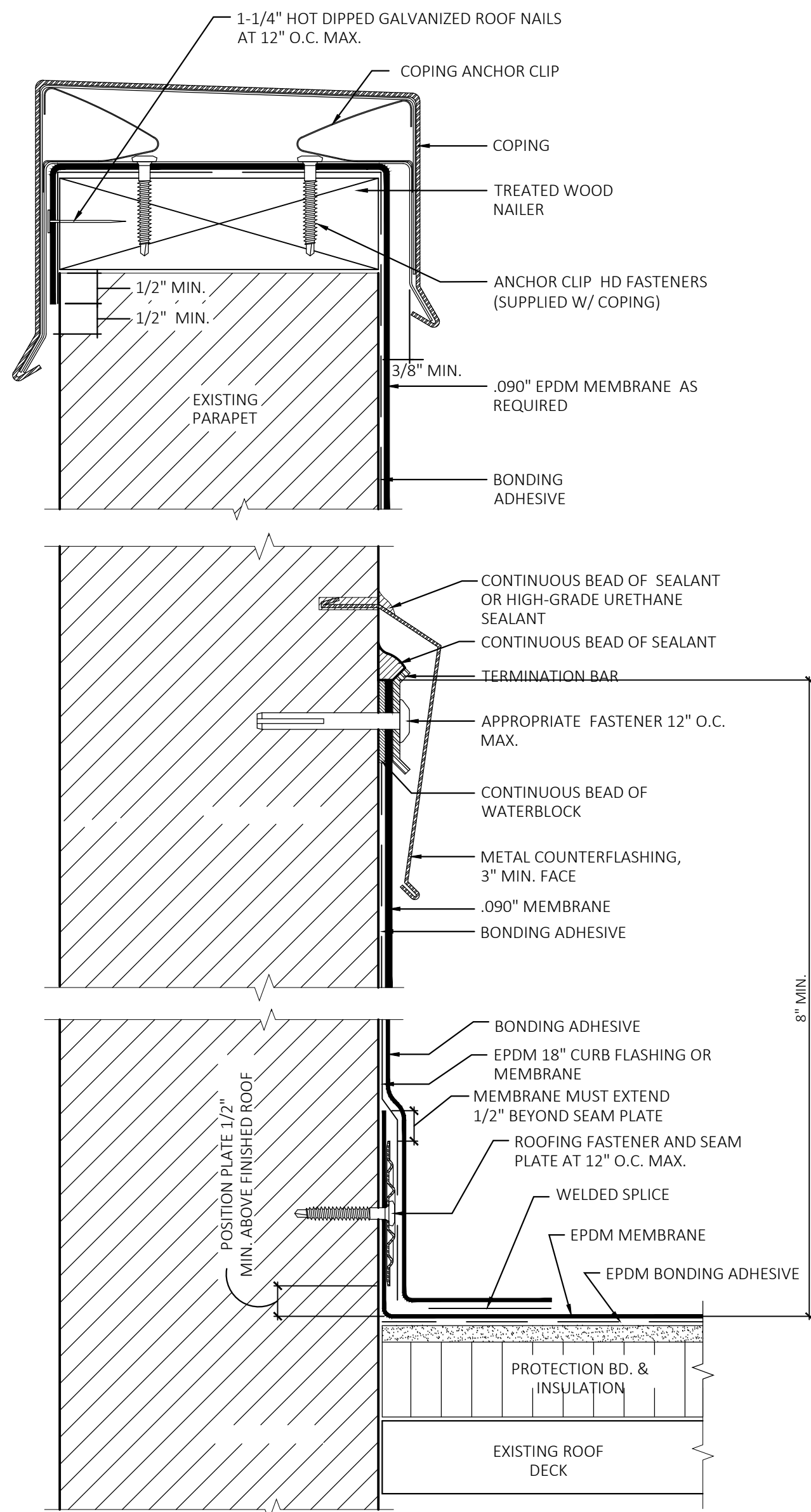
ROOF CONSTRUCTION PLAN

STATE PROJECT NO. 077-0238 RR
MANCHESTER REGIONAL ACADEMY
ROOF REPLACEMENT
665 WETHERELL STREET
MANCHESTER, CONNECTICUT

ARCHITECT'S SEAL



SHEET NO.
A2.1

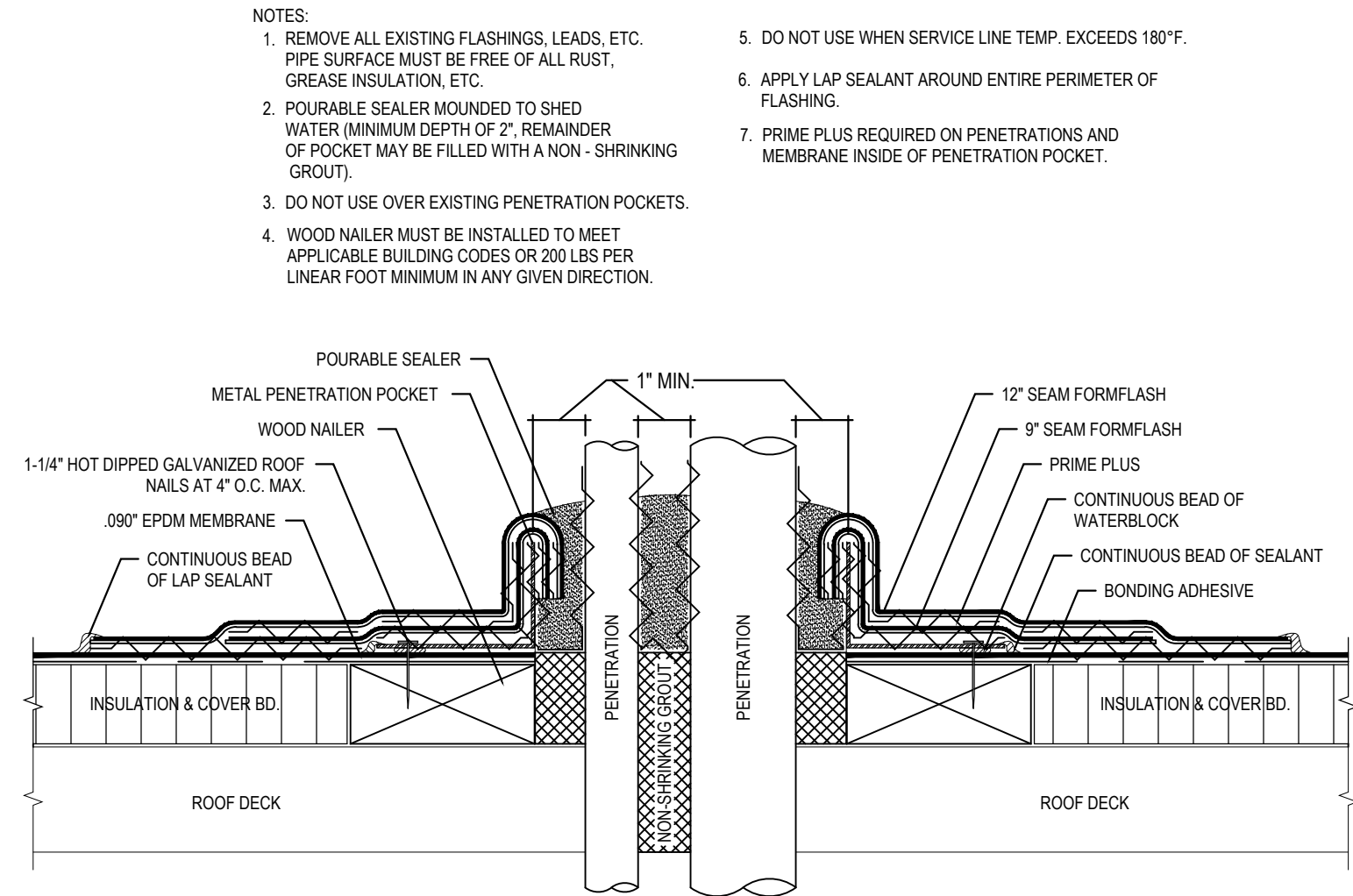


NOTES: BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.

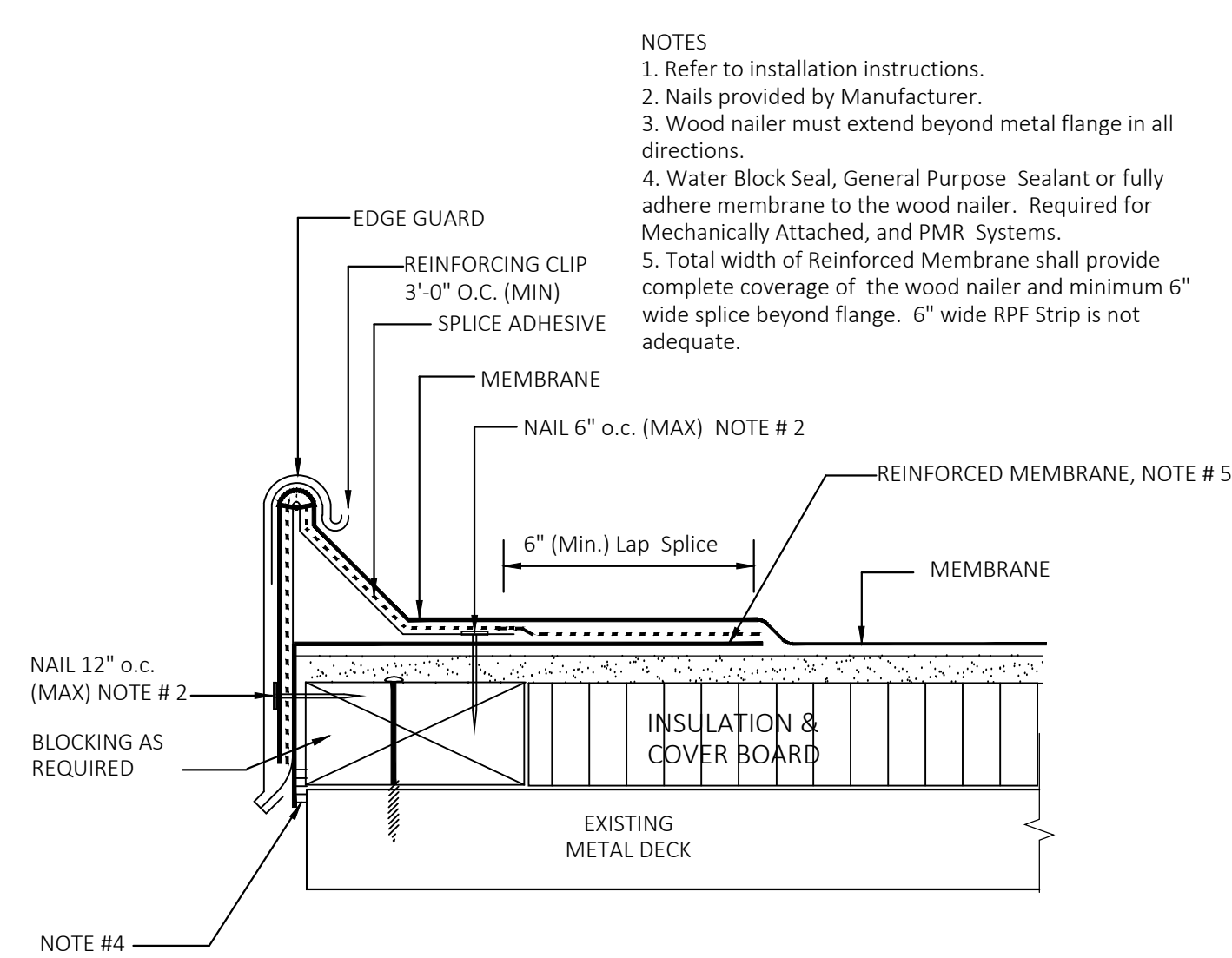
FASTEN COPING CLEAT AS PER SUPPLIED INSTRUCTIONS.

WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LF MIN, IN ANY GIVEN DIRECTION, TYP.

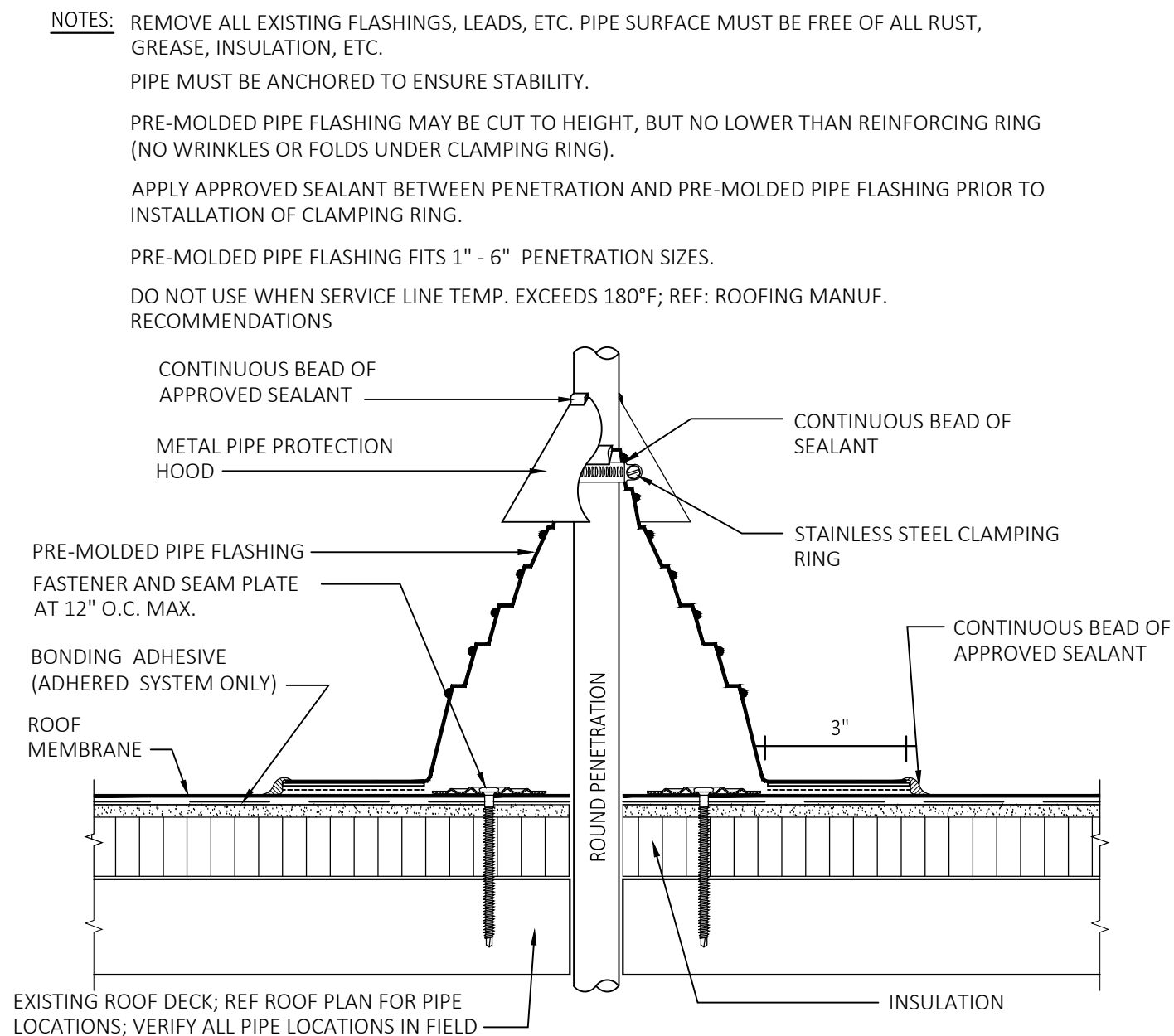
1 PARAPET DETAIL
SCALE: NTS



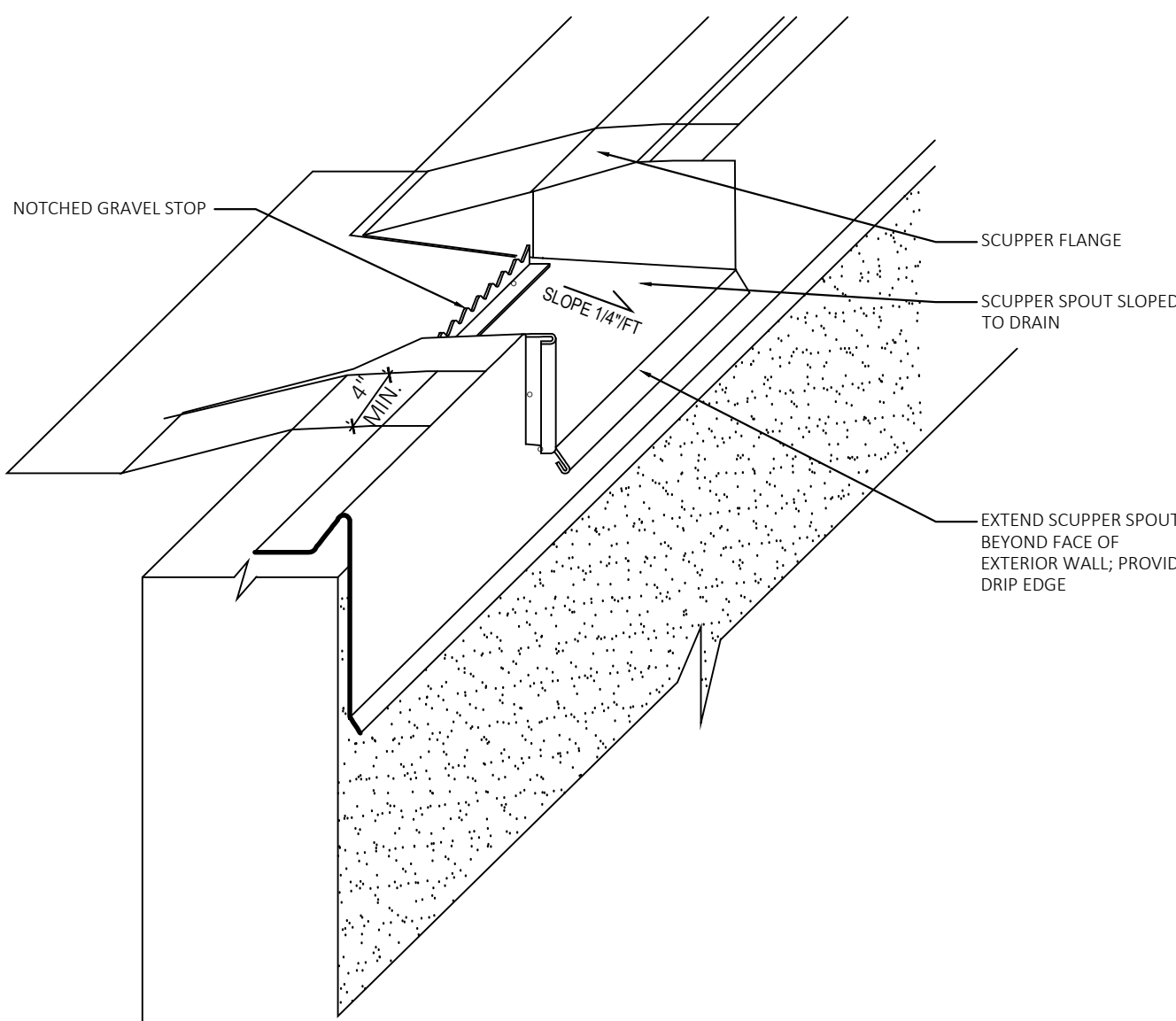
8 PIPE PENETRATION W/
METAL PENETRATION POCKET
SCALE: NOT TO SCALE



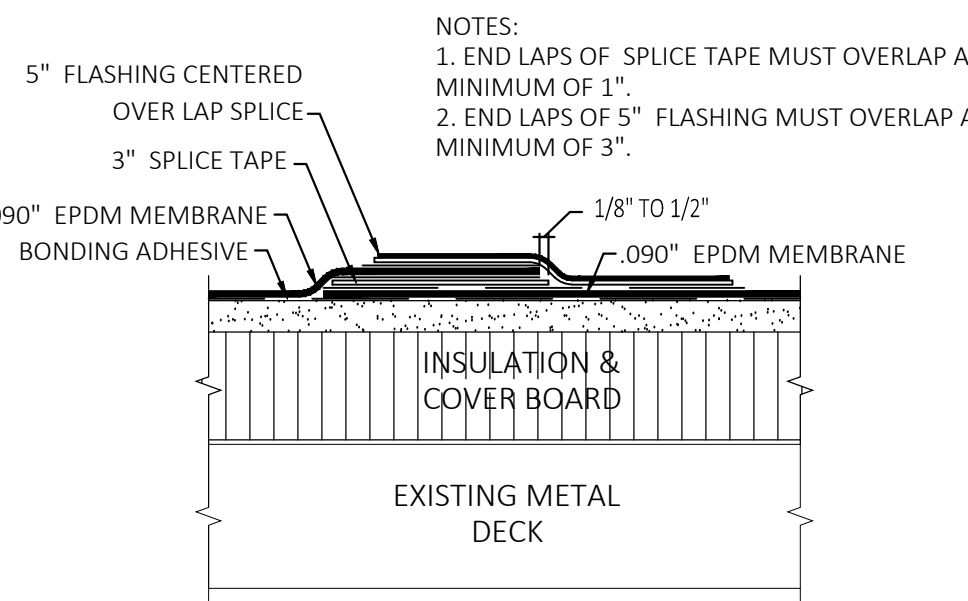
2 ROOF EDGE DETAIL
SCALE: NTS



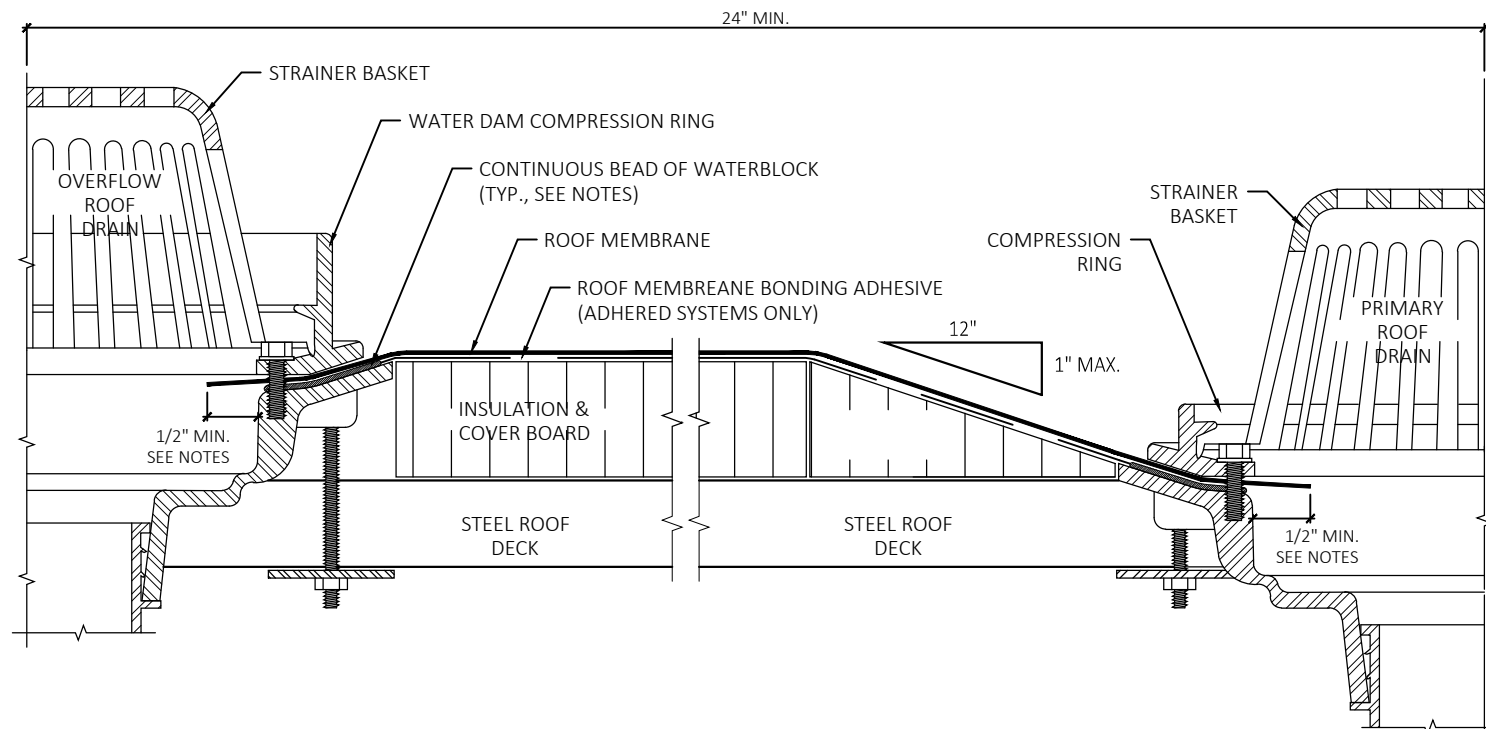
5 PIPE / VENT / DUNNAGE PENETRATION
SCALE: NTS



9 SCUPPER @ ROOF EDGE
SCALE: NTS



3 TYP. LAP DETAIL
SCALE: NTS



NOTES:

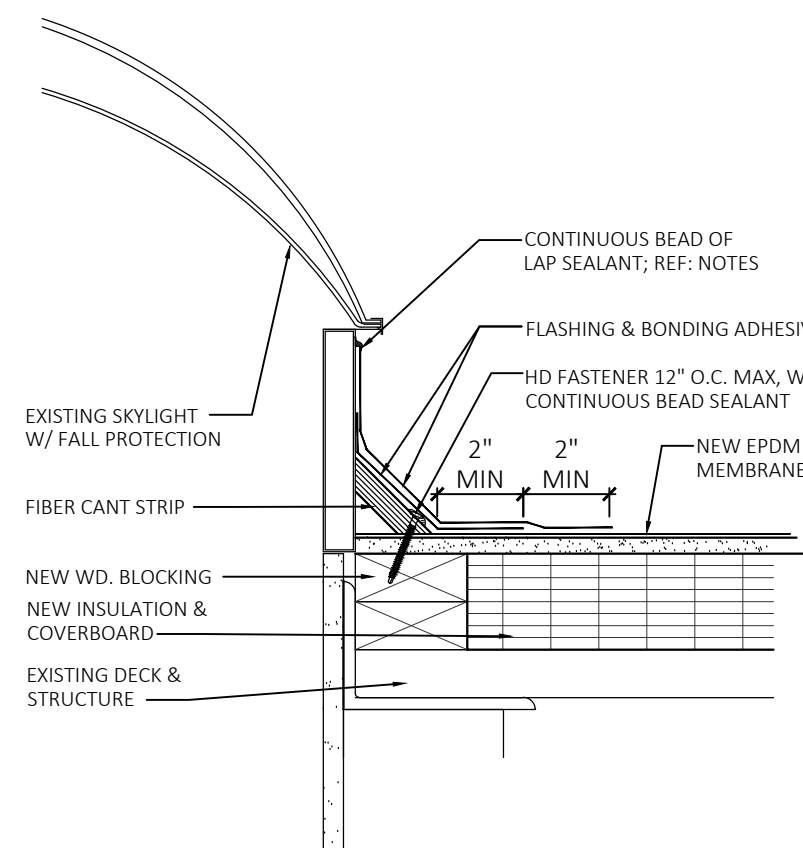
- REFER TO ROOF MANUFACTURER FOR ADDITIONAL INFORMATION.
- HOLE IN MEMBRANE SHOULD EXTEND A MINIMUM OF 1/2" BEYOND CLAMPING RING AND SHOULD NOT BE SMALLER THAN THE DIAMETER OF THE LEADER PIPE.
- INSULATION ADJACENT TO DRAIN TO BE APPROPRIATE ROOF MANUFACTURER'S APPROVED INSULATION W/ APPROPRIATE BONDING SURFACE.
- WATERBLOCK MIN. OF 1/2 OF 10 OZ. TUBE PER 4" DRAIN. USE ADDITIONAL WATERBLOCK FOR LARGER DRAINS.

SUMP AREA FIELD SEAM REQUIREMENTS:

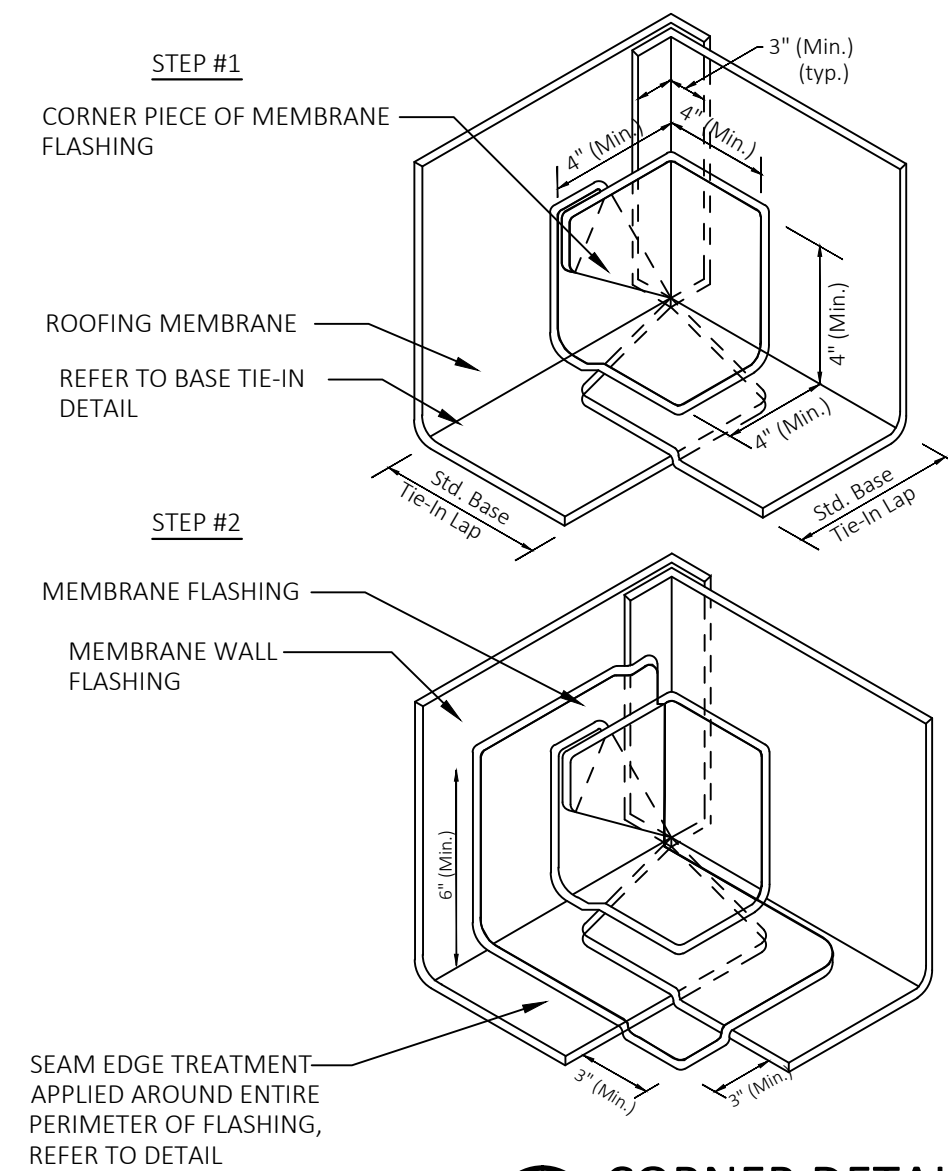
A. IF FIELD SEAM EDGE IS WITHIN 9" OF DRAIN COMPRESSION RING, ROOF MEMBRANE TARGET PATCH REQUIRED.

B. IF FIELD SEAM EDGE IS WITHIN 9" TO 18" OF DRAIN COMPRESSION RING, HEAT WELD A LAYER OF ROOF MEMBRANE FLASHING (UNSUPPORTED) OR ROOF MEMBRANE CENTERED OVER SEAM EDGE. FLASHING MUST EXTEND 3" MIN. BEYOND EDGE OF SUMP.

6 ROOF DRAIN DETAIL
SCALE: NTS

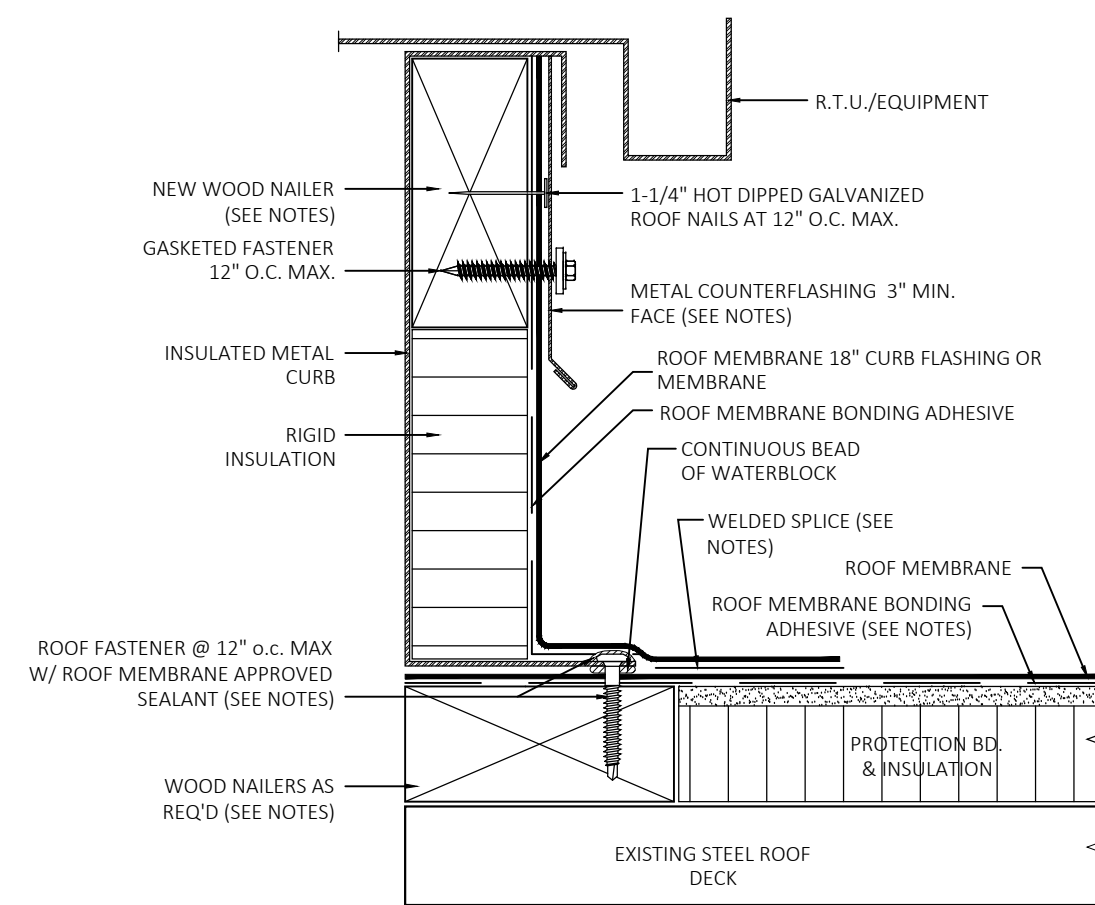


10 SKYLIGHT CURB
SCALE: NTS



4 CORNER DETAILS
SCALE: NTS

7 NOT USED
SCALE: NTS



NOTES:

- NAILING AND METAL COUNTERFLASHING ARE NOT REQUIRED IF MEMBRANE IS RUN UP AND OVER CURB WALLS PRIOR TO INSTALLATION OF R.T.U./EQUIPMENT. METAL COUNTERFLASHING SHALL BE 24 GAUGE.
- PRE-FINISHED STEEL OR .032" MIN. ALUMINUM FORMED WITH HEMMED LOWER EDGE MOUNTED TIGHTLY TO UNDERSIDE OF MECHANICAL UNIT.
- ROOFING FASTENER WITH SEALANT OVER FASTENER HEADS. SEALANT ALSO REQUIRED ALONG ENTIRE EDGE OF CURB FLANGE.
- WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION. BONDING ADHESIVE REQUIRED BETWEEN
- MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
- INSTALL METAL WORK IN ACCORDANCE WITH CURRENT SMACNA RECOMMENDATIONS.

11 TYP. CURB DETAIL
SCALE: NTS

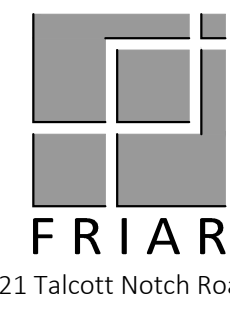
DATE:	1-4-19
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REVIEWED BY:	PH
PROJECT NO.	2017-031A

NO.	DESCRIPTION
1/4/2019	ISSUED FOR BIDDING
6/7/2019	ISSUED FOR BID

ROOF DETAILS

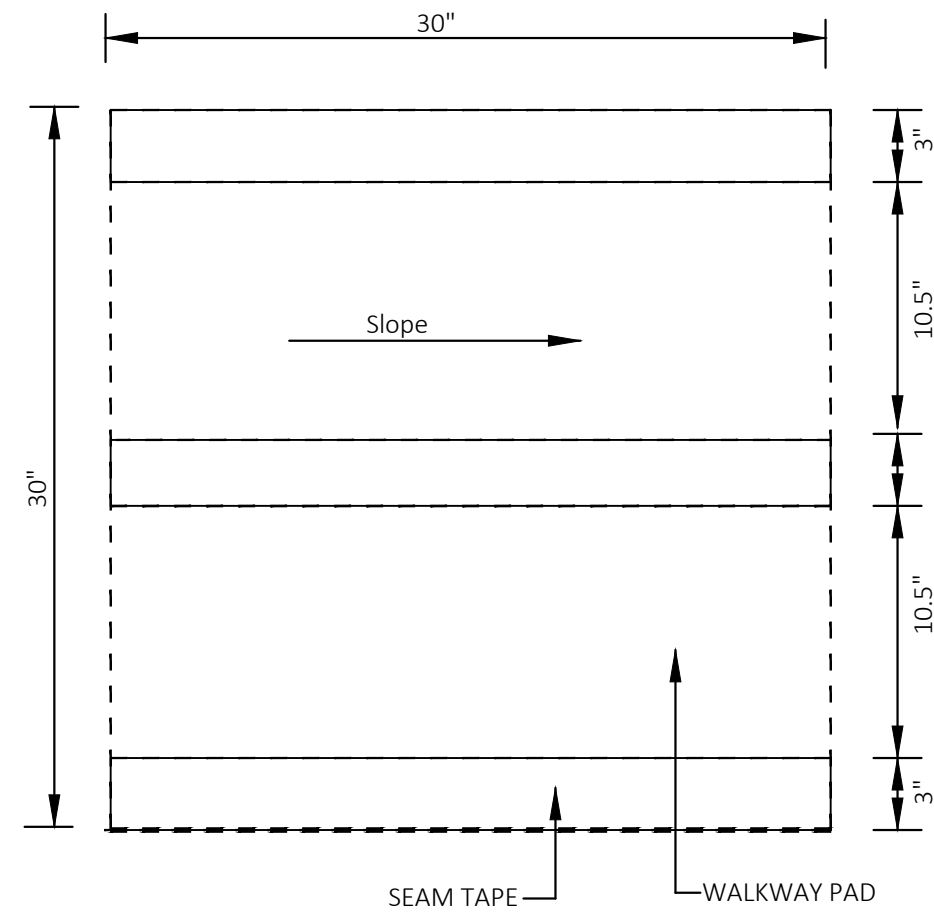
STATE PROJECT NO. 077-0238 RR
MANCHESTER REGIONAL ACADEMY
ROOF REPLACEMENT
665 WETHERELL STREET
MANCHESTER, CONNECTICUT

ARCHITECT'S SEAL



21 Talcott Notch Road
Farmington, CT 06032

SHEET NO.
A3.1

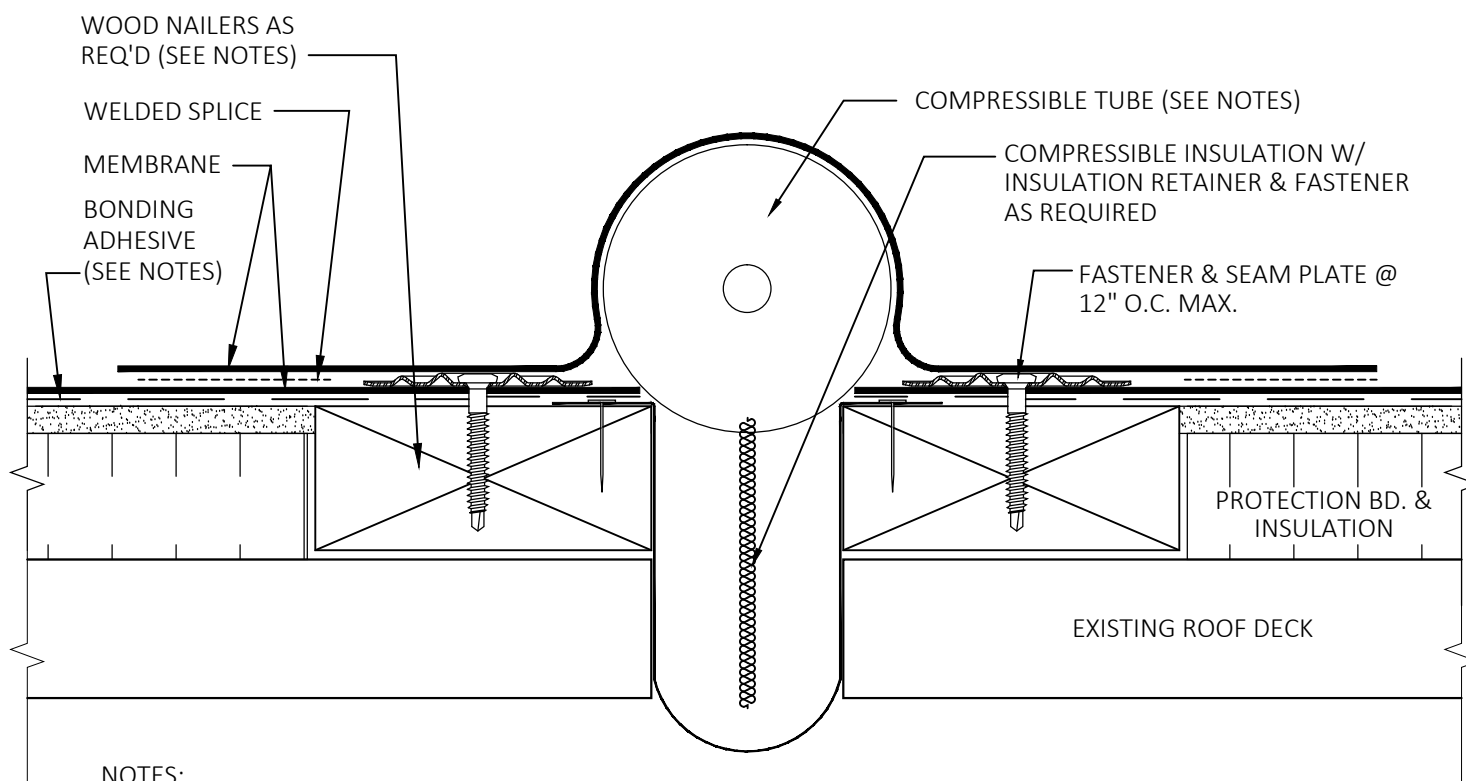


- NOTES:
1. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ROOF WALKWAY ATTACHMENT REQUIREMENTS.
 2. REFER TO ROOF PLAN FOR THE EXTENT OF WALKWAY PAD SIZE ACCORDINGLY AND ATTACH PER MANUFACTURER'S INSTRUCTIONS.

1 WALKWAY PAD DETAIL
SCALE: NTS

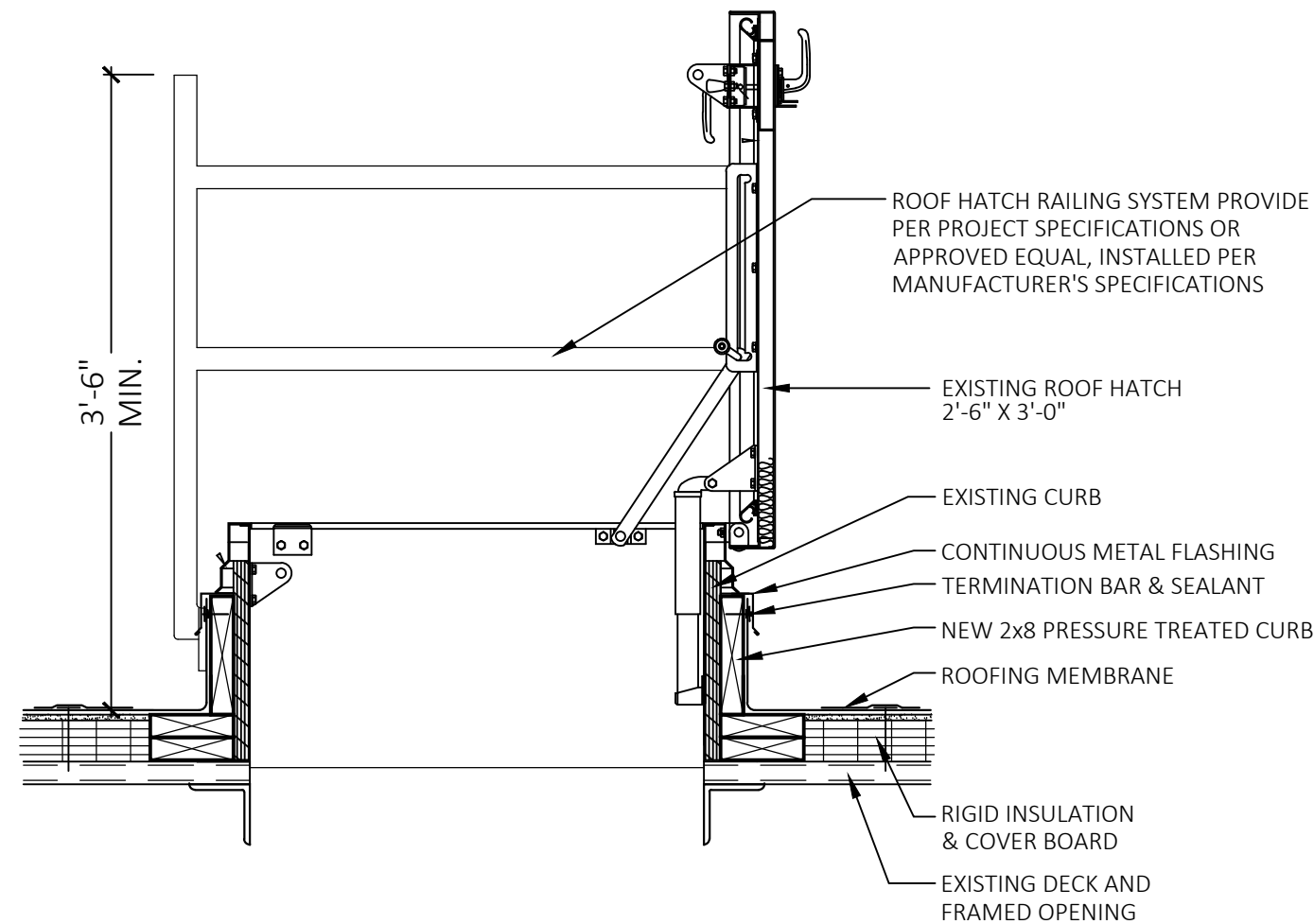
2 NOT USED
SCALE: NTS

3 THROUGH WALL SCUPPER
SCALE: NTS

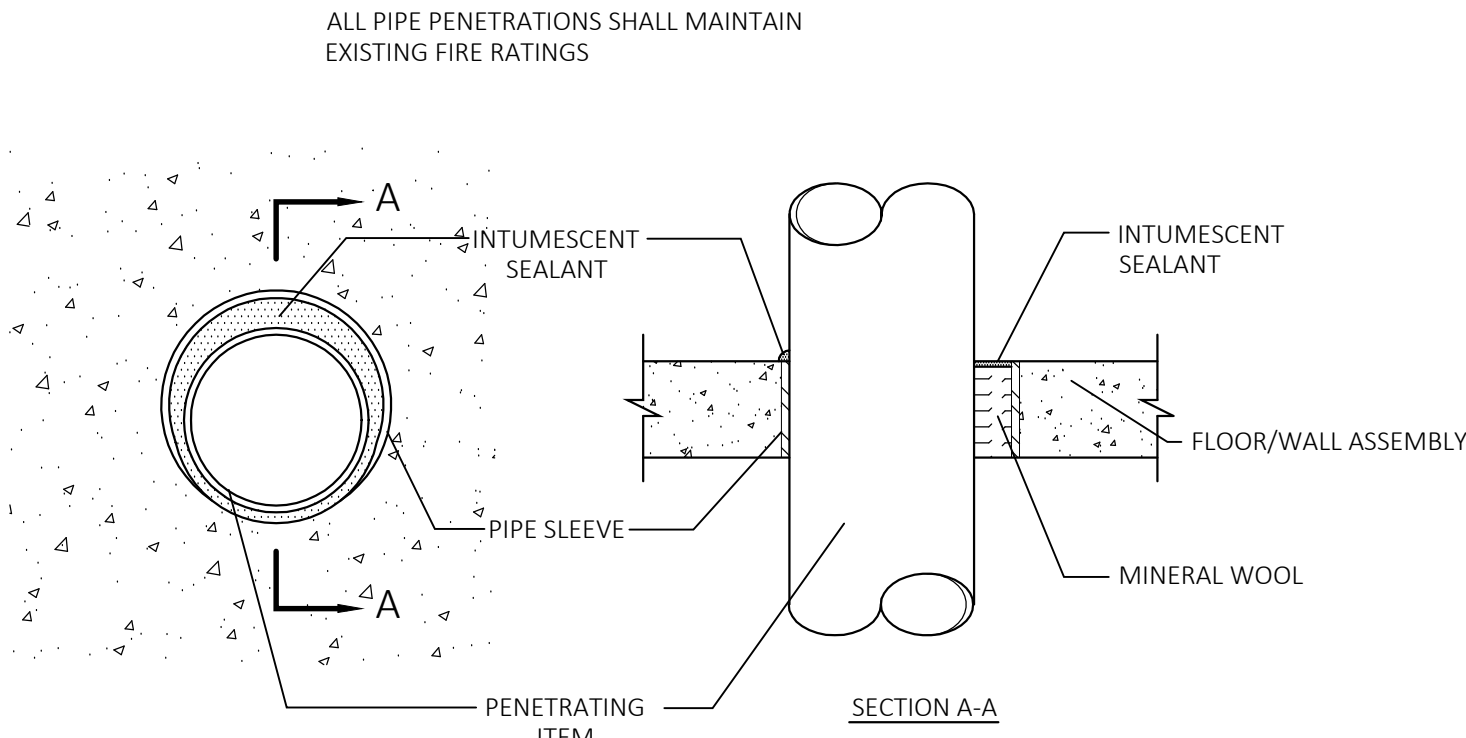


- NOTES:
1. COMPRESSION TUBE DIAMETER MUST EXCEED THE DECK OPENING BY 50% MIN. OR DESIGNED MOVEMENT (WHICHEVER IS GREATER).
 2. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
 3. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.

4 EXPANSION JOINT
SCALE: NTS



5 ROOF HATCH RAILING
SCALE: NTS



6 METAL PIPE THROUGH A SLEEVE IN CONC. FLOOR/WALL
SCALE: NTS

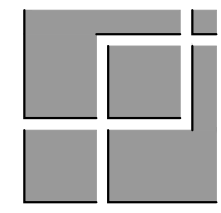
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ROOF DETAILS

STATE PROJECT NO. 077-0238 RR
MANCHESTER REGIONAL ACADEMY
ROOF REPLACEMENT
665 WETHERELL STREET
MANCHESTER, CONNECTICUT

ARCHITECT'S SEAL



FRIAR
21 Talcott Notch Road
Farmington, CT 06032

SHEET NO.
A3.2