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PROJECT SUMMARY

SUMMARY OF WORK: Ref. Section 00 02 00

General: Berkley Schools (BS) 2026 Roof Program work for Reroof of three (3) schools or district buildings. Roofing work includes roof replacement required to remediate all work identified in the specifications and drawings, inclusive of all Bid Documents requirements.

Schedules: Ref. "PROJECT WORK SCHEDULE" on this Sheet A1.0 - Cover Page.

Davis-Bacon wage rates are required for all work performed at this location. Certified Payroll Reports must be submitted with each invoice for this project.

BID SUMMARY:

1. Instruction to Bidders 000113: Reference the Project Manual, specification 000113 for bid preparation, RFI dates and Pre-Bid Meeting information.
2. Allowances Section 012100: Allowances will be defined on individual school roof plans under "**Allowances**". These allowances will be stated on the bid form.
3. Unit Pricing Section 004322: Unit Pricing for unit work is defined on the Unit Price Bid Form in Section 000301. Unit Pricing bid values are entered by unit price individually on form.
4. Alternates Section 012300: Alternates are individually listed on school roof plans and bids for Alternates. Alternated bid value are to be entered on Bid Form (Section 000300) as enumerated.
5. Berkley Schools reserves the right to issue contracts to multiple contractors.

EXISTING ROOF SYSTEM CONSTRUCTION:

Ref. Roof Plans. All existing roof system constructions were determined by test cuts and observation; conditions may vary. Contractor is responsible for confirming all existing roof system constructions and conditions.

NEW ROOF SUMMARY: Reference Roof Plans

1. **Roof System: Ref. Roof Plan Schedules (Administration Building and Norup International School Building)**
   - **a.** Roof Membrane: EPDM, 90 mil, unreinforced and fully adhered.
   - **b.** Insulation: To meet a R-30 minimum, Min. two layers. Top layer must be adhered: Bottom layer mechanically- attached (unless otherwise stated on individual roof plans)
   - **c.** Underlayment: (as required) Modified base sheet, **Ref. individual Roof Plans.**
   - **d.** Deck: Multiple types, **Ref. individual Roof Plans.**
   - **e. Roof System Performance:**
     1) Warranty: 30 yr. Materials manufacturer, No Dollar Limit (NDL) materials and installation.
     2) Contractor to provide a 5-year contractor guarantee.
     3) Wind: FM Global (FMG): FM Standard 4470 Meets - Windstorm Classification FMG 90.
     4) Fire: Underwriters Laboratory External Fire Resistance - Class "A".
     5) Energy: Michigan Uniform Energy Code: R30 condition dependent
     6) Drainage: Drainage Performance Acknowledgement"

2. **Roof System: Ref. Roof Plan Schedules (Norup International School Building, RA A1, A2 and A3 ONLY)**
   - **a.** Roof Membrane: BUR

   Insulation: 2-Ply Mod-Bit roof system in cold adhesive with hot-air welded seams; ½ inch HD ISO adhered; 2 ½ inch Polyisocyanurate Insulation (Adhered); 2 ½ inch Polyisocyanurate Insulation (Adhered); Base Sheet (Mechanically attached); Existing Gypsum Deck (No Slope in deck)
   - **b.** Underlayment: (as required) Modified base sheet, **Ref. individual Roof Plans.**
   - **c.** Deck: Gypsum Deck (no slope)
   - **d. Roof System Performance:**
     1) Warranty: 20 yr. Materials manufacturer, No Dollar Limit (NDL) materials and installation.
     2) Contractor to provide a 5-year contractor guarantee.
     3) Wind: FM Global (FMG): FM Standard 4470 Meets - Windstorm Classification FMG 90.
     4) Fire: Underwriters Laboratory External Fire Resistance - Class "A".
     5) Energy: Michigan Uniform Energy Code: R30 condition dependent
     6) Drainage: Drainage Performance Acknowledgement"

3. **Roof System: Ref. Roof Plan Schedules (The Den)**
   - a. Roof Membrane: Shingle Asphalt (Color to be selected by owner)
   - b. Underlayment: As per building code (to include ice and water shield and base sheet)
   - c. Deck: Wood: Repair as necessary to comply w/ building codes.
   - **d. Roof System Performance:**
     1) Warranty: 30 yr. Lifetime Limited Year Warranty on materials
     2) Contractor to provide a 5-year contractor guarantee.

Project Work Schedule

School/Bldg	Address	Reroofing Sq. Ft.	Roof Area(s)	Project Time Frame
Administration Building	14501 Talbot Oak Park, MI 48237	25,400	Entire Building	6/13/26-8/14/26
Norup International School	14450 Manhattan Street Oak Park, MI 48237	35,700	RA A1, A2, A3, D, E, G and I	6/13/26-8/14/26
The Den	2119 Catalpa Drive Berkley, MI 48072	14,500	Entire Building	Upon Receipt of Contract or Agreed Upon with District - 8/14/26
Total Roof Area (Sq. Ft.)		75,600		

NOTE: The information provided is based on random, limited test cores taken within the roofing system. Conditions observed at the test core locations may not be representative of the entire roof area. The Contractor shall be responsible for verifying existing roof system components and roof slopes.

GENERAL SHEET NOTES

1. All work shall be executed in accordance with the appropriate document of the Contract Documents.
2. Any conflicts between specifications and drawings shall be brought to the attention of the Owner and Consultant immediately. In all situations the more restrictive and higher quality shall govern.
3. All dimensions to, of, and in existing building and roof shall be verified in the field by contractor. Field measure existing conditions to verify material quantities and dimensions prior to fabrication on component material.
4. Details shown are typical. Similar details apply to similar conditions unless otherwise indicated.
5. The drawings herein are related to an alteration/ restoration to an existing structure. The specified work was based upon as much observation, destructive testing, etc. as circumstances permitted.

GENERAL CONSTRUCTION DETAIL NOTES

Use the General Construction Details on Sheet A1.0 for detail construction description as applicable when any detail is not specifically called out in Key Notes for the applicable Roof Area and Section. Detail drawings called out in General Construction Details can be found on Sheets A5.0 - A5.2. Contractor shall provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

A. Flashing Heights: Perimeters, curbs, penetrations shall be raised as necessary to meet the new insulation heights, tapered edge strip and tapered insulation height to meet typical industry standard of 8 in. base flashing height.

B. Drains Existing: Remove existing drain flashings. Furnish and install ½ inch per foot sloped tapered insulation sump area (8 ft. x 8 ft. minimum) as detailed. Clean and reuse existing drains and accessories, replace all damaged, nonfunctional, incompatible, missing and broken drain components. Replace all plastic strainers with new cast iron. All replacement bowls, strainers, and clamping rings shall be cast iron. Provide new stainless-steel bolts and washers. All nonmetallic drains strainers shall be replaced with fitted. **Ref. Details 1.09, 1.10, 1.11, 1.12 and 4.8.**

C. Tapered Insulation: Furnish and install new tapered insulation, crickets, saddles and kick-backs as designated on roof plan to provide a finished slope of 1/4 in/ ft. slope and a min length to width ratio of 3:1. All equipment w/ curb size greater than 24 in. shall have cricket install on upslope side. The Contractor shall be responsible for identifying and notifying Consultant and Owner of all existing tapered insulation that is not called out on plans for determination of unit costing. Verify in Pre-bid Conference additional ponded areas identified on the roof and install as noted.

D. Curbs - Movable Equipment: Lift equipment from curbs; run new fully adhered membrane flashing up and over top of curb; install continuous sealing material over top of curb. Reset equipment and mechanically fasten to curb. Coordinate with Owner prior to moving equipment to install new flashings. Metal equipment flashing and/or counter flashing must extend a minimum of 3 in. past the termination of the base flashing; add metal counter flashing as required. **Ref. Details 1.17 and 1.18.**

E. Curbs - Non-Movable Equipment: Terminate new fully adhered membrane flashing at unit framing member. Metal equipment flashing and/or counter flashing must extend a minimum of 3 in. past the termination of the base flashing; add metal counter flashing as required. **Ref. Detail 2.01.**

F. Equipment on Support Curbs - Non-Movable Equipment: Cut corners of metal flashing cap, terminate new adhered membrane flashing to curb nailer. Reposition metal; install new shop fabricated corner metal, riveted and set in sealant. Wire brush and apply rust inhibitive paint to rusted cap metal. **Ref. Detail 3.02 or per manufacturer's detail 4.10 for Modified Bitumen System.**

G. Equipment on Support Curbs - Movable Equipment: Raise or move equipment to furnish and install new metal cap on curb. **Ref. Detail 2.18 or per manufacturer's detail 4.10 for Modified Bitumen System.**

H. Round Penetrations: All penetrations shall be cleaned down to surface where any sealant will contact; Install new prefabricated pipe boots or field wrap with membrane. Install draw band, sealants and rain collars as detailed. **Ref. Details 2.03 and 2.04.**

I. Heat Stacks: Install new metal jacks and collars. Clean surfaces and apply new field wrapped EPDM flashing. Reattach and reseal storm collars with high temperature sealant. **Ref. Detail 2.05 or per manufacturer's detail 4.9 for Modified Bitumen System.**

J. Steel Support Posts: Install split pipe boot or field wrap flashing with membrane. Terminate with draw band and sealant. **Ref. Detail 2.02.**

K. Prefabricated Pipe Chase Cover: Reuse existing pipe cover unless damaged or deteriorated. Replace any damaged or missing clamping bands or sealants. **Ref. Detail 3.01.**

L. Gas Line and Conduit Support Blocks: Provide prefabricated pipe supports set on walkpads. **Ref. Details 3.03 and 3.11.**

M. Condensate Drain Lines: Reuse, repair or replace all damaged or unusable drain lines. Add additional drain line to extend minimum 4 ft. from equipment or to any drains within 20 ft. Provide manufacturer's approved splash pan/pad/block where condensate drainage water would contact the roof membrane.

N. All utility service lines (gas, water, electric, cable, etc.) shall be raised as necessary to accommodate new insulation height and meet code requirements.

O. Abandoned Curbs and Penetrations: Owner shall mark all equipment to be removed. Remove all equipment and curbs as designated by owner and identified at the prebid conference. Where directed, remove curbs flush to deck surface, install framing and matching decking material. For abandoned curbs to remain in place, install new base flashing and install new 24 gauge sloped metal cap. Provide interior protection when removing any equipment or penetration. All small round abandoned penetrations that have no utility service as confirmed by Owner shall be removed to deck, patched according to deck type.

P. Pitch Pans: Pitch pans can only be used when approved by Consultant. In the event they are to be used, furnish and install new pitch pans, clean all penetrations down to original surface, blocking required at all pitch pans. **Ref. Detail 2.09.**

Q. Door Threshold: Remove threshold plate and carry flashing up over and set in water block. Before resetting threshold, mechanically attach the termination bar, fasten min. 6 in. o.c. **Door Threshold:** Remove and dispose of existing counter flashing. Roof flashing to extend up and under existing threshold plate. Furnish and install new metal counter flashing and sealant.

R. Downspout Outlets: Provide concrete splash blocks set on a walkpad at all roof downspout conductors.

S. Vent Thru Roof Piping: Install PVC pipe extensions to all VTR piping prior to installation of new pipe boot flashing as needed to allow a minimum 8-inch flashing height. Attach screen wire mesh over the top of the pipe. **Ref. Detail 2.06, PER CODE.**

T. Walk Pads: Provide walk pads at roof access hatches and ladder access locations. Use walk pads approved by the roofing membrane manufacturer.

U. Existing Expansion Joint: Install wood as needed to provide a minimum 8-inch flashing height; Replace existing batt insulation and liner if needed; Re-install if able or furnish and install new 24-gauge prefinished metal expansion joint cover. **Ref. Detail 3.05 or per manufacturer's detail 4.11 for Modified Bitumen System.**

V. Protection and Cleaning of Installed Roof Membrane: The roofing contractor is responsible for protection of installed sections of new roof membrane from staining and discoloration. Strategies for protection of installed membrane may include, but are not limited to, use of roof membranes with manufacturer-applied protective film, full coverage of installed membrane with sealed tarps, sequencing of roof membrane installation in a manner to limit tear-off dust, dirt and debris migration, and limiting traffic on installed membrane. Upon completion of installation, stained membrane shall be cleaned to the satisfaction of the owner and shall maintain the manufacturer-published initial solar reflectance of the product.

BERKLEY SCHOOLS

Berkley Schools
2026 Roofing Program

DIRECTORY

OWNER:
Berkley Schools
Administrative Offices
14501 Talbot St.
Oak Park, MI 48237

CONTACT: Meghan Ashkanani
Assistant Superintendent for Instruction
Phone: (248) 837-8000
E-Mail:
Meghan.Ashkanani@berkleyschools.org

PROJECT LOCATION:
See Project List

ROOFING CONSULTANTS:
WeatherTech Consulting Group, Inc.
7747 Auburn Rd.
Utica, MI 48317

CONTACT:
Ann Crippen
Project Manager
Phone: (586) 731-3095
E-Mail: acrippen@wtcg.net

John McCaig, RRO
Site Contact

Jack Runkle, RA
Design Review

PROJECT LIST

Administration Building	14501 Talbot, Oak Park, MI 48237
Norup International School	14450 Manhattan St. Oak Park, Mi 48072
The Den	2119 Catalpa Dr. Berkley, MI 48072

SHEET INDEX

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A1.0	Cover Sheet
A2.0	Administration Building
A2.1	Photo Sheet
A3.0	Norup International School, Roof Area A1, A2, and A3
~~A3.1~~	~~Norup International School, Roof Area C~~ *Removed from 2026 scope.*
A3.2	Norup International School, Roof Area D
A3.3	Norup International School, Roof Area E
A3.4	Norup International School, Roof Area G
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A3.6	Norup International School, A1, A2, A3 Photo Sheet
A4.0	The Den Building
A4.1	The Den Building, Photo Sheet
A5.0	Detail Sheet
A5.1	Detail Sheet
A5.2	Detail Sheet

PROFESSIONAL

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CLIENT

BERKLEY SCHOOLS

Berkley Schools
14501 Talbot St.
Oak Park, MI 48237

PROJECT

Berkley Schools
2026 Roofing Program

WTProject No: BKYS-2026

ISSUE

DATE	DESCRIPTION
12/04/2025	90% Review

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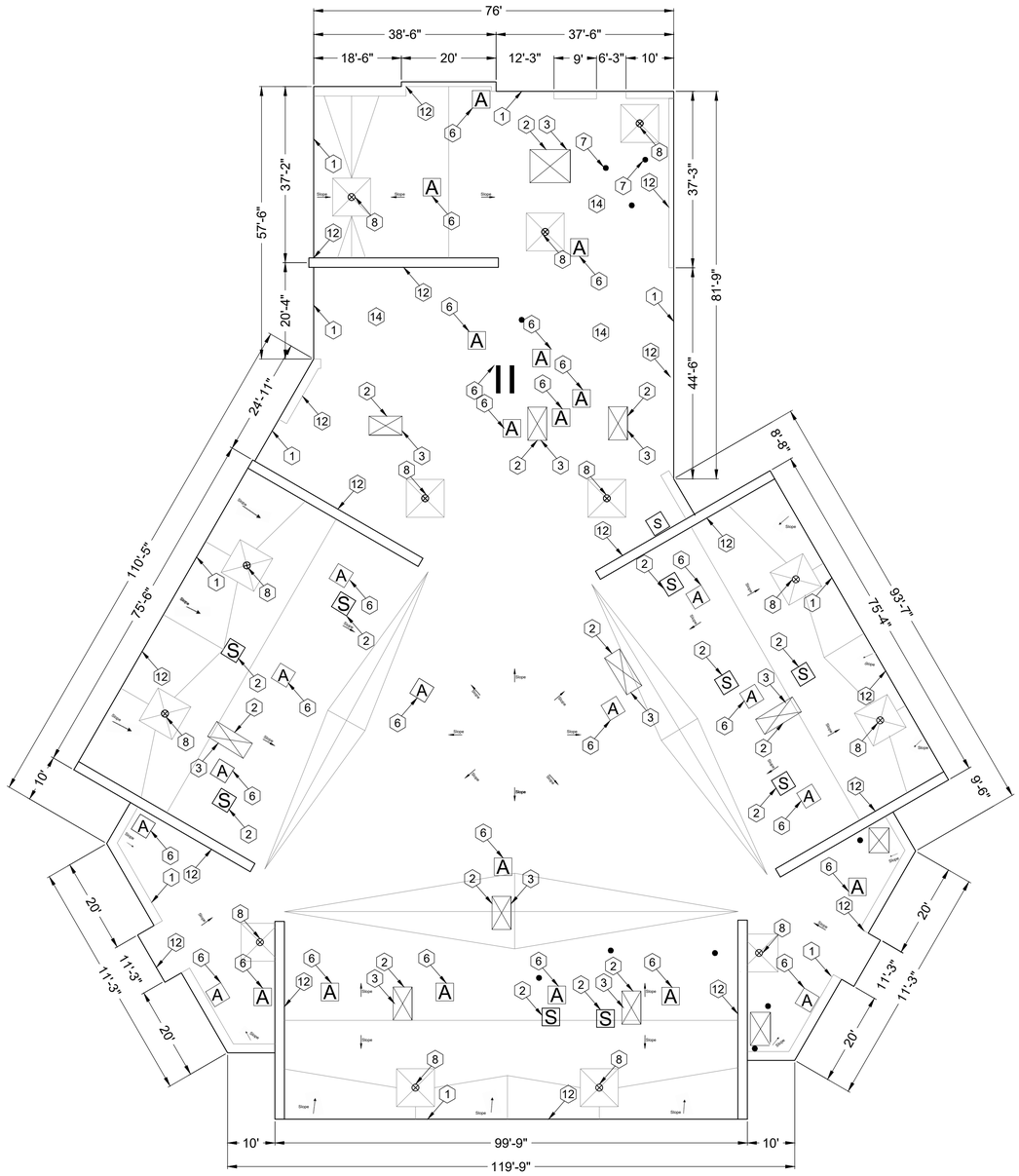
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SHEET TITLE

Cover Sheet

A1.0

SHEET 1 OF 15



Administration Building

Roof Plan

Scale: 1/16" = 1'

Symbol Legend					
Symbol	Notes	Symbol	Notes	Symbol	Notes
●	Conduit, Vent Pipe or Other Penetration	◎	Insulated Pipe or Heat Stack Penetration	■	Pitch-Pan Pocket
⊠	Equipment Unit on Curb	▭	Ductwork or Flanged	▭	Equip. on Wood Sleeper or Support Curb
H	Roof Hatch on Curb	A	Abandoned Equipment Curb	S	Skylight on Curb
‖	Roof Ladder	W	Walkway Pad	◺	Satellite Dish
⊶	Screen Support Stanchion	⊶	Railing or Fancing	⊶	Pipe or Conduit on Support Block
GAS	Gas Line	AD	Area Divider	EJ	Expansion Joint
- - -	Roof Ridges and Valleys	Slope	Roof Slope	Up	Elevation Change
⊗	Roof Drain	⊕	New Roof Drain	‖	Scupper
‖‖	Overflow Scupper	#	Key Notes	1	Revision
	Tapered Insulation or Saddles		Metal Roof		Shingles or Clay Titles

Administration Building - Berkley Schools
Sheet Notes

Schedule:
WORK DESCRIPTION - ROOF REPLACEMENT

1. **Existing Roof System Construction**
   All existing roof system constructions were determined by **limited test cuts** and observation; conditions may vary. Contractor shall be responsible for confirming all existing roof system constructions and conditions.

   Core Sample Results
   A. Roof Membrane: EPDM Fully Adhered
   B. Insulation: 3" Polyisocyanurate
   C. Deck: Metal: Slope in deck (on most locations)

2. **Roof System Construction**
   Work includes removal and disposal of existing roofing, insulation, flashing systems and all sheet metal flashings down to the surface of the deck, repair deteriorated decking, install new roof insulation, fully adhered EPDM single ply roof membrane including all flashing, new roof related sheet metal, and accessories as detailed in the specifications and drawings. **Approx. Roof Area 25,400 sq. ft.**

3. **New Roof System: Ref. Detail 1.01a.**
   a. Roof Membrane: EPDM, 90 mil, adhered to insulation.
   b. Insulation: R30:
      1) Top layer shall be set-in low-rise foam adhesive.
      2) Bottom layer shall be mechanically attached to metal deck.
   c. Tapered Insulation: Roof Drains and Saddles, see roof plan and details
   d. Deck: Metal: Repair as necessary to comply w/ building codes.
   e. Interior Ceiling: N/A
   f. Building Height: Ground to building edge: 15 ft

4. **Warranty:**
   a. Manufacturer shall provide a 30 year "No-Dollar-Limit" material and installation warranty covering the roof system, flashings and manufacturer's accessories.
   b. Roofing installer shall provide a five (5) year Performance Agreement - see Specification Attachment C.

5. **Allowances:** $5000.00 shall be added to Base Bid. (Allowance dollars are used for unforeseen field conditions and if not utilized, shall be credited back to the district.)

6. **Asbestos: Ref. to Section 024119 and Appendix 1:** Asbestos testing results shall be supplied by Berkley Schools selected 3rd party firm and will be incorporated into Appendix 1. Refer to Appendix 1 for asbestos testing results.

General Construction Details: Ref. A1.0
Use the General Construction Details on Sheet A1.0 for detail construction description as applicable when any detail is not specifically called out in Key Notes for the applicable Roof Area and Section. Detail drawings called out in General Construction Details can be found on Sheets A5.0 to A5.2. Contractor shall provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

Key Notes:
All detail references in Key Notes are considered typical and applicable to like conditions except as specifically amended on this Sheet. Refer to Sheet A1.0 General Construction Detail Notes for applicable construction detail descriptions and Sheets A5.0 to A5.2 for construction detail drawings. Contractor shall provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

1. **Perimeter Wood Nailers:** Furnish and install new wood nailers on perimeter edges to level wall cap and provide base flashing required heights. **Ref. Detail 1.05**

2. **Metal Counter Flashing:** Install new termination bar and new 24-gauge clear anodized aluminum counter flashings. **Ref. Detail 1.14; Photos 4750, 4797, 4798 and 4807**

3. **Walkway Pads:** Add a new walkway pad around all RTU units. **Ref. Photo 4797**

4. **Deck Flutes:** All debris shall be removed from deck flutes.

5. **Metal Strainers:** Replace plastic or missing strainers with new metal strainers. (Smith) **Ref. Photo 4793**

6. **Deleted Items:** Remove deleted item(s) and deck over openings and roof in. **(TYP) Ref. Photos 4796, 4793, 4800**

7. **Pipe Sleeves (Jacks):** All existing pipe sleeves (jacks) are to be secured down to the deck. Add new metal collars where missing. **Ref. Photos 4791, 4794**

8. **Drain Sumps:** Furnish and install tapered roof sumps (8ft) to assure proper drainage. **Ref. Details 1.09 and 1.11; Ref. Photo 4753**

9. **Saddles:** Furnish and install tapered saddles between roof drains, as required. **Ref. Roof Plan**

10. **Bug Screens over piping:** Furnish and install screening over all open pipes. **Ref. Photo 4795**

11. **Existing Condensate Line on Roof**: A licensed contractor shall provide additional condensation lines from the HVAC units to the nearest drain.

12. **Metal Coping and Metal Perimeter Edging:** Remove existing metal coping and metal edge, install new 24 gauge prefinished galvanized metal with continuous face cleat and standing seam joints; color as selected by Owner. **Ref. Details 1.02, 1.03, 1.04, 1.05, 1.06, 1.07 and 1.08; Photos 4806, 4739 and 4724**

13. **Conduits:** Electrical wiring and conduits have been installed under the metal decking, in misc. locations. **Photo 4824**

14. **Flat / No Slope Location:** Provide tapered to no sloped area to promote positive drainage. **Ref. Photos 4722, 4730, 4735, 4755 and 4812**

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BERKLEY SCHOOLS

Berkley Schools
14501 Talbot St.
Oak Park, MI 48237

PROJECT

BERKLEY SCHOOLS

Administration Building
14501 Talbot St.
Oak Park, MI 48072

Berkley Schools
2026 Roofing Program

WTProject No: BKYS-2026

ISSUE

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SHEET TITLE

Roof Plan
Administration Building

A2.0

SHEET 2 OF 15

Photos


4722


4724


4730


4735


4739

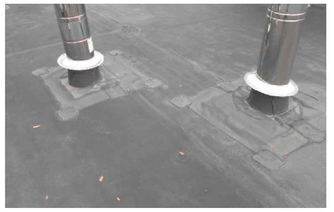

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4753

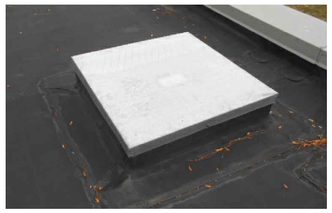

4755


4791


4793


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4797


4798


4800


4806


4807


4812


4824

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BERKLEY SCHOOLS

Berkley Schools
14501 Talbot St.
Oak Park, MI 48237

PROJECT

BERKLEY SCHOOLS

Administration Building
14501 Talbot St.
Oak Park, MI 48072

Berkley Schools
2026 Roofing Program

WTProject No: BKYS-2026

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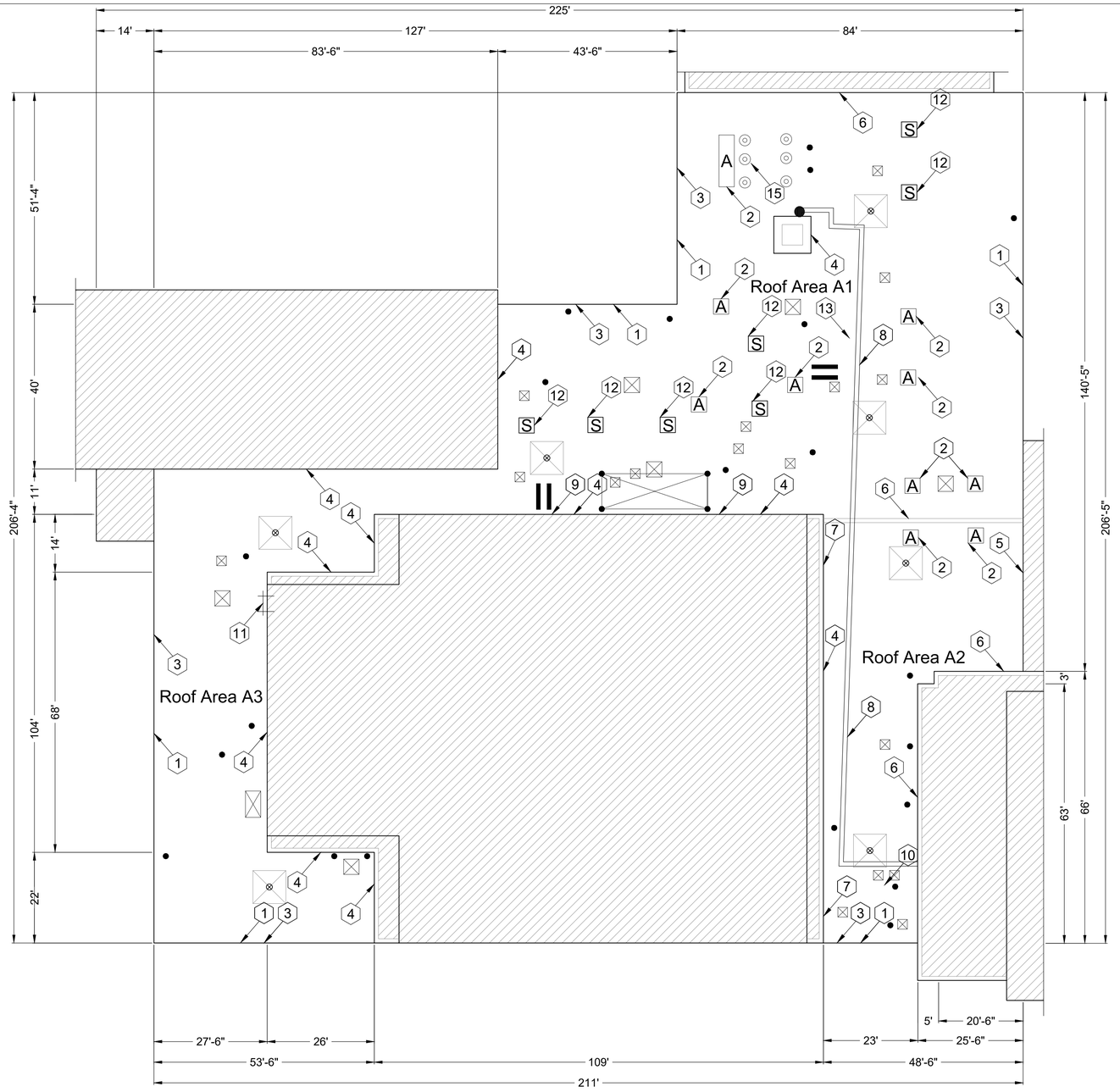
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SHEET TITLE

Photo Sheet
Administration Building

A2.1

SHEET 3 OF 15



Norup International School
Roof Area A1, A2, & A3
Roof Plan

Scale: 1/16" = 1'

Symbol Legend					
Symbol	Notes	Symbol	Notes	Symbol	Notes
●	Conduit, Vent Pipe or Other Penetration		Insulated Pipe or Heat Stack Penetration	■	Pitch-Pan Pocket
	Equipment Unit on Curb		Ductwork or Flanged		Equip. on Wood Sleeper or Support Curb
H	Roof Hatch on Curb	A	Abandoned Equipment Curb	S	Skylight on Curb
	Roof Ladder	W	Walkway Pad		Satellite Dish
	Screen Support Stanchion		Railing or Fancing		Pipe or Conduit on Support Block
GAS	Gas Line	AD	Area Divider	EJ	Expansion Joint
	Roof Ridges and Valleys	Slope 1/4"/12"	Roof Slope	1"	Elevation Change
⊗	Roof Drain		New Roof Drain		Scupper
	Overflow Scupper	#	Key Notes	4	Revision
	Tapered Insulation or Saddles		Metal Roof		Shingles or Clay Titles

Norup International School, RA A1, A2, A3 - Berkley Schools
Sheet Notes

Schedule:
WORK DESCRIPTION - ROOF REPLACEMENT

1. **Existing Roof System Construction**
All existing roof system constructions were determined by **limited test cuts** and observation; conditions may vary. Contractor shall be responsible for confirming all existing roof system constructions and conditions.

Core Sample Results
A. Roof Membrane: Gravel BUR with cap and plies with asphalt
B. Insulation:
1) Top Layer: ¼ inch Gypsum Board
2) Base Layer: Approx. 2 -inch polyisocyanurate insulation.
3) Base Sheet
C. Deck: Gypsum: No Slope in deck

2. **Roof System Construction**
Work includes removal and disposal of existing roofing, insulation, flashing systems and all sheet metal flashings down to the substrate, repair deteriorated decking, install new roof insulation, fully adhered Modified Bitumen roof system including all flashing, new roof-related sheet metal, and accessories as detailed in the specifications and drawings. **Approx. Roof Area A1 11,031 sq ft., A2 3,585 sq. ft., A3 5,089 sq. ft.**

3. **New Roof System: Ref. Spec 07 52 16 and 07 62 03 RA A1, A2, A3, Details per selected manufacturer**
a. Roof Membrane: BUR
b. Insulation: 2-Ply Mod-Bit roof system in cold adhesive with hot-air welded seams; ½ inch HD ISO adhered; 2 ½ inch Polyisocyanurate Insulation (Adhered); 2 ½ inch Polyisocyanurate Insulation (Adhered); Base Sheet (Mechanically attached); Existing Gypsum Deck (No Slope in deck)
c. Underlayment: (as required) Modified base sheet, **Ref. individual Roof Plans.**
d. Deck: Gypsum Deck (no slope)
a. Interior Ceiling: N/A
b. Building Height: Ground to building edge: 20 ft

4. **Warranty:**
a. Manufacturer shall provide a 20 year "No-Dollar-Limit" material and installation warranty covering the roof system, flashings and manufacturer's accessories.
b. Roofing installer shall provide a five (5) year Performance Agreement - see Specification Attachment C.

5. **Allowances:** $7500.00 shall be added to Base Bid.

6. **Asbestos: Ref. to Section 024119 and Appendix 1:** Asbestos testing results shall be supplied by Berkley Schools selected 3rd party firm and will be incorporated into Appendix 1. Refer to Appendix 1 for asbestos testing results.

General Construction Details: Ref. A1.0
Use the General Construction Details on Sheet A1.0 for detail construction description as applicable when any detail is not specifically called out in Key Notes for the applicable Roof Area and Section. Detail drawings called out in General Construction Details can be found on Sheets A5.0 to A5.2. Contractor shall provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents. (Details per manufacturer's warranty guidelines, if not referenced on project details page)

Key Notes:
All detail references in Key Notes are considered typical and applicable to like conditions except as specifically amended on this Sheet. Refer to Sheet A1.0 General Construction Detail Notes for applicable construction detail descriptions and Sheets A5.0 to A5.2 for construction detail drawings. Contractor shall provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

1. **Metal Edging:** Furnish and install new 24 ga pre-finished metal edging that matches color of existing, and S clips shall be used at the joints. The existing metal fascia with CTP spillage on it shall also to be replaced to match existing. **Ref. Details 1.02, 1.03; Photos 5264, 5283 and 5284**

2. **Deleted Equipment Curbs:** Remove deleted roof curbs, properly fill in deck openings and roof over. **NOTE:** If removal is not possible due to curb being part of the structure, they shall be left in place, deck over top, completely flash and install new metal cap with color to match new metal color for project. **Ref. Detail 4.2; Ref Photos 5143, 5229 and 5254**

3. **Wood Nailers:** Furnish and install new wood nailers where needed as required.

4. **Counter flashings:** Furnish and install new 24 ga prefinished counter flashings where required and color shall match existing. **Ref. Photos 5178, 5204**

5. **Coping Caps:** Coping caps, area divider caps shall be metal that match existing color, with standing seam joints. **Detail 4.4 and 4.5; Ref. Photo 5140**

6. **Expansion Joints:** Expansion joints shall be new two piece metal and shall match project color. **Detail 4.6; Ref. Photos 5142, 5281, 5127 (Green-bottom only)**

7. **Splash Blocks:** Existing splash blocks shall be replaced with new, sat on walkway pad. **Ref. Photos 5125, 5181**

8. **Pipe Blocking:** Replace all damaged and/or deteriorated pipe blocking to match existing, spaced at 10' max. Walkway pads shall be installed under all pipe blocking. **Ref. Photos 5212, 5216**

9. **Exterior Ductwork:** Contractor shall **s**upport all exterior duct work during construction. **Ref. Photos 5212, 5244 and 5256**

10. **Pipe Chase Box(s):** Furnish and install new pipe chase boxes where required. **Ref. Detail 4.7;Ref. Photo 5136**

11. **Wall Ladder:** Furnish and install new wall ladder and dispose of existing. **Ref. Photo 5188**

12. **Skylight Lenses:** Remove and replace existing skylights with externally mounted safety cage. **Ref. Detail 4.3** for flashing of skylight curb. **Ref. Photos 5249 and 5250**

13. **Existing Gas Lines:** Temporarily displace existing equipment as required to allow installation of the new roof system. Provide new connections (conduit, condensation, and duct, if applicable) at all locations where existing components are deteriorated and add connections where missing or as needed to ensure proper and complete reinstallation. Reinstall equipment on new prefabricated supports and set on new walk pads. Route all condensate lines to the nearest roof drain. Note: Disconnection and reconnection of gas lines and electrical conduit shall be performed by contractors appropriately licensed for the specified work.

14. **Non-Perforated Envelopes and Bleeder Sheets:** Contractor shall install where required by the manufacturer.

15. **Pipe Sleeves/Jacks:** Remove and replace all existing stack sleeves/jacks and collars with new and install down to substrate/deck. **Ref. Photos 5278 and 5279**

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BERKLEY SCHOOLS

Berkley Schools
14501 Talbot St.
Oak Park, MI 48237

PROJECT

Norup International School
14450 Manhattan St.
Oak Park, MI 48072

Berkley Schools
2026 Roofing Program

WTProject No: BKYS-2026

ISSUE

DATE	DESCRIPTION
12/04/2025	90% Review

File Name: Berkley 2026 - A3.0 Norup International School
Drawn By: MD
Checked By: AC, AW, JM

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STATE OF MICHIGAN
ANDREW CHRISTOPHER WEBER
ARCHITECT
No. 1301063949
REGISTERED ARCHITECT

SHEET TITLE

Roof Plan
Norup International School
Roof Area A1, A2, & A3

A3.0

SHEET 4 OF 15

Removed from 2026 scope.

PROFESSIONAL

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Oak Park, MI 48072

Berkley Schools
2026 Roofing Program

WTProject No: BKYS-2026

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DATE	DESCRIPTION

File Name: Berkley 2026 - A2.0 Cover Page

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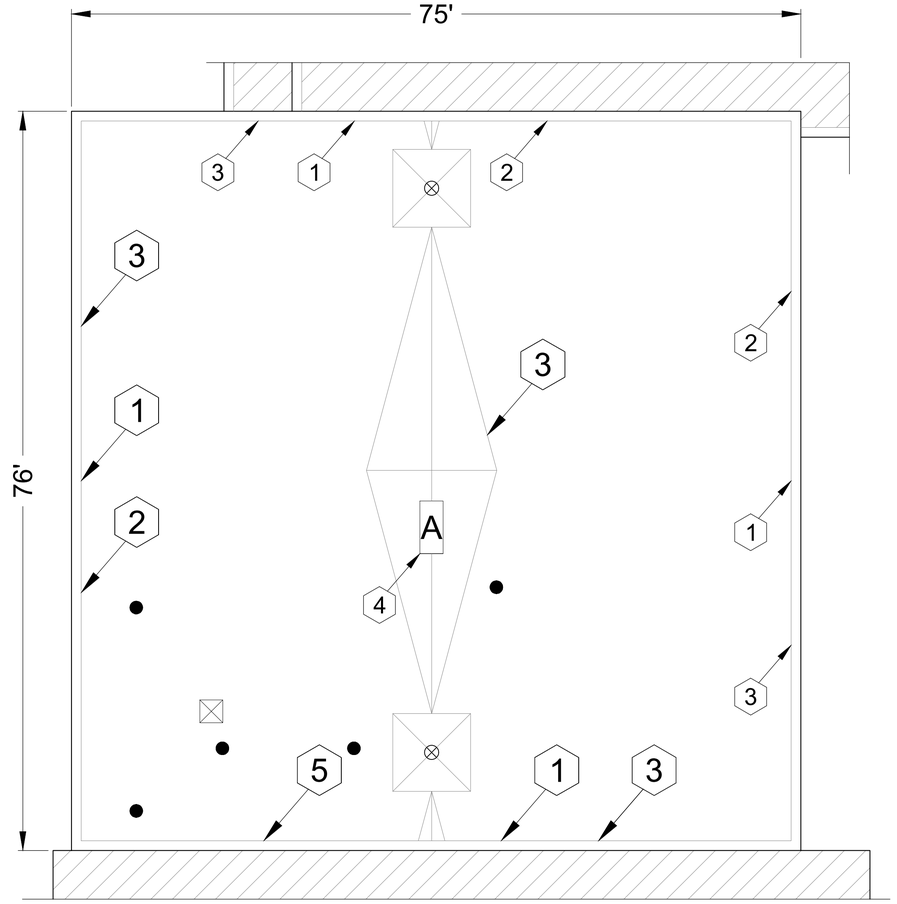
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SHEET TITLE

Roof Plan
Norup International School
~~Roof Area C~~

A3.1

SHEET 5 OF 15



Norup International School
Roof Area D

Roof Plan

Scale: $\frac{1}{8}$" = 1'

Photos



4999



5003



5007



5008

Norup International School, RA D - Berkley Schools
Sheet Notes

Schedule:
WORK DESCRIPTION - ROOF REPLACEMENT

1. **Existing Roof System Construction**
   All existing roof system constructions were determined by **limited test cuts** and observation; conditions may vary. Contractor shall be responsible for confirming all existing roof system constructions and conditions.

   Core Sample Results
   A. Roof Membrane: Gravel BUR with plies with CTP (Coal Tar Pitch)
   B. Insulation:
   1) Top Layer: Insulation 1" Perlite Insulation
   2) Base Layer: Approx. 1.5" -inch polyisocyanurate insulation.
   C. Deck: Gypsum Deck (no slope)

2. **Roof System Construction**
   Work includes removal and disposal of existing roofing, insulation, flashing systems and all sheet metal flashing down to the substrate, and repair deteriorated decking. Install new base sheet, roof insulation, fully adhered EPDM single ply roof membrane, including all flashing, new roof-related sheet metal, and accessories as detailed in the specifications and drawings. **Approx. Roof Area D 5,800 sq. ft.**

3. **New Roof System: RA D, Ref. Detail 1.01a.**
   a. Roof Membrane: EPDM, 90 mil, adhered to insulation.
   b. Insulation: R30:
   1) Top layer shall be set-in low-rise foam adhesive.
   2) Bottom layer shall be adhered to the installed base sheet.
   c. Tapered Insulation: Roof Drains, see roof plan and details
   d. Base Sheet: Install per Manufacturer Recommendations
   e. Deck: Gypsum: Repair as necessary to comply w/ building codes.
   f. Interior Ceiling: N/A
   g. Building Height: Ground to building edge: 20 ft

4. **Warranty:**
   a. Manufacturer shall provide a 30 year "No-Dollar-Limit" material and installation warranty covering the roof system, flashings and manufacturer's accessories.
   b. Roofing installer shall provide a five (5) year Performance Agreement - see Specification Attachment C.

5. **Allowances:** $2000.00 shall be added to Base Bid.

6. **Asbestos: Ref. to Section 024119 and Appendix 1:** Asbestos testing results shall be supplied by Berkley Schools selected 3rd party firm and will be incorporated into Appendix 1. Refer to Appendix 1 for asbestos testing results.

General Construction Details: Ref. A1.0
Use the General Construction Details on Sheet A1.0 for detail construction description as applicable when any detail is not specifically called out in Key Notes for the applicable Roof Area and Section. Detail drawings called out in General Construction Details can be found on Sheets A5.0 to A5.2. Contractor shall provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

Key Notes:
All detail references in Key Notes are considered typical and applicable to like conditions except as specifically amended on this Sheet. Refer to Sheet A1.0 General Construction Detail Notes for applicable construction detail descriptions and Sheets A5.0 to A5.2 for construction detail drawings. Contractor shall provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

1. **Wood Nailers:** Furnish and install new wood nailers where needed as required.

2. **Metal Edging:** Furnish and install new 24 ga pre-finished metal edging that matches color of existing, and S clips shall be used at the joints. The existing metal fascia with CTP spillage on it shall also to be replaced to match existing. **Ref. Photos 5007 and 5008**
3. **Saddles, Tapered Sumps and Perimeter Kickbacks:** Install tapered insulation, roof drain sumps, roof drain in between saddles and perimeter kickbacks as designed.

4. **Deleted Equipment Curbs:** Remove deleted roof curbs, properly fill in deck openings and roof over. **NOTE:** If removal is not possible due to curb being part of the structure, they shall be left in place, deck over top, completely flash and install new metal cap with color to match new metal color for project. **Ref. Photo 4999**

5. **Expansion Joint:** Expansion joint shall be new two-piece metal and shall match the project color. **Ref. Photo 5003**

Symbol Legend

Symbol	Notes	Symbol	Notes	Symbol	Notes
●	Conduit, Vent Pipe or Other Penetration	◎	Insulated Pipe or Heat Stack Penetration	■	Pitch-Pan Pocket
⊠	Equipment Unit on Curb	☐	Ductwork or Flanged	▭	Equip. on Wood Sleeper or Support Curb
H	Roof Hatch on Curb	A	Abandoned Equipment Curb	S	Skylight on Curb
╫	Roof Ladder	W	Walkway Pad	◺	Satellite Dish
●—●	Screen Support Stanchion	●—●	Railing or Fancing	●—●	Pipe or Conduit on Support Block
—GAS—	Gas Line	— AD —	Area Divider	— EJ —	Expansion Joint
- - -	Roof Ridges and Valleys	Slope	Roof Slope	1'-0"	Elevation Change
⊗	Roof Drain	⊕	New Roof Drain	‖	Scupper
‖‖	Overflow Scupper	#	Key Notes	1	Revision
	Tapered Insulation or Saddles		Metal Roof		Shingles or Clay Titles

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Berkley Schools
2026 Roofing Program

WTProject No: BKYS-2026

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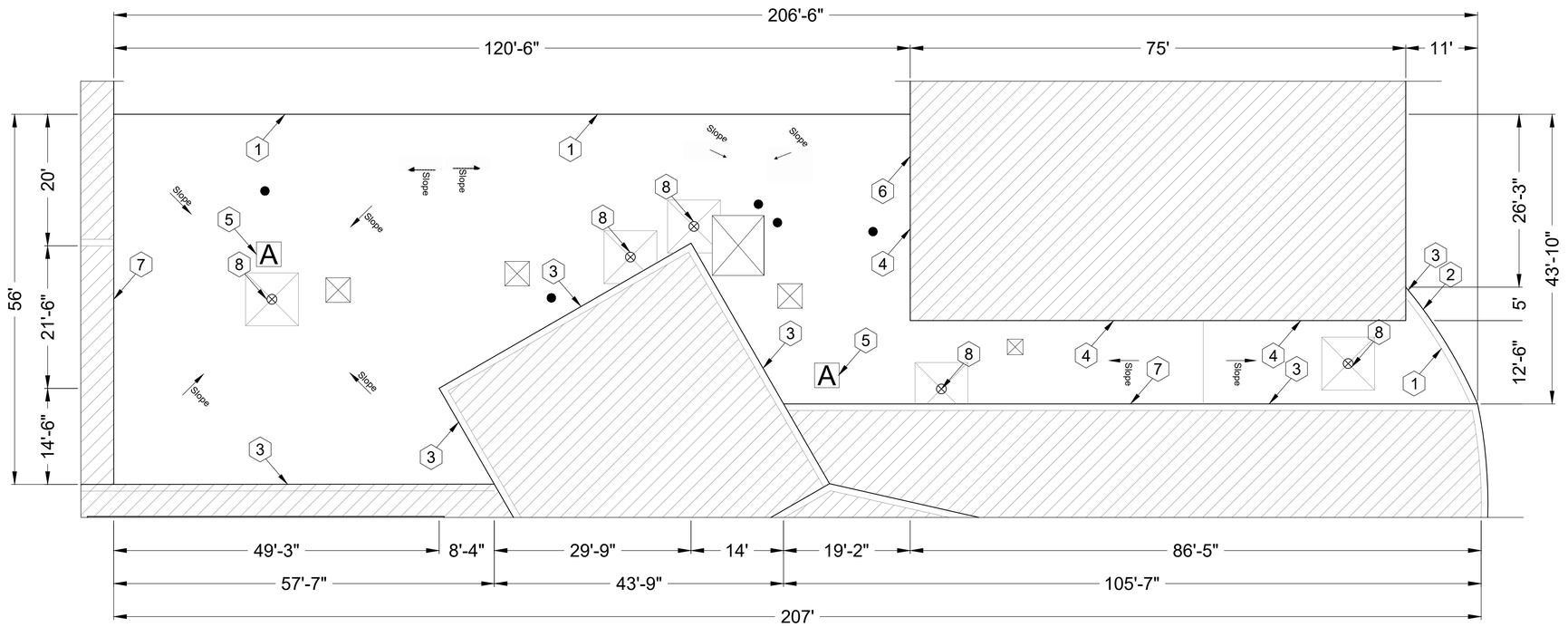
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SHEET TITLE

Roof Plan
Norup International School
Roof Area D

A3.2

SHEET 6 OF 15



Norup International School
Roof Area E
Roof Plan
Scale: 3/32" = 1'

Photos


4861


4863


4870


4871


4879


4881


4884


4888


4889


4893


4897


4898


4900


4903

Norup International School, RA E - Berkley Schools
Sheet Notes

Schedule:
WORK DESCRIPTION - ROOF REPLACEMENT

1. **Existing Roof System Construction**
   All existing roof system constructions were determined by **limited test cuts** and observation; conditions may vary. Contractor shall be responsible for confirming all existing roof system constructions and conditions.

   Core Sample Results
   A. Roof Membrane: EPDM
   B. Insulation:
   1) Top Layer: Insulation 2" Polyisocyanurate
   2) 2nd Layer: Insulation 1-1/2" Polyisocyanurate
   3) Base Layer: Approx. 2 ¼" Polyisocyanurate
   C. Deck: Gypsum (no slope in deck)

2. **Roof System Construction**
   Work includes removal and disposal of existing roofing, insulation, flashing systems and all sheet metal flashing down to the substrate, and repair deteriorated decking. Install new base sheet, roof insulation, fully adhered EPDM single ply roof membrane, including all flashing, new roof-related sheet metal, and accessories as detailed in the specifications and drawings. **Approx. Roof Area E 6,300 sq. ft.**

3. **New Roof System: RA E, Ref. Detail 1.01a.**
   a. Roof Membrane: EPDM, 90 mil, adhered to insulation. (will require a tapered system)
   b. Insulation: R30:
   1) Top layer shall be set-in low-rise foam adhesive.
   2) Bottom layer shall be adhered to the installed base sheet.
   c. Tapered Insulation: Roof Drains, see roof plan and details
   d. Base Sheet: Install per Manufacturer Recommendations
   e. Deck: Gypsum: Repair as necessary to comply w/ building codes.
   f. Interior Ceiling: N/A
   Building Height: Ground to building edge: 20 ft

4. **Warranty:**
   a. Manufacturer shall provide a 30 year "No-Dollar-Limit" material and installation warranty covering the roof system, flashings and manufacturer's accessories.
   b. Roofing installer shall provide a five (5) year Performance Agreement - see Specification Attachment C.

5. **Allowances:** $3000.00 shall be added to Base Bid.

6. **Asbestos: Ref. to Section 024119 and Appendix 1:** Asbestos testing results shall be supplied by Berkley Schools selected 3rd party firm and will be incorporated into Appendix 1. Refer to Appendix 1 for asbestos testing results.

General Construction Details: Ref. A1.0
Use the General Construction Details on Sheet A1.0 for detail construction description as applicable when any detail is not specifically called out in Key Notes for the applicable Roof Area and Section. Detail drawings called out in General Construction Details can be found on Sheets A5.0 to A5.2. Contractor shall provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

Key Notes:
All detail references in Key Notes are considered typical and applicable to like conditions except as specifically amended on this Sheet. Refer to Sheet A1.0 General Construction Detail Notes for applicable construction detail descriptions and Sheets A5.0 to A5.2 for construction detail drawings. Contractor shall provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

1. **Wood Nailers:** Furnish and install new wood nailers where needed as required.
2. **Metal Edging:** Furnish and install new 24 ga pre-finished metal edging that matches color of existing, and S clips shall be used at the joints. The existing metal fascia with CTP spillage on it shall also to be replaced to match existing. **Ref. Photos 4870, 4900**
3. **Counter Flashings:** Furnish and install new 24 ga prefinished counter flashings where required with color to match existing. **Ref. Detail 1.16; Photos 4893, 4871**
4. **Expansion Joints:** Expansion joints shall be new two-piece metal and are to match project color. **Ref. Detail 3.04; Photos 4863, 4897**
5. **Deleted Equipment Curbs:** Remove deleted roof curbs, properly fill in deck openings and roof over. **NOTE:** If removal is not possible due to curb being part of the structure, they shall be left in place, deck over top, completely flash and install new metal cap with color to match new metal color for project. **Ref. Photos 4881 and 4898**
6. **Height Restrictions:** Due to low low-hanging wall vent, approx. 6 inches will be the maximum insulation thickness. **Ref. Photo 4884**
7. **Roof Divider Coping Cap:** Furnish and install new roof area divider coping cap to match project color. **Ref. Photo 4903**
8. **Tapered Roof Sumps**: Furnish and install 8 foot tapered roof sumps at all roof drain locations. **Ref. Photos 4861, 4879, 4888, 4889 and 4898**

Symbol Legend

Symbol	Notes	Symbol	Notes	Symbol	Notes
●	Conduit, Vent Pipe or Other Penetration		Insulated Pipe or Heat Stack Penetration	■	Pitch-Pan Pocket
	Equipment Unit on Curb		Ductwork or Flanged		Equip. on Wood Sleeper or Support Curb
H	Roof Hatch on Curb	A	Abandoned Equipment Curb	S	Skylight on Curb
	Roof Ladder	W	Walkway Pad		Satellite Dish
	Screen Support Stanchion		Railing or Fancing		Pipe or Conduit on Support Block
GAS	Gas Line	AD	Area Divider	EJ	Expansion Joint
	Roof Ridges and Valleys	Slope	Roof Slope	New	Elevation Change
	Roof Drain		New Roof Drain		Scupper
	Overflow Scupper	#	Key Notes	1	Revision
	Tapered Insulation or Saddles		Metal Roof		Shingles or Clay Titles

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Berkley Schools
2026 Roofing Program

WTProject No: BKYS-2026

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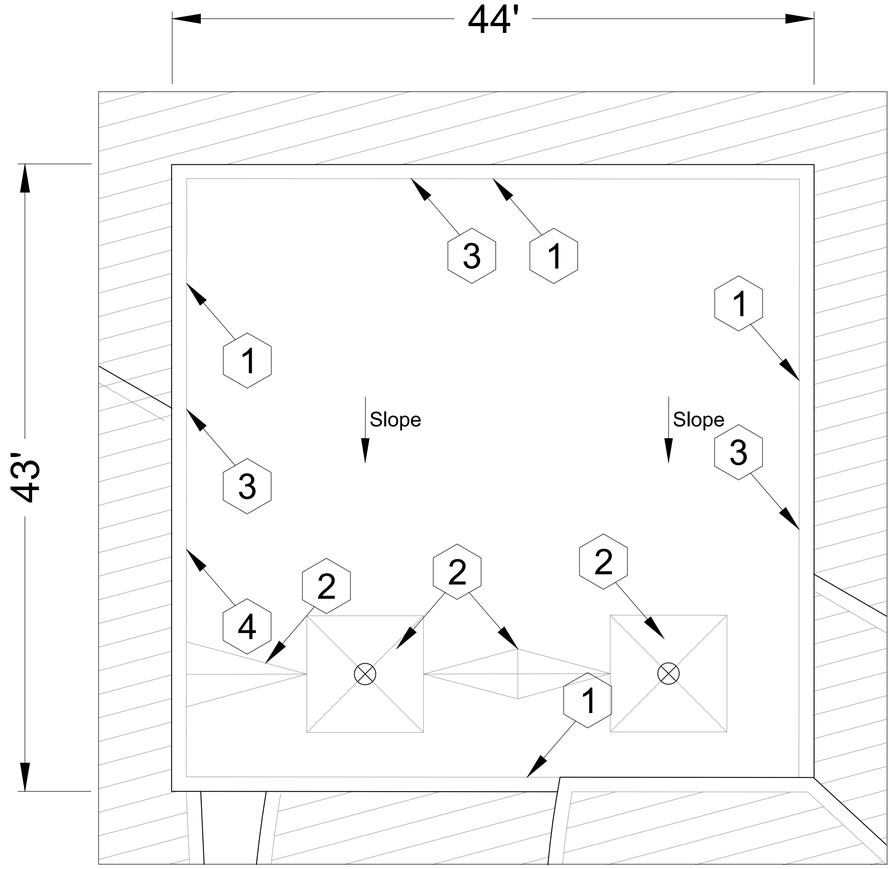
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SHEET TITLE
Roof Plan
Norup International School
Roof Area E

A3.3

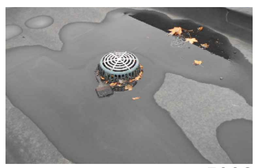
SHEET 7 OF 15



Norup International School
Roof Area G
Roof Plan
Scale: $\frac{3}{32}$" = 1'

Photos


5022


5032


5035


5043

Norup International School, RA G - Berkley Schools
Sheet Notes

Schedule:
WORK DESCRIPTION - ROOF REPLACEMENT

1. **Existing Roof System Construction**
   All existing roof system constructions were determined by **limited test cuts** and observation; conditions may vary. Contractor shall be responsible for confirming all existing roof system constructions and conditions.

   Core Sample Results
   A. Roof Membrane: EPDM
   B. Insulation:
   1) Top Layer: Approx. 2 1/4 -inch polyisocyanurate insulation.
   2) Base Layer: Approx. 1 1/4 -inch polyisocyanurate insulation.
   C. Deck: Metal: Slope in deck

2. **Roof System Construction**
   Work includes removal and disposal of existing roof membrane, flashing systems, and all sheet metal flashing down to the Insulation. (replace all wet or deteriorated insulation) Install additional roof insulation to achieve R30, add tapered roof sumps and tapered saddles at roof drains, fully adhered EPDM single ply roof membrane, including all flashing, new roof-related sheet metal, and accessories as detailed in the specifications and drawings. **Approx. Roof Area G 1,725 sq. ft.**

3. **New Roof System: RA G, Ref. Detail 1.01a.**
   a. Roof Membrane: EPDM, 90 mil, adhered to insulation.
   b. Insulation: R30:
   1) Top cover board shall be set-in low-rise foam adhesive
   2) Top insulation layer shall be mechanically attached through the existing insulation into the metal deck.
   c. Tapered Insulation: Roof Drains: Add new tapered roof sumps and tapered saddles between roof drains. see roof plan and details
   d. Interior Ceiling: N/A
   e. Building Height: Ground to building edge: 25 ft

4. **Warranty:**
   a. Manufacturer shall provide a 30 year "No-Dollar-Limit" material and installation warranty covering the roof system, flashings and manufacturer's accessories.
   b. Roofing installer shall provide a five (5) year Performance Agreement - see Specification Attachment C.

5. **Allowances:** $1000.00 shall be added to Base Bid.

6. **Asbestos: Ref. to Section 024119 and Appendix 1:** Asbestos testing results shall be supplied by Berkley Schools selected 3rd party firm and will be incorporated into Appendix 1. Refer to Appendix 1 for asbestos testing results.

General Construction Details: Ref. A1.0
Use the General Construction Details on Sheet A1.0 for detail construction description as applicable when any detail is not specifically called out in Key Notes for the applicable Roof Area and Section. Detail drawings called out in General Construction Details can be found on Sheets A5.0 to A5.2. Contractor shall provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

Key Notes:
All detail references in Key Notes are considered typical and applicable to like conditions except as specifically amended on this Sheet. Refer to Sheet A1.0 General Construction Detail Notes for applicable construction detail descriptions and Sheets A5.0 to A5.2 for construction detail drawings. Contractor shall provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

1. **Wood Nailer:** Furnish and install new wood nailer where required.
2. **Tapered Saddles and Drain Sumps:** Furnish and install new tapered roof drain sumps and saddles in between the roof drains. **Ref. Photos 5022, 5032 and 5035**
3. **Edge Metal:** Furnish and install new perimeter edge metal to match the existing color with S clips.
4. **Expansion Joint:** Expansion joint shall be new two-piece metal and shall match the project color. **Ref. Detail 3.04; Photo 5043**

Symbol Legend

Symbol	Notes	Symbol	Notes	Symbol	Notes
●	Conduit, Vent Pipe or Other Penetration	◎	Insulated Pipe or Heat Stack Penetration	■	Pitch-Pan Pocket
⊠	Equipment Unit on Curb	□	Ductwork or Flanged	▭	Equip. on Wood Sleeper or Support Curb
H	Roof Hatch on Curb	A	Abandoned Equipment Curb	S	Skylight on Curb
╫	Roof Ladder	W	Walkway Pad	◺	Satellite Dish
●—●	Screen Support Stanchion	○—○	Railing or Fancing	▬	Pipe or Conduit on Support Block
GAS	Gas Line	AD	Area Divider	EJ	Expansion Joint
- - -	Roof Ridges and Valleys	1/8in	Roof Slope	12in	Elevation Change
⊗	Roof Drain	⊕	New Roof Drain	‖	Scupper
‖‖	Overflow Scupper	#	Key Notes	1	Revision
◇	Tapered Insulation or Saddles	▥	Metal Roof	▦	Shingles or Clay Titles

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BERKLEY SCHOOLS

Berkley Schools
14501 Talbot St.
Oak Park, MI 48237

PROJECT

Norup International School
14450 Manhattan St.
Oak Park, MI 48072

Berkley Schools
2026 Roofing Program

WTProject No: BKYS-2026

ISSUE

DATE	DESCRIPTION
12/04/2025	90% Review

File Name: Berkley 2026 - A2.0 Cover Page
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ELECTRONIC STAMP



SHEET TITLE

Roof Plan
Norup International School
Roof Area G

A3.4

SHEET 8 OF 15

Photos


5050


5063


5071


5072


5073

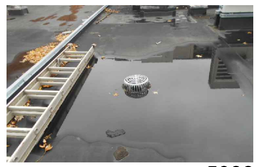

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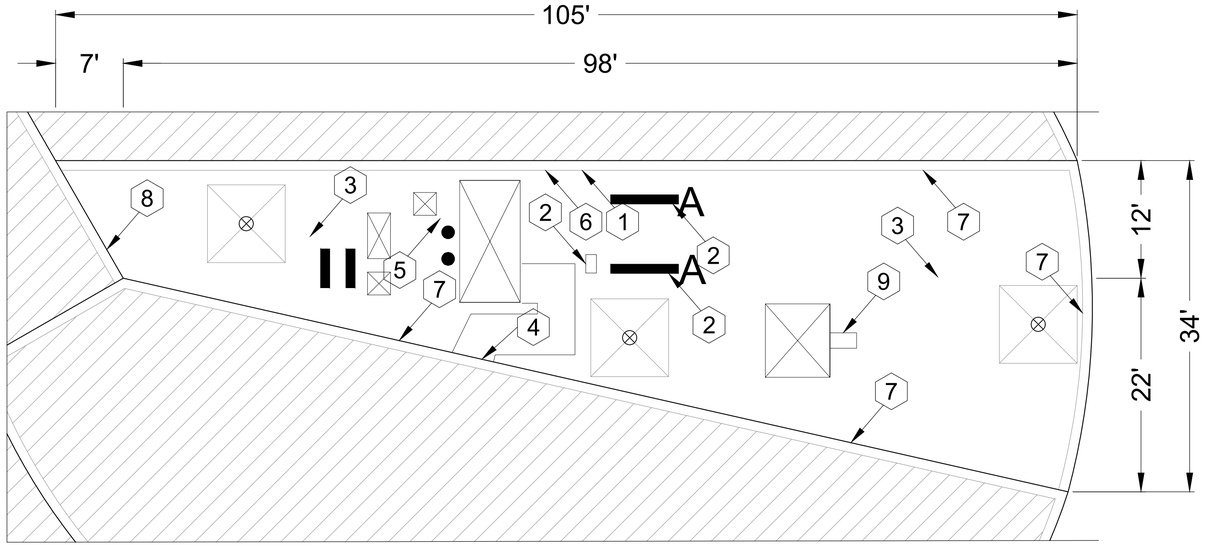

5088


5091


5092


5549


5551



Norup International School
Roof Area I
Roof Plan
Scale: 1/8" = 1'

Symbol Legend					
Symbol	Notes	Symbol	Notes	Symbol	Notes
●	Conduit, Vent Pipe or Other Penetration	◎	Insulated Pipe or Heat Stack Penetration	■	Pitch-Pan Pocket
⊠	Equipment Unit on Curb	▢	Ductwork or Flanged	▭	Equip. on Wood Sleeper or Support Curb
H	Roof Hatch on Curb	A	Abandoned Equipment Curb	S	Skylight on Curb
╫	Roof Ladder	W	Walkway Pad	◺	Satellite Dish
⊷	Screen Support Stanchion	⊷	Railing or Fancing	⊷	Pipe or Conduit on Support Block
–GAS–	Gas Line	– AD –	Area Divider	– EJ –	Expansion Joint
- - -	Roof Ridges and Valleys	Slope ¼"/1'-0"	Roof Slope	1'-0"	Elevation Change
⊗	Roof Drain	⊕	New Roof Drain	||	Scupper
|||	Overflow Scupper	#	Key Notes	A	Revision
	Tapered Insulation or Saddles	▥	Metal Roof	▦	Shingles or Clay Titles

Norup International School, RA I - Berkley Schools
Sheet Notes

Schedule:
WORK DESCRIPTION - ROOF REPLACEMENT

1. Existing Roof System Construction
All existing roof system constructions were determined by **limited test cuts** and observation; conditions may vary. Contractor shall be responsible for confirming all existing roof system constructions and conditions.

Core Sample Results
A. Roof Membrane: EPDM
B. Insulation:
1) Top Layer: Approx. 2-inch polyisocyanurate insulation.
2) Base Layer: Approx. 3-inch polyisocyanurate insulation.
3) Approx. 1-inch polyisocyanurate insulation.
C. Deck: Metal: (No Slope in Deck)

2. Roof System Construction
Work includes removal and disposal of existing roofing, insulation, flashing systems and all sheet metal flashing down to the substrate, and repair deteriorated decking. Install new base sheet, roof insulation, fully adhered EPDM single ply roof membrane, including all flashing, new roof-related sheet metal, and accessories as detailed in the specifications and drawings. **Approx. Roof Area I 2,200 sq. ft.**

3. New Roof System: RA I, Ref. Detail 1.01a.
Roof Membrane: EPDM, 90 mil, adhered to insulation.(will require a tapered system)
Insulation: R30:
1) Top layer shall be set-in low-rise foam adhesive.
2) Bottom layer shall be adhered to the installed base sheet.
b. Tapered Insulation: Roof Drains, see roof plan and details
c. Base Sheet: Install per Manufacturer Recommendations
d. Deck: Metal: Repair as necessary to comply w/ building codes.
e. Interior Ceiling: N/A
Building Height: Ground to building edge: 20 ft

4. Warranty:
a. Manufacturer shall provide a 30 year "No-Dollar-Limit" material and installation warranty covering the roof system, flashings and manufacturer's accessories.
b. Roofing installer shall provide a five (5) year Performance Agreement - see Specification Attachment C.

5. Allowances: $3000.00 shall be added to Base Bid.

6. Asbestos: Ref. to Section 024119 and Appendix 1: Asbestos testing results shall be supplied by Berkley Schools selected 3rd party firm and will be incorporated into Appendix 1. Refer to Appendix 1 for asbestos testing results.

General Construction Details: Ref. A1.0
Use the General Construction Details on Sheet A1.0 for detail construction description as applicable when any detail is not specifically called out in Key Notes for the applicable Roof Area and Section. Detail drawings called out in General Construction Details can be found on Sheets A5.0 to A5.2. Contractor shall provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

Key Notes:
All detail references in Key Notes are considered typical and applicable to like conditions except as specifically amended on this Sheet. Refer to Sheet A1.0 General Construction Detail Notes for applicable construction detail descriptions and Sheets A5.0 to A5.2 for construction detail drawings. Contractor shall provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

1. **Wood Nailers:** Furnish and install wood nailers where needed. **Ref. Photos 5087, 5091 and 5092**

2. **Removable Items:** Remove deleted equipment curbs and items. **Ref. Photos 5072, 5073**

3. **Tapered Insulation System:** Furnish and install tapered roof system, tapered roof saddles, tapered roof drain sumps and perimeter/penetration kickbacks. **Ref. Photos 5088, 5050**

4. **Exterior Ductwork:** Properly support all exterior ductwork during construction. Add new hood/rain deflector where duct goes through the wall. **Ref. Photos 5071, 5081 and 5075**

5. **Support Blocking:** Furnish and install support blocking under all piping. **Ref. Photo 5079**

6. **Coping Cap:** Furnish and install a new coping cap. Color to match the new project color. **Ref. Photo 5092**

7. **Edge Metal:** Furnish and install new metal edge. Color to match the new project color. **Ref. Photos 5549, 5551**

8. **Counter Flashing:** Furnish and install new counter flashing. Color to match the new project color. **Ref. Detail 1.16; Photo 5086**

9. **Exhaust Vent: The** Tapered system may have to be altered due to low low-hanging vent. **Ref. Photo 5063**

PROFESSIONAL

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ELECTRONIC STAMP



SHEET TITLE
Roof Plan
Norup International School
Roof Area I

A3.5

Roof Areas A1, A2 & A3 Photos

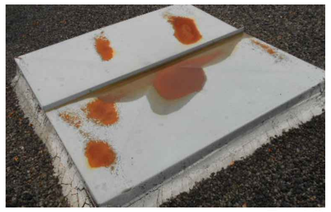

5125


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STATE OF MICHIGAN
ARCHITECT
NO. 1301063469
REGISTERED ARCHITECT

SHEET TITLE

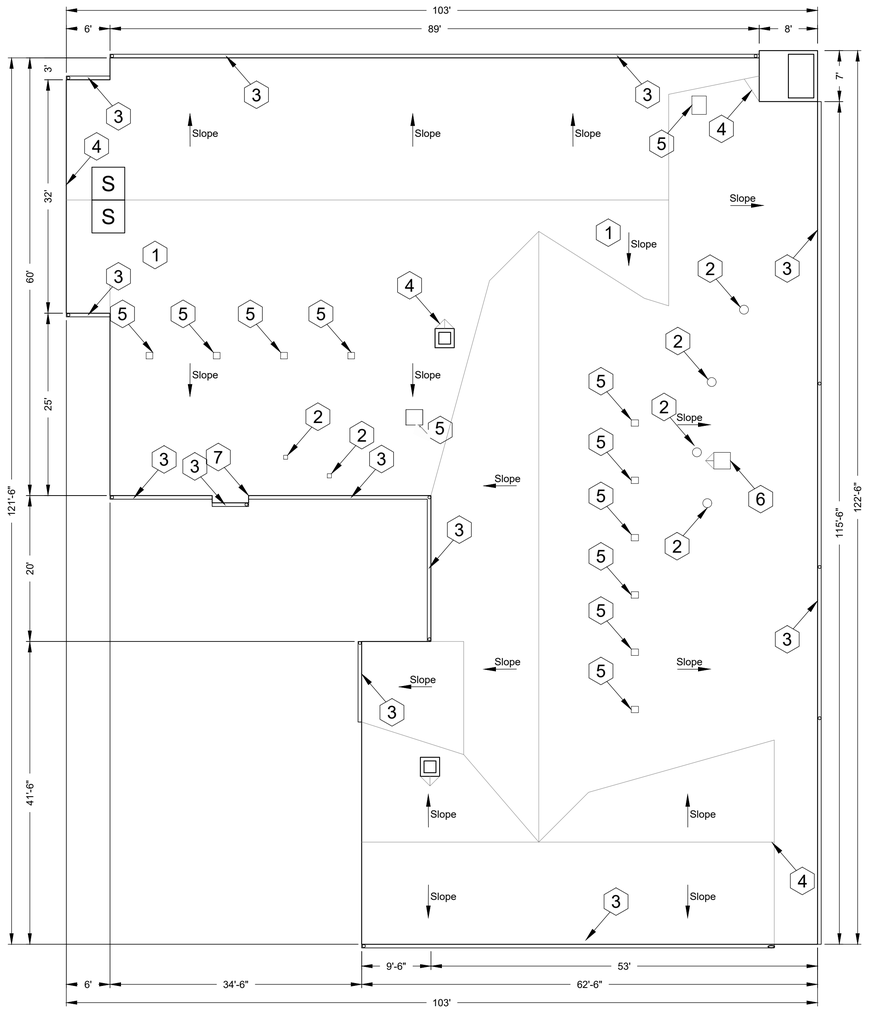
Photo Sheet
Norup International School
Roof Area A1, A2, A3

A3.6

SHEET 10 OF 15

Symbol Legend

Symbol	Notes	Symbol	Notes	Symbol	Notes
●	Conduit, Vent Pipe or Other Penetration	◎	Insulated Pipe or Heat Stack Penetration	■	Pitch-Pan Pocket
⊠	Equipment Unit on Curb	▭	Ductwork or Flanged	▭	Equip. on Wood Sleeper or Support Curb
H	Roof Hatch on Curb	A	Abandoned Equipment Curb	S	Skylight on Curb
⫽	Roof Ladder	W	Walkway Pad	◺	Satellite Dish
⊶	Screen Support Stanchion	⊶	Railing or Fencing	⊶	Pipe or Conduit on Support Block
GAS	Gas Line	AD	Area Divider	EJ	Expansion Joint
----	Roof Ridges and Valleys	Slope	Roof Slope		Elevation Change
⊗	Roof Drain	⊕	New Roof Drain	‖	Scupper
‖‖	Overflow Scupper	#	Key Notes		Revision
◇	Tapered Insulation or Saddles	▦	Metal Roof	▦	Shingles or Clay Titles



The Den
Roof Plan
Scale: 3/32" = 1'

The Den - Berkley Schools
Sheet Notes

WORK DESCRIPTION - ROOF REPLACEMENT
Work includes: Removal and disposal of existing roofing, flashing systems and all sheet metal flashings down to substrate, repair deteriorated decking, furnish and install new snow and ice shield (where required) following state codes. Furnish and install roof underlayment, metal drip edge, gutters, downspouts, pipe flashings and ventilation. Furnish and install new asphalt shingles. Completed work shall comply with all Contract Documents and roofing manufacturer's requirements to receive the specified warrantied roof system. **Approx. Roof Total of 14,500 sq. ft.**

Interior (attic) insulation: Furnish and install additional interior insulation to achieve State of Michigan R-value. To be installed by a licensed contractor. **Ref. Photos 5291, 5298, 5299, 5304**

1. **Roof System: Ref Spec. 07 31 10**
   a. **Roof Membrane:** Shingle Asphalt (Color to be selected by owner)
   b. **Underlayment:** As per building code (to include ice and water shield and base sheet)
   c. **Deck:** Wood: Repair as necessary to comply w/ building codes.
   d. **Building Height:** Ground to building edge: Approx. 15ft

2. **Warranty/Guarantee:**
   a. Manufacturer to provide a 30-year minimum lifetime limited year warranty on materials. Roofing contractor 5-year performance warranty.

3. **Allowances:** Deck Replacement of 1,500 sq. ft. to be included in base bid; Additional Allowance of $1,000 for unforeseen incidentals (these amounts should be added to base bid; if amounts are unused a credit will be requested)

General Construction Details: Ref. A1.0
Use the General Construction Details on Sheet A1.0 for detail construction description as applicable when any detail is not specifically called out in Key Notes for the applicable Roof Area and Section. Detail drawings called out in General Construction Details can be found on Sheets A5.0 to A5.2. Contractor shall provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

Key Notes: All detail references in Key Notes are considered typical and applicable to like conditions except as specifically amended on this Sheet. Refer to Sheet A1.0 General Construction Detail Notes for applicable construction detail descriptions and Sheets A5.0 to A5.2 for construction detail drawings. Contractor shall provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

1. **Wood Nailer/Deck -** Furnish and install any damaged and/or wood nailer. **Ref. Photos 5300, 5364 and 5381**

2. **Pipe Flange -** Remove and replace pipe flanges. **Ref. Detail 10.08, Photo 5352**

3. **Gutters and Downspouts:** Remove and replace the existing gutter system. Replace gutters with 7" Seal-Tite LT K-Style Gutter (or equivalent) with a **"gutter guard"** to prevent vegetation from the trees from getting inside the gutter. Insert "gutter guard" on east side only. Downspouts (min of 10) refer to drawing, size 3"X4". **Ref. Photos 5391, 5392, 5399, 5400, 5401, 5402, 5403, 5405, 5355 and 5356 (Please Note: The awarded contractor shall coordinate with the district's architect for placement of downspouts.) Ref. Details 4.00, 5.00, 5.01**

4. **Metal Drip, Perimeter Edge & Accessories -** Remove and replace all metal edges and related accessories. Owner to select color. **Ref. Photos 5345 and 5367**

5. **Roof Ventilation:** Install new ventilation, as per building codes. **Ref. Photo 5350**

6. **Roof Curb:** Existing roof curb color to match selected gutter color. **Ref. Photo 5357**

7. **Water Diverter:** Furnish and install metal water diverter (color to match) to prevent water running down face of building. **Ref. Photo 5404**

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Berkley Schools
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WTProject No: BKYS-2026

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STATE OF MICHIGAN — ANDREW C. KLEINHEKSEL — ARCHITECT — NO. 1301058919 — REGISTERED ARCHITECT

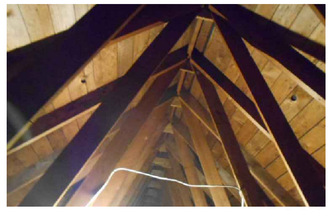
SHEET TITLE
Roof Plan
The Den Building

A4.0

SHEET 11 OF 15

Photos


5291


5298


5299


5300


5304

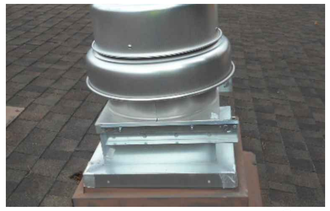

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5405

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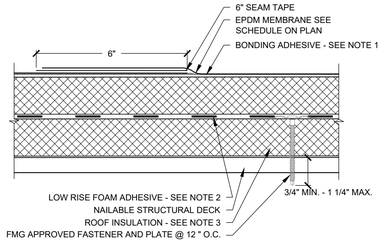


SHEET TITLE

Photo Sheet
The Den Building

A4.1

SHEET 12 OF 15

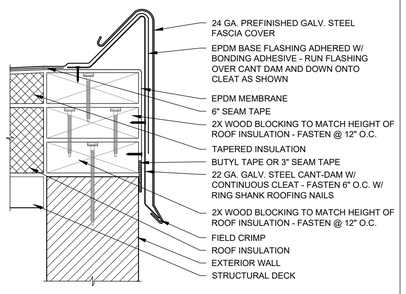


NOTE 1 - ROOF MEMBRANE 60 MIL EPDM - FULLY ADHERED IN BONDING ADHESIVE; FIELD SEAMS ADHERED WITH 6" (MINIMUM) WIDE SEAM TAPE.

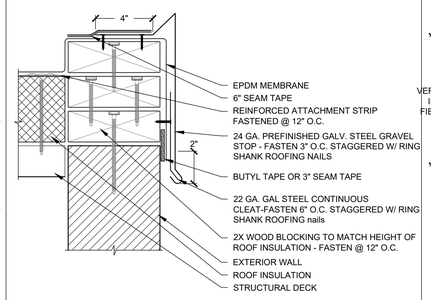
NOTE 2 - APPLY LOW RISE FOAM ADHESIVE IN ¾ TO 1 INCH WIDE WET BEADS SPACED AT 12 INCHES ON CENTER IN THE FIELD ON THE ROOF; REDUCE BEAD SPACING TO 6 INCHES IN PERIMETERS AND 4 INCHES IN CORNERS PER FM 60 UPLIFT CRITERIA AS DEFINED IN FMG KISS REVERTIBLE DATA SHEET 1 - 29.

NOTE 3 - TWO LAYERS OF 4 FT. X 4 FT. INSULATION ADHERED IN LOW RISE FOAM ADHESIVE SHOWN FOR CLARITY - SEE SCHEDULE ON ROOF PLAN(S) FOR R-VALUES, TYPE AND THICKNESS OF EACH INSULATION LAYER REQUIRED IN EACH ROOF AREA. TAPERED INSULATION ALSO MAY BE REQUIRED ON SOME ROOF AREAS OR FOR CRICKETS AND SADDLES - SEE SCHEDULE AND LAYOUT DRAWINGS ON ROOF PLAN(S) FOR TYPE AND FINISHED SLOPE OF TAPERED INSULATION. STAGGER ALL INSULATION JOINTS

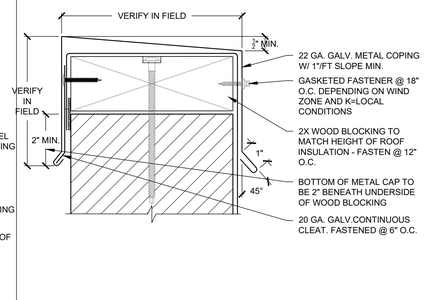
NEW ROOF CONSTRUCTION PROFILE FULLY ADHERED SYSTEMS W/ NAILABLE DECK
SCALE: N.T.S — 1.01a



CANT-DAM W/ FASCIA
SCALE: N.T.S — 1.02



RAISED EDGE METAL AND FLASHING
SCALE: N.T.S — 1.03

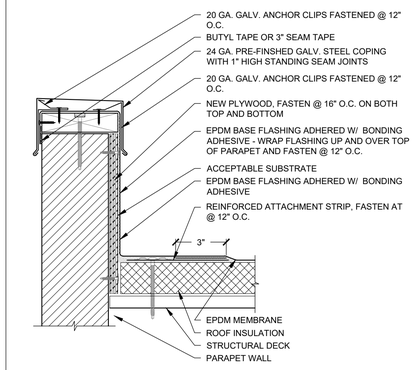


NOTE 1 - DIMENSIONS NOT GIVEN TO BE VERIFIED IN FIELD.

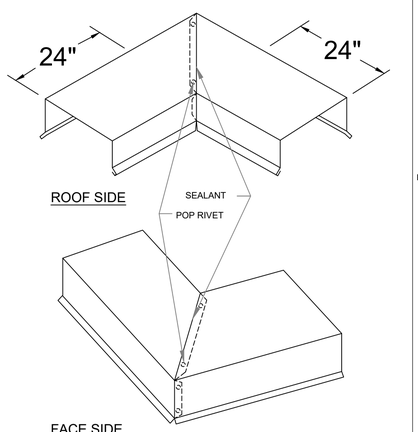
NOTE 2 - CONTINUOUS CLEAT NOT TO EXCEED 12 LF.

NOTE 3 - ALLOW ¼" GAP BETWEEN CLEAT. OFFSET CLEAT JOINTS FROM COPING JOINTS.

TYPICAL PARAPET/COPING CAP
SCALE: N.T.S — 1.04



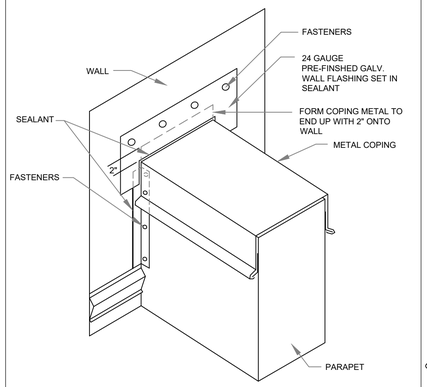
PARAPET METAL COPING
SCALE: N.T.S — 1.05



1. SHOP FABRICATED CORNERS TO PROVIDE POSITIVE SLOPE
2. FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION.

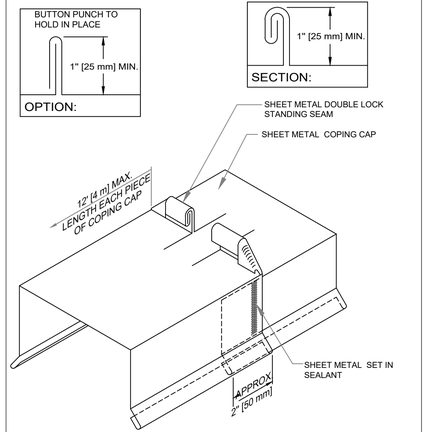
WeatherTech ©
Date: Rev 3/15

PARAPET COPING CAP CORNERS
SCALE: N.T.S — 1.06



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Date: Rev 3/15

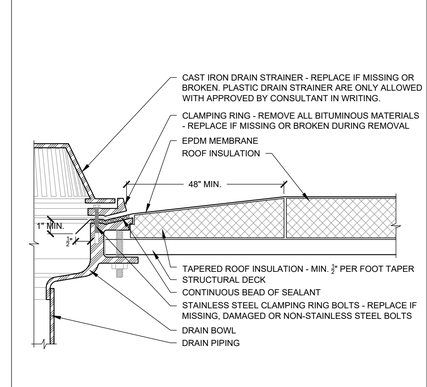
WALL TERMINATION
SCALE: N.T.S — 1.07



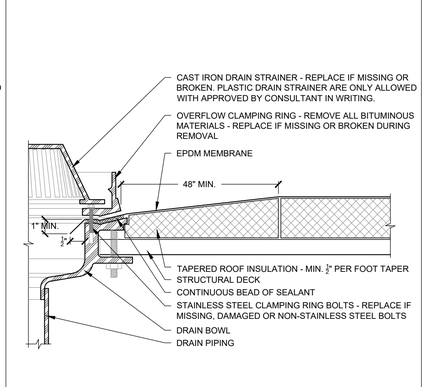
NOTES:
1. CONTINUOUS CLEAT NOT SHOWN FOR CLARITY.
2. COPING JOINERY IS SIMILAR ON BOTH SIDES.
3. REMOVAL OF UNDERLYING METAL HEM MAY HELP FACILITATE PROPER NESTING.

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Date: Rev 3/15

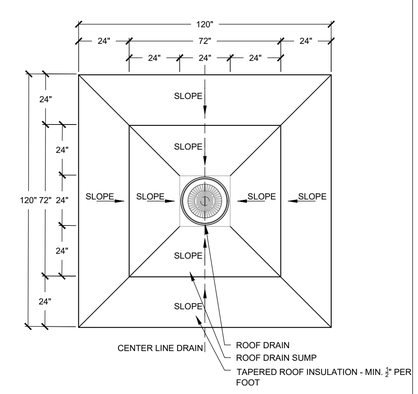
COPING CAP W/ DOUBLE LOCK STANDING SEAM
SCALE: N.T.S — 1.08



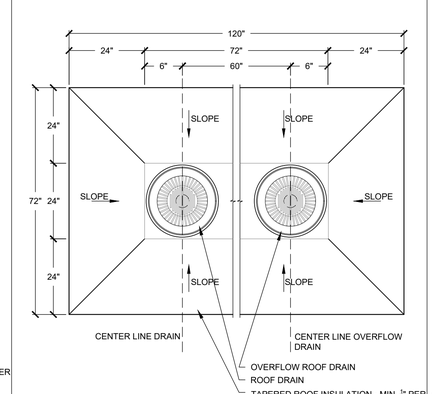
ROOF DRAIN
SCALE: N.T.S — 1.09



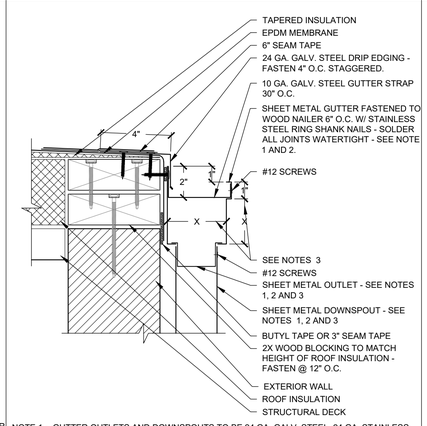
OVERFLOW DRAIN
SCALE: N.T.S — 1.10



ROOF DRAIN SUMP
SCALE: N.T.S — 1.11



ROOF AND OVERFLOW DRAIN SUMP
SCALE: N.T.S — if applicable — 1.12

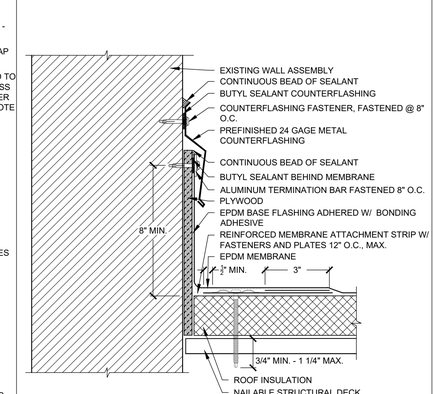


NOTE 1 - GUTTER OUTLETS AND DOWNSPOUTS TO BE 24 GA. GALV. STEEL, 24 GA. STAINLESS STEEL 16 O.Z. COLD ROLLED COPPER - SEE THE SCHEDULE(S) ON THE ROOF PLAN(S) FOR SPECIFIC REQUIREMENTS FOR EACH ROOF AREA

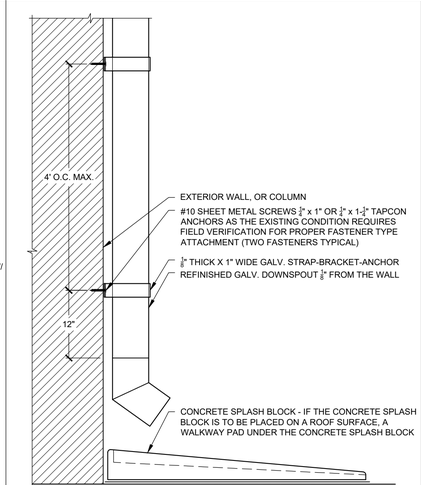
NOTE 2 - PROVIDE 1 OUTLET MIN. IN EACH SECTION OF GUTTER.

NOTE 3 - GUTTER HEIGHT AND WIDTH OUTLET/DOWNSPOUT SIZE TO BE CALCULATED PER SMACNA RECOMMENDATIONS BASED ON SIZE OF ROOF TO BE DRAINED.

GUTTER
SCALE: N.T.S — if applicable — 1.13



BASE FLASHING W/ TERMINATION BAR AND COUNTERFLASHING ON NAILABLE DECK
SCALE: N.T.S — 1.14



DOWNSPOUT AND SPLASH BLOCK
SCALE: N.T.S — 1.15

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14501 Talbot St.
Oak Park, MI 48237

PROJECT

Berkley Schools
2026 Roofing Program

WTProject No: BKYS-2026

ISSUE

DATE	DESCRIPTION
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File Name: Berkley 2026 - A1.0 Cover Page
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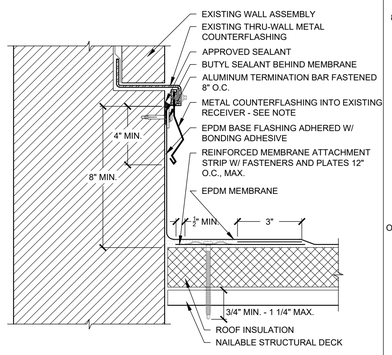
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SHEET TITLE

Detail Sheet

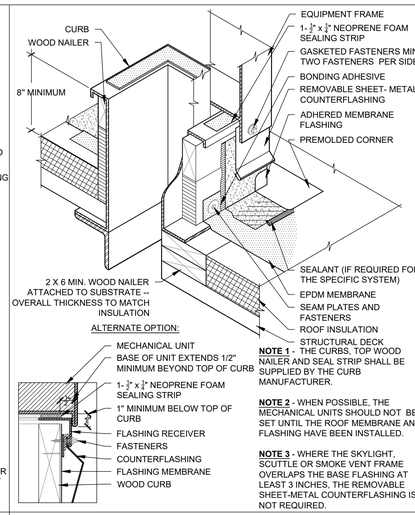
A5.0

SHEET 13 OF 15



NOTE - COUNTERFLASHING TO BE 24 GAGE GALVANIZED STEEL, 26 GAGE STAINLESS STEEL OR 16 O.Z. COLD ROLLED COPPER AND SHALL MATCH EXISTING TYPE OF THROUGH-WALL REGLET METAL. SECURE NEW COUNTERFLASHING TO EXISTING REGLET WITH POP RIVETS OF SAME TYPE OF METAL @ 12" O.C., MAX.

BASE FLASHING W/ THRU-WALL ON NAILABLE DECK
SCALE: N.T.S **1.16**

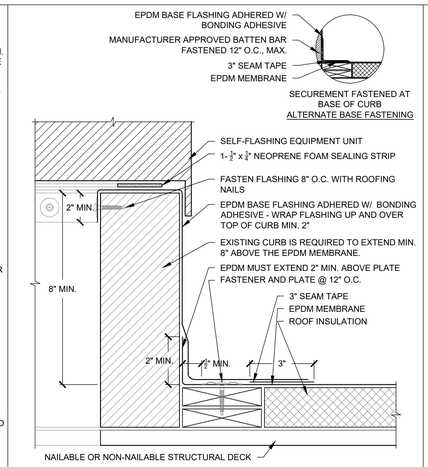


NOTE 1 - THE CURBS, TOP WOOD NAILER AND SEAL STRIP SHALL BE SUPPLIED BY THE CURB MANUFACTURER.

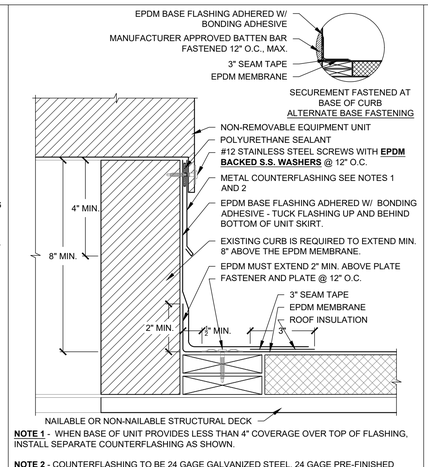
NOTE 2 - WHEN POSSIBLE, THE MECHANICAL UNITS SHOULD NOT BE SET UNTIL THE ROOF MEMBRANE AND FLASHING HAVE BEEN INSTALLED.

NOTE 3 - WHERE THE SKYLIGHT, SCUTTLE OR SMOKE VENT FRAME OVERLAPS THE BASE FLASHING AT LEAST 3 INCHES, THE REMOVABLE SHEET-METAL COUNTERFLASHING IS NOT REQUIRED.

PREFABRICATED METAL CURB
SCALE: N.T.S **1.17**



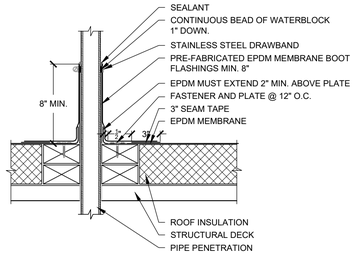
REMOVABLE EQUIPMENT CURB FLASHING
SCALE: N.T.S **1.18**



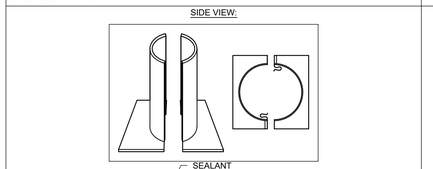
NOTE 1 - WHEN BASE OF UNIT PROVIDES LESS THAN 4" COVERAGE OVER TOP OF FLASHING, INSTALL SEPARATE COUNTERFLASHING AS SHOWN.

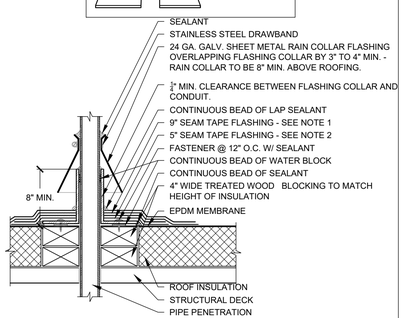
NOTE 2 - COUNTERFLASHING TO BE 24 GAGE GALVANIZED STEEL, 24 GAGE PRE-FINISHED GALVANIZED STEEL, .032" MILL FINISHED ALUMINUM OR 26 GAGE STAINLESS STEEL. SEE SCHEDULE(S) ON THE ROOF PLAN(S) FOR SPECIFIC TYPE OF METAL REQUIRED IN EACH ROOF AREA.

NON-REMOVABLE EQUIPMENT CURB FLASHING
SCALE: N.T.S **2.01**



FIELD FABRICATED PIPE FLASHING
SCALE: N.T.S **2.02**

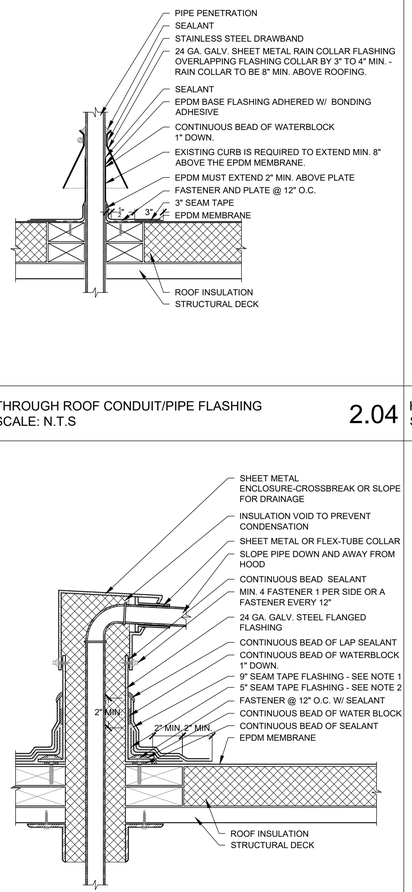




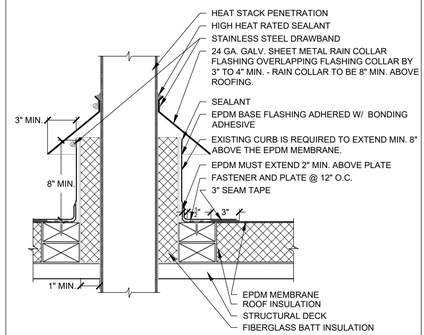
NOTE 1 - 9" SEAM TAPE SHOULD BE CENTERED OVER 5" SEAM TAPE FLASHING SO THAT IT EXTENDS 2" MIN. BEYOND EDGE OF 5" SEAM TAPE FLASHING ON BOTH SIDES.

NOTE 2 - 5" SEAM TAPE FLASHING SHALL EXTEND 2" MIN. BEYOND EDGE OF METAL FLANGE.

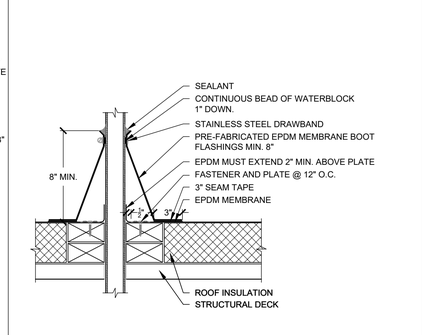
THROUGH ROOF CONDUIT/PIPE FLASHING
2 PC COLLAR
SCALE: N.T.S **2.03**



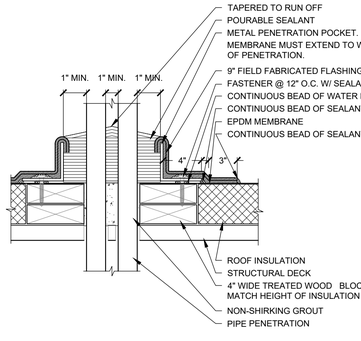
THROUGH ROOF CONDUIT/PIPE FLASHING
SCALE: N.T.S **2.04**



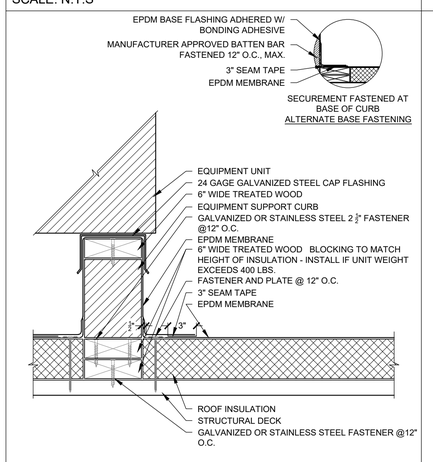
HEAT STACK FLASHING
SCALE: N.T.S **2.05**



PRE-FABRICATED PIPE FLASHING
SCALE: N.T.S **2.06**



PITCH-PAN POCKET TO NAILER
SCALE: N.T.S **2.09**

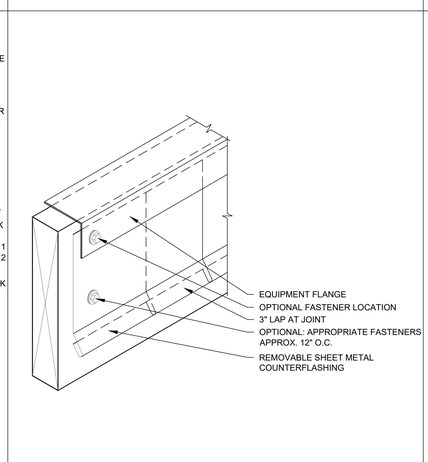


EQUIPMENT SUPPORT CURB
SCALE: N.T.S **2.18**

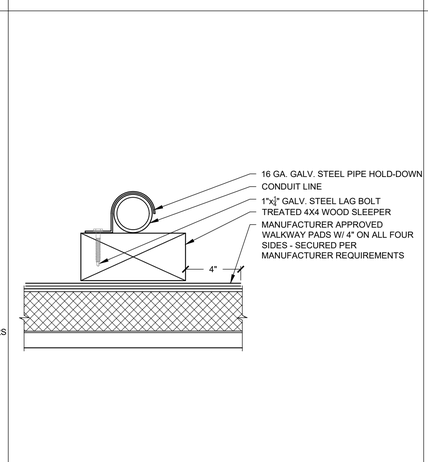
NOTE 1 - 9" SEAM TAPE SHOULD BE CENTERED OVER 5" SEAM TAPE FLASHING SO THAT IT EXTENDS 2" MIN. BEYOND EDGE OF 5" SEAM TAPE FLASHING ON BOTH SIDES.

NOTE 2 - 5" SEAM TAPE FLASHING SHALL EXTEND 2" MIN. BEYOND EDGE OF METAL FLANGE.

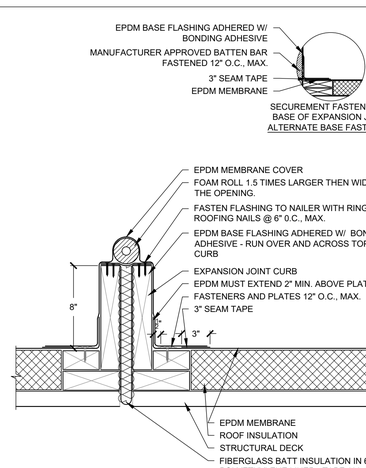
MULTIPLE PENETRATION CLOSURE BOX
SCALE: N.T.S **3.01**



CURB COUNTERFLASHING (SKIRT FLASHING)
SCALE: N.T.S **3.02**



CONDUIT WOOD SUPPORT BLOCK
SCALE: N.T.S **3.03**



CURB MOUNTED EXPANSION JOINT
SCALE: N.T.S **3.04**

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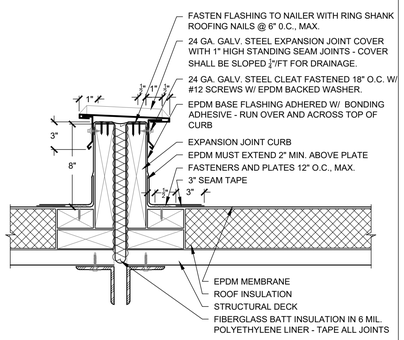


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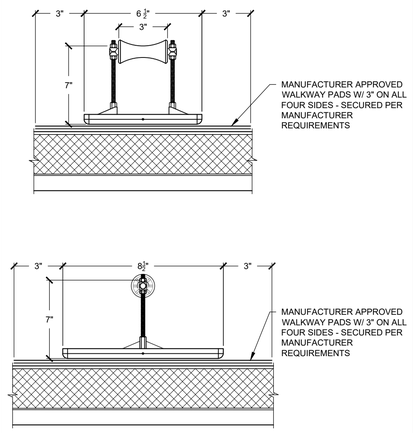
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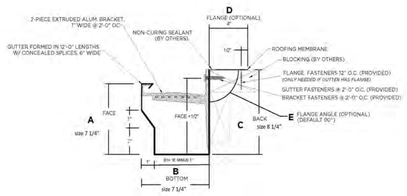
SHEET 14 OF 15



CURB MOUNTED EXPANSION JOINT @ NEW CURB 3.05
SCALE: N.T.S

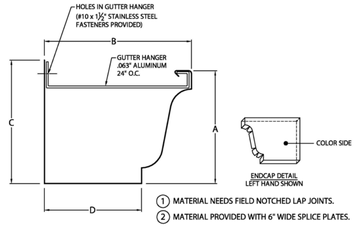


GAS LINE SUPPORT 3.11
SCALE: N.T.S



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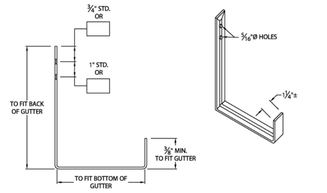
SECUREDGE WR GUTTER W/O FLANGES 4.00
SCALE: N.T.S. 7 1/4" REQ.



7" GUTTER REQ.

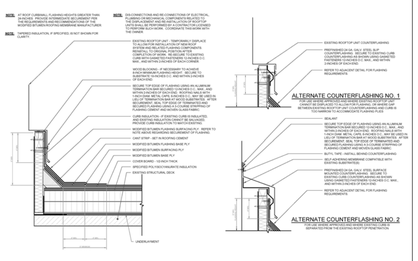
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SEAL-TITLE LT K-STYLE GUTTER 5.00
SCALE: N.T.S.



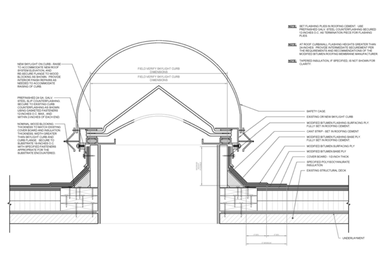
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SEAL-TITE LT EXTERNAL GUTTER BRACKET 5.01
K-STYLE VERSION WRAPPED TO MATCH GUTTER
SCALE: N.T.S.



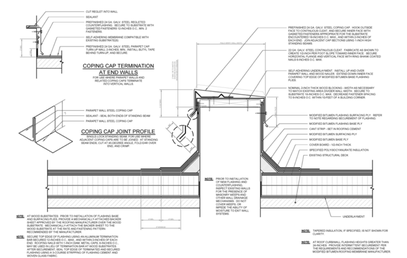
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ROOF CURB FLASHING 4.2
SCALE: N.T.S.



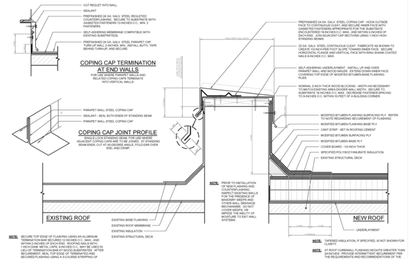
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SKYLIGHT CURB FLASHING 4.3
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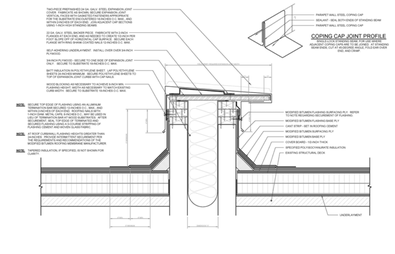
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AREA DIVIDER FLASHING 4.4
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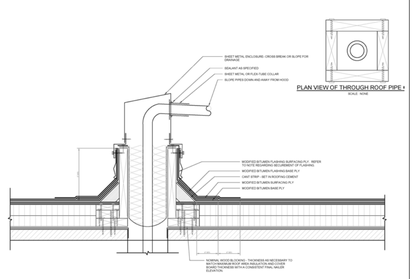
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AREA DIVIDER FLASHING 4.5
SCALE: N.T.S.



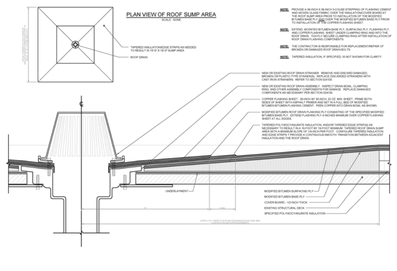
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ROOF-TO-ROOF EXPANSION JOINT FLASHING 4.6
SCALE: N.T.S.



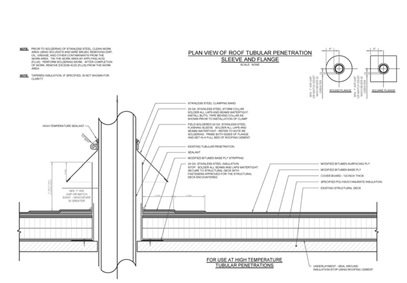
REFERENCE MANUFACTURER WEBSITE

PIPE CHASE FLASHING 4.7
SCALE: N.T.S.



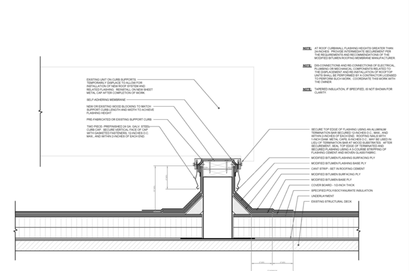
REFERENCE MANUFACTURER WEBSITE

ROOF DRAIN FLASHING 4.8
SCALE: N.T.S.



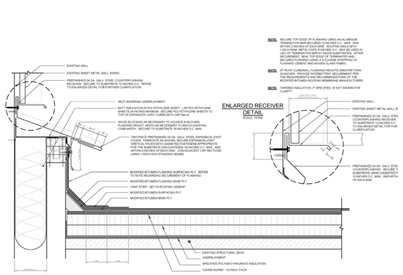
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HOT STACK FLASHING 4.9
SCALE: N.T.S.



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SUPPORT CURB FLASHING 4.10
SCALE: N.T.S.



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ROOF-TO-WALL EXPANSION JOINT FLASHING 4.11
SCALE: N.T.S.

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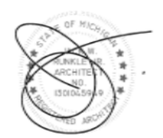
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Detail Sheet

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SHEET 15 OF 15